LONG TERM CARE HOME FEASIBILITY STUDY

SUN PARLOR HOME

175 TALBOT STREET EAST, LEAMINGTON, ONTARIO

Cion

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1.0 | EXECUTIVE SUMMARY

Cion Corp. (Cion) was retained by County of Essex (the 'Client') to assess the Sun Parlor Long Term Care Home located at 175 Talbot Street East, Leamington, herein referred to as the 'site' or 'facility. The purpose of the assessment is to determine in high level, where and how the existing configuration of the facility fails to meet the requirements of the Ontario Long Term Care Home Design Manual (2015).

Sun Parlor Long Term Care Home, consist of the original wing of the building, built in the 1960's, the main building, built in 1992, and the chapel/auditorium, which were part of the original 1960's construction.

The building's gross floor area is approximately 13,000 square metres and is comprised of eight Residential Housing Areas (RHA)s. These areas are smaller self-contained units within the home that give residents more comfortable and familiar living spaces. Resident space such as bedrooms, bath and shower rooms, dining areas, lounge areas are in each RHA. In addition, each RHA contains documentation, therapy, storage, and utility spaces to support the long-term care home staff in providing interdisciplinary care to residents. Beyond the RHAs there are additional spaces that provide 'home-like' aspects and overall support for the staff and residents.

The assessment was visual in nature and only included key and representative areas of the facility where applicable to the Design Manual.

The study outlines key findings along with recommendations with opinion of costs. The findings can be summarized as follows:

Ontario Long-Term Care Home Design Manual (2015)		Findings	Recommendation	Budget
2.0 Resident Personal Space in the RHA(s)				
2.1.8	Bedroom doors must be a minimum width of 1120 mm (44 in.).	Does not meet minimum width.	Install new doorway and door.	$845,000
2.2.2	In order to allow for sufficient space for a wheelchair or a walker, and for staff to assist a resident, there must be a 1.524 m (5 ft.) turning circle in each resident washroom. No furnishings or equipment such as storage cupboards, towel bars, etc. can impede the 1.524 m (5 ft.) turning circle.	Does meet spacing requirements due to the Design Variance Standard.	N/A	N/A
2.2.3	Resident washrooms must have an entrance width of at least 914 mm (3 ft.)	Does not meet minimum width.	Install new doorway and folding door.	$980,000
2.3.2	There must be no direct view of the bathtub, the shower, or the toilet from the corridor outside of each resident bathroom and shower room.	Does not meet due to there being a direct view of the plumbing fixtures from the corridor.	Install privacy curtain.	$7,500
4.0 Resident Lounger and Program/Activity Space				
4.1.1	At least 70 per cent of the required resident lounge and program/activity space for each RHA must be in the RHA. The remaining required space for the resident lounge and program/activity space may be located outside the RHA(s) for access by Long-Term Care	Does meet size requirements due to the Design Variance Standard.	N/A	N/A

	Home Design Manual 2015 all residents of the long-term care home.			
5.0 Dining Areas and Dietary Service Space				
5.1.3	100 percent of the required space for dining areas must be located within the RHA.	Does meet size requirements due to the Design Variance Standard.	N/A	N/A
6.0 Residential Shared Space				
6.1.1	Outdoor space must be provided on every floor where there is an RHA.	Does meet outdoor space requirements due to the Design Variance Standard.	N/A	N/A
8.0 Safety and Security Features				
8.5.1	Every window where residents have access cannot be opened more than 15 cm (6 in.).	Does not meet accessibility due to the windows being bolted shut.	Replace windows.	Replacement costs for the windows has been included in the BCA portion of the report
9.0 Building Systems				
9.1.1	A lighting must be able to provide a minimum of 322.92 lux of continuous lighting levels in all corridors.	Does not meet minimum lux.	Replace existing or add light fixtures.	$105,000
9.1.2	A lighting system must be able to provide continuous lighting levels of at least 322.92 lux in enclosed stairways.	Does not meet minimum lux.	Replace existing or add light fixtures.	$30,000
9.1.3	A lighting system must be able to provide general lighting levels of at least 322.92 lux in all other resident areas of the home including resident bedrooms and vestibules, washrooms, and tub and shower rooms.	Does not meet minimum lux.	Replace existing or add light fixtures.	$390,000

10.0 Other Features				
10.5.1	At a minimum, the following areas must be provided with signage and/or symbols that are easy to recognize, read and understand: all public washrooms; each bedroom entrance that includes the bedroom number and name of the resident(s) residing in the room; entrance to each RHA; resident common areas such as the place of worship, beauty salon/barber shop, café, therapy spaces, etc.; the lobby (both the main lobby and in elevator lobbies, where applicable), providing direction to RHAs, administration areas and to service areas; and workstation(s) provided in the RHAs.	Does not meet all signage requirements.	Reinstall signage.	$250
10.7.3	Public washrooms must have entrance widths of at least 914 mm (3 ft.).	Does not meet minimum width.	Install new doorway and door.	$270,000
10.7.5	In order to allow for sufficient space for a wheelchair or a walker, and for staff to assist a resident, there must be a 1.524 m (5 ft.) turning circle in each public washroom (note the 1.524 m (5	Does not have the spacing requirements.	Reconfigure public washroom.	Reconfiguration costs are included in 10.7.3.

	ft.) turning circle is measured from the edge of the toilet seat to the edge of the countertop/sink). No furnishings or equipment such as storage cupboards, towel bars, etc. can impede the 1.524 m (5 ft.) turning circle.			

Table 1: Summary of key findings along with recommendations with opinion of costs.

Budgets provided in this study are high level and are based on visual review of the existing conditions. Determining other factors that may affect costs and feasibility may require destructive exploration, detail design/program review, etc. which are not part of this study.

The study does not include review of an assessment of the operations, staffing, or overall functional performance of the facility.

2.0 | INTRODUCTION

The purpose of this study was to analyze Sun Parlor Home's current configuration and accessibility conditions to determine if they meet the standards outlined in the Ontario Long-Term Care Home Design Manual (2015). These standards apply to long-term care (LTC) homes that are being developed or redeveloped in Ontario.

Sun Parlor Long Term Care Home, consist of the original wing of the building, built in the 1960's, the main building, built in 1992, and the chapel/auditorium, which were part of the original 1960's construction.

The building's gross floor area is approximately 13,000 square metres and is comprised of the following:

- 123 private bedrooms with a 2-piece ensuite washroom.
- 30 semi – private bedrooms with a 2-piece ensuite washroom.
- 11 two bedrooms with a 2-piece ensuite washroom.
- 19 bathrooms and shower rooms.

- Nursing and program/therapy workspace in the Residential Housing Areas (RHA)s.
- RHA storage space for resident care supplies and equipment.
- Resident lounge and program/activity space inside and outside the (RHA)s.
- Dining areas and dietary service spaces inside and outside the Residential Housing Areas (RHA)s.
- Outdoor space in the courtyard and near front entrance.
- Beauty salon/barber shop outside of the (RHA)s.
- Place of worship.
- Enhanced resident common space outside of the (RHA)s.
- Laundry space.
- Housekeeping service support space.
- Utility space.
- Maintenance service support space.
- Storage space.
- Non-resident space.
- Receiving/service space.
- Reception/entrance.
- 16 public washrooms.

The purpose of the assessment is to determine in high level, where and how the existing configuration of the facility fails to meet the requirements of the Ontario Long Term Care Home Design Manual (2015).

The assessment included a visual walkthrough of the facility where key or representative areas were reviewed in detail and compared to the design requirements listed in the Design Manual. This study outlines the following:

1. Sections of the Design manual where the existing design or configuration does not meet the prescribed requirements.

2. In cases where the Design Manual allows for a Design Variance Standard, this study outlines why or how an existing design or configuration does not meet the base requirement and how a Design Variance Standard may apply, and as such, be allowed under the Design Manual. In general, Design Variance Standards are applicable to redevelopment projects that have physical constraints and existing long term care homes.

The findings or organized based on the main headings as found in the Design Manual:

- Resident personal spaces in the residential housing areas.
- Resident lounge and program/activity spaces.
- Dining areas and dietary service space.
- Residential shared space.
- Safety and security features
- Building systems.
- Other features.

Each item includes a description of the requirement and recommendations for remediation or alteration along with an opinion of costs.

3.0 | RESIDENT PERSONAL SPACE IN THE RESIDENTIAL HOUSING AREA [RHA(S)]

The residential personal space consists of private, semi-private and two-bedroom layouts with shared resident bathrooms and shower rooms. These spaces generally meet the Design Standards.

2.1 RESIDENT BEDROOMS

The resident bedroom is the centre of a resident's personal space. Its design must meet the resident's need for comfort and safety, promote the resident's independence and provide for resident privacy. Each bedroom must be designed to maximize a sense of familiarity for residents and support staff in the safe delivery of quality resident care.

2.1.8 Bedroom doors must be a minimum width of 1120 mm (44 in.).

Photo 1: Typical resident bedroom door.

- All resident housing areas, except in the original wing, have bedroom doors that are less than the minimum width of 1120mm (44in.). They typically have an opening of 40". The width of the doors in the original wing surpasses the required 40".
- To comply with the Design Standards, remediation may include:
    - Demolition of partition wall.
    - Installation of new doorway.
    - Installation and paint of new gypsum board over the open areas of the wall.
    - New trim around the doorway.
    - Installation of the new door.
    - Reinstallation of the signage.
- The general cost for the project scope is estimated at $845,000 for the replacement of 153 resident room doors.

2.2 RESIDENT WASHROOM

Each washroom must be designed to promote resident privacy, dignity, and independence. In addition, the washroom space must also allow caregivers to provide effective and safe care delivery.

2.2.2 In order to allow for sufficient space for a wheelchair or a walker, and for staff to assist a resident, there must be a 1.524 m (5 ft.) turning circle in each resident washroom. No

furnishings or equipment such as storage cupboards, towel bars, etc. can impede the 1.524 m (5 ft.) turning circle.

Photo 2: Typical resident washroom.

- None of the resident washrooms have a 1.524 m (5ft) turning circle. The turning circle is measured from the edge of the toilet seat and from the edge of the countertop/sink. However, the Design Variance Standard states that "the turning circle may go underneath the toilet and the sink but the amount of space that can be measured underneath the toilet and sink will be limited to the depth of the wheelchair pedals/footrests. It does not include the space all the way to the walls where the toilet and sink hang".
- With this exception, the washrooms have a 1.524 m (5ft) turning circle, so no changes need to be made.

2.2.3 Resident washrooms must have an entrance width of at least 914 mm (3 ft.)

Photo 3: Typical resident washroom door.

- Most entrance widths do not meet the minimum 914 mm (3 ft.). They typically have an opening of 787 mm (2.6 ft).
- To comply with the Design Standards, remediation may include:
    - Demolition of partition wall.
    - Installation of the new doorway.
    - Installation and painting of new gypsum board over the open areas of the wall.
    - New trim around the doorway.
    - Installation of the track and brackets.
    - Installation of a folding door. The door must shut completely to ensure resident privacy. The door must glide easily for resident use.

- Attaching the hardware. Ensure door handles are easy to grip ("C" or "D" type handles) and located on the door so that hands and knuckles will not be hit when opening and shutting the door.

- The general cost for the project scope is estimated at $980,000 for expanding the doorways and installation of 178 new doors.

2.2.5 When open, a washroom door must not block the bedroom entranceway and must not swing into another door in the bedroom, such as the bedroom door or clothes closet door.

- Some resident units have washroom door that blocks the bedroom entranceway.
- Refer to 2.2.3 for a detailed explanation on the installation and cost of new doors and as such can be addressed as part of this work.

2.3 RESIDENT BATHROOMS AND SHOWER ROOMS

Resident bathrooms and shower rooms must be safe, private and comfortable for residents. They must also be designed so that caregivers can easily and safely assist residents to bath or shower in a manner that protects resident dignity and promotes independence as much as possible.

2.3.2 There must be no direct view of the bathtub, the shower, or the toilet from the corridor outside of each resident bathroom and shower room.

Photo 4: Typical resident bathroom.

- Resident bathrooms and shower rooms typically have direct view of the bathtub, shower, and/or toilet from the corridor.
- To comply with the Design Standards, remediation may include:
    - Preparation of the ceiling for privacy curtain.
    - Installation of ceiling mounts.
    - Installation of curtain tracks to create a “vestibule” within the space.
    - Securing and adjusting the tracks.
    - Installation of curtains.
- The general cost for the project scope is estimated at $7,500 for the installation of 15 curtains.

2.3.9 All resident bathrooms and shower rooms must be equipped with an independently controlled thermostat to allow the room temperature to be set at the resident's preference while bathing or showering.

Photo 5: Typical resident bathroom with radiant ceiling.

- Resident bathrooms and shower rooms are not typically equipped with an independently controlled thermostat. However, all bathroom and shower rooms are equipped with radiant ceiling heat. The radiant ceiling allows the staff to increase to room temperature while the resident is bathing or showering. No action is required.

4.0 | RESIDENT LOUNGE AND PROGRAM/ACTIVITY SPACE

Resident lounges must be comfortable and designed so that residents can interact in a relaxed atmosphere with other residents, family members and visitors. The lounges must be designed for conversation, reading, and other social activities.

Program and activity areas must be able to accommodate a variety of resident-focused activities and support social functions which promote resident quality of life.

The residential lounge and program/activity spaces are small but generally meet the Design Standards.

4.1 RESIDENT LOUNGE AND PROGRAM/ACTIVITY SPACE

4.1.1 At least 70 per cent of the required resident lounge and program/activity space for each RHA must be in the RHA. The remaining required space for the resident lounge and program/activity space may be located outside the RHA(s) for access by all residents of the long-term care home.

Photo 6: Typical resident lounge and program/activity space.

- The building does not have at least 70 percent of the required resident lounge and program/activity space for each RHA located in the RHA. However, when applying the Design Standard Variance of 1.95 sq.m. (21 sq.ft.) of floor area per resident, it exceeds this percentage. Refer to Table 2.

Location		**Design Standard**				**Design Variance Standard**			
	# of Residents	Area per Resident (sq.m.)	Required Area (sq.m.)	Actual Area (sq.m.)	Percentage in RHA (%)	Area per Resident (sq.m.)	Required Area (sq.m.)	Actual Area (sq.m.)	Percentage RHA (%)
East Wing	30	2.5	75	52	70	1.95	58.5	52	88
West Wing	31	2.5	77.5	52	67	1.95	60.45	52	86
Original Wing Ground Floor	11	2.5	27.5	17	62	1.95	21.45	17	79
Original Wing Second Floor	15	2.5	37.5	37	99	1.95	29.25	37	140

Table 2: The square area and percentage of activity space within the RHA.

5.0 | DINING AREAS AND DIETARY SERVICE SPACE

All resident dining areas must include design features that promote a 'home-like' feel and that reinforce "familiar" eating patterns associated with smaller social gatherings.

Efforts must be made to keep noise to a minimum in dining area(s) by providing finishes that reduce reflected noise and increase sound absorption.

The dining areas and dietary service spaces are small, but generally meet the 2015 Long Term Care Home Standards.

5.1 RESIDENT DINING AREAS

5.1.3 100 percent of the required space for dining areas must be located within the RHA.

Photo 7: Typical resident dining area.

- 100 percent of the required space for dining areas is not located within the RHA. However, the Design Variance Standard states that "up to 30 per cent of the total required space for dining may be located outside the RHAs. These areas must provide the applicable requirements for meal service (e.g., the provision of three meals per day, including alternates/choices, diet types, etc).". So, when applying the Design Standard Variance 2.32 sq.m. (25 sq.ft.) of floor area per resident it exceeds this percentage. Refer to Table 3.

Location		**Design Standard**				**Design Variance Standard**			
	# of Residents	Area per Resident (sq.m.)	Required Area (sq.m.)	Actual Area (sq.m.)	Percentage in RHA (%)	Area per Resident (sq.m.)	Required Area (sq.m.)	Actual Area (sq.m.)	Percentage RHA (%)
East Wing	30	2.8	84	58.5	70	2.32	69.6	58.5	83
West Wing	31	2.8	86.8	58.5	67	2.32	71.92	58.5	81
Original Wing Ground Floor	11	2.8	30.8	35.5	115	2.32	25.52	35.5	139
Original Wing Second Floor	15	2.8	42	41	97	2.32	34.8	41	117

Table 3: The square area and percentage of dining space within the RHA.

6.0 | RESIDENTIAL SHARED SPACE

The outdoor space must be designed to provide a safe environment for residents where they can enjoy the outdoors.

The residential shared spaces consist of outdoor space, beauty salon/barber shop, place of worship and enhanced resident common space. These spaces generally meet the 2015 Long Term Care Home Standards.

6.1 OUTDOOR SPACE

6.1.1 Outdoor space must be provided on every floor where there is an RHA.

Photo 8: Courtyard access to all residents.

- Outdoor space is not provided on every floor where there is an RHA. However, the Design Variance Standard states that residents must have access to adequate outdoor space. As access is available via the rear courtyard area, there are no recommendations for remediation.

8.0 | SAFETY AND SECURITY FEATURES

A resident/staff communication and response system (nurse call system) must be provided in the long-term care home to give staff and residents the ability to alert others to the need for assistance. This system must be designed to facilitate prompt response to a resident or staff request. (Refer to s. 34 of the Regulation)

The safety and security features include nurse call system, door access control system, water temperature control system, railings, and windows. These features generally meet the 2015 LTC Home Standards.

8.5 WINDOWS

8.5.1 Every window where residents have access cannot be opened more than 15 cm (6 in.).

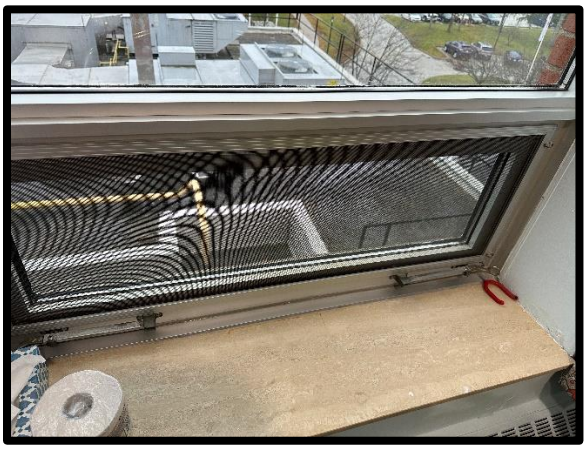

Photo 9: Typical window.

- Every window where residents have access are not operable. The windows are bolted shut.
- To comply with the Design Standards, the windows should be replaced to allow for 15 cm openings.
- The replacement year and costs for the windows has been included in the BCA portion of the report. New windows can include limiters which will control the size of the openings.

9.0 | BUILDING SYSTEMS

Adequate lighting must be provided for residents, staff and visitors so that they can carry out their activities in comfort and safety. Lighting design must address age-related vision loss and diminished visual acuity (sharpness). Lighting must be designed and located in a manner that meets residents' needs as sensory orientation diminishes.

9.1 LIGHTING

9.1.1 A lighting must be able to provide a minimum of 322.92 lux of continuous lighting levels in all corridors.

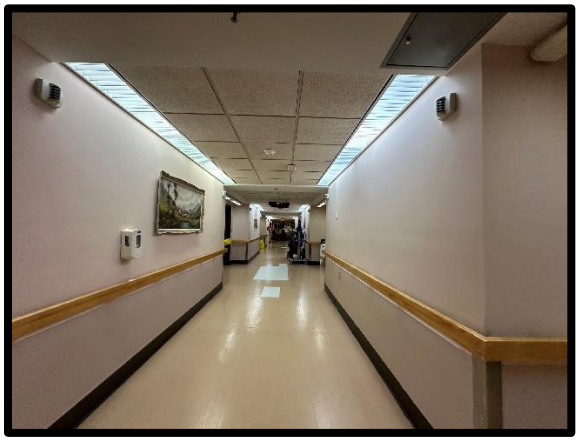

Photo 10: Typical lighting in corridor.

- Lighting levels were captured in each corridor. The average lux level recorded was 212 lux, which does not meet the standard.
- To comply with the Design Standards, remediation may include:

- Replacing existing or adding light fixtures.
- The general cost for the project scope is estimated at $105,000 in order to achieve the required lux level.

9.1.2 A lighting system must be able to provide continuous lighting levels of at least 322.92 lux in enclosed stairways.

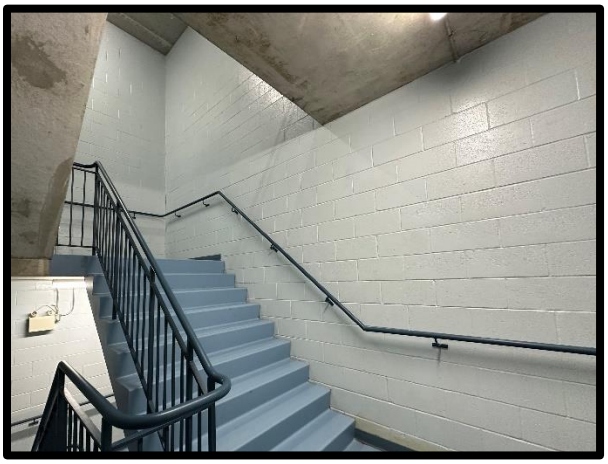

Photo 11: Typical lighting in stairwell.

- Lighting levels were captured in all stairwells. The average lux level recorded was 230 lux, which does not meet the standard.
- To comply with the Design Standards, remediation may include:
  - Replacing existing or adding light fixtures.
  - The general cost for the project scope is estimated at $30,000 to achieve the required lux level.

9.1.3 A lighting system must be able to provide general lighting levels of at least 322.92 lux in all other resident areas of the home including resident bedrooms and vestibules, washrooms, and tub and shower rooms.

Photo 12: Typical lighting in common spaces.

- Lighting levels were captured in all other resident areas of the home. The average lux level recorded was 93 lux, which does not meet the standard.
- To comply with the Design Standards, remediation may include:
    - Replacing existing or adding light fixtures.
    - The general cost for the project scope is estimated at $390,000 to achieve the required lux level.

10.0 | OTHER FEATURES

Additional storage space must be provided for resident belongings.

Other features include storage space, non-resident space, receiving/service space, reception/entrance, signage, elevators, public washrooms, and corridors. These features generally meet the Design Standards.

10.5 SIGNAGE

10.5.1 At a minimum, the following areas must be provided with signage and/or symbols that are easy to recognize, read and understand: all public washrooms; each bedroom entrance that includes the bedroom number and name of the resident(s) residing in the room; entrance to each RHA; resident common areas such as the place of worship, beauty salon/barber shop, café, therapy spaces, etc.; the lobby (both the main lobby and in elevator lobbies, where applicable), providing direction to RHAs, administration areas and to service areas; and workstation(s) provided in the RHAs.

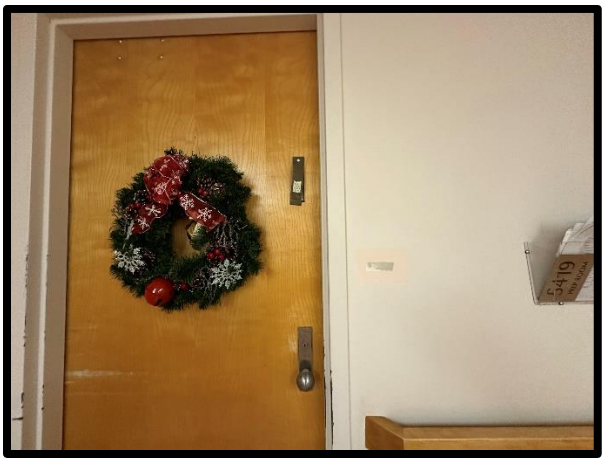

Photo 6: Missing signage for room.

- Signage is missing for the Prep Room on the fourth floor.
- To comply with the Design Standards, remediation may include:
    - Fixing or replacing existing gypsum board where signage was located.
    - Painting gypsum board.
    - Installing new signage.
- The general cost for the project scope is estimated at $250 for reinstalling the signage.

10.7 PUBLIC WASHROOMS

10.7.3 Public washrooms must have entrance widths of at least 914 mm (3 ft.).

Photo 6: Typical public washrooms.

- The majority of entrance widths do not meet the minimum requirement of 914 mm (3 ft.). They typically have an opening of 787 mm (2.6 ft). In addition, these public washrooms are not labelled as accessible and do not have a push plate button for automatic door operators.
- To comply with the Design Standards, remediation may include:
    - Removal of the old sink.
    - Adjustment of the plumbing to reroute or extend piping to the same wall as the toilet.
    - Preparation of the new wall for the new sink.
    - Installation of the new sink.
    - Demolition of partition wall.
    - Installation of new doorway.
    - Installation of powered openers.

- Installation and painting of new gypsum board over the open areas of the wall.
- Installation of new push plate.
- Installation of trim around new doorway.
- Installation of new door.
- Installation of new signage that includes ADA Wheelchair Symbol.

- The general cost for the project scope is estimated at $270,000 for 9 public washrooms.

10.7.5 In order to allow for sufficient space for a wheelchair or a walker, and for staff to assist a resident, there must be a 1.524 m (5 ft.) turning circle in each public washroom (note the 1.524 m (5 ft.) turning circle is measured from the edge of the toilet seat to the edge of the countertop/sink). No furnishings or equipment such as storage cupboards, towel bars, etc. can impede the 1.524 m (5 ft.) turning circle.

- Most public washrooms do not have a 1.524 m (5ft) turning circle.
- Refer to 10.7.3 for a detailed explanation on the installation and cost to relocate the sink.

11.0 | SUMMARY

The total estimated cost of repairs to the building to meet the standards is approximately 2.7 million dollars.

Our opinion of probable costs for major repairs/replacements were estimated based on either a unit rate or lump sum basis and are intended only as an indication of the order of magnitude. These costs do not include fees for additional studies/investigations, such a design reviews, and design/engineering fees were applicable.

A contingency amount should be added to all probable costs to allow for the following items:

- Variation in estimated unit prices due to competitive tender bidding;
- Additional work required to repair any hidden damage concealed by finishes; and,
- Consulting costs to prepare specifications or drawings for remedial work, tendering, contract administration and field review, permit fess as may be appropriate.

In summary, the existing configuration of the Sun Parlor Home do not meet all of the requirements of Ontario Long Term Care Home Design Manual. Remediation is required for some of the outlined requirements are to be met.

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