



Minutes

Special Joint Meeting

Municipality of West Grey and Grey County

August 31, 2023 – 10:00 AM

The Municipality of West Grey and Grey County Council met electronically on the above date for a special joint meeting to consider a presentation on the early works tendering results and cost allocations pertaining to the Rockwood Terrace which will also support future development. Warden Milne assumed the Chair and called the meeting to order at 10:00 AM with the following in attendance:

Municipality of West Grey

Present: Councillors Doug Townsend, Scott Foerster, Geoffrey Shea, Doug Hutchinson.

Regrets: Joyce Nuhn.

Staff

Present: Laura Johnston, CAO; Jamie Eckenswiller, Director of Legislative Services/Clerk; Kerri Mighton, Director of Finance/Treasurer; Karl Schipprack, Director of Infrastructure and Development/CBO; Geoff Aitken, Manager of Public Works.

Grey County

Present: Warden Brian Milne; Councillors Scott Mackey, Terry McKay, Grant Pringle, Dane Nielsen, Sue Paterson, Warren Dickert, Ross Kentner, Shirley Keaveney, Scott Greig, Barbara Dobreen, Andrea Matrosovs, Peter Bordignon, Kevin Eccles and Tom Hutchinson.

Regrets: Councillors Paul McQueen, Sue Carleton and Ian Boddy.

Staff

Present: Kim Wingrove, Chief Administrative Officer; Randy Scherzer, Deputy CAO; Mary Lou Spicer, Director of Finance; Jennifer Cornell, Director of Long-Term Care; Michael Letourneau, Director of Legal Services; Tara Warder, Clerk; Karen Kraus, Executive Director of Rockwood Terrace; Scott Taylor, Director of Planning; and Rob Hatten, Communications Manager.

Declaration of Interest

There were no declarations of interest.

Business Arising from the Minutes

There was no business arising from the minutes.

Presentation

Early Works Tendering Results and Cost Allocations

Randy Scherzer, Deputy CAO, addressed the two councils on the early works tendering. He noted that the project has been done in collaboration with the Municipality of West Grey.

The proposed Rockwood Terrace long-term care home will be constructed directly to the south of the existing location. Mr. Scherzer provided rationale for the early works, noting that these works will prepare the site for construction and provide greater certainty for the future general contractor building the long-term care home and provide construction access roads. Additional road and servicing connectivity will support future development in this part of Durham.

An overview of the location was provided, as well as the extent of the early works, and where responsibility for the work rests. It was noted that costs for works to support Rockwood Terrace are the responsibility of the County, and costs outside of that scope to support the future development of West Grey are the responsibility of West Grey.

He then provided information on the scope of the early works and projected timelines and stages. An overview of the proposed water connections from Saddler Street East to connect to Kincardine Street South and further to Elgin Street. Details relating to the proportions of costs belonging to each municipality for water and sewer servicing construction were outlined.

A draft drainage easement agreement has been presented to the owner of the property to the south to assist in dealing with stormwater drainage. This agreement is anticipated to be finalized in the coming days. It is acknowledged the outlets need to be temporary and further upgrades will be required at a later date. The early works do include a storm drain to connect to the downstream upgrades when those are completed.

Randy Scherzer noted that a total of three bids were submitted, with the lowest being JT Excavating Ltd. in the amount of just over 3.2 million dollars, excluding HST.

Randy Scherzer then provided an overview of the cost-sharing and allocations between the two municipalities. Generally, these have been calculated based on the length of the road and servicing sections and the unit costs.

West Grey's tender award amounts to just under \$700,000, excluding HST and Grey County's portion is just over \$2.5 million. Staff are proposing an additional ten per cent contingency to cover fluctuations and unexpected issues that may arise. The total project cost will be approximately \$3.5 million, excluding HST, including contingency. These costs do not include provisional items or engineering and consulting fees.

He then outlined next steps, noting that County Council will consider awarding immediately following this meeting and West Grey on September 5, 2023. A kick off meeting will be arranged, and there will be work done on finalizing the necessary agreements, CLI Environmental Compliance Approval process, and acquiring documents from JT Excavating

Ltd., including proof of insurance and WSIB coverage.

Questions were addressed regarding the accuracy of costs provided by the consultants. It was noted that the tender results are aligned with the cost estimates provided.

Information was requested on the amount of assistance from Grey County to help finance the project. That agreement will be coming forward to West Grey Council shortly and will address payment options and outlines the early works project and what municipality pays for what.

Inquiry was made as to the background of JT Excavating Ltd and the extent of their experience. It was noted that they are based out of Durham and West Grey has worked with JT Excavating on a number of projects. It was further noted each bidder has to provide examples of projects they have worked on of a similar scope and scale.

A question was asked regarding the differences in pricing between each of the bidders and the reasoning for those differences. All three put forward a compliant bid and all pricing was reviewed by the engineering consultant.

Adjournment

The special joint meeting with the Municipality of West Grey adjourned at to the call of the Chair at 10:32 AM.

Brian Milne, Warden

Tara Warder, Clerk