



REPORT TO COUNTY COUNCIL

FROM: Ryan Terpstra, Manager of Corporate Facilities

Peter Dutchak, Acting Director, Engineering Services

DATE: July 24, 2023

SUBJECT: Progress Update - Administration Building – Accessibility Elevator Addition

RECOMMENDATIONS:

THAT the July 24, 2023, report titled, “Progress Update - Administration Building Accessibility Elevator Addition”, submitted by Ryan Terpstra, Manager of Corporate Facilities, be received and filed for information.

INTRODUCTION:

The County Administration Building is in the midst of its largest renovation since the County began occupancy in 1985. Constructed in 1938, the existing elevators are nearing the end of their useful life and first floor elevation changes create accessibility challenges. In 2022, County Council awarded a renovation project at the Administration Building to construct new elevator additions to address these issues.

The purpose of this report is to provide Council with an update on the status of the Administration Building - Elevator Addition progress achieved to date.

BACKGROUND AND DISCUSSION:

The County Administration Building is undergoing a significant renovation to construct new elevators to ensure the facility is accessible to staff, ratepayers, tenants and clients. The project scope also included accessible washrooms in the basement, a renovated kitchen area and a new lift to accommodate loading dock deliveries.

The project was awarded to Elgin Construction November 16th, 2022. The project was scheduled to commence on January 17th 2023 and had an anticipated completion date of October 2023.

Since January 2023 a number of project activities have been completed and include:

- New publicly accessible washrooms on the basement level
 - Removal of exterior brick and building materials
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- Construction of elevator foundations and shafts
- Window installations and exterior glazing is currently being completed

The project costs remain within the budget allocation; however a number of project delays have occurred that have extended the anticipated completion date. Project delays can be attributed to the following:

- 14 weeks delayed start due to winter weather conditions
- 8 weeks delay due to a concrete workers union labour dispute
- 6 weeks delay due to additional brick/material removals not anticipated
- 3 weeks delay due to sub-contractor labour and material shortages

These delays while unfortunate are deemed to be outside of the contractor's control and therefore accepted under clause 6.5.3 of the executed CCDC 2, Stipulated Price Contract language. The County's architectural consultant (L360) has worked with the contractor to develop a new project completion date of May 2024.

The north elevator and basement kitchen renovation are scheduled to be commissioned by November 2023.

Photos below depict ongoing construction and the architectural conceptual design.



Photos below of the completed basement accessible and barrier free public washrooms.



FINANCIAL IMPLICATIONS:


The project remains within the approved allocation.

ALIGNMENT WITH STRATEGIC PRIORITIES:

Serving Elgin	Growing Elgin	Investing in Elgin
<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ensuring alignment of current programs and services with community need. <input checked="" type="checkbox"/> Exploring different ways of addressing community need. <input checked="" type="checkbox"/> Engaging with our community and other stakeholders. 	<ul style="list-style-type: none"> <input type="checkbox"/> Planning for and facilitating commercial, industrial, residential, and agricultural growth. <input checked="" type="checkbox"/> Fostering a healthy environment. <input checked="" type="checkbox"/> Enhancing quality of place. 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ensuring we have the necessary tools, resources, and infrastructure to deliver programs and services now and in the future. <input checked="" type="checkbox"/> Delivering mandated programs and services efficiently and effectively.

LOCAL MUNICIPAL PARTNER IMPACT:

The County's Administration Building services local municipal partners, building tenants, residents, tourists and visitors and therefore must be safe and accessible for all users. The new elevators will address significant challenges associated with the original



County Administration Building design, and achieve the standards and mandates outlined in the Accessibility for Ontarians with Disabilities Act's (AODA).

COMMUNICATION REQUIREMENTS:

Council, staff and administrative building tenants have been advised of the project and are provided construction progress updates throughout the duration of construction, including advance notice of any facility access or temporary service disruptions.

CONCLUSION:

The County of Elgin's Administration Building is 85 years old and is undergoing a major renovation to ensure it continues to serve the County and all of its stakeholders. Significant progress has been made with the project, however delays due to weather conditions and labour disputes have occurred that have revised the completion date to May 2024.

All of which is Respectfully Submitted

Approved for Submission

Ryan Terpstra
Manager of Corporate Facilities

Don Shropshire
Chief Administrative Officer/Clerk

Peter Dutchak
Acting Director, Engineering Services

