

Report to Dearness Home Committee of Management

To: Chair and Members
Dearness Home Committee of Management
From: Leslie Hancock, Administrator, Dearness Home
Subject: Dearness Home Auditorium Progress Report
Date: February 17, 2021

Recommendation

That, on the recommendation of the Administrator, Dearness Home and with the concurrence of the Division Manager Facilities Finance & Corporate Services and the Acting Managing Director, Housing, Social Services and Dearness Home, this report related to the Auditorium construction at the Dearness Home BE RECEIVED for information.

Executive Summary

Council approved construction of a new auditorium at the Dearness Home in March 2020, with funding for the project assigned to 2021.

The large auditorium will allow for an excellent environment for our residents to view or participate in big events without any distractions or discomfort, and because of this the number and variety of such events will be expanded. It will also permit concurrent resident activities when a large space is not needed, through the use of sliding walls to sub-divide the area. Overall the auditorium will greatly expand the number and potential of variety of events that residents can enjoy.

A roadmap for the completion of the project by mid-2022 has been created and work to select the architect is in process.

Linkage to the Corporate Strategic Plan

The new auditorium at the Dearness Home is aligned with Strengthening Our Community as it will Increase programming and activities for residents and families at the Dearness Home.

The spacious auditorium will strengthen the community by allowing larger Home events (such as the Remembrance Day Service) to be safely enjoyed by all residents who wish to participate. Furthermore, because it will be capable of sub-division, it will also permit several smaller resident, family/community, or staff focused events to be held simultaneously.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None

2.0 Discussion and Considerations

Due to decisions taken when the Dearness Home was rebuilt, the auditorium was not part of the original project.

An auditorium is a large space where residents, staff and/or members of the community can safely gather to enjoy events, entertainment or education. As Dearness is a large Home with 243 residents, the lack of this space significantly reduces the opportunities for community events. Large gatherings that are held, such as the Remembrance Day

event, must utilize the drafty lobby area of the Home, where sightlines and sound are compromised.

Dearness Home staff identified an auditorium for our residents as a top priority when asked in early 2019 what their strategic priorities would be. Management concurred and put forward the proposal, which eventually led to the creation of a conceptual plan by the original Dearness Home architect. Based on the conceptual plan, a capital budget request was put forward as indicated in Business Case #8. After due consideration, Business Case #8 was approved by Council early in March 2020.

3.0 Financial Impact/Considerations

Council approved the funding of an auditorium at Dearness Home as part of the 2020 - 2023 City of London Multi Year Budget. Budget is assigned to 2021, with \$2,239,603 allocated to design and construct the auditorium.

4.0 Key Issues and Considerations

Key actions must be completed to realize the completion of the auditorium according to plan. Firstly, an architect must be selected and retained to work with the Dearness Home project team. It is anticipated the selection of an architect to act as the prime consultant should be completed prior to the end of April 2021.

Once the architect is selected, the original concept design will be reviewed by the Dearness Home project team. This will enable the confirmation of the plan and to optimize the utility and flexibility of the new space.

Full consideration will be given to infection control, resident safety, disruption of services to residents, and to staff and family access. Safety measures within the Home will include partitioning off construction areas to prevent unauthorized access, with attention to heating and ventilation separation, fire avoidance and response measures. The external location of equipment and supplies used by the contractor will be positioned to minimize the temporary loss of parking. Impact on the use of the Adult Day Program area, either for its primary use or for its temporary uses during the pandemic will be considered and steps will be taken to enable safe occupancy and adequate access.

Given the scale of the project, the sensitive location and the extent of the precautions required, consideration will be given to pre-qualify the general contractors that have demonstrated capability and competence in working in Long Team Care facilities before being permitted to bid on the project.

It is anticipated that the tender will be awarded by the fall of 2021 with construction starting shortly thereafter with completion in spring/summer of 2022.

Conclusion

Careful optimization of the draft auditorium plan will allow full utility to be realized from the newly designed area. Adherence to the construction plan and timeline will enable Dearness Home residents to remain safe during construction and to enjoy the benefits of a new, purpose designed auditorium by mid-2022. The Dearness Home will then be able to provide a greater number and variety of events.

Recommended by: Leslie Hancock, Administrator, Dearness Home
Concurred by: Tim Wellhauser, Division Manager, Facilities
Concurred by: Kevin Dickins, Acting Managing Director, Housing, Social Services and Dearness Home

CC: L. Livingstone, City Manager
M. Liu, Senior Financial Business Administrator
J. Brown, Financial Business Administrator
L. Marshall, Solicitor