

Minutes

Long-Term Care Redevelopment Planning Task Force

January 31, 2024

Present: Councillor Andrea Matrosovs, Councillor Scott Mackey, Councillor Terry McKay, Councillor Paul McQueen, Councillor Scott Greig, Councillor Tom Hutchinson, Warden Brian Milne

Staff Present: Kim Wingrove, CAO, Randy Scherzer, Deputy CAO, Tara Warder, Clerk, Jennifer Cornell, Director of Long-Term Care, Karen Kraus, Executive Director for Rockwood Terrace, Mary Lou Spicer, Director of Finance, Katrina Peredun, Communication Officer

1. Call to Order

The Long-Term Care Redevelopment Planning Task Force met electronically on the above date. The Chair called the meeting to order at 2:00 p.m. with all members present.

2. Declaration of Interest

There were no declarations of interest.

3. Delegations

4. Items For Direction or Discussion

4.a Update on Ministry of Long-term Care Technical Approvals, Site Plan, Building Permit Status, Project Schedule Update, Tender Process

Andrew Rodrigues provided an update on the technical approvals from the Ministry of Long-term Care, noting that the working drawings were submitted to the Ministry on October 4, 2023. Comments from the Ministry were received on November 2, 2023 and a subsequent response provided by the Project Team in December. Andrew Rodrigues noted that approval

was received on January 9, 2024 to proceed with tendering of construction in accordance with the terms of the development agreement.

Further information was provided on site plan application and the status of building permits. It was noted that the permit and site plan approval submissions occurred in mid-October and comments and responses are in advanced stages and ongoing. It is important to finalize a site plan agreement and the building permits as soon as feasible to be submitted to the Ministry, and to give contractors sufficient time to incorporate any significant changes into their pricing if there are changes to scope.

Mr. Rodrigues spoke to the project schedule, noting that February 1 is the planned release of the tender and it will run for five weeks, closing on March 7th. It is anticipated that a contract will be awarded during the second half of April and physical mobilization to the site in May. The current forecast for the first resident occupying the facility is the fourth quarter of 2026. If any adjustments are needed to the schedule, Colliers will monitor and adjust accordingly. He then spoke to the key milestones and provided an overview of task force decisions.

Andrew Rodrigues addressed questions from the task force regarding an example of the feedback that the Ministry would provide, and what plans are in place for mitigating noise and dust and other environmental impacts that are possible during the construction phase. It was noted that the Ministry had comments on outdoor spaces. In terms of impacts in the area, there will be clear requirements around dust and noise and notices that need to be provided to minimize the disruptions. As the project kicks off, communications to neighbours are important. Further, staff noted that the location is relatively isolated, with a small number of neighbours within immediate proximity. Discussion occurred on the consultation between Colliers and Grey County during the process in order to address any restrictive language above local by-laws in the tender package.

4.b Infrastructure Ontario Process - Verbal Update

Mary Lou Spicer provided an update on the Infrastructure Ontario (IO) process. There is a meeting today with the Real Estate and Lending Committee and then Grey County's application will proceed to the Board on February 8th. Staff have addressed questions from IO regarding whether a contractor has been retained and the number of pre qualified contractors that Grey has. Confirmation was provided that IO has no information on what's happening with additional construction subsidy.

Kim Wingrove spoke to a follow up conversation with the Ministry of Long-term Care to make them aware of the conversations held with Infrastructure Ontario. She spoke to the comments heard about the possibility of another round of top up funding that might be coming as part of the spring budget and that Grey hopes to be made aware of any additional funding that might come forward.

Further information was provided on the sustainability questionnaire and the technical aspects that were part of the response.

Questions were addressed regarding the process around financing and the ability to lock in a rate with Infrastructure Ontario. Mary Lou Spicer noted that Grey will have a construction loan beginning around the point of using up the reserve funds. Construction financing is currently at 5.58% and a 25 year borrow is 4.75%. Grey County likely won't lock in until we debenture at least part of it. A future decision will be needed and it will be dependent on rates at the time.

The desire to have the task force attend the future ground-breaking was noted.

4.c ROMA Delegation to Ministry of Long-term Care - Construction Subsidy Top-up Funding - Verbal Update

Randy Scherzer addressed the Task Force on the delegation to the Ministry of Long-term Care at the recent Rural Ontario Municipal Association (ROMA) conference. The delegation was to provide an update on the project status and to discuss the possibility of a new round of construction subsidy top up funding before deciding how much funding should be borrowed. The Ministry could not confirm if there is another round of construction funding going to be available. They will consider the requests received as part of the upcoming budget, as they have received requests from other municipalities as well.

4.d Early Works - Verbal Update

Randy Scherzer provided drone footage of the site and outlined the South Street East extension and Rock Street extension. Significant work has been completed even since the time of this footage in early December.

The sanitary and water works have essentially been completed. He noted that the early works are proceeding on schedule and on budget. The site will be ready to go from a construction perspective for the general contractor and staff are hopeful that this can help with competitive bids.

A mandatory site meeting will be held with the prequalified contractors so they have opportunity to see the work that has been done.

Questions were addressed regarding staff parking and safety. Proper lighting has been incorporated into the design of the new building.

There will be a press release that goes out when the tender is released. Further information can be found on the Grey County website.

5. Correspondence

6. Other Business

There was no other business.

7. Next Meeting Date

The next meeting will be held March 22, 2024 at 9:30 AM.

8. Adjournment

On motion of Councillors Mackey and McQueen, the Long-Term Care Redevelopment Planning Task Force adjourned at 2:42 p.m. to the call of the Chair.