

Sun Parlor Home – Major Capital Expenditures

Service Description

Major capital repairs and renovations are addressed with a preventative, proactive mindset.

As the Home ages, every effort is being made to maintain the Home to the highest standards, ensuring a safe, secure Home.

Prior Year Performance

The replacement of all the resident furniture took place in 2018 as planned. Existing furnishings were over 25 years old and did not meet current design and safety standards. This project was funded by donations, as well as the Corporation's Capital Reserve. The cement work in the courtyard and two parking lots, along with the installation of new sidewalks were also completed in 2018.

The service elevator was upgraded, and one phase of fire system work that began in 2017 was completed in 2018.

Proposed Budget – Current Year

Significant capital projects continue to be planned for the Sun Parlor Home. With a focus on safety and compliance, the two passenger elevators will be upgraded in the beginning of 2019, and fire system upgrades will also be undertaken. The continued replacement of fire doors within the Home will occur over a number of years. Other initiatives include the installation of hatch safety rails and roof ladders and building a smoking area for residents.

Working with the Auxiliary there will be a new gazebo put up out front for residents. Resident room drapery (over 25 years old) will also be updated, and work will begin on a multi-year project to renovate resident dining areas.

Most of the funding for major capital projects comes from the Corporation's Reserves, with \$60,000 of small expenditures included in the annual budget. The Capital Reserve is replenished by establishing an annual amortization amount that reflects the decline in the value of capital assets over time. The amortization amount for Sun Parlor Home has been increased (by \$150,000) to \$1,085,000. Annual increases will continue to be required over several years to reach the target rate for Sun Parlor Home.