



CITY OF LONDON HOUSING DIVISION

RECEIVED NOV 17 2011

FILE NO. _____

REFERRED TO: _____

SUBSEQUENT REFERRALS:

FOR ACTION

FOR INFORMATION

FOR REPORT

FILE

S.F.

OTHER _____

November 16, 2011

Louise Stevens,
Director of Municipal Housing,
City of London Housing Division,
267 Dundas Street,
London, Ontario
N6A 4L9

Re: Cheshire Homes of London Inc.
Elevator – 98 Baseline Rd. West

Dear Louise,

As per our discussions attached is a Housing Provider Request from Cheshire Homes of London Inc. requesting funding to install a second elevator at 98 Baseline Rd., West at an estimated cost of \$ 392,772.24.

Cheshire Homes of London is a charitable non-profit organization that was incorporated in 1976 to provide housing and support services to people with significant physical disabilities in London and the surrounding area. Cheshire currently provides service in the five counties of London/Middlesex, Perth, Oxford, Huron and Elgin. Cheshire owns two buildings in the City of London which are part of the City of London's Social Housing portfolio. Personal Support services are funded by the South West Local Health Integration Network (SW LHIN).

Cheshire owns a 25 unit apartment building at 98 Baseline Rd., West which is totally wheelchair accessible. This apartment building is included in the City of London's Social Housing portfolio. This building was built to code in 1984, however, it only has one elevator. During the summer of 2011 Cheshire experienced significant difficulty with the elevator and eventually a new cylinder had to be ordered, constructed and installed. The tenants were unable to use the elevator for approximately four weeks. We were able to deliver services to their apartments but most of the tenants were unable to leave the building. The Board of Directors of Cheshire is concerned about the safety of the tenants if the existing elevator was not operational again and are requesting financial assistance from the City of London to cover the cost of a second elevator.

I trust that you will look favourably on this request. If you require any further information do not hesitate to contact me at (519) 439-4246 ext. 226.

Sincerely,

Judith Fisher,
Executive Director,
Cheshire Homes of London Inc.

Cheshire Homes of London Inc.
1111 Elias Street, Unit 2
London, Ontario N5W 5L1

London: (519) 439-4246
Fax: (519) 439-4815
Watts: 1-800-265-4758
Website: www.cheshirelondon.ca



A member of the Leonard Cheshire Disability Global Alliance



London
CANADA

H PIN: _____

HOUSING PROVIDER REQUEST

REPORT

DESCRIBE YOUR NON-PROFIT OR CO-OPERATIVE:

NUMBER OF UNITS: _25_____ BUILDING TYPE: _Apartments_____

TYPE OF UNITS: _SP_____ TYPE OF PROGRAM FUNDING: _Federal_____

TYPE OF TENANTS/MEMBERS SERVED: _Adults with significant Physical Disabilities_____

PLEASE INCLUDE ANY OTHER RELEVANT INFORMATION:

Cheshire Homes of London Inc. is a charitable non profit organization that was incorporated in 1976 to provide housing and support services to people with significant physical disabilities in London and surrounding area. Cheshire currently provides service in the five counties of London/Middlesex, Huron, Elgin, Oxford and Perth. The two buildings owned by Cheshire are in the City of London and are part of the City of London's Social Housing portfolio. Clients supported by Cheshire either live in a building owned and operated by Cheshire, in their own home or in a building owned by another organization. Personal support services are funded by the Ministry of Health and Long Term Care through the South West Local Health Integration Network (SW LHIN).

IDENTIFICATION AND ASSESSMENT OF THE PROBLEM:

Cheshire Homes of London owns 98 Baseline Rd., West in the City of London. Cheshire received special project funding under section 56.1 of the National Housing Act to construct this building and entered into an operating agreement with the Ministry of Housing. Rent subsidy was arranged in 1984 under OCHAP. This project was transferred in 2000 under the Social Housing Reform Act. to the Service Manager in London.

This building is totally wheelchair accessible as are all of the apartments in the building. The majority of the clients who live in this building need wheelchairs for mobility. The building was built to code at the time of construction but only has one elevator. The building is four stories.

In the summer of 2011 Cheshire experienced significant difficulty with the elevator at 98 Baseline Rd. and eventually we were unable to use the elevator. A new cylinder needed to be ordered and constructed and installed. The elevator was not available for use for approximately four weeks.

The Board of Directors of Cheshire Homes of London is concerned about the safety of the tenants living at 98 Baseline Rd., West with only one elevator. The Board of Directors has consulted the city of London housing staff and hired an external consultant to consider the construction of a second elevator. The Board has looked at several designs which included constructing a second elevator in the interior of the building and constructing an elevator that would be on the exterior of the existing building. Other alternatives such as stair glides in the stairwells were also considered. The proposal from SJMA Architecture Inc. dated September 28, 2011 to install a second elevator in the interior of the building for a cost of \$392,772.24 is the alternative that we wish to submit to you for your approval. As an organization that is funded through the City of London Service Manager we do have access to Capital Reserve funds, however, the cost of this elevator would totally deplete our reserve funds.



London
CANADA

H PIN: _____

ACTION TAKEN TO DATE:

The existing elevator has been repaired and is operating well. SJMA Architecture was hired to look at the feasibility of installing a second elevator at 98 Baseline Rd., West. They have provided an estimate of the proposed work and it is included with this report for your perusal.

IMPACT OF CHANGE OR ADDITIONAL FUNDING NOT BEING APPROVED:

If the funding for this new elevator is not approved Cheshire will be left in the position of having only one elevator at 98 Baseline Rd., West. If we have difficulty with this elevator and are not able to use it we would be in the same position that we were at in the summer of 2011. Tenants would be unable to exit the building. From a risk management perspective Cheshire has significant concerns about the health and safety of both our tenants and staff if the existing elevator was not operational.

RECOMMENDATION AND SOLUTION:

We recommend that a second elevator be installed at 98 Baseline Rd. W. and we are requesting financial assistance from the City to cover the cost of this installation.

*****APPENDICES:** (Please attach any supporting documentation. For example, audited statements, consultant's reports, building condition assessments, board minutes (board resolution), budgets, etc.)

Andee Jiske
Signature

Executive Director
Position

Nov 16, 2011
Date

APPROVED:

Housing Division

Date

Project: 1139 - Cheshire Homes
Location: 98 Baseline Rd. West
Gross Floor Area: N/A

Date: 28-Sep-11
Area of Work: 2500
 (sq.ft.)

Client: Cheshire Homes

COST ANALYSIS: OPTION 1 - Interior Elevator

Item #	Item Description	Item Cost	Floor Area	Total Item Cost	Area Total Cost
04 00 00	Masonry				\$51,150.00
	Structural Estimate	\$51,150.00 ea	N/A	\$51,150.00	
Estimate includes: demolition of structural components, shoring, excavation and backfill, concrete pit base, walls and pit floor, accommodation for sump pit for elevator, concrete block walls above existing roof, steel beams associated with lintels, penthouse cap, over entry screen and joist modifications for option 1, steel deck on penthouse, exist. steel modification (if required)					
06 00 00	Wood, Plastics, and Composites				\$16,500.00
06 25 00	Prefinished Paneling / Tile Elevator Cladding (Interior)	\$15.00 sq.ft.	1100 sq.ft.	\$16,500.00	
07 00 00	Thermal and Moisture Protection				\$15,150.00
07 21 29	Sprayed Insulation Elevator Cladding (Exterior)	\$3.00 sq.ft.	300 sq.ft.	\$900.00	
07 42 13	Metal Wall Panels Elevator Cladding (Exterior)	\$20.00 sq.ft.	300 sq.ft.	\$6,000.00	
07 50 00	Roofing - Patch and Repair	\$25.00 sq.ft.	220 sq.ft.	\$5,500.00	
07 50 00	Roofing - Elevator	\$25.00 sq.ft.	110 sq.ft.	\$2,750.00	
08 00 00	Openings				\$12,500.00
08 43 53	Aluminum Framed Storefronts	\$50.00 sq.ft.	250 sq.ft.	\$12,500.00	
09 00 00	Finishes				\$40,100.00
09 30 16	Quarry Tiling	\$10.00 sq.ft.	1700 sq.ft.	\$17,000.00	
09 51 23	Acoustical Tile Ceiling	\$10.00 sq.ft.	510 sq.ft.	\$5,100.00	
09 56 13	Gypsum Panel Ceiling	\$35.00 sq.ft.	400 sq.ft.	\$14,000.00	
09 91 23	Interior Painting - Walls	\$2.00 sq.ft.	1400 sq.ft.	\$2,800.00	
	Interior Painting - Doors	\$100.00 ea	12 ea	\$1,200.00	
10 00 00	Specialties				\$2,000.00
10 14 00	Signage	\$2,000.00 ea		\$2,000.00	
14 00 00	Conveying Equipment				\$90,000.00
14 20 00	Otis Gen2 L-Series Machine Roomless Elevator 3500 LBS	\$90,000.00 ea		\$90,000.00	
	Client to provide cost recommend \$90,000				
21 00 00	Fire Suppression				\$6,000.00
21 13 00	Fire Suppression Sprinklers	\$1,000.00 per floor		\$6,000.00	

22 00 00	Plumbing					\$3,000.00
22 14 29	Sump Pumps	\$3,000.00	ea		\$3,000.00	
23 00 00	HVAC					\$2,500.00
23 20 00	HVAC and Controls	\$2,500.00	ea		\$2,500.00	
26 00 00	Electrical					\$7,000.00
26 50 00	Power / Lighting	\$5,500.00			\$5,500.00	
	Security	\$1,500.00			\$1,500.00	
32 00 00	Exterior Improvements					\$1,500.00
32 13 13	Concrete Paving	\$15.00	sq.ft.	100 sq.ft.	\$1,500.00	

SUBTOTAL **\$247,400.00**

Contractor Overhead General Conditions - 10% \$24,740.00
 General Contractor Profit - 10% \$24,740.00

SUBTOTAL **\$296,880.00**

Consulting Fees \$44,532.00

HST (Reduced Amount) - 2% \$6,828.24

TOTAL **\$348,240.24**

15% Contingency \$44,532.00

TOTAL BUDGET \$392,772.24

COST PER SQ.FT \$139.30
 (Before Contingency)