



Project
Leaders



Grey County

Rockwood Terrace Campus of Care Project

Long-Term Care Redevelopment Task Force Update: Project Schedule & New MLTC Milestones

Date: February 21, 2023

Prepared by: Colliers Project Leaders

Agenda

- 01 ADM Memo to LTC Sector (2023-02-03)
- 02 Impacts to Schedule & Proposed Workplan
- 03 Upcoming Key Project Updates & Decisions
- 04 Questions



Grey County – Rockwood Terrace Campus of Care Project

ADM Memo to LTC Sector (2023-02-03)

- On November 25, 2022, the MLTC introduced a fixed, time-limited funding supplement to the existing CFS of up to \$35 per bed, per day for 25 years for eligible projects
- Requirement to be *“reasonably expect to start construction on the project, subject to required ministry approvals, by August 31, 2023”*
- The following critical milestones were contained in the 2023-02-03 Memo

Project Milestone	Due Date
Preliminary plans submitted and financing confirmed	February 28, 2023
Final working drawings submitted and municipal approvals on track	March 31, 2023
Signed Development Agreement submitted	April 7, 2023
All licensing documentation/requirements submitted	April 30, 2023
Tendering completed and bids reviewed	July 18, 2023
Approval to construct package submitted	August 11, 2023

Grey County – Rockwood Terrace Campus of Care Project

Impacts to Schedule

Project Milestone	Due Date		
	MLTC New Milestones	Baseline Workplan	Variance
Preliminary plans submitted and financing confirmed	February 28, 2023	February 28, 2023	
Final working drawings submitted and municipal approvals on track	March 31, 2023	April 7, 2023	+ 1 week
Signed Development Agreement submitted	April 7, 2023	April 7, 2023	
All licensing documentation/requirements submitted	April 30, 2023	April 30, 2023	
Tendering completed and bids reviewed	July 18, 2023	September 11, 2023	+ 8 weeks
Approval to construct package submitted	August 11, 2023	September 11, 2023	+ 4 weeks

Grey County – Rockwood Terrace Campus of Care Project Proposed Workplan

Project Milestone	Due Date		
	MLTC New Milestones	Baseline Workplan	Proposed Workplan
Preliminary plans submitted and financing confirmed	February 28, 2023	February 28, 2023	February 28, 2023
Final working drawings submitted and municipal approvals on track	March 31, 2023	April 7, 2023	March 31, 2023
Signed Development Agreement submitted	April 7, 2023	April 7, 2023	April 7, 2023
All licensing documentation/requirements submitted	April 30, 2023	April 30, 2023	April 30, 2023
Tendering completed and bids reviewed	July 18, 2023	September 11, 2023	July 18, 2023
Approval to construct package submitted	August 11, 2023	September 11, 2023	August 11, 2023

Main proposed strategies to accelerate schedule to meet MLTC New Milestones:

- Elimination of Class A / pre-tender Construction Cost Estimate
- Elimination of Bid Document Review (additional service)
- Earlier submission of Building Permit Application package

Grey County – Rockwood Terrace Campus of Care Project

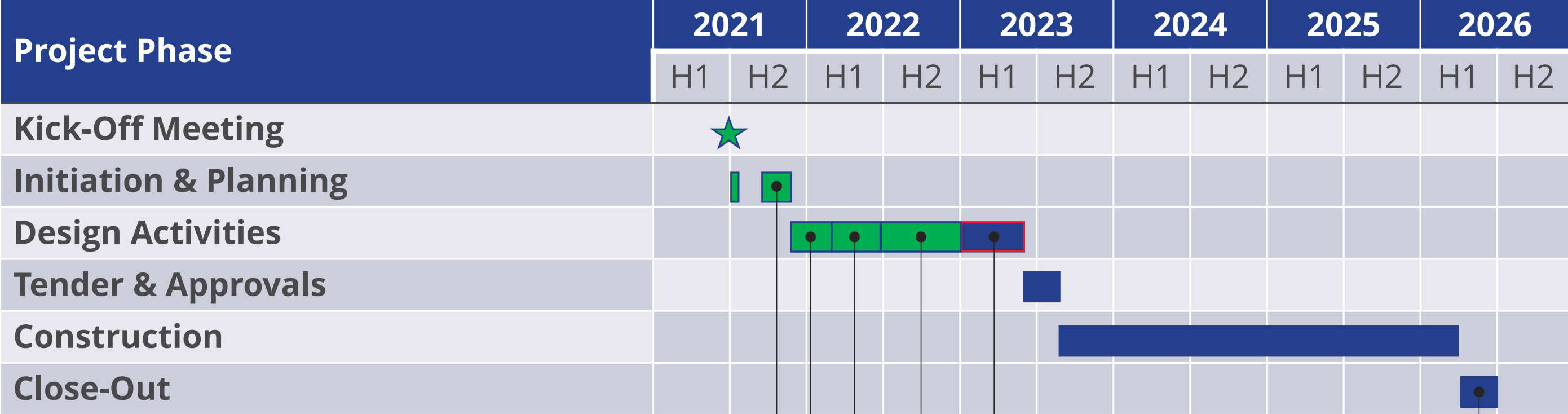
Proposed Workplan – Risk Assessment

The acceleration of the workplan introduces additional risks which are summarized below, along with the proposed response strategies:

Risk	Proposed Response Strategy
Compressed schedule will reduce the amount of time available for the Design Team to coordinate with all consultants	<ul style="list-style-type: none"> • Recommend carrying a higher Post-Contract Contingency (PCC); • Defer all non-essential scope where feasible (e.g. Village Square Fit-Up).
Tenders close higher than the values derived from the Class B Construction Cost Estimate (inc. allowances and contingencies)	<ul style="list-style-type: none"> • Higher scrutiny of Class B estimate; • Scope reduction post-tender; • Schedule delay to resolve budget variances; • Budget increase may be required; • Carry a tender / bidding contingency.
Unfavorable market conditions (e.g. bidders may be limited and may include in their tenders disproportionate contingencies and profit margins, etc.)	<ul style="list-style-type: none"> • Pre-qualification of General Contractors to gauge market interest and establish a pool of capable contractors for competitive pricing.

Grey County – Rockwood Terrace Campus of Care Project

Overall Schedule



✓ 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
 Approval on Campus of Care Scope

✓ **Schematic Design Phase (LTC)**
 Programming stage for Assisted Living and Village Square
 Submission of Schematic Design Package by Design Team in May 2022 (LTC)
 Rockwood Terrace Presentations (Virtual and on Site)
 Pre-Consultation Meetings with West Grey

✓ **Design Development**
 First Technical Submission to MLTC
 Draft Site Plan Application
 3D Renderings

Contract Documents, Permits & Approvals
 Final Technical Submission to MLTC
 Site Plan Approval, Building Permit
 Pre-Qualification of General Contractors
 Engaging with IO for Financing

First Resident Date Milestone
June 2026

Legend

- Completed
- Ongoing / Forecast

Grey County – Rockwood Terrace Campus of Care Project

Upcoming Key Project Updates & Decisions

Activity / Key Decision	Feb	Mar	Apr	May	Jun	Jul	Aug
<ul style="list-style-type: none"> Results of Class B Estimate Overview of ASL Operating Model Staff report analyzing financial implications of current project costs 		14					
Overview of Site Plan to: <ul style="list-style-type: none"> West Grey Staff (Week of March 20th) & Council (April 4th) Joint Accessibility Advisory Committee (Mar 22nd) 							
Review and approval of pre-qualification results and recommendation memo							
Approval of New Capital Work Borrowing By-Law							
Review and approval of tender results and recommendation to award							Pre-AMO



Project
Leaders

Questions?