

To:	Warden Halliday and Members of Grey County Council
Committee Date:	June 28, 2018
Subject / Report No:	TR-CW-18-18
Title:	Patrol D Facility
Prepared by:	Graham Wilson, Maintenance Manager
Reviewed by:	Pat Hoy, Director of Transportation Services
Lower Tier(s) Affected:	Township of Southgate, Municipality of Grey Highlands and Town of The Blue Mountains
Status:	Recommendation adopted by Committee of the Whole as presented as per Resolution CW172-18; Endorsed by County Council on July 12, 2018.

Recommendation

1. That Report TR-CW-18-18 be received and that Staff be directed to investigate options, including the purchase of property, to support the construction of a new patrol facility to accommodate Patrol D.

Executive Summary

Grey County Transportation Services is divided into four maintenance areas. Patrol D is the southeast quadrant and uses two facilities which are located in Flesherton and Dundalk. The other patrols are located in single facilities in Chatsworth, Clarksburg and Ayton. Chatsworth is being renovated this year and the other two depots are in good shape.

The Patrol D facility in Dundalk is owned by the County of Grey and the facility in Flesherton is leased from the Ministry of Transportation (MTO).

The Dundalk Depot is in poor condition, upgrades would be cost prohibitive and the site is not ideal for a central depot. The MTO has indicated they want to maintain ownership of their Flesherton Depot and Grey County could be forced to vacate in 2024 when our current lease expires.

Transportation Services is recommending that Staff investigate options relating to the purchase of a site and construction of a new, centrally located depot building to accommodate Patrol D.

Background and Discussion

A maintenance facility centrally located in the Patrol D area is preferred. Staff has identified a geographic area within a ten kilometre radius of Flesherton as the best location for a Patrol D facility and the property should be five to ten acres in size. The proposed office/garage building, similar to the Ayton Depot, would be approximately 20,000 square feet and the proposed sand/salt storage building would be approximately 14,000 square feet with indoor loading.

Research into a potential shared facility was investigated. After discussions, the Municipality of Grey Highlands is not interested in a shared facility at this time.

Transportation Services has also investigated all currently owned Grey County properties and there are no suitable properties in the area.

An investment in a new centrally located Patrol D facility will improve efficiencies in delivering Grey County maintenance operations, as well as reducing the overhead costs of maintaining two depots.

Dundalk Depot

Grey County currently operates three plow routes out of Dundalk. The Dundalk Depot includes an office/garage building that was originally built in 1950, with two additions in 1970 and 1990. The sand/salt dome building was built in 1990. The Flesherton Depot includes an office/garage building, a sand dome, a salt shelter and two storage sheds. The office/garage and sand dome were built in 1961.

A structural review of the Dundalk office/garage building was conducted in May, 2016. It was noted in some areas, that the bases of the steel frame posts were deteriorated and recommended that new concrete be casted up and around the base to cover all of the deteriorated steel. It was also noted that some steel channels were corroded and recommended steel angle be welded to the existing channel. These remedial works are merely a temporary measure and the structural review recommended that the building be re-evaluated in no more than five years.

A geotechnical investigation was conducted at the Dundalk Depot in November, 2016, to evaluate the subsurface conditions and determine the implications with respect to the potential construction of a new sand/salt storage facility. The results of the investigation showed a shallow groundwater table and soft underlying soils, which will not allow for a conventional foundation construction. The Dundalk site was ruled out for a future depot due to cost and location concerns.

Preliminary talks with Southgate staff indicate that the facility may suit the needs of the Township. This would be explored as the new depot process progressed.

Flesherton Depot

Grey County currently operates two plow routes out of Flesherton. The Ministry of Transportation Area Maintenance Contract will terminate on May 31, 2024. After that time, it is expected that the Flesherton Depot will be offered to a new area maintenance contractor. As a result, the County may be required to vacate the facility.

Grey County has confirmed that the MTO is not interested in selling the Flesherton Depot site. This uncertainty in operations results in the existing Flesherton Depot not being a viable long term solution.

Legal and Legislated Requirements

Grey County Acquisition of Land Procedure

Financial and Resource Implications

A review of the recent facilities built in the neighbouring municipalities indicates that the cost to purchase the property, engineering costs and construction costs will be approximately \$3.5 million. Funds are being set aside in reserve for this build, with construction anticipated in 2021.

Relevant Consultation

Internal (list)

Finance Department

Paramedic Services Department

Grey County Committee of the Whole by way of this Report

External (list)

Ministry of Transportation

Municipality of Grey Highlands

Appendices and Attachments

County of Grey Transportation Services Department Owned Properties Map

[BCA Patrol Yard D 2017 Final Report](#)

County of Grey Transportation Services Department Owned Properties Map

