

Fort Good Hope Construction Centre Presentation at NWT Housing Symposium | January 2025



Presentation Overview

1. Project background: NDL Construction Crew
2. Vision for the Fort Good Hope Construction Centre
3. Work to date
4. Partnerships
5. Discussion / Q & A

Background: K'asho Got'ine Housing Society

- Incorporated the K'asho Got'ine Housing Society in 2016
- Started with the idea to provide maintenance services to Elders
- Hosted a series of community meetings and forums with stakeholders
- This led to the creation of three documents:
 - » The State of Housing in Rádeyǫǫ Kó
 - » Barriers to Housing in Fort Good Hope
 - » K'ásho Got'ine Housing Society Strategic Action Plan 2020-2025

Background: K'asho Got'ine Housing Society

- The K'ásho Got'ine Housing Society Strategic Action Plan had 14 goals and objectives over 5 years. Examples are:
 - » Running a repairs and maintenance program
 - » Making building materials available to community members
 - » Delivering new affordable rental units
 - » Strengthening the Sahtu Construction Sector (*this was a multi-year funding proposal to Employment and Social Development Canada*)
- Most objectives have been started or completed.

NDL Construction Crew



Training partnerships

- NDL hired a red seal carpenter and OBM to support the crew
- Aurora College:
 - » Building Trades Helper Program
 - » Introduction to Skilled Trades Essentials Program (ISTEP)
 - » Both were delivered locally in Fort Good Hope
- Chief T'Selehye School:
 - » Worked with KGHS to hire a shop teacher
 - » Introduced youth to careers in trades through the Trades Awareness Program (TAP), in partnership with the Fort Smith campus

Community Vision: Hiring Local

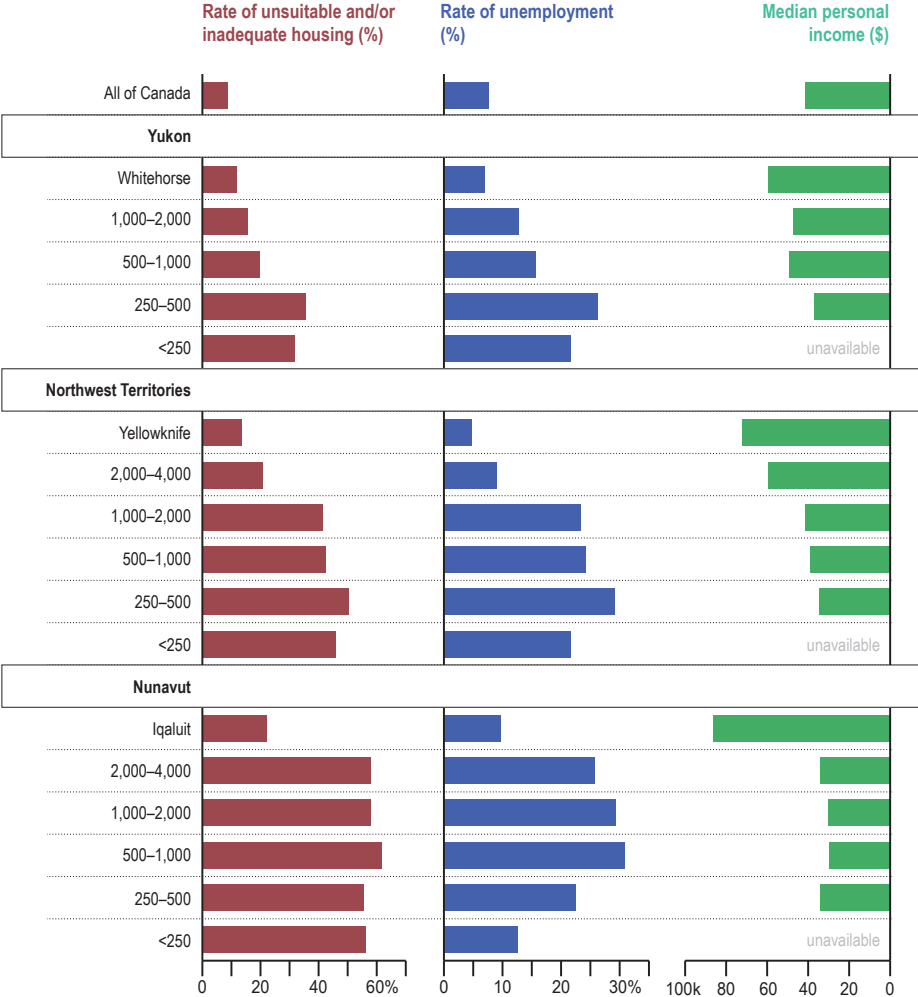
- A goal in the Strategic Plan was to hire local and keep wealth in the community

SUPPORT THE LOCAL ECONOMY

We will address housing needs while considering the broader community context including the need for local employment and local training. We will seek to ensure that we fulfill our objectives while creating good jobs in the community and using locally manufactured materials where feasible.



Rate of unsuitable or inadequate housing, rate of unemployment, and median income



Costing Comparison: Locally-built vs. external contractor — What investment remains in the community, with each new home?

(ballpark figures only)

Breakdown of capital costs for 1 new house			Comparison: How much revenue remains in the community?			
			1 house built by Fort Good Hope		1 house built by external contractor	
Cost per house			Stays in the community	Leaves the community	Stays in the community	Leaves the community
Construction materials (30%)	\$	195,000	\$ 9,750	\$ 185,250	\$ -	\$ 195,000
Material shipping (10%)	\$	65,000	\$ -	\$ 65,000	\$ -	\$ 65,000
Labour (30%)	\$	195,000	\$ 195,000	\$ -	\$ 39,000	\$ 156,000
General conditions (20%)	\$	130,000	\$ 97,500	\$ 32,500	\$ 6,500	\$ 123,500
Contractor profit (10%)	\$	65,000	\$ 65,000	\$ -	\$ -	\$ 65,000
Total	\$	650,000	\$ 367,250	\$ 282,750	\$ 45,500	\$ 604,500

Breakdown of capital costs for 5 new houses			5 houses built by Fort Good Hope		5 houses built by external contractor	
Cost per house			Stays in the community	Leaves the community	Stays in the community	Leaves the community
Construction materials (30%)	\$	975,000	\$ 48,750	\$ 926,250	\$ -	\$ 975,000
Material shipping (10%)	\$	325,000	\$ -	\$ 325,000	\$ -	\$ 325,000
Labour (30%)	\$	975,000	\$ 975,000	\$ -	\$ 195,000	\$ 780,000
General conditions (20%)	\$	650,000	\$ 487,500	\$ 162,500	\$ 32,500	\$ 617,500
Contractor profit (10%)	\$	325,000	\$ 325,000	\$ -	\$ -	\$ 325,000
Total	\$	3,250,000	\$ 1,836,250	\$ 1,413,750	\$ 227,500	\$ 3,022,500

Fort Good Hope Construction Centre

Project Goals:

- Employ local people year-round
- Integrate training & job opportunities
- Build new homes
 - » Homes for northern people by northern people



Work Completed So Far

- Funding
- Land
- Community housing design workshop
- Facility design
- Construction contract
- Material ordering
- Funding application for training & equipment

Work Completed So Far

- Capital Funding:
 - » 40% funded by Canada Mortgage and Housing Corporation (CMHC) through the Housing Supply Challenge - Northern Access Round
 - » 60% funded by the National Indigenous Housing Collaborative Inc (NICHl)
 - » Proposal preparation was resource-intensive, though TAG was able to prepare the proposal without cost to the community

Chief
T'Selehye
School

Fort Good Hope
Construction Centre

120 ft

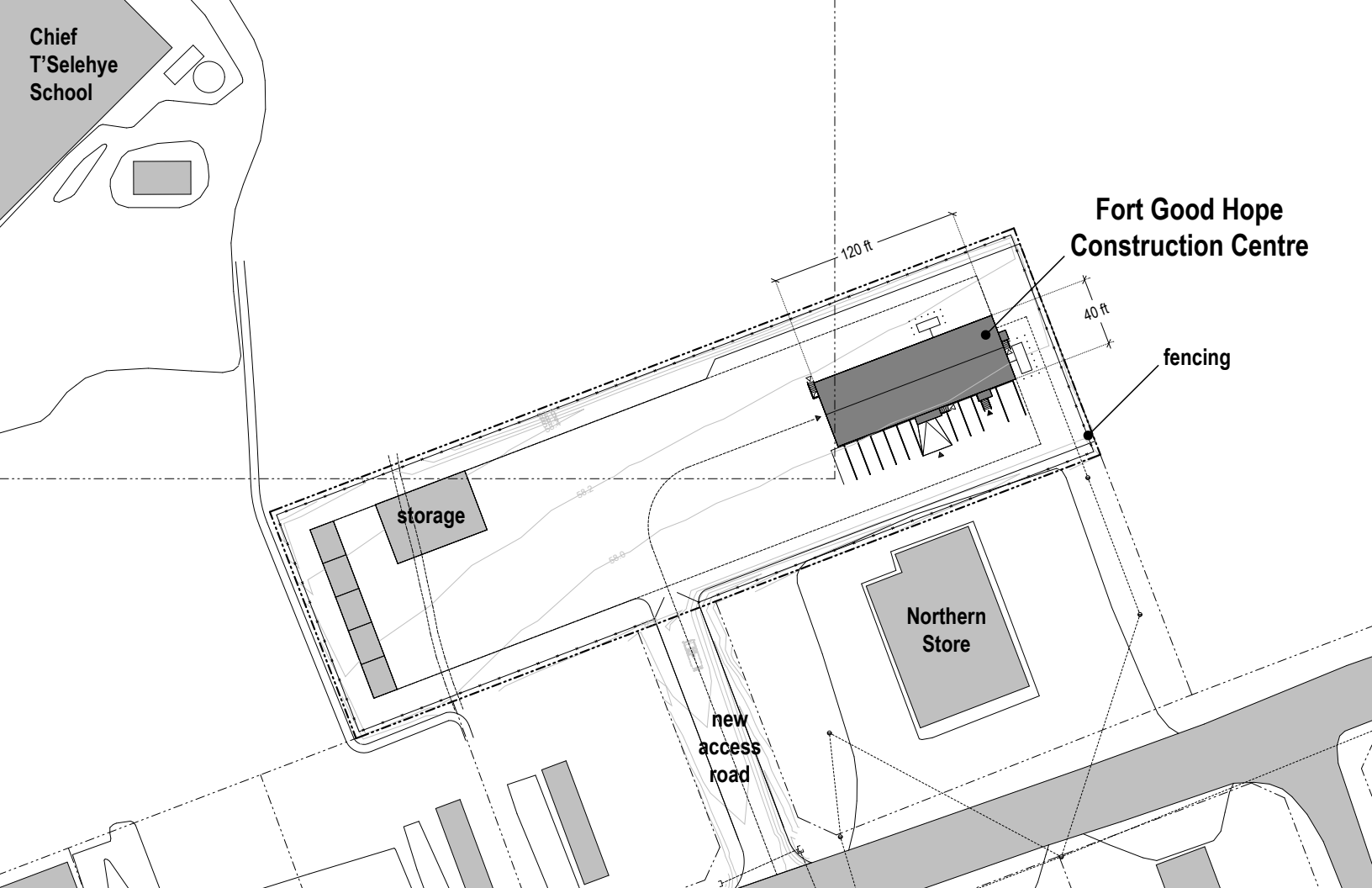
40 ft

fencing

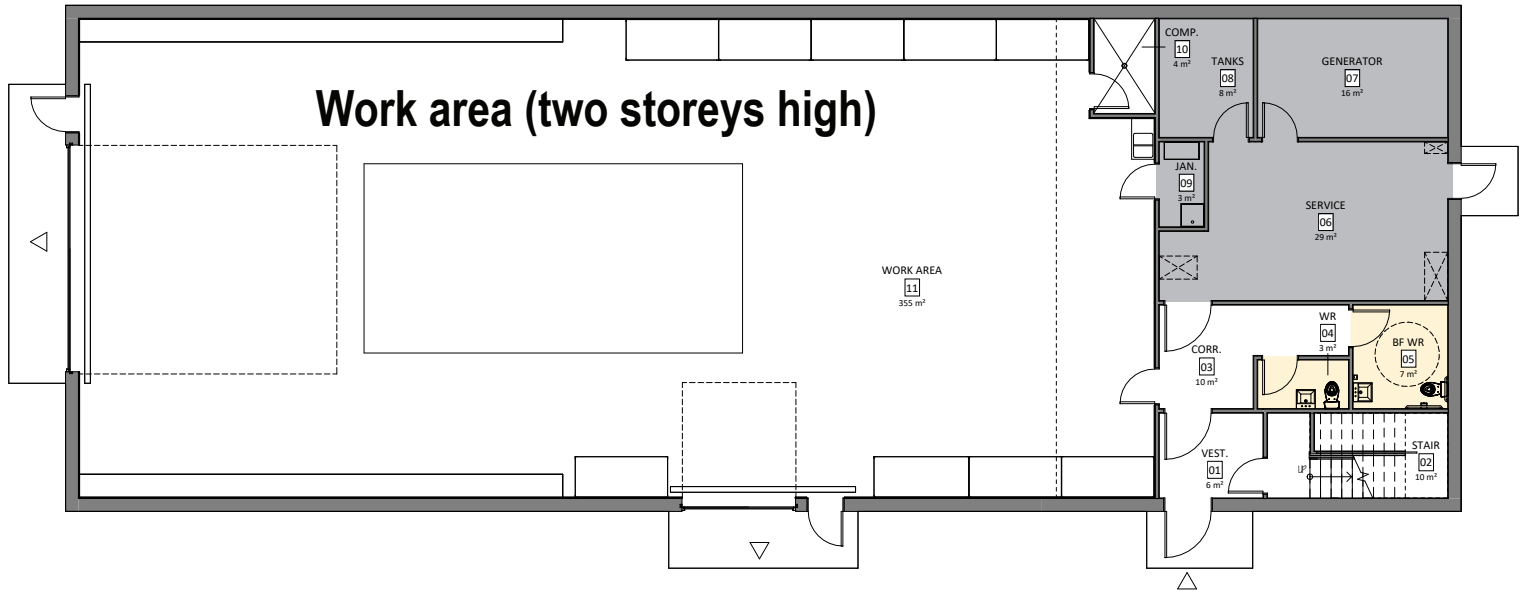
storage

Northern
Store

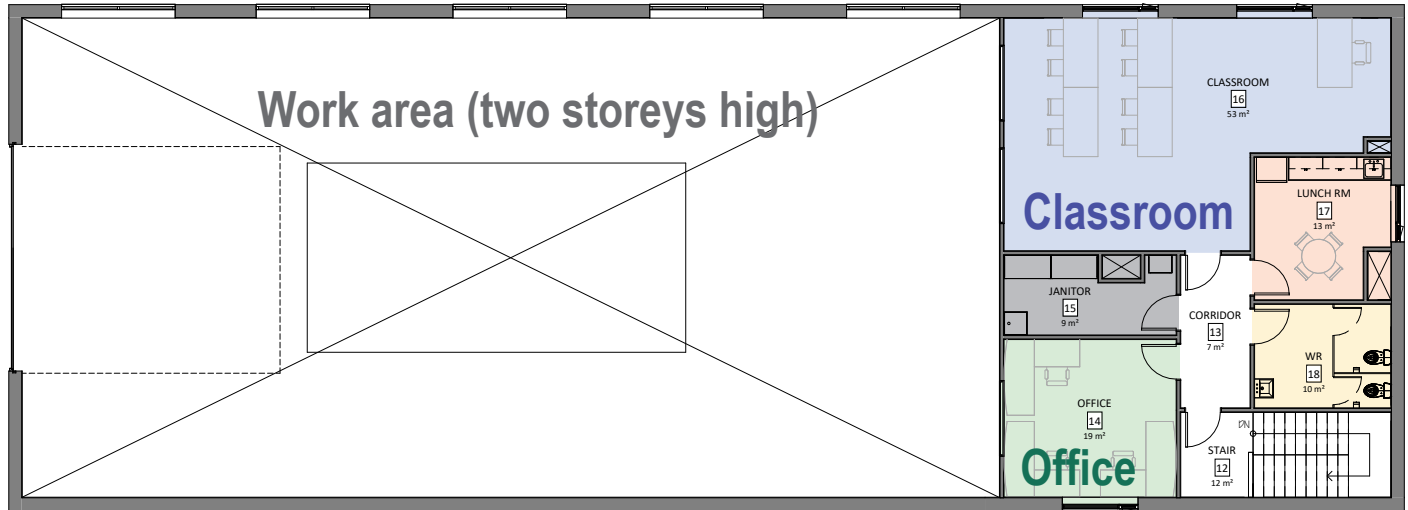
new
access
road



Floor plan (Ground floor)



Floor plan (Level 2)



Partners in the Construction Centre

- **Ne’Rahten Developments Ltd:** for-profit owner, operator
- **K’asho Got’ine Housing Society:** non-profit partner, client
- **Taylor Architecture Group:** architect, project manager
- **Northern Industrial Construction:** general contractor
- **K’asho Got’ine Charter Community:** acquired land
- **Aurora College:** to deliver local training programs
- **Housing NWT:** *We hope for commitments for new home construction*

Sharing our findings with other NWT communities

- Recognize there are common barriers to moving forward:
 - » Cost of housing
 - » Climate change and alternative energy sources
 - » Access to financing, land, materials
 - » Acquiring the right type of knowledge
- Partnerships and knowledge sharing are a key to success
- Humanize the process:
 - » A house is a home
 - » Work is about training people, employing people, and building capacity through our people.

Questions?