



2025 Q3 Capital Variance Report

Executive Summary

This report summarizes the total capital spent at the end of the third quarter of 2025 which is January 1, 2025 through to September 30, 2025. The Town has a capital budget of \$62.5 million which consists of prior year carry forwards, the new 2025 capital budget and any in-year post-budget approvals. Currently, the Town has spent 59% of its total capital budget. There is also a status update provided on all projects greater than \$330,000.

REPORT

Background

In prior years, Town administration was providing Council with a quarterly capital variance report for every one of its projects in a table format. Based on stakeholder feedback, administration streamlined the process and the report. In addition, all capital projects with a budget greater than \$330,000 will be highlighted to give Council a status update on their progress.

Overview

The capital budget in this report reflects all approved capital projects as of the end of September 30, 2025. This will also include any post budget approvals that were presented to Council in Quarter 3. All expenditures are presented on a cash basis, meaning that the actual spend reflects the time period at which the Town receives and pays for the invoice. The following table gives an overview of the total approved capital budget by department and the spent to date:

Table 1 – Department Capital Overview

Department	Total Budget	Total Actuals Spent to-date	Unspent Budget Amount (\$)	Budget Spent (%)
Office of the CAO	16,245,448	15,317,581	927,866	94%
Corporate Services	7,769,897	2,661,726	5,108,171	34%
Community Services	5,154,633	2,726,368	2,428,265	53%
Development Services	384,458	205,986	178,472	54%
Infrastructure Services	20,596,472	11,863,207	8,733,265	58%
Environmental Services	12,330,474	3,850,262	8,480,212	31%
Total	62,481,382	36,625,131	25,856,251	59%



Post Budget Approvals

At the end of the third quarter of 2025, Council approved \$1,030,431 in post budget reports. The breakdown is in the table below:

Table 2 – Post Budget Approvals

Project	Post Budget	Funding Source	Resolution	Date of Resolution
Nuclear Emergency Preparedness Supplies	50,000	Ontario Nuclear Emergency Management Grant	R25-02-029	February 3 rd , 2025
Fire PPE Cancer Prevention Measures	24,691	Fire Protection Grant	R25-03-090	March 3 rd , 2025
Fire Station 1 Parking Lot Repairs	17,197	AMP Reserve	R25-04-146	April 7 th , 2025
Tree Nursery	45,235	Green Fund Reserve & Enbridge Gas Grant	R25-04-154	April 7 th , 2025
Fence Replacement at Erie Cemetery	4,384	AMP Reserve	R25-04-185	April 22 nd , 2025
Electrical Vehicle Charger	99,875	Aviva Canada and Earth Day Canada Grant	R25-04-175	April 22 nd , 2025
Watermain Replacement	699,998	Ward 3 Water Reserve	R25-08-369	August 11 th , 2025
LED Conversion of Streetlights	64,051	AMP Reserve	R25-08-370	August 11 th , 2025
Positive Pressure Ventilation Equipment	25,000	Hydro One Energizing Life Community Grant Fund	R25-09-399	September 2 nd , 2025
Total	1,030,431			

Bylaw 2439: Delegate the Duties and Powers of the Council of the Town of Essex

On July 21, 2025, By-Law 2439 being a By-Law to Delegate the Duties and Powers of the Council of the Town of Essex was passed. Within schedule A of this bylaw the authority to approve capital budget overages of less than \$10,000 can be delegated to the Chief Administrative Officer or Deputy Chief Administrative Officer designate(s) appointed by the Chief Administrative Officer, in conjunction with the Director, Corporate Services and Treasurer. As of September 30th, 2025, By-Law 2439 has been exercised twice for 2 capital projects. The total overage approved to-date is \$512. The breakdown of the powers exercised is in the table below:



Project	Overage Amount	Funding Source	Reason for Overage
Fire PPE Cancer Prevention Measures	362	Fire Protection Grant	More grant funding received than originally anticipated, therefore more spent
Replacement of 15-ton Dump/Plow (unit 541)	151	AMP Reserve	Vehicle decals slightly more expensive than anticipated
Total	512		

Large Scale Capital Projects

All projects with a budget greater than \$330,000 are listed in the table below. These 36 projects account for 87% of the Town’s capital budget. Table 3 shows the total project budget as well as the remaining budget and the percentage of the budget completed. Town administration provided an update on the status of each of these projects. In addition, there is also a map legend next to each of the projects, these numbers correspond to the numbers on the attached maps in the appendices.

Table 3 – Large Scale Capital Projects

Project Number	Project Name	Total Project Budget	Unspent Budget Amount (\$)	Budget Spent (%)	Status	Map Number
GG-20-0008	Harrow Streetscaping	5,469,809	52,406	99%	PXO remaining at Erie/King. Line Painting to happen in 2025 - PXO installation in Spring 2026	1
GG-21-0001	Essex Streetscaping	10,396,272	580,260	94%	Complete - Minor deficiencies remaining	2
GG-23-0009	Town Water & Wastewater Transition	554,950	368,646	34%	The overall project will be significantly under budget. The remaining software updates to be completed winter 2025	3
GG-24-0001	Town Hall Expansion and Consolidation	6,731,075	4,487,940	33%	Work is ongoing and will continue into 2026	4
FD-23-0007	Radio System Upgrade	500,000	500,000	0%	Expected to be completed by the end of the year and will fall underbudget.	5



Project Number	Project Name	Total Project Budget	Unspent Budget Amount (\$)	Budget Spent (%)	Status	Map Number
CS-22-0054	Roof Top at ERC	811,190	216,326	73%	Next phase of roof to be completed in future years	6
CS-24-0012	Co-An Park Playground	400,000	9,609	98%	Project is complete	7
CS-22-0049	Harrow Arena Parking Lot Asphalt and Catch Basins	770,000	92,294	88%	Project is complete	8
PW-23-0006/ SS-23-0001	Replacement of 15-ton Dump/Plow (unit 541)	424,458	0	100%	Project is complete	9
PW-25-0001	15 Ton Snow plow (Unit #535)	445,000	445,000	0%	Project has been tendered and order has been placed, waiting on delivery	10
PW-19-0036	LED Conversion of Streetlights	744,051	34,246	95%	Project is complete	11
PW-22-0028	CWATS Trail	2,268,444	1,070,026	53%	Project is complete, waiting on invoices	12
PW-24-0001	Irwin Avenue Road Reconstruction	3,938,364	1,052,852	73%	Complete - Minor deficiencies remaining	13
PW-24-0010	Hot Mix Asphalt Resurfacing Program	1,270,000	35,783	97%	Project is complete, waiting on invoice from the County	14
PW-24-0011	Ridge Road Rehabilitation	952,257	212,154	78%	Project is complete	15
PW-24-0013	Maidstone Avenue/South Talbot Intersection Improvement - Engineering Design	334,268	288,203	14%	Design awarded to RC Spencer	16
PW-25-0010	Hot Mix Asphalt Resurfacing Program	1,650,000	1,582,252	4%	Only Maple Remaining - waiting on invoices	17
PW-25-0011	Iler Road Rehabilitation	650,000	280,825	57%	Complete - 3rd lift remaining	18
PW-25-0012	Huffman Road Rehabilitation	750,000	135,377	82%	Complete - 3rd lift remaining	19



Project Number	Project Name	Total Project Budget	Unspent Budget Amount (\$)	Budget Spent (%)	Status	Map Number
PW-25-0013	Road Resurfacing Program	500,000	81,015	84%	Project is complete	20
PW-23-0019	5th Concession / McCormick Sideroad 200403	486,943	190,312	61%	Project is complete	21
PW-24-0015	Storm Sewer Rehabilitation Program	450,000	126,311	72%	Design awarded to Stantec Consulting	22
PW-24-0016	Servicing Masterplan	350,000	350,000	0%	On Hold due to Official Plan delays	23
PW-24-0018	Richmond Drain - Phase 3	1,795,875	983,214	45%	90% complete. Final works to be completed by end of November	24
PW-25-0015	5th Concession Road 203402	1,500,000	981,703	35%	Project is complete	25
WW-23-0005	OCWA Capital Recommendations	331,000	13,845	96%	Project is complete	26
WW-24-0004	OCWA Capital Recommendations	456,000	54,811	88%	Project is complete	27
WW-24-0005	Engineering Design for Various Watermains	345,000	171,301	50%	Design awarded to RC Spencer	28
WW-25-0001	Inspiration Industrial Park Servicing	934,671	934,671	0%	Negotiating with interested parties, tender aimed for early 2026	29
WW-25-0002	Watermain Replacement	1,299,998	1,286,420	1%	Construction underway of Twin Gables	30
WW-25-0008	OWCA Capital Recommendations	660,000	660,000	0%	Work ongoing - waiting on invoicing	31
SS-23-0008	OCWA Capital Recommendations - Ward 1	432,000	77,763	82%	Project is complete	32
SS-24-0008	OCWA Capital Recommendations - Ward 1	730,750	116,024	84%	Project is complete, waiting on invoices	33
SS-24-0011	Colchester Water Pollution Control Plant Expansion	2,453,434	1,093,678	55%	90% Complete	34

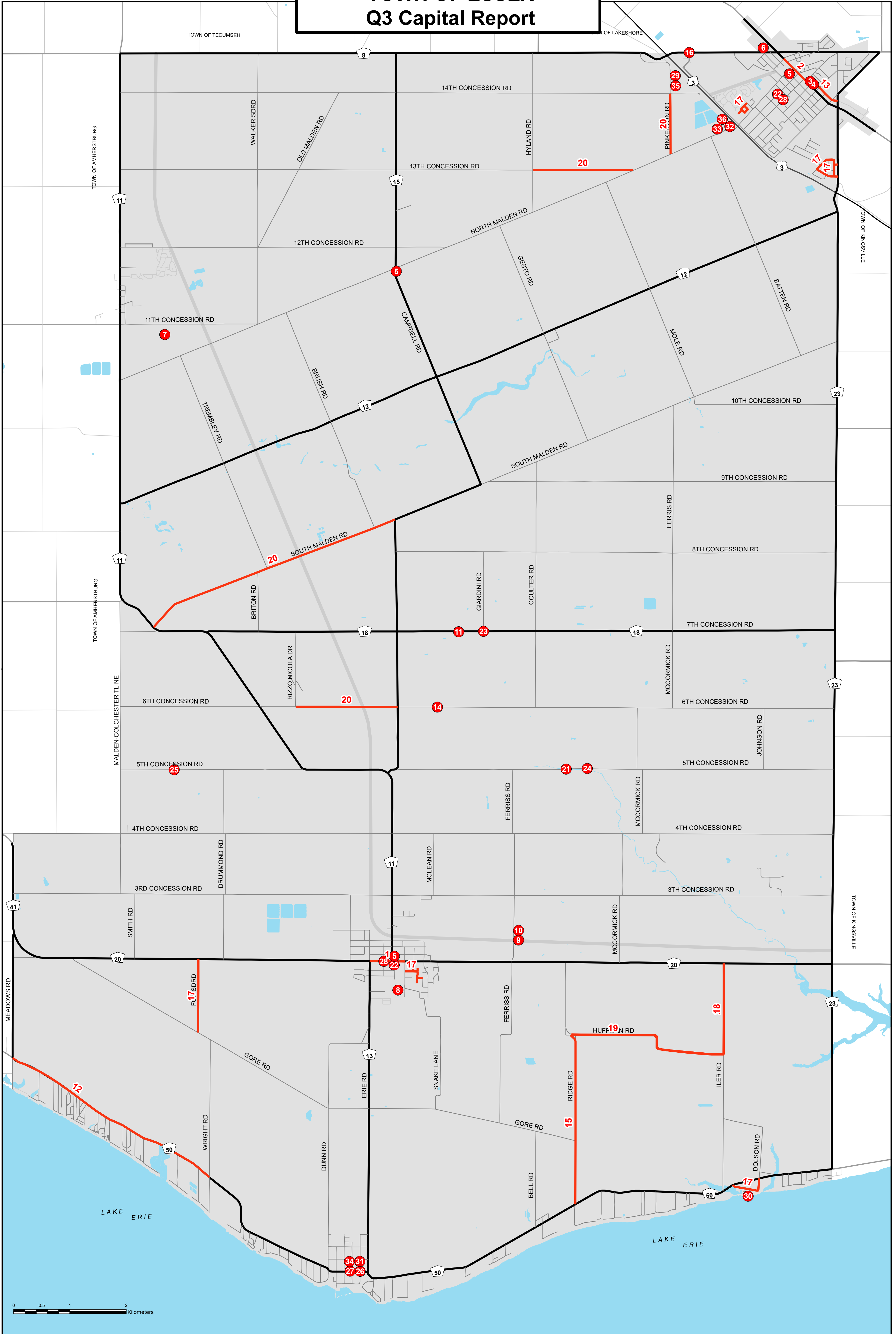


Project Number	Project Name	Total Project Budget	Unspent Budget Amount (\$)	Budget Spent (%)	Status	Map Number
SS-25-0001	Inspiration Industrial Park Servicing	1,735,817	1,735,817	0%	Negotiating with interested parties, tender aimed for early 2026	35
SS-25-0011	OWCA Capital Recommendations - Ward 1	747,000	725,146	3%	Work ongoing - waiting on invoicing	36
Total - Large Scale Capital Projects (>\$330k)		54,268,625	21,026,232	61%		

Financial Impact

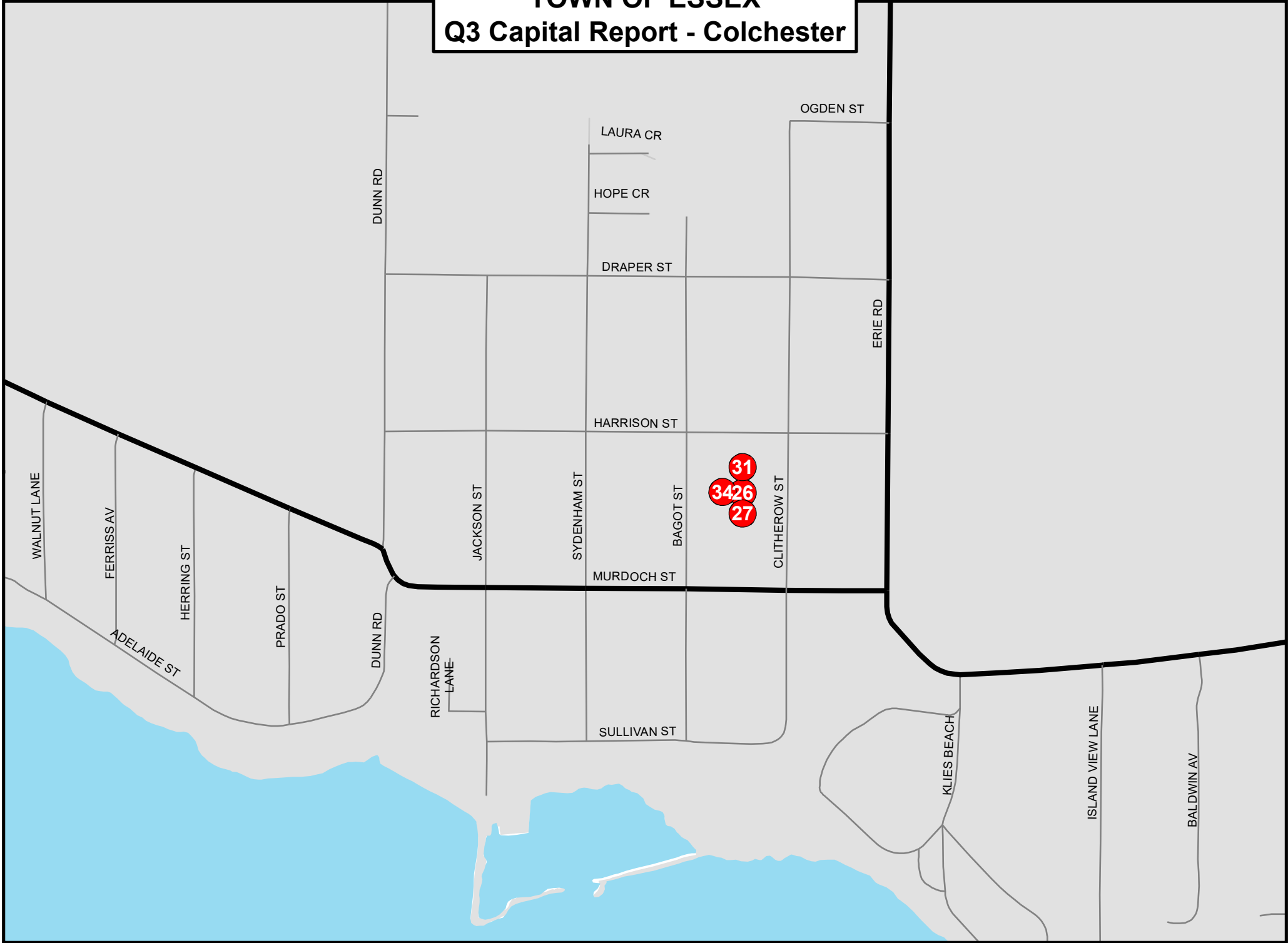
The total budget of \$62.5 million has been previously approved by Council during the 2025 budget deliberations on December 9, 2024, or through the post budget approvals. This report is for information purposes only to show the Town’s progress on their capital projects.

TOWN OF ESSEX Q3 Capital Report



TOWN OF ESSEX

Q3 Capital Report - Colchester



TOWN OF ESSEX

Q3 Capital Report - Harrow

