

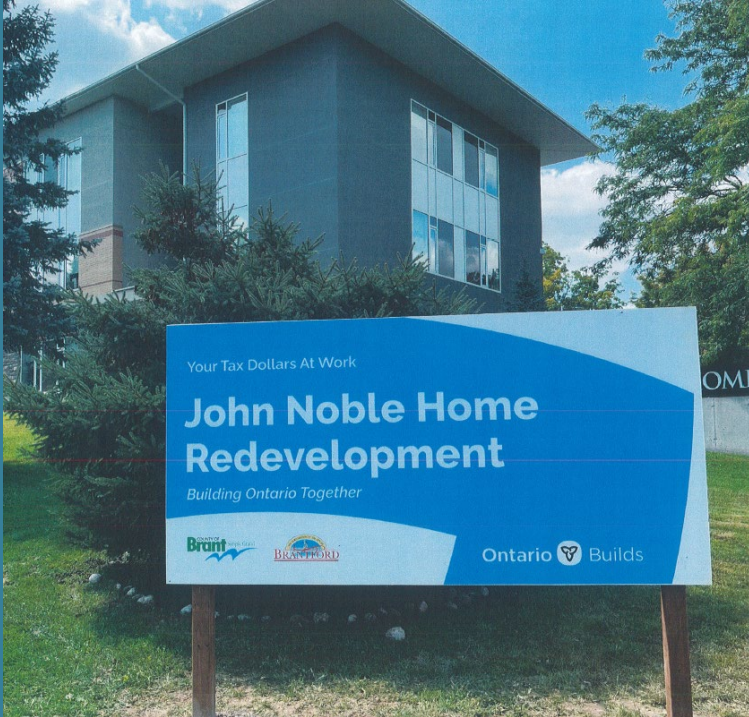


Bell Court Redevelopment & Sprinkler Project Overview

City of Brantford & Brant County



JOHN NOBLE
HOME
LOVE, CARE AND
DIGNITY



Project Stakeholders

- Owner :
 - John Noble Home (Anna Gora and Edward Owen)
 - Committee of Management (Chair MacAlpine et al.)
 - County of Brant / City of Brantford (Funding Partners)
- Consultants:
 - G Architects
 - Mantecon
 - HDR
 - CDML
- Contractor: BDA

*Stakeholder
Organization*

March 2025





Funding Summary

Summary of Source Funding Contributions

Source*	Description	AMOUNT	References
1 Ministry of Long Term Care (MLTC)	Planning Grant	\$ 250,000.00	One Time Funding
	CFS Construction Grant (Non-Profit)	\$ 3,240,000.00	One Time Calculation Based Funding (i.e. \$81k/bed x 40 beds)
	CFS Development Grant (Mid-Size)	\$ 996,920.00	One Time Funding (i.e. \$24,923/bed x 40 beds), Released at Substantial Performance
2 John Noble Home (JNH)	Insurance Reserve from BC Claim	\$ 127,386.00	Available from Bell Court Flood Claim
3 Ontario Health	Sprinkler System	\$ 396,600.00	One Time Funding for OFC Requirements (i.e. \$2,543/bed x 156 existing beds)
4 City/County	Sprinkler System Contribution	\$ 180,000.00	JN2107 Fire Sprinkler System
	Sprinkler System Contribution	\$ 30,000.00	JN2006.4 Fire Sprinkler Install
	Base Capital Contribution	\$ -	\$7,300,000 JN2209 - Cancelled
	Contingency Contribution	\$ -	\$1,100,000 JN1909 - Allocation revised
	Contingency Contribution	\$ 2,373,010.00	JN1909 - Base + CFS Advance
	Top-up Allocation	\$ 20,740,818.31	JN2201 - Base + CFS Advance
	2025 Funding Request	\$ 1,600,000.00	For Project Completion (Bell Court and Sprinkler Project)
Total Capital Contributions		\$ 29,934,734.31	

Notes:

City - City of Brantford (~72%) and County - County of Brant (~28%) approximate allocation of Capital Contributions

CFS= Construction Funding Subsidy per diem funding, consists of Base CFS and CFS Top-Up, but does not include CFS Construction Grant

Per Diem Funding will be advanced by City/County as required after initial capital is used. JNH will reimburse the City/County.

Future Funds

1 Ministry CFS	Mid-size Per Diem	\$ 7,493,450.00	(i.e. \$20.53/bed/day rate, paid monthly over 25 years)
	Top-up Per Diem	\$ 7,300,000.00	(i.e. \$20.00/bed/day rate, paid monthly over 25 years)
Total Per Diem Funding		\$ 14,793,450.00	

Financials

March 2025

Once Ministry Construction Funding Subsidy (CFS) funds are received, repayments to the City & County will begin. Anticipated Spring 2026.

Seeking approval of 2025 Funding Request for a Total Capital Budget of \$29,934,734.31



Change Orders that
Impacted the Critical Path
(+/- 12mo)

Delay Claim Activities and Timelines

Activity	Impact
1. Prepare Chapel for Day & Stay: Oct 3, 2023 -Dec 4, 2-month	2 mths
2. Existing Roof Asbestos Abatement: Nov 29, 2023 – Feb 6, 2-month	2 mths
3. GELA ClassRm/Add. D&S Abatement/Add. Shoring: Feb 26 – May 17, 2024	2.5 mths
4. Chapel Reinforcement: May 7, - July 9, 2024	2.25 mths
5. Pier/Existing Foundation Site Issue: July 5 – July 23, 2024	.75 mths
6. Weather (Rain) Delay – Rework Forms : July 10 – July 23, 2024	.5 mths
7. Masonry Block Wall	+/- 2mths

*There are approximately 80+ approved and pending change orders on the project.

The revised Substantial Completion date due to the above schedule impacts, extended the baseline schedule from April 2, 2025 to January 28, 2026. Post-negotiations, a 2-month schedule reduction was achieved. **New Substantial Completion date of November 28, 2025.**

The Sprinkler project was added as an addition to the Bell Court Redevelopment construction which resulted in approx. \$700k in costs and 7-months to deliver.

Schedule Impact Summary

March 2025



Bell Court & Sprinkler Project – Consultant and Hard Construction Costs

JNH Bell Court Redevelopment & Sprinkler System Project Budget				
MAXIMUM Project Budget Available	Project Funding (Ref: FINAL_r2)			\$29,934,734
A. Consulting Services (up to January 2026)				
Bendigo Consulting - Geotech Report	Actual costs		\$6,696	
L&D Architects - Fire Hydrant Flow Test	Actual costs		\$712	
Marshall & Murray - Cost Consultant	Actual costs		\$7,632	
G Architects/Mantecon - Prime Consultants -	Contracted Costs		\$1,204,571	
HDR - Advisory/Project Mgmt Services	Contracted Costs		\$634,790	
CDML - Cx Consultant	Budgeted Costs (Contracted \$45,760)		\$50,000	
	Subtotal Section A		\$1,904,401	
Remaining in Overall Budget (after Fixed Contracts Deducted)				\$28,030,333
B. Bell Court Redevelopment Construction				
Building Costs 40 Bed Unit/Day and Stay Expansion	Direct Owner Costs			
	Building Permit (Addition/Alterations) - Actual Cost		\$85,152	
	3rd Party Locates		\$34,904	
	New Transformer - 500kVA, 347/600V - Actual Cost		\$114,361	
	BDA Contractor - CCDC 5B			
	1. Base Contract		\$23,464,857	
	2. Approved Change Orders - To Date		\$862,318	
	3. Pending Change Orders - up to March		\$738,039	
	Subtotal Section B		\$25,299,630	
Remaining in Overall Budget (after Building Costs Deducted)				\$2,730,703
C. Sprinkler Project Construction - Completed by March 31, 2025				
	Subtotal Section C		\$615,541	
Remaining in Overall Budget (after Renovation Costs Deducted)				\$2,115,162

Financials

Budget Summary

March 2025

Consultant services costs extend until January 2026 and support the project in achieving substantial completion and substantial performance.

The Sprinkler Project is undergoing final commissioning and additional costs are not anticipated.



Bell Court & Sprinkler Project – Owner Costs

D. Misc Owner Costs				
Legal	Placeholder - if required		\$10,000	
Misc Project Costs	ref'PO&Invoice Trackingr1'		\$503,206	
Signage	Indoor/Regulatory (Aroh) - Quote (costs finalized at order)		\$50,000	
Publicity and Promotions	Grand opening/ Ribbon Cutting Ceremeony e.g. catering		\$2,500	
Furniture - Resident	Resident Rooms (Beds, O/B table, Blinds, Sidetable, etc)		\$278,000	
Furniture - Common Area&Lounges	estimate		\$280,000	
Bedpan washers	Hobart Qoute		\$30,000	
Therapy tubs & Lifts (fixed and mobile)	estimate		\$72,000	
IT (computers, menu boards, WAP, camera's)	estimate		\$50,000	
Nurse Call	quote		\$160,000	
BAS Integration	estimate		\$10,000	
Door Security	estimate		\$40,000	
Contingency	Placeholder - new CO's for unforeseen conditions/unknowns		\$111,572	
	Subtotal Section D		\$1,597,278	
Remaining in Overall Budget (Available for Reserves)				\$517,884
E. Non-Refundable Tax				
LESS JNH net HST costs	sum of all subtotal costs		\$29,416,851	
	less net HST costs		\$517,884	
Remaining in Overall Budget after Net HST				\$0
Complete Budget Expenditure Confirmation				\$0

Financials

Budget Summary of Committed Costs

March 2025

Owner Costs

Cost tracking updates are on-going and updated as quotes are received and finalized with respective suppliers and vendors over the coming weeks. The owner will continue to work within the total budget allocation.

The contingency will continue to be used to approve any valid change orders that come forward during construction.



*Contracts
Arrangements*

March 2025

Owner Required Vendor Agreements

(Pending approval of 2025 Funding Request)

- Signage – supply & installation Interior & Regulatory Signage – Aroh
- Therapy Tubs/Lifts – TBD (Arjo/Cornerstone and Span)
- Bed Pan Washers – Hobart
- Commissioning Agent – CDML
- Furniture (Room/Common Area) – TBD
- Beds – Span Medical
- Misc. Equipment (e.g. overbed tables, soap dispensers, etc.) – TBD
- IT – IT X Solutions (in-house contractor)
- BAS – JCI for Bell Court, Ainsworth for Existing Facility – patching into 1 system
- Nurse Call – KR Communications
- Door Security – Knells, installing Salto Door Hardware
- ❖ FF&E List – Final selection processes completed by April 1st & Orders placed by May 1st



CO Log Table with Cost Categories

MARCH 2025

CHANGE TYPES		PENDING AMOUNT	APPROVED AMOUNT	TOTAL AMOUNT	% CHANGE OF TOTAL CO's	% CHANGE OF BASE CONSTRUCTION COST
A - Client Request	A	\$0.00	\$23,350.91	\$23,350.91	1.46%	0.10%
B - Design-related	B	\$204,790.16	\$181,013.16	\$385,803.32	24.15%	1.64%
C - Unforeseen Conditions	C	\$530,240.07	\$666,214.37	\$1,196,454.44	74.90%	5.10%
D - Regulatory	D	\$0.00	\$0.00	\$0.00	0.00%	0.00%
E - Market Conditons	E	\$0.00	\$0.00	\$0.00	0.00%	0.00%
F - Contractor	F	\$0.00	-\$8,260.54	-\$8,260.54	-0.52%	-0.04%
G - Schedule adjustment only	G	\$0.00	\$0.00	\$0.00	0.00%	0.00%
TOTAL		\$735,030.23	\$862,317.90	\$1,597,348.13		6.81%
BASE CONSTRUCTION COST	\$23,464,856.47					
TOTAL CHANGE ORDERS	\$1,597,348.13					

Change Orders are classified into 7 different categories (A-G) depending on the change driver.

Majority of the changes fall into two categories, B and C:

- B – Design-Related
- C – Unforeseen Conditions

Category C – Unforeseen Conditions, outlined in the “Delay Claim Activities and Timelines” summary, also accounts for the bulk of the costs affecting the project budget.

Scope
Construction Adjustments

March 2025



Schedule Milestone's To Date

March 2025

Timelines

2025

- Construction (3-month look ahead)
 - 2nd Floor Structural
 - Roof Structure
 - Partition Framing and Boarding
 - Window Installations
 - Electric & Plumbing Rough Ins
- Construction Substantial Completion (*New Date – November 28th)

2026

- Work with the Ministry to:
 - Submit Initial & Final Occupancy Plans
 - Provide notification of Total Completion Date
- Conduct mock resident trials for staff training
- Complete final commissioning of systems
- Anticipated Opening/Admission of 1st Resident **February 2026**