

Minutes

Long-Term Care Redevelopment Planning Task Force

March 26, 2025

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 1:00 p.m. with the following members in attendance:

Warden Andrea Matrosovs, Councillors Paul McQueen, Brian Milne, Terry McKay, Scott Greig and Tom Hutchinson. Councillor Scott Mackey sent his regrets.

2. Declaration of Interest

There were no declarations of interest.

3. Items For Direction or Discussion

3.a Project Update - Andrew Rodrigues, Colliers

Andrew Rodrigues of Colliers addressed the task force on the most recent project update. He noted that there continue to be meetings and communications with the Ministry of Long-Term Care and Infrastructure Ontario. A report to Infrastructure Ontario providing an update on costs and schedules is provided on our behalf.

There will be introductory meetings to go over the roles and expectations to support the occupancy plan and operational readiness ahead of the January 2027 date to demonstrate that a plan is in place.

Highlights and construction updates were provided. It was noted that the electrical and mechanical mockups are planned for this year. This will allow staff and the design team to verify the exact location and heights of the mechanical and electrical, review it and sign off before it is replicated throughout all resident rooms and the building. It was noted as being an important piece of quality assurance for this project.

The snow clearing at the Rockwood Terrace site has been a big effort but it has been going well. Given the volume of water, the site is handling it well which speaks to the efforts of JT Excavating and the pre grading done on site prior to construction.

Financial forecasting is projecting a \$0 variance at completion. There have been eight change orders to date, totaling \$52,829.28.

Discussions have taken place with legal to develop a framework that will put onus on the contractor to look at the impacts of passing on tariffs placed on materials. This has been communicated to the contractor and will allow for the ability to evaluate potential impacts and mitigate risks and avoid increases that are being fully passed onto the owner without awareness.

Mr. Rodrigues continued with a financial update, anticipating a first construction draw from Infrastructure Ontario in Quarter 2 2025 for the construction loan.

In response to questions from the task force, Andrew Rodrigues provided information on the nature of the change requests and what they consist of, as well as note of what materials or products are coming from the United States. It was noted that Colliers is working with the contractor to get a better understanding of where the items are coming from and understanding of the overall supply chain. It was noted a lot of the steel and concrete to date have been sourced locally in Ontario.

Inquiry was made regarding the savings to be realized from cancelling the carbon tax.

Rob Hatten then provided a communications update. He will be visiting the site on Friday and provided drone footage from Melloul Blamey of the site.

3.b CAOR-RP-02-25 South Street East Downstream Storm Water System Upgrades Cost Share

Randy Scherzer provided an update on the downstream stormwater upgrades and cost share with West Grey pertaining to the Rockwood Terrace project.

He noted that the existing storm sewer is too small and too flat to accommodate increased flow. There was a temporary drainage easement to handle the run off from the site until the necessary upgrades are completed. It was noted that the most cost efficient option is to replace the existing storm sewer pipe along South Street East between Elgin and Countess Streets.

There will be a cost share arrangement for the upgrades between West Grey and Grey County. Kasian completed a review of the project and cost share and confirmed that the proposed upgrades are cost effective. Their

review also suggested that Grey County's financial share appears high and could likely be reduced. Conversations will continue with West Grey in order to reach an agreement on a fair division of costs.

The project must be completed by Fall 2026. It is recommended that Grey County provide an initial financial commitment of up to \$1.7 million, excluding HST over the next two years in order to keep the project moving forward. Grey County's total cost share estimate is \$1,683,550 excluding HST.

Questions and comments were addressed regarding what the budget assertions were on this type of work, before and after the scope reduction. The current number of beds is 128. In response, staff noted that the extent of the knowledge at the outset of this project was that a joint project would be required in order to upgrade the infrastructure and that significant analysis hadn't taken place that would have allowed an accurate number to be provided to Grey County. Further, though the height of the building was reduced, the stormwater requirements would not have changed significantly because the footprint of the building drives the extent of stormwater requirements.

The tender results and the competition that is realized through the tender process will hopefully yield positive results in terms of costs. There isn't necessarily concern on the overall cost estimates, but a discussion needs to take place on the cost sharing breakdown.

RP01-25

Moved by: Councillor Hutchinson

Seconded by: Councillor McKay

That Report CAOR-RP-02-25 be received; and

That Grey County commit to providing an initial financial contribution to West Grey for an upset limit of \$1.7 million (excluding HST) over the next two years to allow the project to proceed; and

That based on the project tender results, an updated cost sharing agreement between the Municipality of West Grey and Grey County be prepared for the South Street East project and brought back for Council's consideration.

Carried

4. Closed Meeting Matters

RP02-25

Moved by: Councillor McQueen

Seconded by: Councillor Greig

That the Long-Term Care Redevelopment Task Force does now go into closed session pursuant to Section 239 (2) of the Municipal Act, 2001, as amended, to discuss organizational enhancements:

- 1. Personal matters about an identifiable individual, including municipal or local board employees.**
- 2. Labour relations or employee negotiations**

Carried

The task force proceeded into closed session at 1:48 p.m. and returned to open session at 1:59 p.m.

5. Other Business

A question was raised on the repurposing of the old Rockwood Terrace. It was noted that staff will bring back further information and a staff report on the potential options for repurposing.

6. Next Meeting Date

To be determined.

7. Adjournment

On motion of Councillors McKay and McQueen, the Long-Term Care Redevelopment Planning Task Force adjourned at 2:03 p.m. to the call of the Chair.