



Committee Agenda

Long Term Care Redevelopment Planning Task Force

June 28, 2022 - 9:30 AM

Electronic Meeting

1. Call to Order
2. Declaration of Interest
3. Reports
 - a. Project Update – Andrew Rodrigues, Colliers Project Leaders
 - b. Memorandum from Colliers – Change Order for Prime Consulting Services

That Grey County proceed with executing the Design Change Order as a result of additional design services for the proposed Assisted Living and Village Square components of the Rockwood Terrace Redevelopment project.

- c. Design Update – Kasian Architects
- d. Update on Assisted Living Site Visits – Jennifer Cornell
- e. CAOR-RP-04-22 Rock Street Land Transfer

That Report CAOR-RP-04-22 be received regarding a request to the Municipality of West Grey to transfer a portion of lands at the end of Rock Street to facilitate the redevelopment of the Rockwood Terrace Campus of Care.

4. Other Business
5. Next Meeting Date
 - a. September 2022
6. Adjournment

MEMORANDUM

To:	Kim Wingrove, CAO, Grey County	Doc Ref:	Doc. # P0103-969784674-89 (1.0)
From:	Andrew Rodrigues, Sr. Project Manager	Date:	June 7, 2022
Project:	Grey County LTC Redevelopment – Rockwood Terrace		
Subject:	RT LTC Redevelopment – DCO 1 – Memo to Client		

In March 2022, Grey County approved and provided direction to the project team to proceed with Option 2 for its Campus of Care, which is defined as the development of a new Long Term Care (LTC) Home, an Assisted Living Facility and a Village Square along with associated horizontal infrastructure. A total Project Budget of \$108,498,050 was approved for this option, based on a Class D cost estimate.

Following this approval, Colliers requested a Fixed Fee proposal from Kasian Architecture Inc. for the provision of design services for the Assisted Living (AL) and Village Square (VS) components of Grey County’s Campus of Care including the extension of South Street and Rock Street.

A Fixed Fee of \$1,675,190 + HST was submitted by Kasian consisting of Kasians’ Architect quotation (\$1,540,300 + HST) plus EXP’s proposals for Civil additional scope, traffic analysis and conceptual roadway design (\$105,560 + \$29,330 + HST).

Kasian’s original fee, expressed as a percentage of the original construction budget, is 5.5%. By comparison, the amended fee (original fee + change order) would represent 4.5% of the revised construction budget. The fee is within the budgeted amount of \$1,750,000 for Prime Consulting Services associated with the Assisted Living and Village Square components. On this basis, Colliers recommends proceeding with the execution of the Change Order.

It is proposed that Prime Consulting services would remain under a single contract with Grey County. This would be achieved via amendment of the existing contract through a Design Change Order (DCO) versus a separate contract. Invoicing would be separate for the LTC and other components in order to facilitate cost submissions Ministry of Long Term Care (MLTC). The same approach would apply for construction, where a single contract would be awarded and the General Contractor would provide a cost breakdown for the LTC component to facilitate cost submissions to the MLTC.

In order to accommodate additional design activities, it is expected that the tender date will be impacted by four (4) months. The construction schedule is also anticipated to be extended by approximately six (6) months due to the increased scope and also the preference expressed by Grey County to fully complete the construction prior to a First Resident Date as opposed to phased occupancy to allow for an earlier First Resident Date. This would increase the contract end date by ten (10) months, and revise the contract areas as follows: *Commencement of Construction* (A7.1) would be revised to 05-November-2023 and *Substantial Performance of the Work* (A7.2) would be revised to 07-March-2026.

There are a series of exclusions & assumptions that have been listed under Kasian’s proposal. These will be monitored by the project team and will be brought to Grey County’s attention should additional services be required that are not captured under the fixed fee proposal.

- Village Square: Kasian's proposal includes base building design (shelled space) for tenant spaces, and full design for common/shared public elements such as entrances, public and back-of-house corridors, fire and life safety systems, vertical circulation, public washrooms, and a modest office suite. Mechanical, electrical and IT base building systems will be designed and ready for tenants to connect to; common/public shared spaces will be user-ready.
- Access Road Design (EXP): The project team will evaluate opportunities to reduce the effort and fee associated with the traffic analysis (\$9.6K). Requirements with the Municipality and other authorities having jurisdiction will be further investigated and may require additional services for landscaping, streetlighting and illumination and mechanical and electrical design. EXP disbursements during the Contract Administration (CA) phase of the project have also been excluded and will be adjusted based on the actual construction duration of the access road extensions in relation to the schedule for exterior site development activities. This will enable the project team to take advantage of potential cost savings from concurrent site visits / inspections for both the access road and site development.

As immediate next steps, following direction from Grey County, the project team will circulate the Design Change Order for execution by all parties and will initiate design activities associated with the Assisted Living and Village Square Component.

Should you require additional information, please do not hesitate to contact me.

Sincerely,



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 Senior Project Manager
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Attachments

RT LTC Redevelopment – Design Change Order 1

To:	Chair Burley and Members of the Long Term Care Redevelopment Task Force
Committee Date:	June 28, 2022
Subject / Report No:	CAOR-RP-04-22
Title:	Rock Street – Partial Land Transfer Request
Prepared by:	Randy Scherzer
Reviewed by:	Kim Wingrove
Lower Tier(s) Affected:	Municipality of West Grey
Status:	

Recommendation

1. **That Report CAOR-RP-04-22 be received regarding a request to the Municipality of West Grey to transfer a portion of lands at the end of Rock Street to facilitate the redevelopment of the Rockwood Terrace Campus of Care.**

Executive Summary

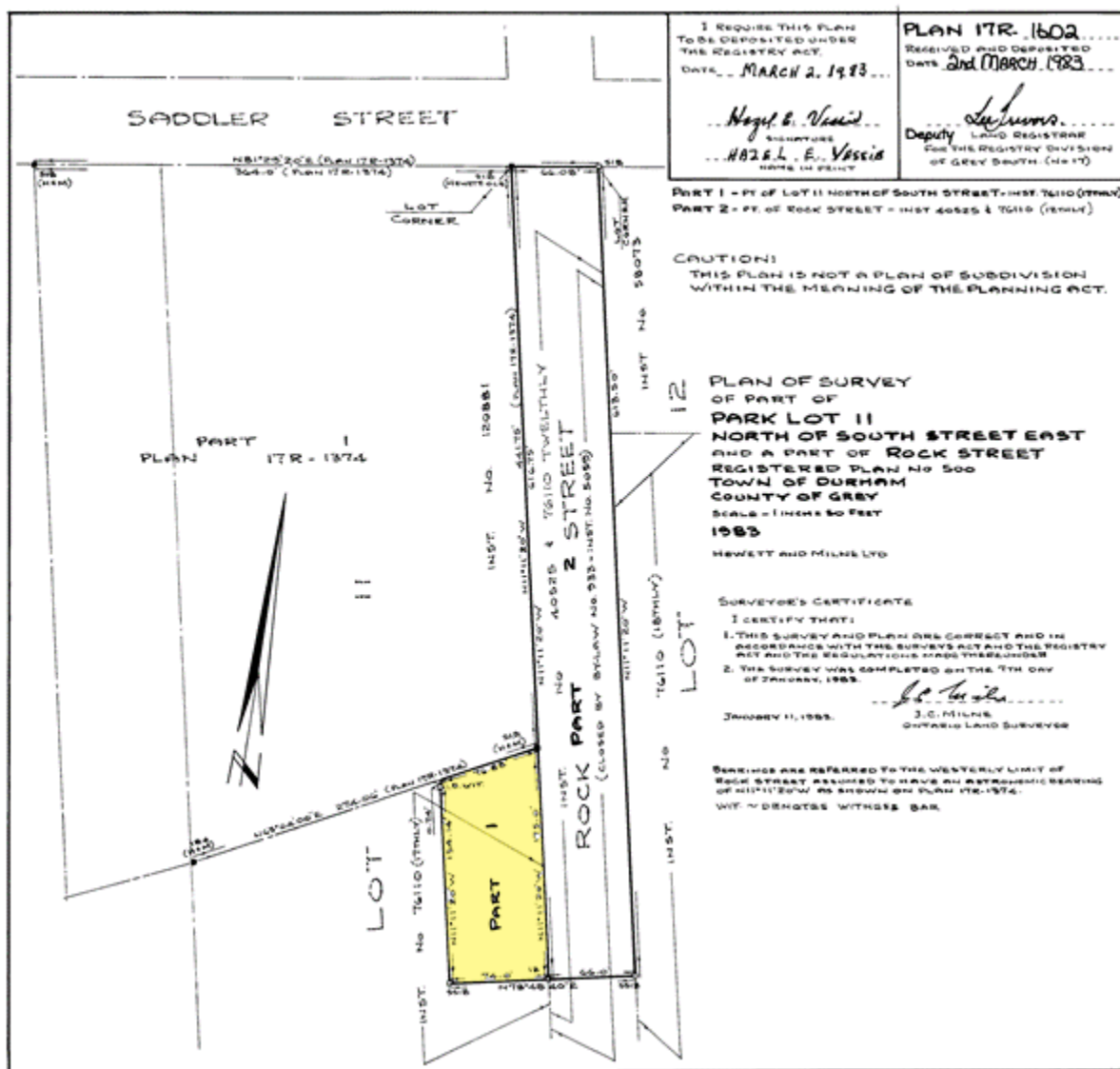
County staff have had initial discussions with West Grey staff regarding a portion of lands at the end of Rock Street that will be required to facilitate the redevelopment of the Rockwood Terrace Campus of Care in the settlement area of Durham, Municipality of West Grey. The lands in question (Part 1 of Plan 17R-1602) currently form part of a cul-de-sac at the end of Rock Street and would need to be formally ‘closed’ as a public highway and ownership transferred to the County. To facilitate the transfer, a temporary replacement ‘cul-de-sac’ and temporary widening may be required to accommodate traffic utilizing Rock Street during the construction of the Rockwood Terrace Campus of Care. The need for a temporary cul-de-sac and widening will be reviewed by the Kasian Team as part of the overall traffic analysis associated with the Rockwood Terrace Campus of Care project and through further discussions with West Grey staff.

Background and Discussion

County staff have had initial discussions with West Grey staff regarding a portion of lands which form part of a ‘cul-de-sac’ at the end of Rock Street. The lands are described as Part 1 of RP 17R-1602, Geographic Town of Durham, Municipality of West Grey and are highlighted in yellow in Figure 1 below. The subject lands will form part of the overall Rockwood Terrace Campus of Care lands and therefore the lands will need to be formally ‘closed’ as a public

highway and transferred to the County. As part of the proposed Rockwood Terrace Campus of Care, Rock Street and South Street East will be extended to connect the two streets in order to provide municipal road access to the Campus of Care. Once the roads have been extended the cul-de-sac at the end of Rock Street will no longer be required.

Figure 1 – Plan 17R-1602



Based on initial discussions with West Grey staff, it was noted that a temporary cul-de-sac may need to be created at the end of Rock Street during the construction of the Campus of Care to accommodate existing traffic utilizing Rock Street. West Grey staff indicated that temporary widening of Rock Street may be required to accommodate on-street parking for the existing Rockwood Terrace staff on the east side of Rock Street during the construction phase. Figure 2 shows the lands that could be required to support a temporary cul-de-sac highlighted in green, the temporary widening of Rock Street that may be required highlighted in yellow, the Rock Street and South Street East road extensions shown in light blue, and the lands being used for

the Rockwood Terrace Campus of Care shown in aquamarine. The County owns lands east of Rock Street and therefore if a temporary cul-de-sac and/or widening is required then a portion of the lands could be temporarily transferred to West Grey until such time as the Rock Street East and South Street East extensions are fully constructed. At that time, any lands transferred for the temporary cul-de-sac and/or widening can transferred back to the County. These matters will be reviewed in further detail as part of the Traffic Analysis being conducted by the Kasian design team and through further discussions with West Grey.

Figure 2 – Diagram of Subject Lands



The following are the potential next steps in order to facilitate the transfer of the portion of lands at the end of Rock Street to the County as well as the potential steps required if a temporary cul-de-sac and/or widening is required during the construction phase (see Figure 2):

1. The Existing West Cul-de-Sac (orange) currently forms part of Rock Street. It needs to be formally closed as a public highway and ownership transferred to the County so that it may form part of the lands for the Campus of Care.
2. In order to facilitate the movement of vehicles on Rock Street south of Saddler Street without the existing West Cul-de-Sac and prior to the establishment of the South Street and Rock Street extensions (light blue), a replacement for the cul-de-sac might be required.

3. The County can provide land for a replacement cul-de-sac on the east side of Rock Street if required; this land is identified on the diagram in green (the “Temporary East Cul-de-Sac”). It would need to be transferred to West Grey and West Grey must take steps (if any are necessary) to dedicate it as part of the public highway that is Rock Street.
4. Rock Street immediately north of the cul-de-sac lands may need to be temporarily widened to provide parking spaces to offset those that will be displaced by construction activity.
5. The County can provide land for the widening referred to in item 4 above if required; it is identified on the diagram in yellow (the “Temporary Rock Street Widening”) and it must be transferred to West Grey and West Grey must take steps (if any are necessary) to dedicate it as part of the public highway that is Rock Street.
6. Before either the Temporary East Cul-de-Sac (green) and the Temporary Rock Street Widening (yellow) may serve the roles outlined above, necessary road improvements must be designed and constructed on them. Only once those are complete may the Existing West Cul-de-Sac be closed and transferred to the County.
7. Land must be provided for the South Street East and Rock Street extensions (blue). The County can provide this land; it must be transferred to West Grey and West Grey must take steps to dedicate them as extensions of the public highways that are South Street East and Rock Street.
8. Before the South Street East and Rock Street extensions may be dedicated as public highways, road improvements must be designed and constructed on them. We also expect that improvements to provide municipal and utility services within their right-of-way will need to be designed and constructed.
9. Once the South Street East and Rock Street extensions (blue) are dedicated as public highways, the Temporary East Cul-de-Sac (green) and Temporary Rock Street Widening (yellow) must be closed as public highways and title to them returned to the County for future development of the County-owned lands east of Rock Street.

The timelines to carry out this work have not been fully determined, but the County is prepared to continue to work collaboratively with West Grey to find efficient ways to accomplish this work that will meet the needs and priorities of both West Grey and the County.

In order to formalize the arrangements described above, County staff will prepare a Memorandum of Understanding with West Grey, along with any matters that West Grey would like to include as part of the expansion of the road system related to the redevelopment of the Rockwood Terrace Campus of Care.

Legal and Legislated Requirements

None

Financial and Resource Implications

County staff will assist West Grey with the transfer of lands and any associated legal costs associated with the transfer. There could be additional costs associated with the temporary cul-de-sac and/or temporary widening of Rock Street if required and this will be analysed further as part of the Traffic Analysis currently being conducted by the Kasian project team. Any costs would be part of the overall construction contract for the Campus of Care.

Relevant Consultation

- Internal: CAO, Legal Services, Clerks
- External: Municipality of West Grey, Colliers Project Leaders, Kasian

Appendices and Attachments

None