

Our File: 22-2438/25-9968

May 15, 2025

The Corporation of the Town of Essex  
33 Talbot Street South,  
Essex, ON  
N8M 1A8

Attention: Mr. David McBeth, C.E.T.  
Manager, Capital Works & Asset Management, Infrastructure Services

***Ducharme Lane Development  
Release of Securities, Deficiencies & Start of Maintenance***

On Monday, May 5, 2025, a walkthrough for Ducharme Lane Development was conducted. At the end of the walk-through, a list of deficiencies was noted and were overall minor in nature.

Substantial performance has been issued on May 14, 2025, and we therefore request a reduction in the securities held by the Town of Essex. Please refer to the attached calculation sheet for further details. Based on the attached calculations, it is recommended that the securities to be reduced to **\$342,183.49**.

Dillon Consulting Limited is also requesting that the above noted development be placed onto maintenance effective May 5, 2025.

If you require any additional information, please contact Dhruv Moradiya at (226) – 260-2393 or email at [dmoradiya@dillon.ca](mailto:dmoradiya@dillon.ca)

Sincerely,

**DILLON CONSULTING LIMITED**



Kyle Edmunds, P.Eng.  
Project Manager  
KNE:dm

Encl.: Securities Breakdown – Ducharme Lane Development  
Deficiency List – Ducharme Lane Development

cc: Gary Taveirne, Fantuz Holdings Inc.

1 Riverside Drive West  
12<sup>th</sup> Floor  
Windsor, Ontario  
Canada  
N9A 5K3  
Telephone  
519.948.5000  
Fax  
519.948.5054

Counterpoint  
Land Development  
by Dillon  
Consulting  
Limited

**DUCHARME LANE DEVELOPMENT - SECURITIES BREAKDOWN**

ITEM NO.	DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	CURRENT HOLDBACK %	CURRENT AMOUNT	NEW HOLDBACK %	HOLDBACK TO BE RETAINED	HOLDBACK TO BE RELEASED
<b>Civil Construction</b>									
1	Construction Costs	LS	1	\$ 768,669.00	50	\$ 384,334.50	25	\$ 192,167.25	\$ 192,167.25
2	Concrete Sidewalks and Mailbox Pads	m <sup>2</sup>	450	\$ 77.00	50	\$ 17,325.00	100	\$ 34,650.00	\$ (17,325.00)
3	Street Trees (One per Lot)	Each	18	\$ 500.00	50	\$ 4,500.00	100	\$ 9,000.00	\$ (4,500.00)
4	Permanent Pavement Markings and Signs	L.S.	1	\$ 2,000.00	50	\$ 1,000.00	100	\$ 2,000.00	\$ (1,000.00)
5	Surface Course Asphalt	Tonnes	210	\$ 225.00	50	\$ 23,625.00	100	\$ 47,250.00	\$ (23,625.00)
6	CCTV Inspection - End of Maintenance	L.S.	1	\$ 6,500.00	50	\$ -	100	\$ 6,500.00	\$ (6,500.00)
<b>Total Civil Construction (excl. HST)</b>						<b>\$ 430,784.50</b>		<b>\$ 291,567.25</b>	<b>\$ 139,217.25</b>
<b>HST (13%)</b>						<b>\$ 56,001.99</b>		<b>\$ 37,903.74</b>	<b>\$ 18,098.24</b>
<b>Total Civil Construction (incl. HST)</b>						<b>\$ 486,786.49</b>		<b>\$ 329,470.99</b>	<b>\$ 157,315.49</b>
<b>Streetlighting</b>									
7	Streetlighting Construction Costs (Estimate)	LS	1	\$ 45,000.00	50	\$ 22,500.00	25	\$ 11,250.00	\$ 11,250.00
<b>HST (13%)</b>						<b>\$ 2,925.00</b>		<b>\$ 1,462.50</b>	<b>\$ 1,462.50</b>
<b>Total Streetlighting (incl. HST)</b>						<b>\$ 25,425.00</b>		<b>\$ 12,712.50</b>	<b>\$ 12,712.50</b>
<b>SUMMARY OF SECURITIES - DUCHARME LANE DEVELOPMENT</b>									
						<b>CURRENT SECURITIES</b>		<b>SECURITIES TO BE RELEASED</b>	
<b>CIVIL CONSTRUCTION</b>						\$ 486,786.49		\$ 157,315.49	
<b>STREETLIGHTING</b>						\$ 25,425.00		\$ 12,712.50	
<b>TOTAL SECURITIES REQUIRED BY DEVELOPER</b>						<b>\$ 512,211.49</b>		<b>\$ 170,027.99</b>	

<b>Total Securities Retained by Town</b>	<b>\$ 512,211.49</b>
<b>New Amount of Securities to be held by the Town (25% of Civil Construction &amp; 50% of Streetlighting)</b>	<b>\$ 342,183.49</b>
<b>Total Securities to be Released (25% of Civil Works)</b>	<b>\$ 170,027.99</b>

**DUCHARME LANE DEVELOPMENT  
 IN THE TOWN OF ESSEX**

**DEFICIENCY LIST/REPORT**

**Project No.:** 22-3428/25-9968  
**Date:** May 5, 2025  
**Location:** Ducharme Lane, McGregor (On-Site)  
**Present:** David McBeth Town of Essex  
 Matt Rodrigues Town of Essex  
 Steve Lopes D'Amore Construction (2000) Ltd.  
 Kevan Donais Dillon Consulting Limited

The following deficiencies and/or outstanding items were noted as of May 5, 2025:

ITEM NO.	ACTION BY	OUTSTANDING ITEMS	COMPLETION DATE
<b>HIGH TECH DRIVE RIGHT-OF-WAY</b>			
1	D'Amore	Inspect and complete manhole and catchbasin parging. Cut or parge subdrain inlets to be flush.	
2	D'Amore	Raise fire hydrants at Lot 2/3 and 7/8, as required.	
3	D'Amore	MH4 ICD inspection. (Under water during walkthrough)	
4	D'Amore	Turf Mat to be installed at spillway location.	
5	D'Amore	Install silt sacks in all catchbasins for erosion and sediment control.	
6	D'Amore	Clean OGS unit of debris.	
7	D'Amore	Landscape repairing at the corner of Mun # 12105 Ducharme Lane	
8	D'Amore	Hydrant enamel (Paint) repairs.	
9	D'Amore	Provide OGS maintenance schedule to Town of Essex. (Maintenance Manual)	
10	D'Amore	Move topsoil stockpile away from the Walker drain to prevent encroachment and run off.	

ITEM NO.	ACTION BY	OUTSTANDING ITEMS	COMPLETION DATE
11	D'Amore	Clean storm manhole MH-3 interior.	
12	D'Amore	Clean sanitary manhole MH-B interior.	
13	D'Amore	Grade area for positive drainage at southwest corner of pond.	
14	D'Amore	Sidewalk & AODA ramp installation.	
15	TBD	Lot 14 Hydro easement will need curb cuts (can be shared). Easement to be paved after utility installation. Mentioned by Essex.	
16	TBD	Hydro easement next to Lot 18 will need a curb cut. (can be shared)	
17	D'Amore	2 - Stop signs at intersection East & West directions.	
18	D'Amore	Town requests filter cloth laid down between pond and Walker drain, to make driving surface for utility installation traffic.	
19	D'Amore	Surface Asphalt	

Note: If there are any errors and/or omissions, please contact Dhruv Moradiya at Dillon Consulting Limited at 226-260-2393 or [dmoradiya@dillon.ca](mailto:dmoradiya@dillon.ca).

### **DISTRIBUTION**

All Present

Sydnee Botham (Rivest) – Town of Amherstburg  
 Kyle Edmunds – Dillon Consulting Limited  
 Dhruv Moradiya – Dillon Consulting Limited