



Committee Minutes

Long-Term Care Redevelopment Planning Task Force August 10, 2023 – 2:08 PM

The Long-Term Care Redevelopment Planning Task Force met in the Council Chambers on the above date with the following members in attendance:

Present: Chair Matrosovs; Councillors Greig, McQueen, Mackey, McKay, Hutchinson, and Warden Milne.

Regrets: None

Staff

Present: Kim Wingrove, CAO; Randy Scherzer, Deputy CAO; Karen Kraus, Executive Director, Rockwood Terrace; Mary Lou Spicer, Director of Finance; Tara Warder, Clerk; Katrina Peredun, Communications Officer; Sarah Goldrup, Deputy Clerk/Legislative Coordinator.

Call to Order

The Chair called the meeting to order at 2:08 p.m.

Declaration of Interest

There were no declarations of interest.

Delegations

Andrew Rodrigues, Senior Project Manager, Colliers Project Leaders – Prequalification Criteria for General Contractors

Kim Wingrove addressed the task force and noted that this meeting was called to give members an opportunity to understand the selection criteria that is proposed for the Rockwood Terrace redevelopment project. Staff are looking for support for the proposed criteria.

Andrew Rodrigues, Senior Project Manager from Colliers Project Leaders, then addressed the task force and summarized the approach to prequalify future bidders. He noted there is a separate contract for the early works.

He then noted that Ministry approvals are being sought. In the meantime, staff would like to prequalify a pool of four to five general contractors that are qualified to complete a project of this complexity and invite them to submit a bid later this year. After prequalification is established, the project will be awarded strictly based on price.

The proposed criteria was then outlined, including ability to bond, statement of involvement in any pending legal proceedings, WSIB compliance, ability to provide sufficient insurance and knowledge on infection prevention and control procedures, among others.

After closing, the evaluation team will consist of the project team from Grey County, Kasian and Colliers and bidders will be evaluated against the proposed framework and a pool of four to five contractors will be established.

Advertising will be done on the daily commercial news, and a four week timeline is proposed from posting to closing. Andrew Rodrigues then spoke to the process around posting and subsequent deadlines.

The advantages of completing the process in two steps were noted. Once there is a pool of contractors who are established as being qualified, all bidders are on the same playing field because the remaining portion of the process is based on price.

Further questions were addressed regarding what the ideal number of prequalified contractors is and their availability because of the current construction environment. The market would need to be tested in this regard, however there will be a good sense of availability shortly.

The process for evaluating the scoring was then outlined. The standard form from the CCDC library will be used and each bidder will submit information related to experience in long-term care and health care construction in Ontario. Credit will also be given for demonstration of net zero capabilities.

Reports

CAOR-RP-12-23 – Selection Criteria for General Contractors

Randy Scherzer spoke to the anticipated timelines for release of the Request for Pre-Qualification (RFPQ) for the general contractor. He noted that County Council will consider the results of the early works tender for site preparation of the Rockwood site

on August 31, 2023. The final tender for the general contractor for the construction of the new Rockwood Terrace will be considered later this year.

It was noted that the costs for the overall Rockwood Terrace project will be known when the results of the early works tender has closed and when the tender process for the general contractor has been completed later this year.

It is important to emphasize how close Grey County is to construction at the upcoming Association of Municipalities of Ontario (AMO) delegation.

Kim Wingrove noted that AdvantAge Ontario is also undertaking advocacy related to funding. It was acknowledged that there is pressure from the sector on a deadline extension for when projects need to be shovel ready, as there are several organizations who are in a similar position.

The task force noted the need to include local MPP Rick Byers in the delegation and work very closely with him on the matter. Kim Wingrove noted MPP Byers has been invited to the delegation.

RP13-23 Moved by: Warden Milne Seconded by: Councillor Mackey

That Report CAOR-RP-12-23 regarding the selection criteria for general contractors for the Rockwood Terrace redevelopment be received; and

That the prequalification selection criteria be supported as outlined in the report; and

That staff be directed to proceed and issue the request for pre-qualification prior to County Council approval as per section 26.6 (b) of Procedural By-law 5134-22.

Carried

Closed Meeting Matters

There was no closed meeting.

Correspondence

There was no correspondence.

Other Business

There was a question on what the plans are for the rest of the Rockwood Terrace site and if an opportunity exists to make it ready for development. Staff noted that following

the awarding of the early works tender, if council decides to proceed, there will be an opportunity to look at options for those lands and what is required to make them further shovel ready.

Next Meeting Dates

To be determined.

On motion by Councillors McQueen and Hutchinson, the meeting adjourned at 2:43 pm.

Andrea Matrosovs, Chair