



## Report to Council

Department: Infrastructure Services  
Division: Capital Works and Asset Management  
Date: August 11, 2025  
Prepared by: David McBeth, C.E.T.  
Manager, Capital Works and Asset Management  
Report Number: Capital Works and Asset Management-2025-19  
Subject: Twin Gables Drive Construction Tender Results  
Number of Pages: 4

### Recommendation(s)

**That** Capital Works and Asset Management Report 2025-19 entitled Twin Gables Drive Project Tender Results by David McBeth, Manager, Capital Work & Asset Management dated August 11, 2025 be received;

**That** Council award the Twin Gables Drive Construction Tender for 2025 (RFT-ID-25-014) to D'Amore Construction (2000) Ltd. in the amount of \$1,571,816.51, including non-refundable Harmonized Sales Tax; and

**That** Council approve the post budget approval expense for project number PW-25-0010 titled Hot Mix Asphalt Resurfacing Program (for the watermain portion) in the amount of \$699,997.60 to be funded from the Town's Water Reserve for Ward 3.

### Purpose

In accordance with the Town Procurement By-Law Number 2437, a Request for Tender (RFT) was issued for watermain and road rehabilitation work on Twin Gables Drive. Since the tender

pricing included in the successful proponent's RFT exceeds the approved 2025 Capital Budget for the watermain portion of the contract, Council's authorization is required to approve additional funding under Section 26.01, where a requirement exists to initiate a project for which services are required and funds are not contained within the Council approved budget to meet the proposed expenditure.

## Background and Discussion

The Town of Essex sought Tenders from qualified contractors for the watermain replacement and asphalt road rehabilitation for Twin Gables Drive.

Twin Gables Drive was identified by Environmental Services to be a watermain in need of replacement due to issues with service connections breaks requiring repair. This watermain is also comprised of Transite, which the Town has been trying to replace as projects come up. The existing watermain crosses County Road 50 and goes down Iler Road, cut through ERCA owned parking lot and goes down Twin Gables Drive.



As Twin Gables Drive is also in need of asphalt replacement as it is current rated between Poor and Very Poor, and the second phase of the Iler Road Reconstruction from Huffman Road to County Road 50 is proposed for 2026 based on the current 5-Year Capital Plan, Administration

combined both projects together in this tender. Twin Gables Drive is to be milled to the granular base, the granular base is to be repaired where required and then recompact, followed by two lifts of 50mm of asphalt pavement to be paved. Administration is recommending proceeding with this project, so as not to impact the expected 2026 project works.

A Request for Tender following the guidelines as set out in the Town’s Procurement By-Law Number 2437 for Twin Gables Drive conducted by RC Spencer Associates Inc., including being posted on the Town’s website, and closed on July 9, 2025 at 3:00:00 PM.

Five (5) Tenders were received and reviewed for arithmetic errors, completeness, legibility, revisions, and irregularities. During the review, the initial lowest tender price from Shearock Construction Group Inc. has been confirmed not including the 13% Harmonized Sales Tax. As a result, Shearock Construction Group Inc. was no longer the lowest tender. Otherwise, there were no apparent unbalanced prices in the Schedule of Items and Prices. The results of the submitted tender prices are noted in table below:

Name of Tenderer	Total Tender Price (excluding tax)	Total Tender Price including non-refundable Harmonized Sales Tax (1.76%)
D’Amore Construction (2000) Ltd.	\$ 1,544,631.00	\$ 1,571,816.51
Rudak Excavating Inc.	\$ 1,605,400.00	\$ 1,633,655.04
Shearock Construction Group Inc.	\$ 1,688,050.00	\$ 1,717,759.68
Sherway Contracting (Windsor) Ltd.	\$ 1,571,295.00	\$ 1,598,949.79
Sterling Ridge Infrastructure Inc.	\$ 1,655,100.00	\$ 1,684,229.76

Per RC Spencer’s recommendation from their letter from July 14, 2025, is to award the contract to D’Amore Construction (2000) Ltd. D’Amore Construction has successfully completed numerous similar projects with Southwestern Ontario and possesses the experience to successfully execute and complete the work as required by this Tender.

## Financial Impact

The cost of the road work portion of this project's tender is \$ 285,395.94 including non-refundable HST. The funding would come through the Hot Mix Asphalt Resurfacing Program Budget (PW-25-0010). Based on the current work completed to date in 2025 and the budgeted works from the tenders from the County of Essex, the remaining budget for this program is approximately \$383,000, which includes the provisional paving works on Maple Drive in Harrow. Therefore, the road works are within budget.

The cost of the watermain work portion of this project is \$1,286,420.57 including non-refundable HST. The remaining funding for this project in the Capital Budget was \$586,400 through the Watermain Replacement project (WW-25-0002).

The tender pricing has exceeded the original budget estimate completed in 2024 as part of 2025 budget. While Administration notes that the original budgeted total for this project was too low, the higher watermain construction costs were also affected by several factors, which include:

- The detailed design for this project was awarded to RC Spencer in late 2024, after our budget numbers were submitted and before the detailed design was completed in April 2025.
- Based on the engineering design, the limits of the watermain replacement differed slightly from our records and additional watermain is required to be replaced along County Road 50 and Dolson Road.
- In certain locations, it was recommended to install the watermain by boring instead of open cut. Boring the watermain is a more expensive installation method. However, by installing by boring, the Town does reduce additional road repair costs and any closures along County Road 50.

As this budget is insufficient to cover the expected costs for this project, Administration is requesting that Council fund this deficit through the Town's Water Lifecycle Reserve for Ward 3. The 2024 Water Rate Study, approved by Council, incorporates reserve contributions for

water main replacement costs as identified in the Town’s Asset Management Plan. Based on planned capital expenditures set out in the rate study, this reserve has sufficient funds to cover the cost of this project without any adverse impact to the water rates set out in the study. Additionally, the replacement of this watermain will reduce operational costs due to lower maintenance and repairs in the future.

## **Consultations**

Kevin Girard, Director, Infrastructure Services

Jackson Tang, Assistant Manager, Business Services

Kate Giurissevich, CAO, Director, Corporate Services/Treasurer

Ann Marie Unis, Manager, Finance

Rob Mackie, Manager, Environmental Services

## **Link to Strategic Priorities**

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town’s competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex “home”.
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

**Report Approval Details**

Document Title:	Twin Gables Drive Project Tender Results - Capital Works and Asset Management-2025-19.docx
Attachments:	
Final Approval Date:	Aug 6, 2025

This report and all of its attachments were approved and signed as outlined below:

**David McBeth, Manager, Capital Works & Asset Management - Aug 6, 2025 - 11:45 AM**

**No Signature - Task assigned to Kevin Girard, Director, Infrastructure Services was completed by assistant Shelley Brown, Deputy Clerk, Legal and Legislative Services**

**Kevin Girard, Director, Infrastructure Services - Aug 6, 2025 - 11:47 AM**

**No Signature - Task assigned to Ann Marie Unis, Manager, Finance & Business Services was completed by workflow administrator Shelley Brown, Deputy Clerk, Legal and Legislative Services**

**Ann Marie Unis, Manager, Finance & Business Services - Aug 6, 2025 - 11:48 AM**



**Kate Giurissevich, Chief Administrative Officer - Aug 6, 2025 - 3:30 PM**