



REPORT TO COUNTY COUNCIL

FROM: Bob Purcell –Terrace Lodge Steering Committee Chair

DATE: May 13, 2019

SUBJECT: Terrace Lodge Building May Update

RECOMMENDATION:

THAT the report titled “Terrace Lodge Building May Update” from the Terrace Lodge Steering Committee Chair dated May 13, 2019 be received and filed.

INTRODUCTION:

The purpose of this report is to update Council on the progress of the Terrace Lodge building project.

DISCUSSION:

Discussions have been underway with the Ministry of Health and Long-Term Care (MOHLTC) regarding alternatives to expensive temporary construction to provide access from the Resident Home Areas (RHAs) to the common areas/dining room. The MOHLTC has now provided direction that will allow the architect to provide a design that avoids unnecessary costs and delays to the project schedule. This redevelopment project involves building an addition onto the back of the two existing wings, which will expand the space of each of the existing four RHAs once the project is completed. During the renovation phases, the addition would act as an RHA with no direct access to the common areas. The options for accessing the common areas is either through an existing RHA, or, through a temporarily constructed structure. The MOHLTC does not allow for residents of one RHA to travel through another RHA to access the common areas of the home. The MOHLTC worked with staff to identify a solution to avoid delays to the project schedule and costly construction of temporary structures. As Terrace Lodge was built during the 1970s, the MOHLTC will allow Terrace Lodge to operate with two RHAs of 50 residents each. Both of the 50 bed RHAs will have direct access to the common areas, but in practice, staff will continue to operate as if four RHAs of 25 residents exist. As was already anticipated, Terrace Lodge will not obtain 2015 Design Standard rating until completion of the project in November 2023, at which time the MOHLTC will begin funding the Compliance Premium to the county at a rate of \$635,000 for 25 years.

The Construction Manager Request for Proposal (RFP) has been issued with 15 plan takers and 8 firms attending the optional tour. Interviews will take place for the top submissions in early June and a recommendation for award will be brought to Council on June 25, 2019.

Two public consultations, to be conducted by Staff and the architect, have been scheduled for June 20, 2019 at 3:00pm and 6:45pm. The public consultations will be open to all staff, residents, families, visitors, contracted service providers and neighbours.

A decision regarding incorporating child care facilities into the home will be required by the end of June to allow the architect to finalize the plans for MOHLTC submission in July. Staff continues to investigate the feasibility of child care facilities and will provide a report to Council in June.

CONCLUSION:

The steering committee is pleased to report on the progress of the project, with no risks to the schedule or costs being identified at this time.

All of which is Respectfully Submitted

Bob Purcell
Terrace Lodge Steering Committee Chair