
HALDIMAND COUNTY



Project Brief – 2023 Tax-Supported Capital Budget and Forecast – Grandview Lodge HVAC Controls and Infrastructure Upgrades

For Consideration by Special Council on February 2, 2023

To: Mayor Bentley and Members of Council

From: Cathy Case, General Manager, Corporate & Social Services

Project: 636008 – GVL Roof Top Air Handling Unit Replacement Plan

Timing: 2024-2028

Cost: \$2,738,000

DESCRIPTION:

Replacement of Grandview Lodge HVAC equipment, electrical infrastructure upgrades, structural infrastructure upgrades and building automation and control upgrades.

BACKGROUND:

In December 2020, a submission to Investing in Canada Infrastructure Programs (ICIP) LTC Covid 19 Resilience Infrastructure Stream for financial support of replacing Grandview Lodge aged HVAC equipment and controls was submitted. This was a combined federal/provincial grant opportunity. The submission was based on a third party engineering firm's recommended replacement cost of the facilities aged HVAC equipment, systems and controls. The initial submission was formally approved in writing April 2021. ICIP funding was approved with the Federal Government contributing 80% of the total approved submission of \$2,578,400 and Ontario contributing 20% of the total approved submission of \$644,600.

The timeframe of formal approval of this project was in a climate of uncertainty in all industries. From the engineering firm award, to the design requirements to new CSA Standards for Healthcare Facilities, the impact to overall project scope and costs were impacted. The scope of the initial project had to be increased due to required upgrades to the existing electrical infrastructure and generator load requirements to meet new standards required for healthcare facilities.

Once the project was tendered and bids were submitted, it was realized that the initial grant amount was considerably less than what would be required. The impact of inflation, from overall equipment costs to the costs of labour, had a substantial impact on the bid prices received.

Subsequently, the scope of the initial project plan and increased work related to upgraded healthcare standards would no longer fit within the total funding received. In order to ensure replacement of as much of the critical HVAC equipment, infrastructure and controls as possible, staff reprioritized the components of the project and some of the identified work that was anticipated to be funded from the grant was removed from the contract. Subsequently, and because the work is still necessary, the removed components were re-identified in future years of the County's capital budget program, to be

funded from a source other than the grant. This impact is a direct result of inflationary increases and now appears between years 2024-2028 within the Grandview Lodge section of the 2023-2032 Tax Supported Capital Budget.

The financial impact of equipment replacements to the County's capital forecast has been thoughtfully forecasted over the next five years based on equipment condition and equipment service areas in the Home, with re-prioritization based primarily on the greatest overall impact to residents of Grandview Lodge.

PROPOSED TIMEFRAME:

The Federal Government approved completion date for Covid 19 Resiliency Projects is December 31, 2023. The downsized scope of work that is fully funded through ICIP must be completed by this date. All other work previously identified in this project will now be completed in the respective years identified within the capital budget.

ESTIMATED COST:

The original project submission and awarded funding is \$3,223,000. Of this amount, approximately \$460,000 has been earmarked for engineering and other related project costs. As a result of the tender, it was determined that the total cost to complete the project in its entirety, including the initial project scope and the electrical/generator scope changes, would be approximately \$6M. The excess cost of approximately \$2,738,000 is the total cost of the remaining required work allocated between 2024-2028 to now be funded from other sources, as described below.

BUDGET IMPACT:

Beginning in 2024 there will be an additional \$671,000 forecasted in the capital budget to replace two air handlers. In 2025 there is an additional \$639,000 forecasted for the replacement of two more air handlers and in 2026 an additional \$526,000 for two more air handlers. In 2027 an additional \$252,000 is budgeted for the replacement of one air handler. Finally in 2028 an additional \$650,000 has been added for the replacement of the emergency generator and required electrical infrastructure. The funding source is anticipated to be the Capital Replacement Reserve – General. However, staff will continue to monitor opportunities for other grant funding relative to these types of replacements.

HALDIMAND COUNTY

Project Brief – 2023 Tax-Supported Capital Budget and Forecast – Tuscarora Street Sidewalk Extension (Hagersville) – Ward 4



For Consideration by Special Council on February 2, 2023

To: Mayor Bentley and Members of Council

From: Tyson Haedrich, General Manager, Engineering & Capital Works

Project: Tuscarora Street Sidewalk Extension (Hagersville) – Ward 4

Timing: 2024

Cost: \$69,000 (based on \$300/m)

DESCRIPTION:

Construction of a 1.8 metre wide sidewalk extension (230 metres) on the west side of Tuscarora Street from Victoria Street to Emily Street.

COUNCIL RESOLUTION:

November 1, 2022 Council-in-Committee Meeting

THAT staff be directed to prepare a brief for consideration during the review of the Draft 2023 Tax Supported Capital Budget to connect the sidewalk on the east side of Tuscarora Street at Victoria Street to the sidewalk extending south from Emily Street.

BUDGET IMPACT:

Should there be a desire to move this project forward the appropriate funding mechanism is to utilize the Ward Specific Funding Program (Ward 4).

It should be noted that with the \$50,000 per year allocation it would take two years to accumulate the required funding through this program. Assuming there are no other projects to be approved in this ward under this program, this earliest this project could be completed would be in 2024.

OPERATING COST IMPACTS:

Increases County's total sidewalk inventory for maintenance/replacement.

IMPACT ON OTHER PROJECTS:

None

IMPACT ON STAFF WORKLOAD:

Based on anticipated staff workload and survey/design work required prior to tendering, this project can be accommodated in the 2024 work plan.

OTHER CONSIDERATIONS:

The sidewalk extension is currently included and budgeted as part of the 2025 Tuscarora Street Reconstruction project.

HALDIMAND COUNTY

Project Brief – 2023 Tax-Supported Capital Budget and Forecast – Tree Removal, Stump Grinding and Tree Planting Program

For Consideration by Special Council on February 2, 2023



To: Mayor Bentley and Members of Council

From: Philip Mete, General Manager, Public Works Operations

Project: 297005 – Tree Removal, Stump Grinding and Tree Planting

Timing: 2023-2032

Cost: \$5,623,100

DESCRIPTION:

The tree removal, stump grinding and tree planting program involves contracted services to remove and clean up County-owned trees that have been identified as a risk to public safety and plant new trees on County properties.

This program involves:

- public consultation
- determination of tree ownership
- tree risk assessment
- tree inventory data collection and management
- physical removal, stump grinding and cleanup of County-owned trees
- planting new trees on County properties
- contract administration and vendor performance management

BACKGROUND:

Report PED-COM-28-2016 Re: County's Forest Strategy and Management Plan (2017-2026) outlines the key objectives for the management of County-owned trees.

1. Responding promptly to tree removal, stump grinding and tree planting requests generated by the public;
2. Proactively identifying and assessing hazardous trees that require removal using existing tree inventory data and the establishment of a seven-year inspection cycle to update the tree inventory;
3. Prioritize tree removal and stump grinding operations following a risk management framework;
4. Planting new County-owned trees following the County's Forest Strategy and Management Plan tree replacement rates and upon request from the public.

Objective 1: Work Orders

The number of tree-related work orders has increased from (230) in 2013 to (1911) in 2022. The increase in work orders is due to the rapid decline of Ash trees infested with Emerald Ash Borer and increased public awareness of the tree maintenance program. Due to tree removal and stump cost increases this year all 2022 tree removal and stump grinding work orders had to be postponed to 2023.

Objective 2: Proactive Tree Management

An inventory of 33,000 County-owned trees and 2,000 potential street tree planting locations was completed from 2017-2019 and identified 11,423 trees requiring removal; 61% of the trees requiring removal are Ash species infested with Emerald Ash Borer.

If the County is to undertake proactive tree management given the increase in work orders noted above additional staffing or outsourcing resources would be required with the intention of conducting a complete tree inventory of all settlement areas, highways, and concession roads on a seven-year cycle (2023-2029). This inventory would include all existing County-owned trees and potential street tree planting locations along County highways and concession roads. If staffing resources are not approved staff will continue to use the existing tree inventory data and respond to tree maintenance on a reactive basis. Without reliable inventory data, there will be some level of increased risk to public safety as hazardous trees go unreported to staff.

Objective 3: Risk Management

Tree maintenance operations are conducted following the International Society of Arboriculture Tree Risk Assessment protocol that provides a qualitative risk classification for trees. The risk assessment evaluates the health and structural condition of a tree; the likelihood of a tree or tree part failing; the likelihood of the tree or tree part impacting a target (people, vehicles, buildings, property or utilities) and the consequences should the tree or tree part impact the target.

1. Extreme: tree failure is imminent with a high likelihood of impacting a target.
The consequences of failure are severe resulting in serious injury, death or high-value property damage.
2. High: tree failure is likely or very likely with a moderate likelihood of impacting a target. The consequences of tree failure are significant resulting in serious injury or moderate to high-value property damage.
3. Moderate: tree failure is somewhat likely and may impact a target.
The consequences of tree failure are significant resulting in minor injury or low-value property damage.
4. Low: tree failure is unlikely and it is unlikely that it will impact a target.
The consequences of tree failure are significant resulting in minor or no personal injury or low-value property damage.

The risk classification is used by staff to determine which trees should be prioritized for maintenance. 8,870 trees with extreme to moderate risk to public safety have been removed since 2017. The remaining 2,553 trees that were classified as low-risk have since declined or died and now present a high to moderate risk to public safety. Over 787 trees were identified as hazards through the 2014 Roadside Safety Audit and have been added to the tree inventory.

Staff currently estimate 14,500 trees require removal along County highways and concession roads; better figures can be provided as the inventory is updated.

Objective 4: Tree Planting

The County's Forest Strategy and Management Plan recommend that the County replant (2) new 6'-8' tall trees for every cemetery and park tree removed and (1) new 6'-8' tall tree for every 20cm in trunk diameter in road trees that are removed (100cm tree removed would require (5) new trees to be planted). With this target, 16,800 new trees would need to be planted to compensate for the 8,870 trees that have been removed.

The County's Natural Heritage Systems Strategy (2022) identified a forest canopy target of 30% by 2051; the current tree canopy of Haldimand County is 14%

Although all street tree planting work orders have been fulfilled since 2018, the County limits the number of tree plantings to 100 per year due to budget constraints. Currently, most of the forest budget is directed toward removing trees that present a public safety risk.

PROPOSED TIMEFRAME AND BUDGET IMPACT:

Current 10-Year Capital Forecast

- 2023 – 2026: Continue to remove trees identified in the 2017 tree inventory; complete (300) tree removal work orders and plant (100) trees per year.
- 2027-2033: With the 2017 tree inventory removals completed; tree planting increases to (475) trees per year increasing while still completing (300) tree removal work orders per year.
- The County will not be able to replant the 16,800 tree planting deficit due to increasing planting and removal costs and (150) trees are added to the deficit each year to compensate for the (300) removals at 2:1.
- The budget does not include sufficient funds to remove the estimated 14,500 hazardous trees located along County highways and concession roads following a proactive management program. These trees will be removed on a reactionary basis increasing the risk to public safety.

Year	Current 10 yr. Forecast
2023	\$663,900
2024	\$618,400
2025	\$496,900
2026	\$509,400
2027	\$522,100
2028	\$535,200
2029	\$548,600
2030	\$562,000
2031	\$576,100
2032	\$590,500
Total	\$5,623,100

Staff estimate that an additional allocation of \$200,000 (plus indexing) could accelerate the program but would require an additional \$3.5 Million over the next 10 years. There are not enough financial resources at this time for staff to recommend this enhancement

HALDIMAND COUNTY

Project Brief – 2023 Tax-Supported Capital Budget and Forecast – John Street Sidewalk (Dunnville) – Ward 6



For Consideration by Special Council on February 2, 2023

To: Mayor Bentley and Members of Council

From: Tyson Haedrich, General Manager, Engineering & Capital Works

Project: John Street Sidewalk Construction – Ward 6

Timing: 2025

Cost: \$130,000 (based on \$300/m)

DESCRIPTION:

Construction of a 1.8 metre wide sidewalk (425 metres) on the east side of John Street from Fairview Avenue West to Jarrett Place.

COUNCIL RESOLUTION:

September 20, 2022 Council-in-Committee Meeting:

THAT staff be directed to prepare a brief for consideration during the review of the Draft 2023 Tax Supported Capital Budget to construct a sidewalk on the east side of John Street from Fairview Avenue West to Jarrett Place.

BUDGET IMPACT:

Should there be a desire to move this project forward the appropriate funding mechanism is to utilize the Ward Specific Funding Program (Ward 6).

It should be noted that with the \$50,000 per year allocation it would take three years to accumulate the required funding through this program. Assuming there are no other projects to be approved in this ward under this program, this earliest this project could be completed would be in 2025.

OPERATING COST IMPACTS:

Increases County's total sidewalk inventory for maintenance/replacement.

IMPACT ON OTHER PROJECTS:

None

IMPACT ON STAFF WORKLOAD:

Based on anticipated staff workload and survey/design work required prior to tendering, this project could be accommodated in the 2025 work plan.

OTHER CONSIDERATIONS:

A written petition with approximately 300 signatures in support of the sidewalk was submitted during the consideration of the Notice of Motion and it is understood that there is also an active online petition with additional signatures.