



TO: Chair and Members of the Board of Health

FROM: Christopher Mackie, Medical Officer of Health / CEO

DATE: 2018 December 12

LOCATION PROJECT – DEMOLITION UPDATE

Recommendation

It is recommended that the Relocation Advisory Committee recommends to the Board of Health receive Report No. 005-18RAC re: “Location Project – Demolition Update” for information.

Key Points

- Unanticipated additional space has been provided by the landlord as a result of the elevator relocation.
- Employee stair designs have been finalized.
- A new stairwell was situated by the landlord during the demolition process.

Background

The Relocation Advisory Committee (RAC) approved the location Decision-Making Matrix on October 18, 2018, which outlined the overall cost of the project, the various cost categories, and situations where the approval of the Board of Health would be required. In addition, a Demolition Decision report was approved to authorize the elevator extension to the basement and procure new carpeting. All significant issues are reviewed and discussed on a weekly basis in meetings between Avison Young (landlord) and MLHU staff.

Updates

Following consultations with the architect and landlord, it has been confirmed that the elevator pit in the basement will be situated in a room adjacent to its location in the original plan. As a result, MLHU will receive some bonus additional space in the basement to accommodate the revision. In the drawings (see [Appendix A](#)), the earlier elevator location was Suite F9. The new location will include Suite F11A, as well as Suite F7. This relocation requires removal of an existing partition wall between the two identified suites and installation of a larger access door. Removal of the wall will improve access and flow to the elevator during transportation of large or bulk items to the first and second floors. The cost of the renovation is estimated at \$10,000 (a one-time fee). Lease costs will not be impacted. The Health Unit will gain square footage as a result of this change.

In addition, the stair design was also finalized as part of the landlord’s work to connect the north side of the mall corridor on the first floor to the second floor (see [Appendix B](#)). The stair will be constructed using a mix of steel banisters and glass partitions, which will provide an open and welcoming entrance for employees as they access the second floor.

Furthermore, a secondary stairwell—uncovered in the course of the landlord’s demolition work—is located adjacent to Clarence Street on the south side of the mall corridor. One set of stairs connected the rear of the basement storage area to the first floor, while a secondary set of stairs connects the first floor to the second.

The architect is currently investigating the design and budget costs to connect these two sets of stairs to our location and provide an exit onto Clarence Street (a requirement under the Ontario Building Code). The current stairs, which connect the basement to the first floor, do not meet code and will require replacement if they are to be maintained. These stairs are also located centrally within the space, which may affect the first-floor layout. The new stairwell is located on an exterior wall and will not impede the layout. It will also connect staff located along the south side of the mall corridor to the second floor. The cost of upgrading the current stairs will be assessed against the opportunity to utilize the new stairwell. Clarification of the design and cost implications will be provided at the Relocation Advisory Committee meeting.

Next Steps

MLHU staff will continue to inform the Relocation Advisory Committee of expenditures related to the project and request approval for any costing decisions that require Board of Health approval.

This report was prepared by the Healthy Organization Division.



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