



Project
Leaders



Grey County

Rockwood Terrace LTC
Redevelopment Project

Long-Term Care Redevelopment Task Force Update

Date: March 3, 2022

Prepared by: Colliers Project Leaders

Agenda

01

General Update & Task Force
Key Decisions

02

Site Master Planning Activities

03

Campus of Care Options
Analysis

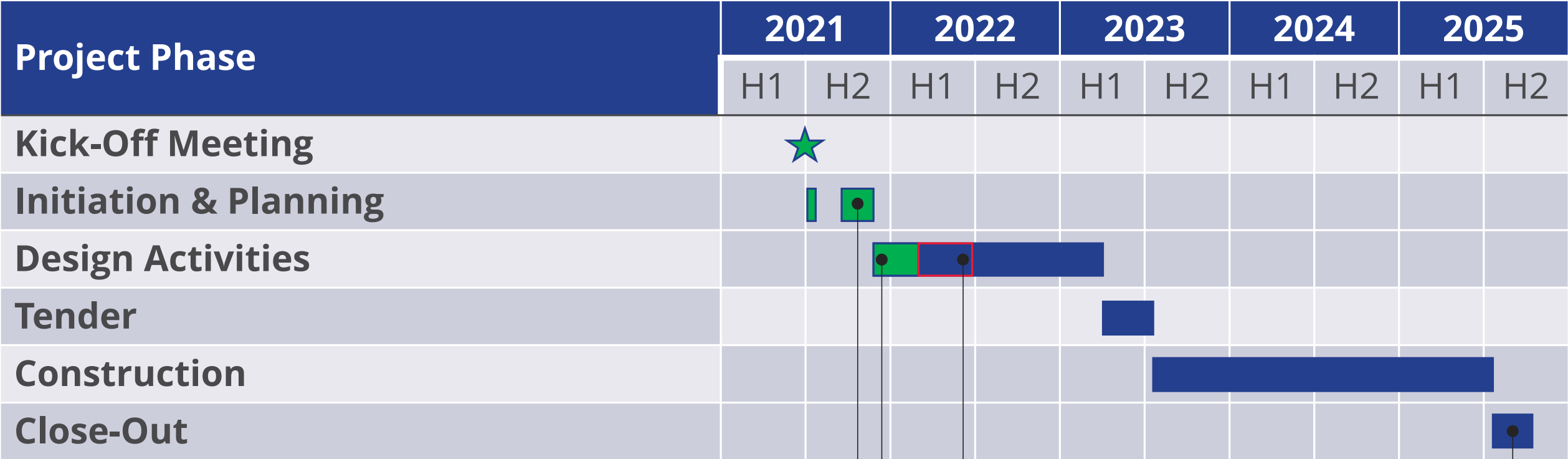
04

Questions & Next Steps



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Overall Schedule – Rockwood Terrace



█ Completed
█ Ongoing / Forecast

Prime Consultant RFP Issued on September 7th, 2021

Program and Master Planning Phase
 Campus of Care Master Planning
 Functional Programming (LTC)
 Conceptual Floor Plan Development
 Class D Construction Cost Estimate

Schematic Design Phase
 Net Zero and Net Zero Ready Feasibility Studies
 Floor Plans, Exterior Elevations, Updates to Site Plan
 Stormwater Management Plan, Preliminary Landscape and Grading Plan
 Access Road & Site Servicing
 Public Meetings
 Pre-Consultation Meetings with Authorities Having Jurisdiction (AHJ)
 Class C Construction Cost Estimate

First Resident Date Milestone: July 2025

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Construction Cost Estimates

Estimate Classification	Based On	Cost Estimate Accuracy
Class A	100% Complete Tender Documents	± 5-10%
Class B	Design Development (66% Design)	± 10-15%
Class C	Schematic Design (33% Design)	± 15-20%
Class D	Concept Sketch Design	± 20-30%

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Key Decisions Required from Task Force & Council

- Direction on Option / Campus of Care scope for proceeding with design and overall project activities, based on the Master Plan presented:
 - LTC Only (**contracted scope**)
 - LTC, Village Square & Assisted Living
 - Full Campus of Care (LTC, Village Square, Assisted Living, Independent Living)
- Authorization to proceed with the selected option based on the capital cost estimate (Class D)
- Direction on Campus of Care Options Analysis proposed next steps: value for money analysis, finalize procurement option