



Jean-Sébastien Leger <finance@ssmu.ca>

Capital Expense Requirements - Building Services Justification

1 message

Wallace Sealy <wsealy@ssmu.ca>

17 March 2026 at 15:54

To: Jean-Sébastien Leger <finance@ssmu.ca>

Cc: Desmond Rodrigues <d Rodrigues@ssmu.ca>

Dear Accounting and Finance Team,

I am writing to provide the rationale behind the capital expense requests submitted by the Building Services Department. The items outlined in our submission represent essential work that is now overdue based on the expected maintenance timelines for our facilities. These projects are no longer proactive measures; they are necessary interventions required to maintain the safety, integrity, and operational reliability of our buildings.

Roof Replacement – 3501 Peel (Estimated at \$24,000)

The roof at 3501 Peel is now two years past its recommended replacement cycle. This delay has increased the risk of water infiltration and structural deterioration. A full or partial replacement is required to prevent further damage and to ensure the building remains weather-tight and operational.

Façade Repairs – 3501 Peel (Estimated at \$10,000)

Sections of the façade have begun to crumble, indicating that the exterior envelope is failing in several areas. Addressing these issues now is critical to preserving the structure and preventing more extensive—and significantly more costly—restoration work in the future.

Window Sealing and Replacement – 3501 Peel (Estimated at \$20,000)

We have identified air leaks around window frames on multiple floors in the building. These leaks place a continuous burden on our heating and cooling systems, increasing energy consumption and reducing overall efficiency. Sealing or replacing the affected windows is necessary to stabilize building performance and reduce strain on our HVAC infrastructure.

These capital expenses represent the minimum required investment to address overdue maintenance and to prevent further degradation of the facilities under our stewardship. The figures included in our submission reflect the essential work needed at both 3501 Peel.

Please let me know if any additional information or documentation is required as you review these requests.

Regards,

Wallace



Jean-Sébastien Leger <finance@ssmu.ca>

Capital Expense Requirements - Building Services Justification

Desmond Rodrigues <d Rodrigues@ssmu.ca>

17 March 2026 at 16:54

To: Wallace Sealy <wsealy@ssmu.ca>, "finance@ssmu.ca" <finance@ssmu.ca>, Desmond Rodrigues <d Rodrigues@ssmu.ca>

JS

to lend assistance with you BOD presentation:

Wallace I emphasized your POINTS raised and **added the Cash & Acctg/Tax Expense in the following years:**

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Roof Replacement – 3501 Peel (Estimated at \$24,000)

The Roof at 3501 Peel is now two years past its recommended replacement cycle.

This delay has increased the risk of water infiltration and structural deterioration. A full or partial replacement is required to prevent further damage and to ensure the building remains weather-tight and operational. Capital /Fixed Asset - Bldg Improvement - Expense amortized over 40 years.

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Calculation:

This entire expenditure is for Fixed Asset (Building) IMPROVEMENT - for acctg and tax purposes the EXPENSE is spread over the life of the building - 40 Years.

Total CASH Outlay - expect at least 2 QUOTES):~~~ \$55,000

- Expense RECOGNIZED / realized Annual expense $\$55,000/40 = \1375.00
- Half Year - rule: 1st year: \$688.00 1st year expense.

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Please let me know if any additional information or documentation is required as you review these requests.

Thanks Wallace.

Thanks Des

DESMOND RODRIGUES CPA (HE/HIM)

Comptroller | Contrôleur

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L'ÉUM est située sur les territoires traditionnels des collectivités Haudenosaunee et Anishinaabe.

The SSMU is located on Haudenosaunee and Anishinaabe traditional territories.

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