



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Ripley Medical Centre and Family Y Update

Prepared By: Michelle Goetz, Mike Fair and Mary Rose Walden

Department: CAO

Date: Feb. 16, 2024

Report Number: CAO-2024-02-7

File Number: C11 CAO 24

Attachments: None

Recommendation:

THAT the Township of Huron-Kinloss Council hereby receives for information Report CAO-2024-02-7, prepared by Michelle Goetz, Manager of Strategic Initiatives; Mike Fair, Director of Community Services; and Mary Rose Walden, Chief Administrative Officer:

AND FURTHER, that Council approves the Staff recommendation to retain Domm Construction to complete the renovation of the Ripley Medical Centre and Family Y Childcare Centre for \$392,780;

AND FURTHER approves the appropriate By-Law to come forward.

Background:

The Ripley Medical Centre and Family Y Renovation project began in 2023 in partnership with the Kincardine Family Health Team and Family Y Childcare Centre. The project aimed to increase licensed childcare spaces in the childcare centre and to re-open the medical centre for use by Dr. Murray and the Kincardine Family Health Team Care Providers.

Additional background information about the project can be found in these reports:

- [Committee of the Whole December 4th, 2023](#)
- [Committee of the Whole November 6th, 2023](#)
- [Committee of the Whole October 2nd, 2023](#)
- [Committee of the Whole June 5th, 2023](#)

Discussion:

In December 2023, we received notice from our partners at the Family Y that the funding request they submitted to Bruce County for funding from the Canada-wide Early Learning and Child Care Start-up Grant Funding Program was approved for the amount of \$112,809 to create new licensed day care spaces and an additional \$30,816 for repairs and maintenance to support priority upgrades to the existing child care centre at the Ripley Family Y childcare centre.

The design-build request for quotations was also posted in December, with a deadline to submit of January 19th, 2024. Mike Fair, Director of Community Services included a mandatory meeting date at the facility on December 27th to walk through the centres with interested proponents. Three Contractors toured the facility and we received two submissions to the RFQ.

Upon review of the quotes and the project requirements, an addendum to the RFQ was created and sent to the two proponents that submitted quotes. The addendum included a front walkway/accessible ramp, and specifications in materials were added including flooring underlay, and sound proofing wall products, resulting in the two submissions not being comparable. Submissions were well under the construction estimates provided by Allan Avis Architects, and we are certain this project will fall within our budget.

Both proponents provided an updated quote to the RFQ addendum.

D's Construction: \$450,460 (plus HST)

Domm Construction: \$392,780 (plus HST)

After reviewing the quotes in detail using a weighted scoring matrix, Staff is recommending to retain Domm Construction to complete the renovation of the Ripley Medical Centre and Family Y Childcare Centre. The quotes did not include a contingency amount. Staff would also like to recommend adding a \$40,000 contingency to bring the renovation total up to \$432,780.

The total budget for this project is \$766,000. The budget breakdown is:

- Renovation expenses = \$430,780
- New fire panel = \$20,000
- Speakers/sound system = \$5000
- Furnishing Allotment = \$281,000
- Total Project Budget = \$766,000

We are awaiting confirmation from the Kincardine Family Health Team regarding their funding request to the Ministry of Health and Long-Term Care. If approved, the Township's contribution to furnishings could be significantly less. The \$281,000 being set aside for furnishings includes computers, desks, cubbies, chairs, fridge, microwave and any other items required to open the doors of the medical and childcare centres. A decision on the Kincardine Family Health Team's submission should be made by March 31st, 2024.

The Architect fees incurred by this project were paid in 2023 and totaled \$29,451.88 including HST.

Construction for the project is scheduled to start in April 2024 and be completed by July 2024. To accommodate the renovation, the Ripley Family Y will be moving their childcare programs to the Ripley-Huron Community Centre Social Room for the duration of the project. They are currently applying for a temporary license to the Ministry of Education to support the change in locations.

Financial Impacts:

\$766,000 total project budget for the Ripley Medical Centre and Family Y Childcare centre renovation.

- \$400,000 from the NWMO Near-Term Investment Fund,
- \$223,000 from the Community Well-Being Reserve Fund,
- \$143,000 from the Canada-wide Early Learning and Childcare Start-up Grant,

Strategic Alignment / Link:

The information provided in this report is consistent with and in keeping with the Municipality's Vision & Mission. The recommendations contribute to the goals in achieving a prosperous, spirited, vibrant, environmentally conscious and accessible community.

Respectfully Submitted By:

Michelle Goetz, Manager of Strategic Initiatives; Mike Fair Director of Community Services; Mary Rose Walden, Chief Administrative Officer

Report Approved By:

Mary Rose Walden, Chief Administrative Officer