

To:	Warden Milne and Members of Grey County Council
Committee Date:	May 23, 2024
Subject / Report No:	PSR-CW-06-24
Title:	Land Purchase for New Durham Paramedic Base
Prepared by:	Kevin McNab and Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Municipality of West Grey
Status:	

Recommendation

1. That Report PSR-CW-06-24 regarding the purchase of land from the Municipality of West Grey for the construction of a new paramedic base be received; and
2. That based on the results of the site investigations as per the conditional letter of offer to purchase, that staff be directed to finalize the purchase and sale agreement to purchase the lands for \$150,000 and bring forward a by-law for Council's consideration; and
3. That staff be directed to finalize the cost sharing agreement with West Grey for the proportionate share of the road and servicing works to be constructed by West Grey along the frontage of the paramedic base lands and bring forward a by-law for Council's consideration; and
4. That staff be directed to proceed with issuing a Design Build tender to hire a general contractor to complete the design and construction of the new paramedic base in Durham with the tender results being brought forward for Council's consideration.

Executive Summary

Earlier this year, Council directed staff to conditionally offer to purchase lands from the Municipality of West Grey for \$150,000 to construct a new paramedic base in the settlement area of Durham. West Grey has agreed to sell the lands for the price offered by Grey County. The offer to purchase was conditional on a title search, an environmental assessment, as well as entering into a cost sharing agreement with West Grey for the proportionate share of the road and services to be constructed by West Grey along the frontage of the paramedic base lands. An initial title search was completed by County Legal Services and there were no concerns or issues that were identified that cannot be addressed as part of the land transfer process. An environmental site assessment for the subject lands was undertaken which

concluded that the potential for environmental impacts or risks associated with onsite or offsite sources is considered to be low. Staff are in the process of completing a draft of the cost sharing agreement which will be brought back to Council for final approval. The County's proportionate share of the road and servicing works is estimated at approximately \$200,000 plus any proportionate share of contingency costs if required. It is recommended that the purchase of the lands be finalized and that the Design Build tender document be issued to hire a contractor to finalize the design and construction of the new paramedic base.

Background and Discussion

Following the completion of the Paramedic Services Comprehensive Deployment Review, staff investigated options for constructing a new paramedic base in the Town of Durham as recommended by the Deployment Review. The investigations determined that the ideal location for the new base would be located adjacent to the new West Grey Police Services building, off Chester Street and Grey Road 4. Earlier this year, County Council put forward a conditional offer to the Municipality of West Grey to purchase the lands adjacent to the proposed location for the West Grey Police Station for the purchase price of \$150,000. The offer was conditional on completing an environmental site assessment as well as a title search, along with entering into a cost sharing agreement with West Grey for the proportionate share of the road and servicing works that will be constructed by West Grey along the frontage of the paramedic base lands. On February 20, 2024, West Grey Council accepted the conditional offer which was confirmed through correspondence from West Grey received on February 23, 2024 (see attached correspondence).

Title Search Results

Grey County Legal Services staff completed a title search for the property and the surrounding adjacent lands. There were no significant concerns identified by Legal Services staff based on the title search. Legal Services staff did identify a typo in the reference to an R-plan within the legal description for the subject lands which can be corrected as part of the process to transfer the lands. Legal Services staff did note that the legal description for the subject property notes the property as being 'subject to the interest of the Municipality'. West Grey staff are not sure what the notation is referring to based on their records but noted that this can be rectified as part of the land transfer process by agreeing to remove any related interests to the subject lands. In reviewing a draft survey plan that is being prepared to depict the property boundary of the paramedic base lands and the West Grey police station lands, there is reference to an "Unnamed Street" shown as Part 12 of Registered Plan 513 which covers a part of the paramedic base lands and the police station lands and therefore this could be triggering the reference to 'the interest of the Municipality'. West Grey staff noted that if this Unnamed Street is triggering the notation in the legal description, that West Grey could 'close' up the unnamed street if required prior to finalizing transfer of the lands.

Environmental Site Assessment

Following an RFQ process, Grey County hired GM BluePlan to conduct an Environmental Site Assessment (ESA) for the subject lands. The Phase One ESA was undertaken to identify any potential and/or actual environmental concerns associated with the subject property resulting

from any current or historical land use on the site and the adjacent lands. Based on the analysis of the information collected as part of the ESA, GM BluePlan has concluded that the potential for environmental impacts or risks associated with onsite or offsite sources is considered to be low. GM BluePlan has also been hired to conduct further soils and geotechnical analysis for a portion of the subject lands that will supplement the soils and geotechnical work that was previously conducted by West Grey for most of the subject lands. The soils and geotechnical work will help to inform the final design and construction details for the new paramedic base.

Archaeological Assessment

As part of the due diligence for the subject lands, field work has been conducted by an archaeologist that has been retained through an RFQ process. The final Stage 1 and Stage 2 reports have not been finalized yet but the archaeologist has noted that the field work conducted on site resulted in no archaeological finds.

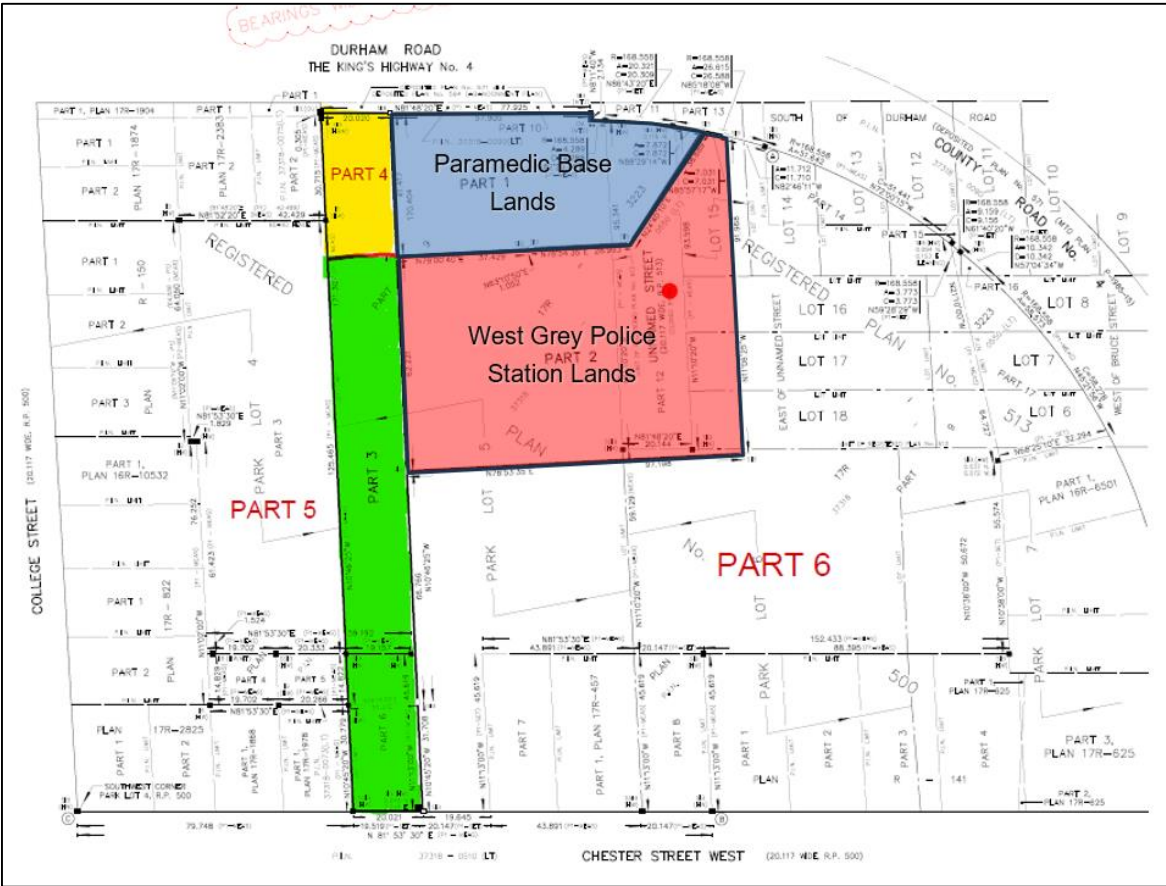
Road and Servicing Cost Sharing Agreement

West Grey will be proceeding later this year to install roads and services for the police station and the proposed lands for the paramedic base. As directed by County Council, staff are in the process of finalizing a draft cost-sharing agreement with West Grey for the proportionate share of the road and servicing costs to service the paramedic base lands. This would be similar to the cost-sharing agreement the County and West Grey entered into for the Rockwood Terrace Early Works project.

Using the frontage of the paramedic base lands that would front along the road and services to be contracted by West Grey, the distance of the frontage would be used to determine the proportionate share of the road and service works. For example, the frontage of the paramedic base lands where the new road and services will be installed is approximately 41 metres in length (shown as Part 4 on Figure 1 below). If the total road length to be constructed initially by West Grey is 170 metres (Parts 3 and 4 on Figure 1), then the costs for the total road works would be divided by the total metres of road to determine the per metre cost. This per metre cost would be used to calculate Grey County's proportionate share.

Based on the current design estimates for the road and servicing works, it is estimated that Grey County's proportionate share would be approximately \$200,000 plus any potential contingencies and any applicable taxes. The actual proportionate costs won't be known until the road and servicing works have been tendered and completed. West Grey will be issuing the tender next month for the road and servicing works with the works being completed before the end of the year. The final draft of the cost-sharing agreement will be brought forward for Council's consideration and approval once completed.

Figure 1 – Draft Reference Plan of the Paramedic Base Lands and Police Station Lands



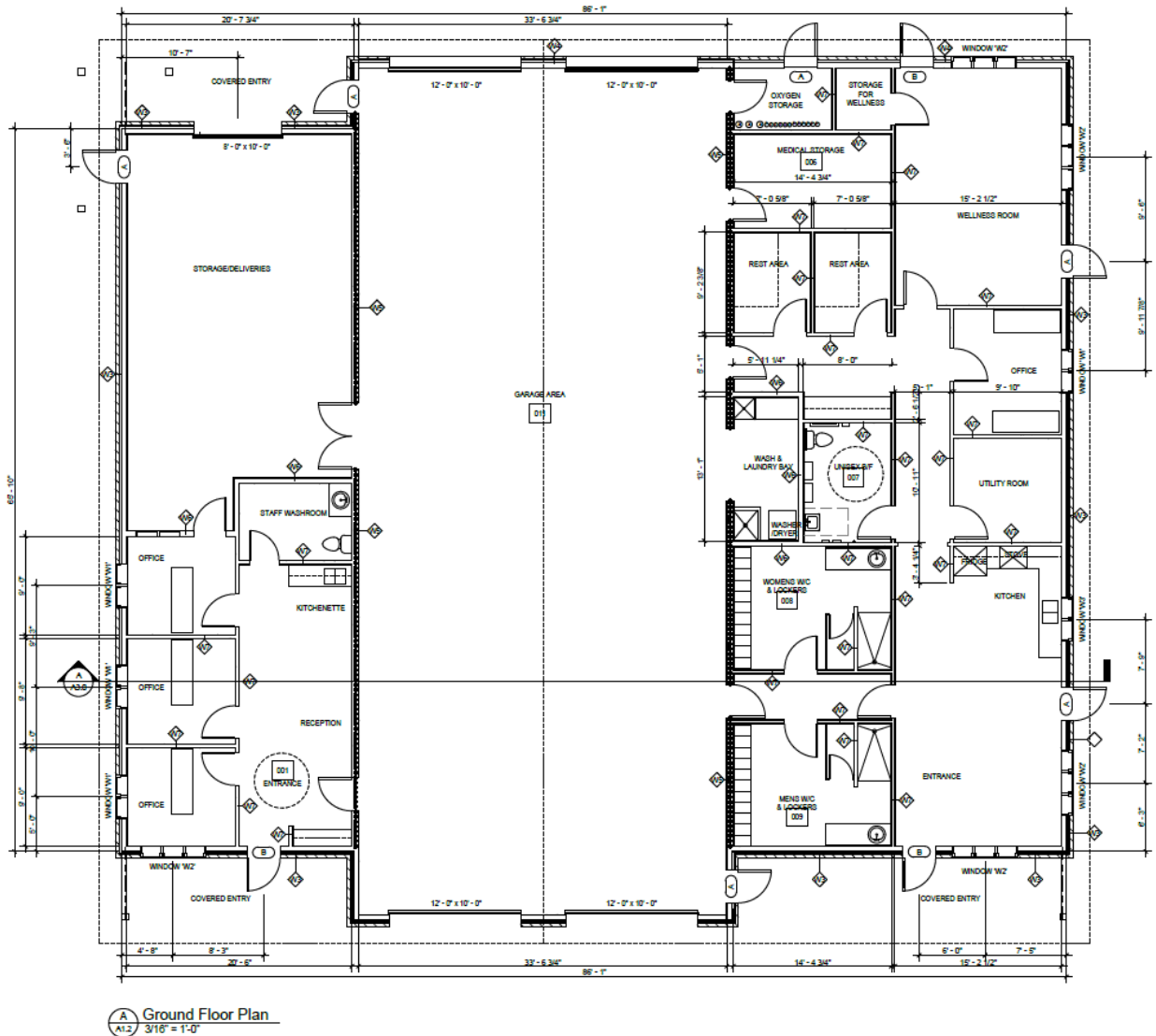
Design Build Tender

Staff are in the process of finalizing a draft design and design specifications for the new paramedic base. The design specifications will be included in the Design Build Tender/RFP document which staff are recommending be released following Council’s support of finalizing the purchase of the paramedic base lands. Below are the draft design concepts for the new paramedic base in Durham.

Figure 2 – Draft Elevation Drawings of Proposed Durham Paramedic Base



Figure 3 – Draft Floor Plan of Proposed Durham Paramedic Base



Grey County was successful in applying through a program offered by Enbridge to access energy efficiency experts to help develop an energy efficiency plan for the new paramedic bases. Some of the energy efficiency recommendations will be incorporated into the design specifications for the Durham paramedic base including such things as air source heat pumps, LED lighting, etc.

In terms of the stormwater and drainage design for the paramedic base lands, the overall stormwater design will be completed by West Grey’s engineering consultant for the paramedic base lands, police station lands, as well as the future subdivision lands. This will ensure that the stormwater and drainage works are coordinated between the various properties and will avoid the need for separate stormwater ponds and drainage works for each individual property. The successful contractor for the design build tender will work with West Grey’s engineering consultant to incorporate the stormwater and drainage design as part of the final design for the paramedic base lands. This will be noted in the design build tender document.

Next Steps

The following is an outline of next steps:

- Following Council's support of finalizing the purchase of the paramedic base lands, Legal Services staff will work with The Alliance and West Grey's lawyer to finalize the purchase and transfer of the lands. A by-law will be brought back to Council to authorize the final transfer of the paramedic base lands to the County. West Grey's consultant is currently working with a surveyor to prepare a reference plan showing the paramedic base property. Grey County will pay for our proportionate share of the survey costs to survey the paramedic base lands as well as any legal costs associated with the land sale transaction.
- Staff will work with West Grey staff to finalize a cost sharing agreement which will be brought back to Council along with a by-law to execute the agreement.
- Staff will finalize the Design Build Tender/RFP documents and issue the RFP to receive bids to finalize the design of the new paramedic base and to also construct the base. Once the tender/RFP results have been received and evaluated, a report will be presented to Committee of the Whole to recommend the award of the tender.

Legal Considerations

Following Council's final approval for purchasing the subject lands, Legal Services staff will work with The Alliance and West Grey's solicitor to finalize the purchase and transfer of the lands with a by-law being brought back to Council to authorize the final transfer of the subject lands. The cost sharing agreement will be reviewed by Legal Services staff prior to bringing it forward to Council for execution.

Financial and Resource Implications

The total cost for the new Durham Base including land, professional fees and construction costs is estimated at \$3,000,000. The 2024 Budget has this project funded from a combination of reserves, development charges and debentures. The purchase of the lands from West Grey (\$150,000), along with the proportionate share of the road and servicing costs to provide access and municipal service connections to the paramedic base lands (estimated at approximately \$200,000), will be funded from the 2024 Budget for the Durham Base.

Relevant Consultation

- Internal – Clerks, Legal Services, Finance
 - AODA Compliance (describe)
 - Contribution to Climate Change Action Plan Targets – Corporate Action 1: Energy Efficient New Buildings in Going Green in Grey indicates that the County will build net-zero ready municipal offices and facilities by 2025. Through the energy efficiency designs being incorporated into the design specifications, it is hoped that the building will be close to being net zero ready as possible based on the current budget. Further energy efficiency upgrades will be considered in the future to make the building

full net zero ready/net zero (e.g. solar PV).

- External – Municipality of West Grey

Appendices and Attachments

Correspondence from West Grey accepting Grey County's offer to purchase the paramedic base lands (attached)



**Corporation of the
Municipality of West Grey**

402813 Grey Road 4, RR 2 Durham, ON N0G 1R0
519 369 2200

February 23, 2024

Randy Scherzer, Deputy CAO
County of Grey
595 9th Ave. E
Owen Sound, ON N4K 3E3

Sent via email

RE: Request to purchase municipal lands

Dear Randy,

At its closed session meeting held on February 20, 2024, the council of the Municipality of West Grey considered your offer to purchase the 0.73-acre parcel of land described as part of 451 Durham Road West, being part of PIN 373180550, in the geographic Town of Durham for \$150,000, subject to the conditions outlined in your offer.

I am pleased to inform you that your offer to purchase the lands was accepted, subject to the following conditions:

1. That the sale of lands be completed to the satisfaction of the municipal solicitor;
2. That the county be responsible for the costs associated with identifying the subject lands as a part on a reference plan for the purposes of conveying the lands; and
3. That the county be responsible for their legal costs associated with the land sale transaction.

Following the fulfilment of the conditions, you will be notified that all necessary bylaws, including a bylaw containing an Agreement of Purchase and Sale, will be brought forward to complete the transaction.

Should you have any questions on this matter, please let me know.

Best,

Jamie Eckenswiler, AMP
Director of Legislative Services/Clerk

www.westgrey.com