



Staff Report

Report To: Council
Report From: Karl Schipprack, CBCO, Director of Infrastructure and Development
Meeting Date: September 5, 2023
Subject: Rockwood Terrace - Early Works Tender

Recommendations:

That in consideration of staff report Rockwood Terrace - Early Works tender, council:

1. Directs staff to notify Grey County to award the West Grey portion of the tender for a total amount of \$695,800.25 excluding HST;
2. Authorizes the mayor and clerk to enter into an infrastructure, responsibility, and cost sharing agreement with Grey County:
 - i. for the reconstruction or extension of Rock St., Kincardine St., Elgin St. and South St.; and
 - ii. to construct roads on Grey County lands that will be conveyed to West Grey when complete;
3. Directs staff to include an estimated total of \$905,380.27, including tender award, ten percent contingency and engineering fees, excluding HST, in the 2024 budget;
4. Directs staff to bring forward a budget request for engineering and design for reconstruction of South St. from Elgin to Albert St. and install a storm water line on South St. from Garafraxa St. to Queen St. in the 2024 budget; and
5. Directs staff to bring forward a budget request for the reconstruction of South St. from Elgin to Albert St. and the upgrade to the storm water management system on South St. from Garafraxa St. to Queen St. in the 2025 budget.

Highlights:

- West Grey has partnered with Grey County to engineer and construct roads, sidewalks, water supply, sanitary sewer and storm water management as part of the Rockwood Terrace long term care redevelopment project. All proposed work that West Grey is contributing to is on lands that will be conveyed to West Grey when complete.

- Grey County has issued the first tender associated with the Rockwood Terrace long term care development project, titled: *Early Works*. Total cost of the early works is \$3,226,435.00. West Grey's portion is \$695,800.25. This cost does not include engineering fees, contingency and HST.
- Work is scheduled to begin this fall with substantial completion estimated for 2025 for the early works tender.

Previous Report/Authority:

[Staff Report from June 20, 2023 Council Meeting - Rockwood Terrace Redevelopment – Road and Service Works](#)

[Grey County Report - Award of RFT-LTC-09-23 Rockwood Terrace Redevelopment](#)

Analysis:

RFT-LTC-09-23 being the tender for the Rockwood Terrace Early Works was posted on August 1, 2023 and closed on August 24, 2023. Based on the tender results, JT Excavating Ltd. submitted the lowest compliant bid for a total cost for all the early works of \$3,226,435.00 excluding HST. Works required to support the Rockwood Terrace redevelopment represents the county's portion of the tender whereas the costs for any additional works/oversizing of the infrastructure to support future development would be West Grey's portion of the tender. Based on the cost allocations completed in consultation with Grey County, West Grey's portion is \$695,800.25 excluding HST. This is approximately twenty percent of the total cost.

Given the phasing of the various works over a two-to-three-year period, it is recommended that a ten percent contingency be budgeted to cover off possible fluctuations in the Asphalt Cement Index, fuel index, and any unexpected site issues. The ten percent contingency for West Grey is \$69,580.02.

Engineering for the design and project management is further estimated at \$700,000 of which twenty percent (\$140,000) is the responsibility of West Grey

Total estimated cost of West Grey's portion of the "early works" is \$905,380.27.

Reconstruction and urbanization of South St. from Elgin St. to Albert St. including upgrading water, sanitary and storm and installing the remainder of the raw water line to the pump house on South St. and installation of a storm water pipe on South St, from Garafraxa to Queen, is required to be completed by 2025. Fifty percent of the storm water upgrades will be paid for by Grey County. Unfortunately, due to time constraints this portion of the project could not be included in this design and tender RFT-LTC-09-23. More information will be provided in the 2024 budget process. Staff recommend

budgeting the design and engineering for the additional work in the 2024 budget and the construction to be budgeted and completed in 2025 in time for the completion of the Rockwood Terrace project.

Financial Implications:

Water and sewer capital costs will be kept separate and funded from their respective capital reserves and/or long-term borrowing.

West Grey staff recommend the total estimated budget of \$905,380.27 minus the water and sewer capital costs be funded from the 2024 capital budget. Any costs incurred in 2023 will be borrowed from reserves and paid back from the 2024 budget.

It is anticipated that West Grey will be able to charge back the costs to upgrade the infrastructure to future developers that want to connect to this area of the system.

Communication Plan:

Communication of this report is through the posting of the council meeting agenda on the Municipality of West Grey website.

Consultation:

Supervisor, Urban Operations Infrastructure and Public Works

Manager of Public Works

Director of Finance/Treasurer

County of Grey Deputy CAO

Attachments:

Appendix A – Details of the early works.

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, Director of Infrastructure and Development at kschipprack@westgrey.com or 519-369-2200.