

Staff Report

Report To: Council

Report From: Karl Schipprack, Director of Infrastructure and Development/CBO

Meeting Date: June 20, 2023

Subject: Rockwood Terrace Redevelopment – Road and Service Works

Recommendations:

That in consideration of staff report 'Rockwood Terrace Redevelopment – Road and Service Works', council receives the report for information purposes.

Highlights:

- Grey County redevelopment of Rockwood Terrace Long-Term Care (LTC) building to start construction early 2024.
- Grey County staff are proposing to issue a tender for site grading, road and servicing work in July and construction start in the fall of 2023.
- Engineering of these elements is ongoing, and no cost estimate has been provided to date.

Previous Report/Authority:

None.

Analysis:

Due to a redesign by Grey County and their consultants, the completed design and tender documents will not be ready to be issued to start construction in the fall. To save construction time Grey County is proposing to issue a separate tender for early work. This will include site grading, road construction and servicing. Also due to time constraints no estimate will be provided prior to the tender documents being sent out. Pricing will not be provided to West Grey until the actual costing has been received from the bidders. When the costing is provided to West Grey, a report will be brought forward to council for approval with options for budgeting.

Below is a comprehensive list of proposed road and servicing work to be completed around the site of the new Rockwood Terrace LTC site. The list also notes who would

be responsible for the costs associated with these items. Items in bold are optional and will be kept separated in the tender package and can be excluded if council chooses.

Road work:

- Construct Rock St extension to South St – Grey County
- Construct South St from Rock St to Kincardine St – Grey County
- **Construct South St from Kincardine St. to Elgin St – West Grey**
- Construct Kincardine St. extension to South St – Grey County
- **Reconstruct South St from Elgin St to Albert Street and add curb, gutter and sidewalks –West Grey**

Servicing Work – Watermain:

- 150mm watermain from termination on Rock St to termination on Kincardine St – Grey County
- Upgrade watermain described above to 250mm for future growth - West Grey
- **250mm Watermain on South Street from Kincardine St to Albert St – West Grey**
- **300mm Water supply line from potential future site of Municipal Well (SW corner of Rockwood Terrace lands) to existing Municipal Well site – West Grey**

Servicing Work – Sanitary:

- 200mm sanitary from existing connection at Saddler St to intersection of Rock St and South St – Grey County
- Upgrade sanitary described above to 300mm for future growth - West Grey
- **Install a 300mm sanitary pipe along South St from Albert St to as far east as possible based on what gravity would permit for future development on the south side of South St – West Grey**
- Location of connections for future development TBD - West Grey

Servicing Work - Storm water management – All Grey County

Figure 1 – Map of Subject Lands and Early Works



Financial Implications:

The county will be the project lead and would be responsible for all payments to the contractor. The county would then invoice West Grey for our portions of the project as they are completed. Decisions on long-term financing of West Grey's share of the project and future budget implications will be brought forward for council's consideration when costings are determined.

Communication Plan:

None.

Consultation:

Randy Scherzer – Deputy CAO, Grey County
Geoff Aitken – Manager Public Works
Kerri Mighton – Director of Finance

Attachments:

None.

Recommended by:

Karl Schipprack, Director of Infrastructure and Development/CBO

Submission approved by:

Laura Johnston, Chief Administrative Officer

For more information on this report, please contact Karl Schipprack at kschipprack@westgrey.com or (519)369-2200 Ext. 234.