

Minutes

Long-Term Care Redevelopment Planning Task Force

July 25, 2024

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

Regrets: Councillor Tom Hutchinson

Staff Present: Kim Wingrove, CAO, Randy Scherzer, Deputy CAO, Karen Kraus, Executive Director for Rockwood Terrace, Mary Lou Spicer, Director of Finance, Markus Hawco, Long-Term Care Finance Manager, Robert Hatten, Manager of Communications, Sarah Goldrup, Deputy Clerk

1. Call to Order

The Long-Term Care Redevelopment Planning Task Force met in the Bay Room of the Grey County Administration Building on the above date. The Chair called the meeting to order at 1:00 p.m. with all members present except Councillor Hutchinson.

RP01-24

Moved by: Councillor McKay

Seconded by: Councillor Mackey

That the Long-Term Care Redevelopment Planning Task Force waives the rules of procedure regarding notice and amends the agenda for this date to provide for a 1:00 p.m. meeting start time.

Carried

2. Declaration of Interest

There were no declarations of interest.

3. Delegations

3.a Andrew Rodrigues, Colliers Project Leaders – Rockwood Terrace Redevelopment Project Update

Andrew Rodrigues from Colliers Project Leaders presented to the Committee regarding an update on the Rockwood Terrace redevelopment project update. The presenter reviewed the project schedule, completed tasks and milestones, anticipated provincial funding, and provided a construction update and forecasted schedule. Further, the presenter reported that no forecasted variance is currently projected at completion based on the upset limit set by Grey County, tracking for contingency as the project progresses, cash flow projections and corresponding contractor reporting. The presenter explained the process for handling construction changes within the established scope of the project regarding schedule or cost.

In response to questions from the Committee, Andrew Rodrigues explained the process for identifying deficiencies to the contractor in advance of the ministry's inspection, the comparison of design-bid-build versus a construction management model for construction, and the corresponding financial reporting. Kim Wingrove spoke about the Committee's role in managing and responding to changes as the project moves into this next phase.

RP02-24

Moved by: Councillor McQueen

Seconded by: Councillor McKay

That the presentation materials provided by Colliers Project Leaders regarding a project update on the Rockwood Terrace redevelopment be received for information.

Carried

4. Correspondence

There was no correspondence.

5. Other Business

In response to questions from the Committee, Mary Lou Spicer confirmed that up-front discounted net present value construction funding subsidy was selected and that no construction interest was anticipated until 2025, with 2024 project costs funded by the subsidy and County reserves. Randy Scherzer confirmed that further information regarding cash flows for the project was anticipated to be received soon.

Kim Wingrove explained that Colliers Project Leaders confirm invoices and costs received from the contractor. The CAO shared considerations for future meetings

as the project proceeds into the construction process. Further, staff discussed site inspection services, which the design team would review and vet in preparation for the construction phase, and the process for reporting from site inspectors would be received through Colliers and the design team. Kim Wingrove noted considerations for the project's site supervisor.

The Chair and Committee noted the success and attendance of the event commemorating the commencement of construction of the new Rockwood Terrace facility on July 2, 2024.

Staff noted that the next meeting would likely be called in approximately early September to discuss the development of the shop drawings and incorporate the financial update. Members of the Committee noted interest in site visits at major milestones throughout the process. Staff shared that timeframes for mock-ups of the facility will be included in the construction schedule to give insight into the construction of the rooms and building envelope for net zero readiness.

6. Next Meeting Date

To Be Determined

7. Adjournment

On motion of Councillor Greig and Warden Milne, the Long-Term Care Redevelopment Planning Task Force adjourned at 1:37 p.m. to the call of the Chair.