



### Staff Report

**Report Title: Ripley Industrial Park**

**Prepared By: Mary Rose Walden, CAO**

**Department: CAO**

**Date: Feb. 26, 2021**

**Report Number: CAO-2021-02-12**

**File Number: D21 RIP20 BUD21**

**Attachments: Business Plan**

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**Recommendation:**

THAT the Township of Huron-Kinloss Council hereby receives for information Report No.CAO-2021-02-12 prepared by Mary Rose Walden, Chief Administrative Officer AND approves the alternative layout - 2021-02-01 AND FURTHER directs staff to proceed with final design and tender documents.

**Background:**

In January 2020, the environmental assessment for the Ripley Industrial Park was completed and approved by the Ministry. Staff is now recommending proceeding with the development of the tender documents by BM Ross.

In the Fall of 2020, BM Ross presented a number of design options to Council for the road construction, lot placement and services for the industrial park. At budget deliberations last year Council approved moving forward with Lot Layout Option

The project was on hold as we were in discussions with the adjacent property owner about the possibility of a residential development. In December 2020, the Township purchased the adjacent property.

**Discussion:**

Now that we own all the adjacent lands the street layout for the industrial park needs to be finalized. An updated layout plan is attached with the proposed Angus Street being located on the existing road allowance as opposed to being shifted to the west. The stormwater management pond would still be located as far west as possible to take advantage of the proximity to the existing outlet pipe. The Township was open to the proposed layout.

We had a discussion with BM Ross & Associates, that the construction of the short street leg with the cul-de-sac could be deferred until a future construction phase to help reduce initial construction costs and provide a possible large lot for development in the south east corner of the industrial park.

We have also identified that there may be a need to reserve some of the lands for municipal purposes in the long term.

### **Financial Impacts:**

2021 Opinion of Probable Costs for the Ripley Industrial Park. (General road Layout as per attached sketch) provided by BM Ross & Associates

Roadwork Items = \$760,000 (*\$180,000 of which is for asphalt which may be deferred*)

Storm Items = \$695,000 (including storm water management pond, culverts, subdrains, ditching, sediment and erosion control)

Sanitary Items = \$160,000 (Includes gravity and low pressure sanitary sewer mains. No services to individual lots)

Watermain Items = \$190,000 (Includes 150mm dia. Watermain. No services to individual lots)

Provisional and Miscellaneous Items = \$145,000

Sub-Total for site works = \$1,950,000

Engineering Allowance (10%) = \$195,000

Taxes (13% HST) = \$279,000

Site works total = \$2,425,000+/- (Does not include Hydro One costs or servicing to individual lots)

*Note that about \$200,000 (\$180K+HST) of this value is for paving which will be deferred until a future date, after enough of the park has developed.*

### **Hydro Servicing**

Discussions will be required with Hydro One with regards to developing a hydro servicing plan.

A few years ago BMROSS was involved in a similar project where hydro servicing was about \$600/m. Assuming inflation an allowance of \$650/m seems reasonable.

Hydro One Servicing Allowance (Assuming \$650/m x 615m) = \$400,000 + HST

Note the above values are intended for budgeting purposes only. Final costs will vary depending on project timing, final design and tender results.

Opinion of Probable Cost (OPC) assumptions:

8.5m wide roadway, with 1.2m wide gravel shoulders (Rural cross section)

Roadbase design assumption (450mm Granular B, 150mm Granular A, 100mm Asphalt)

Roadside ditches

150mm dia. Watermain

200mm gravity sanitary sewer within one sewer run from the County Road, Low pressure sanitary sewer mains for the remainder of the industrial park

Storm water management pond at the south west corner of the property

Ditching will be required not only along the roadways but around portions of the perimeter of the site to intercept external drainage and to lower the outlet elevation for the site.

10% Contingency allowance included for Road, Storm, sanitary and watermain items.

Items NOT included in the OPC

Lot grading for future development lots. This will be the responsibility of the future lot owners.

Water and sanitary services. Individual lot owners will be responsible for costs associated with water and sanitary servicing including grinder pumps.

Cul-De-Sac roadway leg (earthwork, road construction, mains and servicing)

We can carry the costs through to the end of the construction and a selling price can be determined. Any proceeds from the sale of lands will be applied to the outstanding construction costs. Depending on how quickly the lands sell, we can decide if financing will be required.

**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 community.

Projects in this report assist staff in achieving the following projects in the 2019-2023 Strategic

Plan Action Plan:

## P4.1 Ripley Industrial Park

**Respectfully Submitted By:**

Mary Rose Walden, Chief Administrative Officer

**Approved By:**

Mary Rose Walden, Chief Administrative Officer