

Report LTCR-SS-13-14

To: Chair Burley and Members of the Social Services Committee
From: Lynne Johnson, Director of Long Term Care
Doug Johnstone, Financial Analyst
Meeting Date: June 11, 2014
Subject: **Long Term Care 2015-2019 Draft Five Year Capital Forecast**
Status: Recommendation adopted by Committee as presented per Resolution SSC45-14; Endorsed by County Council July 8, 2014 per Resolution CC95-14;

Recommendation(s)

THAT Report LTCR-SS-13-14 regarding the Long Term Care 2015-2019 Draft Five Year Capital Forecast be presented and forwarded for inclusion in the corporate Five Year Capital & Extra-Ordinary Expenditures Forecast for consideration by County Council.

Background

Embedded in this report is a summary of the Long Term Care Five Year Capital Forecast for 2015-2019 along with detailed capital project forms for each of the proposed projects.

The proposed capital budget submissions are important as they set out proposed plans for future capital spending and attempt to provide sufficient information for Councilors to make informed decisions. The 2011 Building Condition Assessment and Reserve Fund Study was used in the development of the capital forecast. Costing for proposed projects has been adjusted to reflect needs and current market value for the products.

There are several items common to the three homes including: High-Low Beds, Resident Lifts and Computers. The beds and lifts are on a replacement cycle and support resident and staff safety. Computers are used by every department and follow a replacement schedule that is recommended by the Information Technology department.

A new item in the proposed 5 year capital budget, common to the three homes, is the purchase and installation of Washer Disinfector equipment used for emptying, flushing and cleaning medical equipment. Each home has budgeted for the equipment to be purchased and installed in resident home areas over a 2-3 year period.

As recommended in the 2011 Building Condition Assessment (BCA), sufficient annual reserve contributions need to be in place to ensure adequate funds are available for the replacement of building and equipment components in the future. An analysis of each of the homes' capital reserves has been completed and a detailed project sheet, included in the packages, outlines a plan for future transfers to reserves to address future funding requirements in order to avoid budgetary impacts.

Grey Gables

Many updates have been completed at the home over the past few years including new flooring, paint and signage. There is an ongoing requirement for continued enhancements to better meet resident needs and create an environment that is senior friendly, comfortable and welcoming. The Residents' Council has been active in making recommendations to improve their quality of life within the Grey Gables community. The multi-year capital plan will use funding from the Grey Gables Donation Reserve to enhance the resident kitchenettes, update therapeutic furniture and audio visual equipment and support upgrades in high use resident areas such as the Chapel and Café. Other new projects for 2015 include updating interior lighting to meet current standards and courtyard fence repairs. The projects are expected to cost \$35,000 and \$10,000 respectively.

Lee Manor

Lee Manor has identified the requirement for two new projects for 2015. The replacement of Countertops, Sinks and Faucets in the dining room serveries is required to ensure safety and maintain infection control. These high traffic areas hold heavy equipment and are starting to deteriorate. The estimated cost to upgrade the 5 areas is \$15,000.

The second project is concrete redevelopment in the resident outdoor area. The existing concrete was poured at various times over the years and the slabs are uneven; causing a trip hazard. There is also limited shade and the funds will be used to redevelop the area to improve the usability of the space. This will improve access to outdoor space for the residents.

Rockwood Terrace

The proposed 5 year capital forecast at Rockwood Terrace has been developed in anticipation of proceeding with future major redevelopment. While some projects are required to be completed to ensure safe operation of the building; others can be deferred and completed as part of a larger project. The summary sheet attached assumes a major renovation project will be completed.

A new project for 2015 is the office furniture for two nursing stations and two offices. The current furniture does not support ergonomically correct posture for staff required to work on computers; thus increasing the risk for musculoskeletal injury. The projected cost for the project is \$10,000.

Financial / Staffing / Legal / Information Technology

Considerations

Safety, legislation and normal life cycle replacement have all been considered in the development of the proposed five year capital budgets.

The Building Condition Assessment and Reserve Fund Study was used to identify priorities. Excluding the amount set aside for debenture payments, the 2015 capital budget utilizes existing capital reserves to complete the recommended projects while holding to a 3.7% increase over 2014. The total net levy for 2015 is \$1,976,588, which requires a net levy decrease of \$39,245 or a 1.9% decrease from the 2014 approved capital budget.

Link to Strategic Goals / Priorities

Goal 1.6 of the Corporate Strategic Plan identifies the importance of accelerating Council's commitment to lifecycle planning for the long term investment of county owned capital assets.

Communication is a key value to the County's Strategic Plan. The Five Year Long Term Care Capital Forecast provides information to Council in regard to the estimated future capital funding requirements.

Attachments

[Attachment to LTCR-SS-13-14 Long Term Care Capital Summary 2015-2019](#)

[Attachment to LTCR-SS-13-14 Grey Gables 2015-2019 Proposed Five Year Capital Forecast](#)

[Attachment to LTCR-SS-13-14 Lee Manor 2015-2019 Proposed Five Year Capital Forecast](#)

[Attachment to LTCR-SS-13-14 Rockwood Terrace 2015-2019 Proposed Five Year Capital Forecast](#)

Respectfully submitted by,

Lynne Johnson, Director of Long Term Care

Doug Johnstone, Financial Analyst