

<b>To:</b>	Warden Matrosovs and Members of Grey County Council
<b>Committee Date:</b>	October 9, 2025
<b>Subject / Report No:</b>	PSR-CW-06-25
<b>Title:</b>	Tender Award Feversham Paramedic Base
<b>Prepared by:</b>	Kevin McNab
<b>Reviewed by:</b>	Randy Scherzer, Niall Loblely, Mary Lou Spicer
<b>Lower Tier(s) Affected:</b>	Grey Highlands

## Recommendation

1. That report PSR-CW-06-25 be received; and
2. That Domm Construction Ltd. be awarded RFP-PS-04-25 Design Build for the new Paramedic Services base in Feversham at a cost of \$2,155,000 (excluding HST); and
3. That the project be funded by debenture as approved in the 2025 Paramedic Services Capital budget; and
4. That Council authorize staff to proceed with preparations of CCDC 14 – 2013 Design Build Stipulated Price Contract prior to formal Council approval as per Section 26.6 (b) of the Procedural By-Law.

## Executive Summary

A Design Build Request for Proposal (RFP) for the design and construction of the new Feversham Paramedic Base was issued on August 15th and closed on September 15th. Only one proposal was received, submitted by Domm Construction Ltd. The proposal was reviewed against the established bid criteria and found to meet the technical and design requirements. The tendered amount of \$2,155,000 (excluding HST) exceeds the 2025 approved budget of \$1.6 million for the project that is to be fully funded by debenture. As the project will not be completed in 2025, the updated cost will be included in the 2026 budget.

Staff have started to work with Domm Construction Ltd. to identify cost savings and have identified approximately \$200,000 in potential reductions. Staff will continue to work diligently with the contractor to find further savings during the design-build process to reduce budget impacts.

The Paramedic Service Comprehensive Deployment project will be fully funded through debenture financing, resulting in an increased annual payment from \$114,000 to \$169,800 based on a 25-year borrowing term. This adjustment to costing will be reflected in the updated budgets for the future Ayton, Thornbury, and Cobble Beach bases. The enhancement plan has been revised to incorporate these higher costs, which are offset by increased grant revenue for interest and amortization. The enhancement portion of the Paramedic Services' budget will now increase to \$431,100 a year from 2026 to 2034; this is an increase of \$21,100 a year over the amount included in the 2025 budget.

## Background and Discussion

Following the completion of the Paramedic Services Comprehensive Deployment Review, staff explored options for establishing a new paramedic base in the Municipality of Grey Highlands, as recommended in the review. Through this process, the Sand Dome property located at 494740 Grey Road 2 in Feversham was identified as the preferred location for the new base. The County is currently working with the Municipality of Grey Highlands to finalize the purchase and transfer of the land to support the development of the new paramedic facility.

## Financial and Resource Implications

The total 2025 approved budget for the new Feversham base including professional fees and construction costs is \$1,606,800. The bid cost from Domm Construction to finalize the design and to construct the new Feversham base is \$2,155,000 excluding HST or \$2,192,900 inclusive of non-refundable HST. Professional fees on this project are expected to be an additional \$200,000, resulting in the expected projected costs being \$2,392,900, for a total overage of \$786,100. The project will not be completed in 2025 and therefore, if approved, the revised costing would be included in the 2026 budget.

The project is to be funded entirely by debenture as part of the Paramedic Service Comprehensive deployment funding model. This overage will increase the required annual debenture payment from \$114,000 to \$169,800, an increase of \$55,800. The budgets for the proposed Ayton, Thornbury and Cobble Beach bases will be updated based on this costing. These increased costs have been updated in the enhancement plan and are offset by increased grant revenue for the interest on debentures and amortization on the capital assets. The net impact on the annual increase for the enhancement plan is an increase to \$431,100 per year from 2026 to 2034. This represents an increase of \$21,100 per year as compared to the \$410,000 included in the 2025 budget.

The following table shows the breakdown of the project costs as identified in the 2025 Paramedic Services Capital Budget and the expected cost breakdown (after HST rebate).

<b>Budget Line</b>	<b>2025 Capital Budget</b>	<b>Expected Cost</b>	<b>Difference</b>
Construction Cost	\$1,406,800	\$2,192,900	\$786,100
Professional Fees/Site Preparation	\$200,000	\$200,000	\$0
<b>TOTAL</b>	\$1,606,800	\$2,392,900	\$786,100

Staff have worked with Domm Construction Ltd. and have identified approximately \$200,000 in potential efficiencies and cost-saving opportunities to reduce the overall project cost. These savings have not been included in the total project cost in the chart above.

## Relevant Consultation

Randy Scherzer, CAO, Niall Loble, Deputy CAO, Mary Lou Spicer, Director Finance, Garrett Reed, Manager of Accounting

Contribution to Climate Change Action Plan Targets: Energy Efficient New Buildings in Going Green in Grey. Building design will seek to minimize energy use and will be designed to withstand current and predicted future climate change pressures. The build will be 'net-zero ready' allowing for the addition of solar panels in the future to fully offset the buildings anticipated energy demand. Staff will continue to seek external funding opportunities for the addition of solar in the future.

## Appendices and Attachments

None.