



Report to County Council

From: Peter Dutchak, Director of Engineering Services

Date: February 25, 2025

Subject: Administration Building Exterior Renovation – Options Presentation

Recommendation(s):

THAT the report titled “Administration Building Exterior Renovation – Options Presentation” from the Director of Engineering Services dated February 25, 2025 be received and filed, and;

THAT staff be directed to proceed with the Administration Building Exterior Renovation project and incorporating the recommended construction material options as recommended in the report presentation.

Introduction:

The County Administration Building was constructed in 1939 and has been occupied by the County of Elgin since 1985. The building’s exterior brick is original and the majority of the bricks are cracking and spalling. The windows and doors were installed in 1984 and at the end of their service life. This report provides options in order to extend the life span of the building.

Background and Discussion:

450 Sunset Drive began its life in 1939 as a nurse’s residence to support the former St. Thomas Psychiatric Hospital and was purchased by the County in 1984 to serve as its Administration Building. Today the building houses County Administration Staff, the Municipality of Central Elgin and 12 other commercial tenants.

A number of investments have been made to the building to improve its functionality and accessibility. Most notably, new elevators have been added to the front of the building to ensure barrier free access to all levels. Investments are now required to the building exterior to extend its life.

Fishburn Sheridan & Associates Ltd. (London) were selected through a competitive RFP process in 2024 to develop renovation options, prepare construction tender documents and provide construction administration services for the project.

The consultant has developed a comprehensive presentation (attached) outlining existing conditions and options for rehabilitation. The recommendations have considered: durability, energy efficiency, aesthetics, maintenance, sustainability and lifecycle cost. The resulting recommendation below includes an overclad of the existing brick with Aluminum Composite Panels (ACP), Aluminum Double Glazed Windows and Hollow Metal Doors with extruded polystyrene infill, at a total estimated cost of \$5.003M plus HST.

FSA PROJECT RECOMMENDATION

Option 3C - ACP Overclad

Upper Floors

- ACP Overclad
- Existing 4" Clay Brick with Localized Repairs
- Existing 1" Air Space
- Existing 8" Clay Tile Infill
- Existing 5/8" Plaster (Interior)

Ground Floor

- Localized 6" Masonry Stone with Steel Lintel Replacement
- Existing 1" Air Space
- Existing Air & Vapour Barrier
- Existing 8" Clay Tile Infill
- Existing 5/8" Plaster (Interior)

Sub Total = \$ 1,800,000 + HST

Option 1A - Aluminum Double Glazed

- Aluminum Frame
- Insulating Glass Units: Double Glazed
- Argon Filled
- Low E-Coating

Sub Total = \$ 3,130,000 + HST

Option 1 - Hollow Metal Door with EPS

Hollow Metal Door –
1.75" Extruded Polystyrene Infill

Sub Total = \$ 73,000 + HST

Total Project Cost = \$ 5,003,000 + HST

Staff also supports this option for the following reasons:

- The existing brick exterior remains and is encapsulated with new panels, potentially limiting the risk of additional costs associated with unknowns of removing the brick veneer as required in the other options.
- Not removing the existing brick veneer will reduce the construction schedule by 50% and be less disruptive to staff, tenants and the public.
- The anticipated 40 year design life will coincide with the new window and door design life span, as well as other building elements that will require major renovation or replacement at that future time (i.e. elevators, HVAC)
- Represents the lowest lifecycle cost solution to remain fiscally responsible.

Financial Implications:

The 2025 capital budget as allocated \$5.3M towards this project and therefore sufficient funding exists for the recommended option.

Alignment with Strategic Priorities:

Serving Elgin	Growing Elgin	Investing in Elgin
<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 type="checkbox"/> Engaging with our community and other stakeholders.	<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.	<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:

None.

Communication Requirements:

Staff and tenants will be regularly updated with construction schedule milestones.

Conclusion:

The County Administration Building's exterior requires investment to extend its service life. The exterior bricks are 86 years old and window/doors are 41 years old. The recommended exterior renovation will see aluminum composite panels installed over the existing brick veneer, new aluminum windows and steel doors be installed at an estimated cost of \$5.003M plus HST. If approved by Council, the next steps will be to develop a construction tender package and begin the procurement process.

All of which is Respectfully Submitted

Peter Dutchak
Director of Engineering Services

Approved for Submission

Blaine Parkin
Chief Administrative Officer/Clerk