



Board Report

To: Mark Goetz, Chair and
Members of the Bruce County Housing Corporation

From: Tina Metcalfe
Director of Human Services

Date: August 3, 2023

Re: 308 John St., Walkerton - Building Update

Staff Recommendation:

The 308 John St., Walkerton - Building Restoration Update Report is for information.

Background:

Staff has been working alongside our Property Insurance Provider, General Contactor and Municipal Fire and Building Department to safely restore the building for re-occupancy.

BCHC's property insurance provider has employed a third-party cost consultant to evaluate our General Contractor's repair proposal.

Staff aim to receive final project restoration approval once all additional engineer and consultant studies have been conducted and approved by our insurance provider.

A tenant re-occupancy plan has been developed to re-occupy our tenants safely in a phased approach as outlined below. We are beginning the **Execution Phase** of the 308 John St building restoration.

- Planning Phase
 - This phase of the project includes stakeholder engagement, determining the scope of the project, project identification and multiple site surveys
- Procurement Phase
 - This phase of the project includes reviewing specifications, procurement of resources, tendering, finalizing contracts, permit documents, scheduling and kickoff meetings
- Execution Phase
 - This phase of the project includes development/construction, site meetings, review of deliverables and schedule management

- Closeout Phase
 - This phase includes the final review, development/construction sign off, site visits and administration close outs
- Tenant Re-occupancy Phase
 - During this phase we will have authorization to safely re-occupy the building

Recent Milestones:

- Building permit received
- Doors and windows material arrived onsite
- Structural cleaning and tenant suite painting underway
- Mould and asbestos demolition and abatement complete
- Third-party Environmental Fire & Smoke Damage Assessment
- Site walk-through conducted with Building and Fire Department

Financial/Staffing/Legal/IT Considerations:

BCHC has a \$25,000 property insurance deductible for each submitted claim. The estimated repair claim is +\$700,000.00.

Once we receive notification of all approved reimbursable expenses, staff will provide a report detailing the outcome of our insurance claim.

Interdepartmental Consultation:

Housing Facilities and Housing Services Staff consulted with the Health and Safety Department as well as members of the Corporate Services Department.

Link to Strategic Goals and Elements:

There is no specific link to strategic goals or elements.

Report Author:

There is no specific link to strategic goals or elements.

Departmental Approval:

Tina Metcalfe
Director of Human Services

Approved for Submission:

Christine MacDonald
Deputy Chief Administrative Officer