

Long Term Care Construction 2025 Status Update

Gilmore Lodge and Linhaven Project Status Update

Agenda

Gilmore Lodge

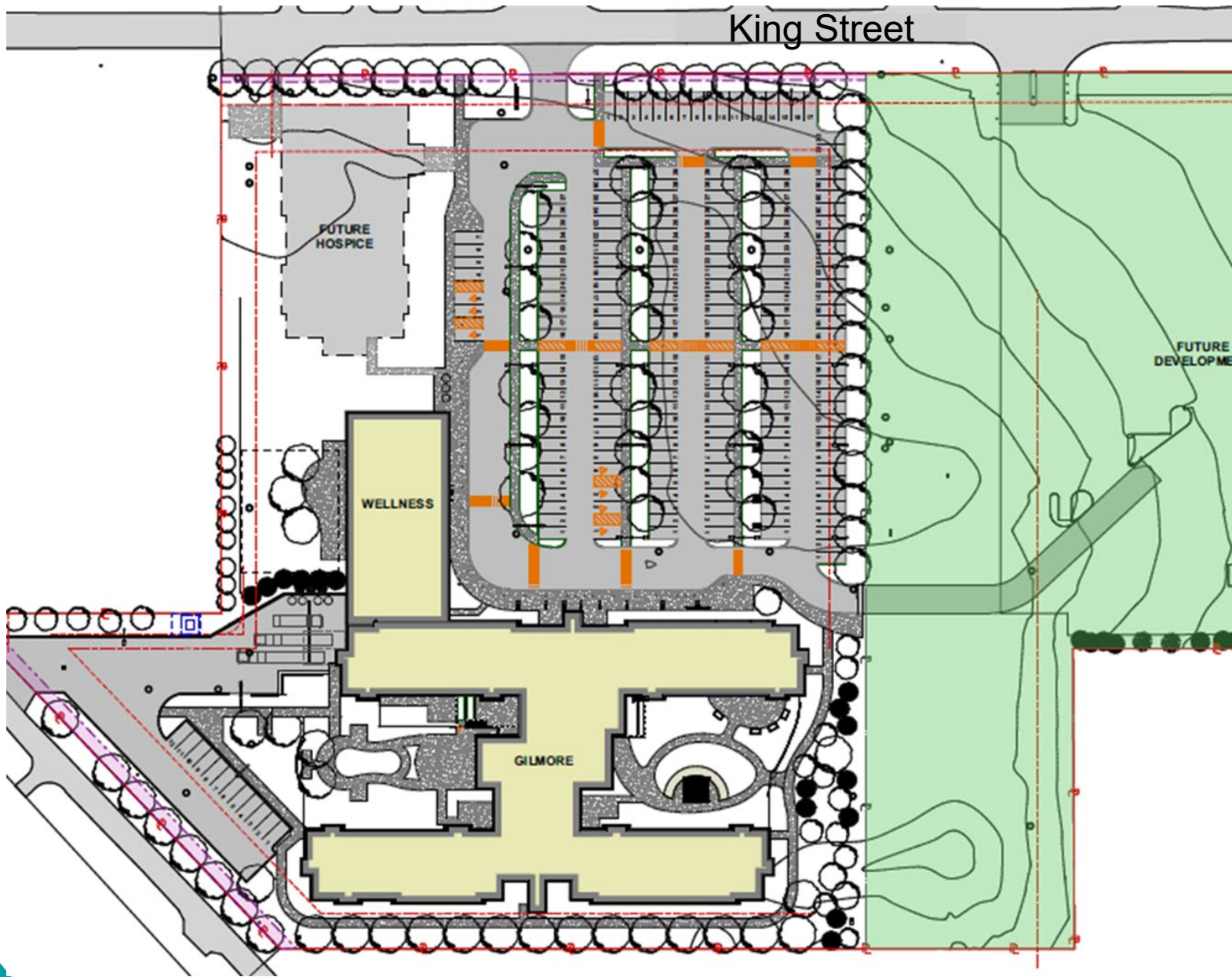
- Project Completion

Linhaven

- Project Overview
- Project Milestones
- Current Status
- Path to Completion

Gilmore Lodge





Project Overview

Gilmore Lodge
60 King Street, Fort Erie

- **160** Beds LTC + Wellness
- **3** Storeys
- **156,000** Square Feet
- Prime Consultant – **MMMC Architects Inc.**
- Contractor – **Walsh Canada**

Project Milestones – Gilmore Lodge

- Project achieved Substantial Completion – September 11, 2024
- Ministry of LTC Pre-Occupancy Inspection – November 18, 2024
- Ministry of LTC Capital Occupancy Approval – December 2, 2024
- Resident Move-in – December 18, 2024

Gilmore Lodge

Resident Courtyard



Gilmore Lodge

Great Room / Library



Gilmore Lodge

Great Room Seating Area / Library



Gilmore Lodge

Resident Room



Gilmore Lodge

Home Kitchen / Dining Room



Gilmore Lodge

Care Station





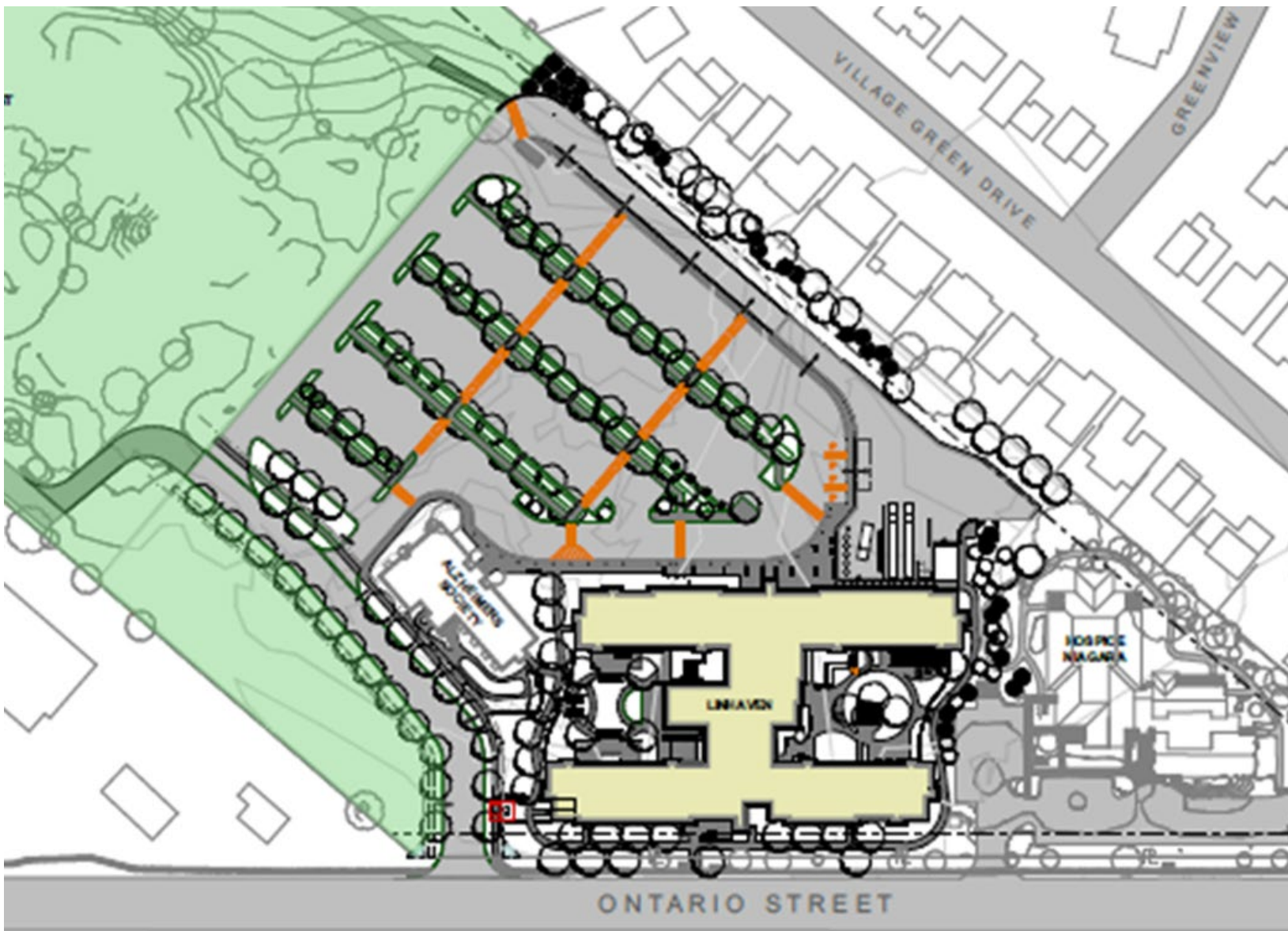
Linhaven

Linhaven

Project Overview

Linhaven - 403 Ontario Street
St. Catharines

- **256** Beds LTC + Wellness
- **5** Storeys
- **230,000** Square Feet
- Prime Consultant – **MMMC Architects Inc.**
- Contractor – **Buttcon Ltd.**



Project Progress – Linhaven

- Building structure and exterior envelope are complete.
- Most major pieces of mechanical and electrical equipment are installed.
- Interior wall partitions and mechanical/electrical rough-ins are complete.
- Doors and frames are installed, flooring is in progress.
- Millwork, wardrobes, vanities, kitchen cabinets are in progress.
- Exterior lighting, curbs, asphalt, sidewalks and retaining walls are near completion.

Linhaven

Ontario Street Exterior



Front Elevation



Linhaven

North Courtyard



Linhaven

South Courtyard



Linhaven

Front Entrance



Linhaven

Care Station



Resident Home Area Corridor



Linhaven

Sunroom / Dining Room



Therapy / Program Room



Path to Completion- Linhaven

Contractor

Current Construction Progress 87% Complete (March 2025)

Phase 1 Construction Completion

Phase 2 Linhaven Demolition

Phase 2 Site Work

Contract Total Completion



Pre-Occupancy Readiness

- Furniture, Fixture & Equipment Installation
- IT Installations – Computers, Phones
- Final Cleaning
- Staff Training

Ministry Pre-Occupancy Review & License

Resident Move-in

Region / Ministry LTC

5 Months

Financial Snapshot - Linhaven

Total Estimated Project Cost (20001203)*	Council Approved Budget	Proposed Budget Adjustment	Revised Council Approved Budget	Expended & Committed as of 03/17/24	Contract Award/ Forecast	Budget Remaining
Project Element	(A)	(B)	(C) = (A) + (B)	(D)	(E)	(F) = (C) - (D) - (E)
Construction including Construction Contingency	92,964,011	1,017,602	93,981,613	78,563,281	15,418,332	-
Project Contingency	2,035,204	(1,017,602)	1,017,602	-	1,017,602	-
Other Project Costs	10,653,205	-	10,653,205	6,216,163	4,437,042	-
Total Estimated Project Cost	105,652,420	-	105,652,420	84,779,444	20,872,976	-

- Project is tracking **on-budget**
- **Expenditures** to March 17, 2025 - **\$84.8M (80%)**

Questions?