



CITY OF HAMILTON
COMMUNITY AND EMERGENCY SERVICES DEPARTMENT
Wentworth Lodge

TO:	Chair and Members Emergency & Community Services Committee
COMMITTEE DATE:	June 12, 2017
SUBJECT/REPORT NO:	Wentworth Lodge - Replacement of Tub and Shower Facilities (CES17023) (Ward 13)
WARD(S) AFFECTED:	Ward 13
PREPARED BY:	Shawn Gadsby 905-546-2424 ext. 1900 Holly Odoardi 905-546-2424 ext. 1906
SUBMITTED BY:	Vicki Woodcox Acting General Manager Community and Emergency Services Department
SIGNATURE:	

RECOMMENDATION

That \$517,000 from the Lodges Infrastructure Reserve #110042 be approved to provide additional funds for renovation of two tub rooms at Wentworth Lodge.

EXECUTIVE SUMMARY

As part of the 2016 and 2017 Capital budget process a total of \$321,000 (2016 (\$148,000) and 2017 (\$173,000)) capital funding was approved for the tub and shower facilities project #6301641501 at Wentworth Lodge. The project is intended to repair the existing facilities and requires significant repair and replacement.

Upon reviewing the existing conditions onsite, MMMC Architects, the Design Consultant retained from the City's Consulting Roster was contracted to conduct a detailed design feasibility study, which examined all existing building conditions, functional, code and accessibility requirements. The Consultant determined that the shower facilities, as constructed, represented a trip and fall hazard. The existing washroom contained within the tub room was not functional, and didn't meet barrier free accessibility criteria. To address these findings, a full interior renovation of the two existing tub and shower rooms is required to meet the Ministry of Health and Long Term Care, and Accessibility requirements enforced by the City of Hamilton and the Ontario Building Code at a projected cost of \$838,000.

A full interior renovation would also permit the installation of efficient fixtures, improve the resident experience, and allow for a comprehensive refresh of the interior finishes that have not been addressed since late 1980's.

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Staff are recommending that the additional \$517,000 required to renovate the two tub rooms be funded from the Lodges Infrastructure Reserve #110042.

Alternatives for Consideration – Not Applicable

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: The current Lodges Reserve #110042 has a balance of \$856,426. Staff is requesting to use \$517,000 from the reserve to offset the project shortfall.

Staffing: There are no staffing implications associated with Report CES17023.

Legal: There are no legal implications associated with Report CES17023.

HISTORICAL BACKGROUND

The Rose and Oak home areas of Wentworth Lodge were constructed in the late 1980s as an addition to the existing two story building. The two tub rooms were constructed within a three story concrete block shaft stacked one above the other, and both located directly underneath an enclosed rooftop mechanical/electrical penthouse in the middle of the facility.

In both of the tub/shower rooms, the finishes are showing signs of age and wear. Cracked tiles, scuffed walls, and worn flooring are visible throughout. These rooms are not usable spaces due to health and safety concerns as well as a lack of accessibility for both staff and residents.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

MOHLTC – Long Term Care Homes (LTCH) Act, 2007

RELEVANT CONSULTATION

Resident Council (January 2016), Family Council (February 2016) – both were advised of City Council approval for the project to move forward.

Public Works – Project Manager (April 2017) - last update including suggested budget for project renovation.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

Compliance with the LTCH Act, 2007 requires each LTCH to provide sufficient resources to meet standards. The Consultant's Feasibility Design Study, dated March 29, 2017 includes estimated project costs for all necessary design services for the tender and building permits, documents, construction administration, permit fees,

construction, internal Project Management and contingencies. Accessible and functional tub/shower rooms are necessary and staff is required to operate this equipment in a safe and functional manner when used to provide Resident care and service. This includes both bathing standards and environmental standards. In addition, under the Occupational Health and Safety Act (1990), the employer is required to support staff in executing their core duties, and therefore staff must ensure that areas and equipment they access promote a healthy and safe work environment.

ALTERNATIVES FOR CONSIDERATION

None

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Healthy and Safe Communities

Hamilton is a safe and supportive city where people are active, healthy, and have a high quality of life.

APPENDICES AND SCHEDULES ATTACHED

None