



Homes Committee Agenda

Thursday, August 9, 2018

9:30 a.m.

Council Chambers

County Administration Centre, Walkerton

1. Declaration of Pecuniary Interest
2. Action Items
 - A. Exterior Cladding Replacement for Brucelea Haven and Gateway Haven (attached)

3. Act on Recommendations

That in accordance with the Procedure By-law, staff be authorized and directed to give effect to the actions of the Homes Committee in respect of all resolutions passed during the August 9, 2018 meeting.

4. Next Meeting

September 6, 2018

5. Adjournment



Committee Report

To: Warden Paul Eagleson
Members of the Homes Committee

From: Michael McKeage
Director of Health Services

Date: August 9, 2018

Re: Exterior Cladding Replacement for Brucelea Haven and Gateway Haven

Recommendation:

That staff proceed in the development of a Request for Tender for the replacement of the current exterior insulated finish system (EFIS) with architectural metal cladding and the repair of other building envelope issues.

Background:

The need to replace the EFIS systems on both of the County's Long Term Care Homes has been confirmed in two engineering studies, Edison Engineering 2017, R.J. Burnside 2017. Widespread EIFS failure due to inadequate water shedding details has been established the cause of the current system failure. Three options have been considered to replace the current EFIS system. The estimated costs of replacement have been supplied by the consulting engineers.

Product	Brucelea Haven	Gateway Haven
EFIS Replacement RJ Burnside	\$1,276,000	\$1,007,000
EFIS Replacement Edison Engineering	\$1.9M to \$2.1M	\$1.5 M to \$1.7M
Architectural Metal Cladding RJ Burnside	\$996,000	\$789,000
Masonry Veneer RJ Burnside	\$1,971,000	\$1,549,000



The selection for the Masonry Veneer would add additional \$55,300 to the project in tender development and contract administration fees.

Re-cladding both buildings with prefinished, metal siding and the introduction of moisture shedding details will provide a good balance between durability and project cost. Unlike EIFS stucco lamina, there is a much lower risk of aesthetic deficiencies developing due to incidental moisture.

The clay brick masonry veneer with rain screen details will be durable and will provide the best building aesthetics but at a higher project cost. Re-cladding the buildings with brick will require some structural alterations to the exterior walls, primarily the installation of shelf angles at each floor and custom fabricated lintels over the bay windows. Spray foam insulation will be an improvement over the existing EPS insulation boards in that it will provide a continuous thermal barrier (as there would be no board joints) and will provide a tighter barrier against air leakage.

Financial/Staffing/Legal/IT Considerations:

Approval of this recommendation will see RJ Burnside engaged to develop a Request for Tender for the cladding of the Long Term Care Homes facilities as approved by Council on July 5th, 2018

Interdepartmental Consultation:

Corporate Services Purchasing Division

Link to Strategic Goals and Elements:

Goal #6- Explore alternate options to improve efficiency and service.

Approved by:

Kelley Coulter
Chief Administrative Officer