



## Staff Report

**Report Title: Ripley Medical Centre**

**Prepared By: Mary Rose Walden, Chief Administrative Officer & Michelle Goetz, Manager of Strategic Initiatives**

**Department: CAO**

**Date: Oct. 2, 2023**

**Report Number: CAO-2023-10-33**

**File Number: A19 Ripley Medical**

**Attachments: Ripley Medical Centre Concept #1, Ripley Medical Centre Concept #2 top floor, Ripley Medical Centre Concept #2 basement**

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### **Recommendation:**

That the Township of Huron-Kinloss Committee of the Whole hereby receives for information report number CAO-2023-10-33, prepared by Mary Rose Walden, Chief Administrative Officer and Michelle Goetz, Manager of Strategic Initiatives, AND Further, approves the development of concept 3 and the tender packages for the Ripley Medical Centre and further authorizes staff to apply to the Near Term Investment Program for renovations/addition to the Ripley Medical Center

### **Background:**

In June 2023 Council approved staff engaging an architect to develop a renovation plan for the Ripley Medical Center, and obtaining quotes to complete the renovation project to be funded from the Community Sustainability and Well Being Fund Reserve Fund.

More information is included in the [June Report](#).

### **Discussion:**

The Team engaged Allan Avis Architects to complete the renderings of the Ripley Medical Centre. We were provided with two concepts; concept 1 uses the current footprint of the building only and concept 2 includes a 15' x 45' addition out the front of the building. Both concepts include the main or top floor of the building being used by both the medical centre and the day care.

After reviewing the concepts, the requests from the day care and the medical centre and the estimated costs associated with each concept; the Team determined another meeting with representatives from Bruce County, the Family Y and the Kincardine Family Health Team was warranted to discuss the constraints of each concept and how to move forward.

Concept 1: while this concept was less expensive (\$894,000), all of the representatives agreed that the concept did not meet their needs for expansion. The day care would only be able to create 8 net new spaces for the centre and the Family Health Team would be limited in the programming they could provide.

Concept 2: Adding 15' out the front of the building provided both the day care and the medical centre ample room to expand their programs; however, the estimated cost is astronomical (\$2,205,900.). In order to pursue a renovation of this size and cost we would need additional financial resources from each organization and some level of commitment that the space would be used. The County of Bruce and the Family Y could not make any commitments at this time, there are staffing considerations that would affect the ability to expand their program to 18 net new spaces and funding is not guaranteed from the County (the amount or the availability). The Family Health Team has also not heard if they will be receiving additional funding for the expansion of their programs.

While we understand the need for day care spaces in Huron-Kinloss, the reality is that even if the space became available, without additional staffing resources the spaces cannot be filled.

With this information, the Team is considering a concept 3 that includes only a medical centre upstairs with an office and storage room space for the day care. This would ensure the Family Health Team has enough room for their current programs and their expanded offerings if their funding is approved. This will also ensure that Dr. Murray has the room he needs to begin seeing patients at the medical centre again.

Next Steps:

We have approached the architect for a quote to create concept 3 and to create tender packages for concept 2 and concept 3.

We are seeking Council approval to move forward with the tender packages with Allan Avis Architects, to be funded from the Community Sustainability and Well Being Reserve Fund.

As Council is aware the NWMO will be providing the Corporation of the Township of Huron-Kinloss access to significant funding through their Near Term Investment Program. The purpose and approved uses for this funding are for the municipality to invest in upgrading equipment and infrastructure. We currently have a balance of \$400,000 which we are seeking approval for this project.

We are required to commit the Near Term Investment Funding from the NWMO by the end of October.

The County of Bruce does have access to some funding however until we have a detailed cost estimate they cannot commit any funds.

If Council approves we would move forward with the tender process. Once the tender process is complete, we would bring forward a recommendation to Council on how to proceed with the project.

Worst case scenario if the tender process validates the concept estimates, we would have shovel ready drawings to pursue any future grant opportunities.

**Financial Impacts:**

Community Sustainability and Well Being Reserve \$189,363 plus \$400,000 from the Near Term Investment Fund.

**Strategic Alignment / Link:**

A2.4 Doctor Recruitment/Medical Centres

**Respectfully Submitted By:**

Mary Rose Walden, Chief Administrative Officer & Michelle Goetz, Manager of Strategic Initiatives

**Report Approved By:**

Mary Rose Walden, Chief Administrative Officer