

TO:	CHAIR AND MEMBERS STRATEGIC PRIORITIES AND POLICY COMMITTEE MEETING ON SEPTEMBER 26, 2016
FROM:	GEOFFREY P. BELCH CORPORATION COUNSEL
SUBJECT	LONDON HEALTH SCIENCES CENTRE SOUTH STREET CAMPUS DECOMMISSIONING

RECOMMENDATION

That, on the recommendation of City Solicitor's Office, the following actions be taken with respect to the South Street Campus lands under lease to the LHSC:

- (a) That the Civic Administration **BE AUTHORIZED AND DIRECTED** to retain a+Link Architectural Inc. to provide heritage advisory services and to enter into a contract with a+Link to undertake Contract Administration for the salvage of heritage artifacts located on the City lands leased to LHSC, at an estimated cost of up to \$25,000;
- (b) That, notwithstanding the City's purchasing policy, the Civic Administration **BE AUTHORIZED AND DIRECTED** to retain a qualified contractor experienced in the removal, salvage and storage of architectural artifacts at costs which are estimated in the amount of up to \$175,000, pursuant to S. 14.4 (e) of the Procurement of Goods & Services Policy which provides:
 - "The required goods and/or services are to be supplied by a particular supplier having special knowledge, skills, expertise or experience".
- (c) That the Mayor and City Clerk **BE AUTHORIZED AND DIRECTED** to execute contracts with the foregoing consultant, a+Link and selected contractor, all in a form satisfactory to the City Solicitor's office;
- (d) That the balance of this report **BE RECEIVED** for information.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Confidential Corporate Services Report dated June 17th, 2014
Confidential Corporate Services Report dated August 26th, 2014
Confidential Strategic Priorities and Policy Committee dated March 2, 2015

BACKGROUND

Purpose of Report

The purpose of this report is to seek direction from Council concerning the salvage of certain architectural artifacts located within the Phase B portion of the South Street LHSC campus.

Phase B is concerned with the selective demolition of the LHSC South Street Campus bounded by Waterloo Street, South Street, Colborne Street and Hill Street, herein "the site". The Project involves the abatement of designated substances including asbestos, in the Old Medical School (Building 50) and the War Memorial Children's Hospital (Building 52 - 1922 South Wing only).

Following abatement these buildings, illustrated on Appendix "A", will be turned over to the City for future adaptive re-use.

The balance of the site is to be abated and demolished.

Phase B Decommissioning

What items are proposed for salvage and removal?

This report identifies a proposal by the Civic Administration to remove and salvage approximately 18 heritage artifacts in the buildings scheduled to be demolished as part of the Phase B decommissioning of the site. A list of these items along with photographs, an assessment of value, an assessment of the ease of removal and comments/recommendations from a+Link and the City's heritage planners is attached as Appendix "B".

In addition, 6 items have been identified for removal and salvage in the two buildings that Council has directed be retained. A list of these six items along with a description was prepared by the City's heritage planner and is included as Appendix "C".

Why are these items proposed for salvage?

In general terms the artifacts are distinctive internal and external features of the buildings that would be lost following demolition. It is hoped that these elements can be used to commemorate the site and its association with health care in London for over 100 years. The artifacts may provide a means to link the past use of the site with new development.

What costs anticipated?

The total cost to remove and salvage these items is expected to be up to \$200,000, including storage and construction administration. Staff have confirmed that storage of these elements will be possible at a City facility.

What is the appropriate procurement process for the salvage of these items?




It is the intention of staff to seek out competitive quotes from qualified contractors with proven expertise in the removal and salvage of artifacts from heritage properties. Staff at A+Link have advised the City that there may be only a handful of companies with the requisite experience to do this work. The items must be removed before the commencement of the decommissioning project and the City has until December 2016 to carry out this work. To meet this deadline and to ensure that the removal occurs by a qualified contractor, one contractor has been identified by A+Link who would be able to carry out this work. The City will attempt to identify other contractors having the 'special knowledge, skills, expertise or experience' within the meaning of the Procurement of Goods & Services Policy, with a view to obtaining competitive quotes. If no other contractors can be identified it is the intention of staff to award the contract to the identified contractor provided the work can be completed within the estimated cost. It is possible that not all of the identified items will be salvaged owing to the difficulty of saving certain artifacts. One example is the marina canopy located on the northeast corner of the site. In the event that a decision is made not to save this item, it would be the intention of staff to identify other elements of the buildings that may be substituted for salvage.

Conclusion

Staff have consulted with external heritage architects to identify a limited number of elements of buildings that comprise the South Street LHSC Campus. It is proposed to establish a budget of \$200,000 exclusive of taxes, to carry out a limited project to remove and retain these elements so that they are available to the City and future purchasers of the site to commemorate the long association that the site has had with health care in London.

3.0 Artefact Retrieval

3.1 Gartshore Nurse's Residence, Bldg 51

Item	Identified as Architecturally or Culturally Significant (yes – no)	Removability (easy, moderate, very difficult) ¹	Comments / Recommendations
Stone Entrance Architrave 	yes	moderate	1. Remove and salvage for future use. 2. Possible use as a commemorative element. 3. Not recommended for installation on a new building face. ^{2 3}
Fan Light Transom 	yes	moderate	1. Remove and salvage for future Use. 2. Possible use as a commemorative element. 3. Not recommended for installation on a new building face.
Main Foyer 	yes	very difficult	1. Plaster capitals and cornice key trim would be very difficult to remove without damage.

¹ Recommended skill level required to remove the element; Easy = Minimal knowledge and skill, Moderate = good understanding and skill with construction materials and methods, Very Difficult = requires a high level of knowledge and skill for specific materials such as a conservator.

² Inserting historic building elements into a new building is known as "Facadism" and is not recommended "at its most basic level, fasadism is not really truthful", Robert Bagery, The Ethics of Facadism, www.buildingconservation.com/articles/facadism/facadism.htm

³ It is recommended that consideration be given to constructing a memorial structure using salvaged commemorative building elements in the parkette on the site, similar Guild Park and Gardens Toronto.

Exterior Light



yes

moderate

1. Remove and salvage for future use.
2. Possible use as a commemorative element.
3. Could be used for installation with a new building.

Stone Planter



yes

moderate

1. Remove and salvage for future use.
2. Possible use as a commemorative element.
3. Could be used for installation with a new building.

Dated Corner Stone



yes

moderate

1. Remove and salvage some for future use.
2. Possible use as a commemorative element.

Foyer Wood Doors



yes

moderate

1. Remove and salvage for future use.
2. Possible use as a commemorative element.
3. Could be used for installation with a new building.

Foyer Ceiling Light



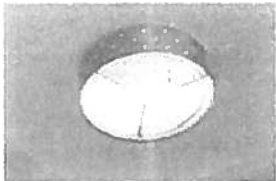



yes




moderate

1. Remove and salvage for future use.
2. Possible use as a commemorative element.
3. Could be used for with in a new building.


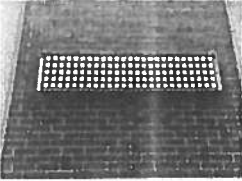

3.2 Growing Concern Day Care, Bldg 53

Item	Identified as Architecturally or Culturally Significant (yes – no)	Removability (easy, moderate, very difficult)	Comments / Recommendations
Marina Canopy 	yes	moderate	<ol style="list-style-type: none"> 1. To remain in place or be relocated to parkette. 2. Repairs are required to stabilize structure. 3. Possible use as a commemorative element.
Corner Stone & Time Capsule 	yes	moderate	<ol style="list-style-type: none"> 1. Remove and salvage for future use as a commemorative element. 2. Time capsule and contents to be archived.
Foyer Light Fixtures 	yes	moderate	<ol style="list-style-type: none"> 1. Character defining element. 2. Possible use as a commemorative element. 3. Could be used for installation with a new building.
Decorative Inlays (4) 	yes	very difficult	<ol style="list-style-type: none"> 1. Linoleum inlays would be very difficult to remove. 2. Possible use as a commemorative element.







3.3 Education Centre, Bldg 55

Item	Identified as Architecturally or Culturally Significant (yes – no)	Removability (easy, moderate, very difficult)	Comments / Recommendations
Victoria Hospital Emblem 	yes	moderate	<ol style="list-style-type: none"> 1. Remove and salvage for future use. 2. Integrally cast into pre-cast panel. 3. Possible use as a commemorative element.
Period Cast Planter 	yes	moderate	<ol style="list-style-type: none"> 1. Character defining elements. 2. Possible use as a commemorative element.
Period Light Fixtures 	yes	moderate	<ol style="list-style-type: none"> 1. Character defining elements. 2. Possible use as a commemorative element. 3. Could be used in a new building.

3.4 Hospital Library, Bldg 56

Item	Identified as Architecturally or Culturally Significant (yes – no)	Removability (easy, moderate, very difficult)	Comments / Recommendations
Period Light Fixture 	yes	moderate	1. Character defining elements. 2. Possible use as a commemorative element. 3. Possibly could be used in a new building.
Decorative Grille Covers (4) 	yes	easy	1. Character defining elements. 2. Possible use as a commemorative element. 3. Possibly could be used in a new building.
Decorative Glass Block 	yes	moderate	1. Character defining elements. 2. Possible use as a commemorative element. 3. Could be used in a new building.

Identification of Significant Cultural-Heritage Building Assets
Salvaged from Retained Buildings

image ref. no.	bldg. elements	description	salvage cost	
			low	high
50—Health Services Building				
A.2b	 flag pole	<u>location</u> : front elevation, above door; (1) in total <u>note</u> : significant architectural feature; remove prior to demolition and decommissioning activity	\$400	\$600
A.2c	 lamp posts	<u>location</u> : at front elevation, on either side of door; (2) in total <u>note</u> : significant architectural features; remove prior to demolition and decommissioning; storage	\$500	\$700
C.4a 3.1.1.2	 hanging light	<u>location</u> : 1 st floor, auditorium interior <u>note</u> : significant auditorium features include light fixture to be removed prior to decommissioning activity	\$1000	\$2000
52—Old War Memorial Children's Hospital				
A2.a	 limestone urns	<u>location</u> : frontispiece at parapet (front elevation); (4) in total <u>note</u> : significant architectural features; remove prior to demolition and decommissioning activity	\$2400	\$3200
A.2b	 flag pole	<u>location</u> : frontispiece, above door (front elevation); (1) in total <u>note</u> : significant architectural feature; remove prior to demolition and decommissioning activity	\$400	\$600
A2.c	 exterior lights	<u>location</u> : frontispiece, on either side of door (front elevation); (2) in total-one missing shade <u>note</u> : significant architectural features; remove prior to demolition and decommissioning activity	\$750	\$950
Total \$			\$5450	\$8050