



TO: Chair and Members of the Relocation Advisory Committee

FROM: Christopher Mackie, Medical Officer of Health/CEO

DATE: 2019 February 5

LOCATION PROJECT – DEMOLITION UPDATE JANUARY 2019

Recommendation

It is recommended that the Relocation Advisory Committee recommends that the Board of Health receive Report No. 001-19RAC re: “Location Project – Demolition Update January 2019” for information.

Key Points

- The new stairwell costing was finalized at approximately \$101,775.
- Landlord will be re-insulating the King Street Wall at their cost of \$26,000.
- Cost estimates to extend the elevator to the basement have been reduced from \$100,000 to \$32,755.
- Landlord will be replacing the elevator motor at their cost of \$77,000.

Stair Update

The Relocation Advisory Committee (RAC) was provided with a demolition report and presentation at the December 12th meeting. During that meeting, the Committee was advised that two (2) additional stair wells were uncovered during the landlord’s demolition work.

The first set of stairs would connect the back of basement storage area to the first floor. In addition, the existing stairwell to the basement as outlined in [Appendix A](#) would be in use to provide Needle Exchange clients exterior access from Clarence Street into the exchange room. A separate entrance for these clients is a requirement of the lease terms. The scope of work to bring these stairs up to code would include:

- Closing the opening and the installation of a new metal deck with concrete infill.
- Installation of a new vestibule and door leading into the exchange room.

As a result, the cost to upgrade these stairs is approximately \$66,100.

The second set of stairs would connect the first floor to the second floor. The architect investigated the design to connect these two sets of stairs but this was not possible based on the position of both landings. However, the stair landing is situated between the first and second floor. Seven steps are required from the first floor to connect to this stairwell which will provide staff access to the basement storage area as well as the second floor. The current stairs which connect the basement to the first floor do not meet the building code and will require replacement if they are to be maintained. The primary benefit of the removal of the current stairs is related to layout. These stairs to be removed are centrally located in the space which affect the first floor layout. The new stairwell is located on an exterior wall and will not impede the layout.

The scope of work for these changes would include:

- Demolition of first floor wall around the conveyer opening.
- Infill of the opening and installing a new metal deck with concrete infill.
- Cutting a new opening in the concrete stairwell wall and installing a new fire rated door.
- Installation of a new metal stair and new landing from the first floor to new landing.
- Installation of a new stair and vestibule basement wall leading into the storage room.

The incremental cost of this upgrade is \$35,675. The cost for both stair renovations totals \$101,775. These costs fall within approved budgetary guidelines identified at the October Relocation Advisory Committee meeting. The architect and project manager will be including this work as a part of the tenant scope of work tender documents.

King Street Wall

Citi Plaza has received complaints from previous tenants that backed onto King Street regarding the cool temperatures of the work area over the bridge by the windows. The architect was hired by the landlord to complete an intrusive investigation to ensure the wall was properly insulated. Although they found that it was insulated correctly, there were areas that required improved seals. Therefore, the landlord is removing all existing drywall along King Street and resealing and insulating that wall. The cost to the landlord complete this work is \$26,000. This work was not included as a part of the lease agreement but was completed in good faith to ensure a mutually beneficial tenancy.

Elevator Update

During the October 18th committee meeting, report 001-18RAC was approved to extend the elevator to the basement at an approximate cost of \$100,000. This total included elevator parts, mechanical labour and supplies, structural walls, foundations and professional fees. Discussions were held with the architect and landlord on the incremental costs associated with the elevator. This investigation found that the cost to extend the elevator by one landing is \$104,120 (landlord scope of work). Furthermore, the cost to extend the elevator by two landings is \$136,875. The Middlesex-London Health Unit will cover the cost differential of \$32,755. This fee does not include any contingency costs in the event that underground springs are located but it is a significant decrease in estimated costs.

In addition, the landlord has elected to replace the elevator motor at their cost of \$77,000. The elevator consultant agreed that this elevator was in excellent condition but the particular make of elevator motor make was prone to failures. Without replacement, the expected life span of this elevator motor was estimated to be between one to five years. However, in an effort to ensure that MLHU begins whole, the landlord is choosing to replace this now at their cost.

Next Steps

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

This report was prepared by the Healthy Organization Division.



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