

3RD REPORT OF THE
COMMUNITY AND PROTECTIVE SERVICES COMMITTEE

Meeting held on February 5, 2018, commencing at 4:00 PM, in the Council Chambers, Second Floor, London City Hall.

PRESENT: Councillor M. Cassidy (Chair); Mayor M. Brown; Councillors B. Armstrong, M. Salih and P. Squire and J. Bunn (Secretary).

ABSENT: Councillor V. Ridley.

ALSO PRESENT: Councillors J. Helmer and M. van Holst; M. Hayward; J. Branninga (MLHU), Dr. C. Mackie (MLHU), C. Saunders, J. Smout, S. Spring and B. Westlake-Power.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. CONSENT ITEMS

None.

III. SCHEDULED ITEMS

None.

IV. ITEMS FOR DIRECTION

2. Middlesex-London Health Unit Site Selection

That the following actions be taken with respect to the report dated February 5, 2018, from the Medical Officer of Health, Middlesex-London Health Unit, related to the Middlesex-London Health Unit Site Selection:

- a) the above-noted report BE RECEIVED; and,
- b) the Board of Health of the Middlesex-London Health Unit (MLHU) BE ADVISED that pursuant to subsection 52(4) of the Health Protection and Promotion Act, R.S.O. 1990, c.H.7 (the "Act"), the Municipal Council consents to the MLHU's proposal to lease real property for the purposes of consolidating its London operations and performing its mandatory functions and duties under the Act or any other Act;

it being noted that the Community and Protective Services Committee received the attached presentation from Dr. C. Mackie and J. Branninga, Middlesex-London Health Unit, with respect to this matter.

Motion Passed

YEAS: M. Brown, M. Cassidy, B. Armstrong, M. Salih, P. Squire (5)

V. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VI. CONFIDENTIAL

(See Confidential Appendix to the 3rd Report of the Community and Protective Services Committee enclosed for Members only.)

The Community and Protective Services Committee convened In Closed Session from 4:29 PM to 4:39 PM after having passed a motion to do so, with respect to the following matter:

- C-1. A matter pertaining to information that constitutes commercial information that is supplied in confidence to the City and if disclosed could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of the Middlesex-London Health Unit Board.

VI. ADJOURNMENT

The meeting adjourned at 4:43 PM.



Middlesex-London Health Unit Location Project

Site Selection Process Overview



Overview

- Rationale for Investigating Locations
- Timeline and Overview of Site Selection Process
- Municipal Consent to Enter into a Lease



DEVELOPMENT

First the 'Ribbon,' now a 'twisty' highrise at the forks

By Hank Daniszewski, The London Free Press
Tuesday, November 3, 2015 10:08:10 EST PM



An artist's drawing reveals the revamped proposal for a highrise on the northwest corner of King and Ridout streets in London.



Alignment with MLHU Service Delivery Strategies

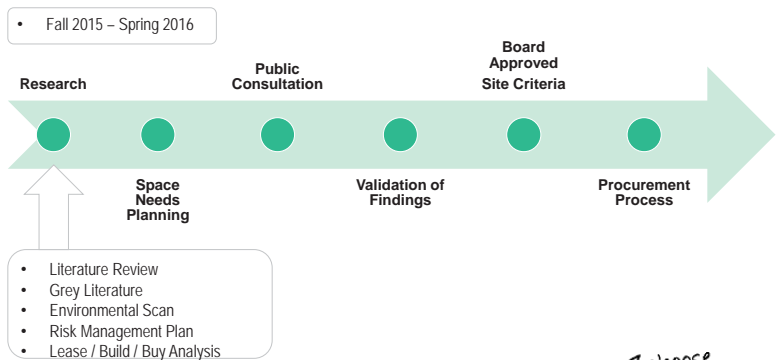
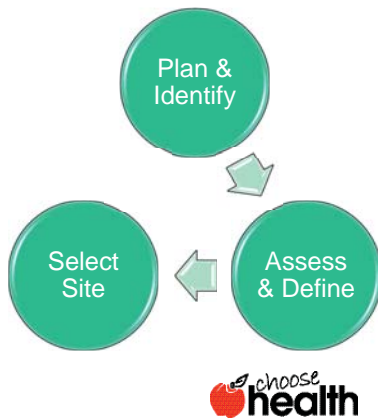
- MLHU has been piloting and adopting Workplace 2.0 practices
- Future location to focus on “right sizing” the space used by MLHU through Activity-Based Workspaces
- Ensuring that outreach and community based services remain decentralized where they are most effective, in the community

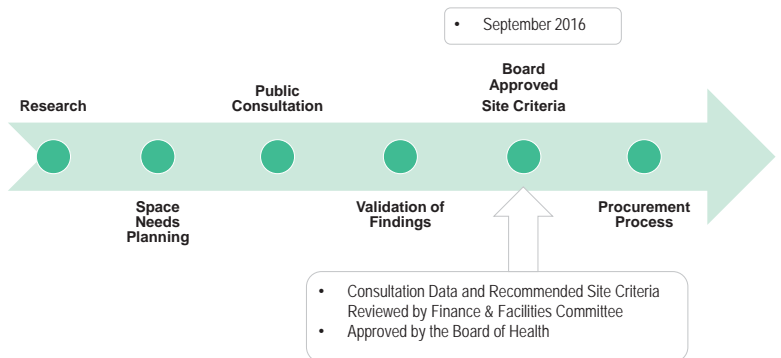
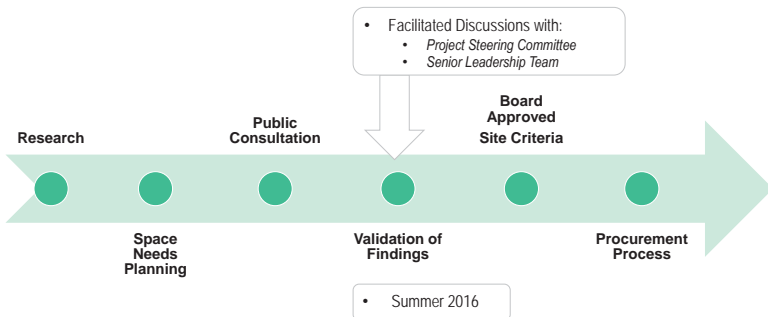
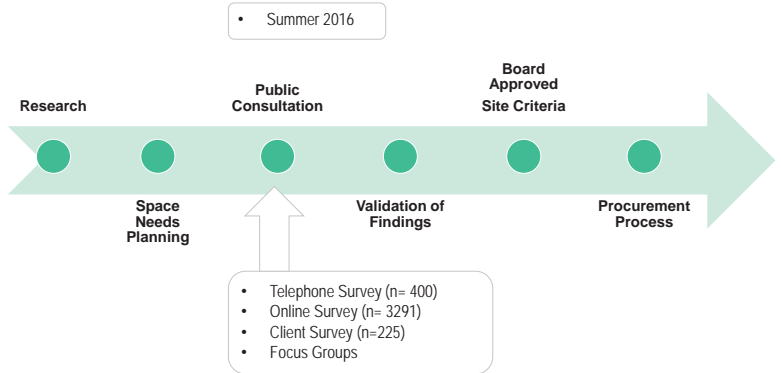
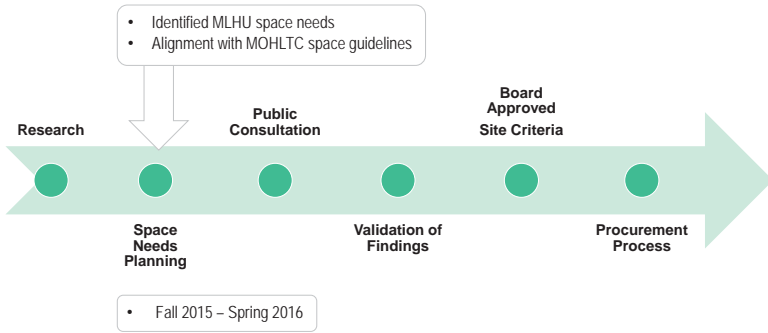


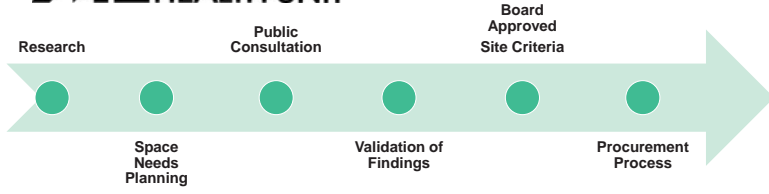
Our Site Selection Process

Objectives

- Maximize Value
- Mitigate Risks
- Enhance Transparency & Accountability
- Determine Selection Criteria in an evidence-informed way
- Select the best long-term site for MLHU

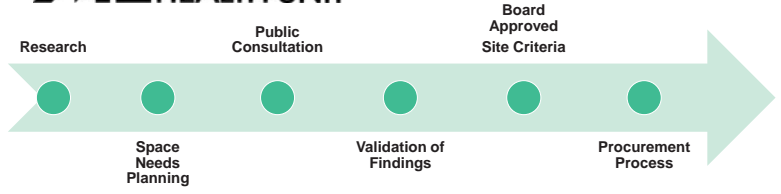






Procurement Process

- Using Board approved site selection a stage procurement process was initiated:
 - Expression of Interest (Sept – Oct 2016)**
 - High-level requirements were outlined
 - Developers, real estate brokers, property owners were invited submit available sites for MLHU occupancy
 - 19 Expressions of Interest were submitted
 - Request for Proposal (Dec 2016 – Feb 2017)**
 - 9 Proponents with viable locations will be shortlisted
 - Invited to submit detailed proposals for MLHU consideration



Request for Proposal (received Feb 2017)

- Proponents were required to submit the following:
 - Site Selection Response**
 - Outlining how the site met all MLHU site selection criteria
 - Space Standards Response**
 - Outlining the space inventory, standards and design criteria
 - Technical Response**
 - Outlining building systems, capital replacement, accessibility plans, etc.
 - Pricing Response**
 - Outlining the lease or purchase costs

MLHU Evaluation Criteria

Site	Space	Technical
<ul style="list-style-type: none"> Compatible with Zoning / Official Plan Close to Bus / Main Roads Client Parking In Downtown Core Safety Free Standing Building Environmentally Responsible Building Staff Parking Walk / Bike Accessibility Neighborhood compatibility Proximity to other services Proximity to other amenities 	<ul style="list-style-type: none"> Ability to accommodate all spaces listed in space inventory Meets space standards outlined in AODA, OHS and OBC Ability to meet fit-up standards of MLHU Ability of the space to accommodate MLHU design, layout and efficiency standards 	<ul style="list-style-type: none"> Site servicing report Architectural, structural, mechanical and electrical drawings Building Condition Assessment Accessibility Plan Parking Plan Site Security Plan Fire Safety Plan Energy Efficiency Plan Back-up Power Plan Electrical / Voice / Data Plan Floor Load Plan Acoustical Plan Remediation Plan Capital Replacement Plan Signage Options

Pricing

- The "Lease / Purchase Score" was established as follows:
- the Site with the lowest Cost will be awarded 1000 points;
 - the Score for each of the other Sites will be calculated as follows:
 - $(\text{Lowest Cost} / \text{other Site's Cost}) \times 1000 = \text{Score}$



Proposal Evaluation (Mar – May 2017)

- Board of Health reviewed seven (7) proposals and evaluated each site by:
 - Site Selection Response**
 - Assisted by City of London Planning Department
 - Space Standards Response**
 - Assisted by MTE Engineering and GB Architects
 - Technical Response**
 - Assisted by MTE Engineering and GB Architects
 - Pricing Response**
 - Assisted by KPMG, LiveWorkLearnPlay

Our Result

- Site Selected met or exceeded all four scoring factors
- Aligns with the London Plan and Downtown Plan
- Substantial opportunity to enhance client and community experience in our space
- Brings MLHU staff together
- Long-term (30 year) financial certainty



Next Steps

- By February 15th
 - Municipal Consent
 - Financing
- Draft Lease Agreement
- Board of Health Approval of Lease Agreement

