
MEMORANDUM

COM-C 17-2020

Subject: Long-Term Care Home Redevelopment Status Updates
Date: June 16, 2020
To: Public Health and Social Services Committee
From: Adrienne Jugley, Commissioner, Community Services

Further to a request from Corporate Services Committee, the following provides an update on the Long Term Care (LTC) redevelopment project. Work on the redevelopment project has been proceeding throughout the pandemic with no delays to the design schedule. The Ministry of Long-Term Care has however extended the completion deadline for Linhaven, due to the pandemic, and the project schedule has been updated accordingly. The information below provides an update on the project status as well as an overview of how design planning for the new buildings has incorporated a focus on optimizing infection prevention and control in support of resident and staff safety.

Project Status Update

- Design meetings with the architects have been taking place on a regular bi-weekly basis, remotely, through GoToMeeting.
- Long-term care staff continue to be involved in design meetings and provide input to ensure the design supports operational needs and the project schedule is maintained.
- The Schematic Design for Linhaven has been completed.
- The Development Agreement and the Preliminary Plan Submission for Linhaven were submitted to the Ministry of Long-Term Care on May 8, 2020. Comments from the Ministry in response to the submission are expected within four to six weeks.
- The Gilmore Lodge Schematic Design is underway and is anticipated be completed more quickly than the Linhaven design as both projects share many common programmatic and design elements (based on best practice design considerations and to optimize project efficiencies).

Project Schedule

- Further to the challenges associated with the pandemic, the Ministry of Long-Term Care has extended the deadline for the Linhaven project to December 31, 2023.
- The schedule has been updated with a 30-month construction timeline for Linhaven and a 26-month construction timeline for Gilmore Lodge.
- The Gilmore Lodge project schedule is staggered approximately two months behind the Linhaven project, but due to a shorter construction schedule, will be completed essentially in parallel.

Milestone	Linhaven	Gilmore Lodge
Detailed Design Phase	July, 2020	September, 2020
Contract Document Phase	December, 2020	February, 2021
Tender Issue	December 2020	February, 2021
MLTC Approval of Tender Award	February 2021	April 2021
Construction Start Date	March 2021	June 2021
Resident Move In	August 2023	October, 2023

Upcoming Project Objectives

- Issue 'Commissioning Consultant' Request for Proposals (RFP) for both sites
- Issue Request for Prequalification of 'General Contractors' for both sites in July 2020
- Advance Design Development drawings for Linhaven
- Finalize Schematic Design drawings for Gilmore Lodge
- Submit Development Agreement and Preliminary Plan Submission for Gilmore Lodge to the Ministry of Long-Term Care

Infection Prevention and Control Related Design Considerations Incorporated Into the Two Projects

From the early stages of design, and prior to the emergence of the global pandemic, the design team and staff have proactively been working on developing a design with

overarching goals of safety, efficiency, resident comfort and optimal infection prevention and control practices in mind.

Design features developed support optimal infection prevention and control approaches, and exceed current Ministry of Long-Term Care requirements. Some examples include:

- Restorative spaces on each floor can be repurposed as staff rooms during an outbreak, thereby reducing staff movement (and potential transmission) through the home.
- Resident Home Areas are made up of 32-bed units that can be subdivided into two independently functioning 16-bed units in the event of an outbreak, minimizing the number of residents impacted by an outbreak. Each 16-bed unit has the necessary features to fully isolate the sub-unit if required, including a tub and shower room, 'clean utility room' and 'dirty utility room', and 'disinfectant'.
- All residents will have single bedrooms to mitigate risks related to infection transmission, as well as risks related to responsive behaviours.
- Rooms with a shared ensuite have two sinks – thereby providing enhanced infection prevention capacity.
- All resident rooms will be equipped with an overhead track lift system, eliminating the need to move portable lifts from room to room and mitigating infection transmission.
- Built-in Personal Protective Equipment (PPE) storage space outside each resident's room, allows for ease of PPE access.
- Dining rooms are built such that tables can be moved farther apart as needed, to support physical distancing capacity in a dining room.
- Storage capacity for pandemic supplies ensures ready access to supplies when homes are in need of surge capacity.
- A decentralized HVAC strategy is being implemented in the homes such that each resident room will have a dedicated HVAC unit with direct fresh air intake and exhaust, eliminating the requirement for common supply and return ductwork to resident rooms.
- Dedicated service elevators will reduce contact between staff, residents, and service equipment.
- Laundry and waste chutes have been incorporated into the design, eliminating the transport of waste and soiled linens through the building. Building layout has been optimized to minimize or eliminate clean supplies entering the building crossing paths with waste exiting the building.

- There is an ability to completely separate LTC from the Wellness Centre in the event of an outbreak, to support business continuity in the event of an outbreak.

Respectfully submitted and signed by

Adrienne Jugley, MSW, RSW, CHE
Commissioner

This memo was prepared by, Mislav Koren, Senior Project Manager, Facilities, Corporate Services, Henri Koning, Director, Seniors Services.