



CITY OF HAMILTON
COMMUNITY AND EMERGENCY SERVICES DEPARTMENT
Lodges

TO:	Chair and Members Emergency & Community Services Committee
COMMITTEE DATE:	August 12, 2015
SUBJECT/REPORT NO:	Nurse Call System and Lighting Levels – Macassa Lodge (CES15042) (Ward 6)
WARD(S) AFFECTED:	Ward 6
PREPARED BY:	Vicki Woodcox 905-546-2424 ext. 4827
SUBMITTED BY:	Joe-Anne Priel General Manager Community & Emergency Services Department
SIGNATURE:	

RECOMMENDATION

- (a) That the nurse call system for Macassa Lodge, at an estimated cost of \$1.2 million, be funded as follows:
- (i) \$500,000 from the Lodges Infrastructure Reserve; and,
 - (ii) \$700,000 from the City's Unallocated Capital Levy Reserve (two-year repayable loan)
- (b) That the Macassa Lodge lighting project funding requirements be referred to the 2016 Capital budget.

EXECUTIVE SUMMARY

In October 2015, Macassa Lodge received their first Ministry of Health and Long Term Care (MOHLTC) Resident Quality Inspection (RQI) under the new *Ontario Long Term Care Homes Act and Regulations*. This resulted in 23 Written Notifications, of which three were compliance orders which related to the nurse call system and lighting requirements.

Staff engaged consultants in December 2014 to undertake the feasibility, design, construction and administration of the nurse call system replacement in response to the MOHLTC compliance order. We have just been advised that the cost estimate for the construction and administration of the existing systems is determined to be \$1.2 million. The MOHLTC is requesting that the project be completed by February 2016.

As well, with the assistance of staff from the Public Works Department a consultant was selected to conduct a lighting audit and make recommendations to not only meet the

legislative requirements but also to achieve energy efficiencies which may mitigate some of the additional lighting costs. The results of this audit were not available at the time this report was written, but are anticipated to be available within the next few weeks. The MOHLTC has requested this project to be completed by December 2016, so all additional required funds to achieve compliance for lighting levels at Macassa Lodge will be submitted for approval as part of the 2016 Capital budget process.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial:

Nurse Call System: The required amount to fund the nurse call system is \$1.2 million. As part of the 2015 operating budget, Council approved a \$500,000 reserve provision (enhancement) for the Lodges to create an Infrastructure reserve. The 2015 allocation would be utilized to pay for a portion of the nurse call system costs.

Staff are recommending that the remaining \$700,000 be borrowed from the City's Unallocated Capital Levy Reserve (#108020) and repaid over 2-years from the Lodges annual Infrastructure Reserve provision of \$500,000. This would mean that \$500,000 would be repaid from the 2016 (\$500,000) and \$200,000 plus interest would be repaid from the 2017 provision. The applicable interest rate is the two year Canada Bond Rate yield (as at July 20, that rate is 1.016%).

Lighting Requirements: The additional funds required for the lighting will be submitted to Council as part of the 2016 Capital Budget process.

Staffing:

There are no staffing implications associated with Report CES15042.

Legal:

There are no legal implications associated with Report CES15042.

HISTORICAL BACKGROUND

The MOHLTC initiated implementation of the new *Ontario Long Term Care Homes Act and Regulations* in 2011. Included in this legislation, is the annual Resident Quality Inspections (RQI). These unannounced inspections are intended to evaluate compliance with the Act and its' Regulations with the goal of ensuring that quality resident care is provided in the Long Term Care (LTC) Homes.

In October 2014, Macassa had their first RQI and were given 23 Written Notifications (WN) which resulted in three Compliance Orders; two relating to the nurse call systems and one relating to the lighting levels in several areas of the Lodge.

Specifically under the communication and response system (O. Reg s.17) the Ministry ordered that the nurse call system be expanded to include additional areas in the Lodge such as the hair salon, chapel, auditorium and dining rooms. They also requested that the exit doors be included in the nurse call system (O. Reg s.9). The Ministry initially required a completion date of this project by March 2015. As a result of staff having ongoing communications with the MOHLTC, they have now agreed to an expected completion date of February 2016.

The other order related to increased lighting levels (O. Reg s.18) in areas such as resident bedrooms, washrooms, lounges and corridors. The expected completion date from the Ministry for lighting is December 2016.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

As outlined in the *Ontario Long Term Care Homes Act and Regulations*, the Lodges are required to be in compliance with all of the standards and regulations as outlined in the Act. Failure to comply with orders may lead to serious consequences including fines, and in serious situations closure of the home.

RELEVANT CONSULTATION

Staff worked closely with a project manager from the Public Works, Strategic Planning, Capital and Compliance Division, as well as the Public Works Office of Energy Initiatives. In addition to this, staff have shared the above recommendations with the MOHLTC, who are satisfied with the steps taken to date, as well as proposed timelines for completion of the projects.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

In response to the MOHLTC compliance order in October 2014, staff in the Public Works Department engaged an electrical engineering Consultant EXP Services, Inc. to undertake the feasibility, design and construction administration of the nurse call system. The preliminary cost estimates for the replacement of the existing systems determined that the replacement value is \$1.2 million. Alternate wireless technologies were investigated to potentially lower capital costs and disruption of the facility, however; this option proved not to be viable due to the cost premium and unproven technology. Reusing the existing wiring was also investigated to potentially lower costs, but also proved not to be a suitable option due to the incompatibility with the new systems. The current procurement strategy is to combine the construction tender with the Wentworth Lodge nurse call system replacement project (of which funding was approved in 2013 and 2014) to create some efficiencies. The project is currently scheduled for Tender by Q3 2015 pending approval from Council.

In the response to the MOHLTC lighting order, the Senior Project Manager with the Public Works Office of Energy Initiatives) was contacted. The Senior Project Manager reviewed the findings and subsequently hired Dynamic Energy to conduct an audit and make recommendations to not only meet the legislative requirements but also look for opportunities to achieve energy savings which may mitigate the costs of the required lighting enhancements. Staff has not received the results and potential costs associated with lighting requirements, but are expecting them shortly. Since the MOHLTC has provided a completion date of December 2016, staff will request any additional costs required for the lighting as part of the 2016 Capital Budget process.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2012 – 2015 STRATEGIC PLAN

Strategic Priority #1

A Prosperous & Healthy Community

WE enhance our image, economy and well-being by demonstrating that Hamilton is a great place to live, work, play and learn.

1.2 Continue to prioritize capital infrastructure projects to support managed growth and optimize community benefit.

1.6 Enhance Overall Sustainability (financial, economic, social and environmental)

APPENDICES AND SCHEDULES ATTACHED

None.