



## Report to Council

Department: Community Services  
Division: Fire and Rescue Services  
Date: April 7, 2026  
Prepared by: Jason Pillon, Fire Chief  
Report Number: Fire and Rescue Services-2026-01  
Subject: Results from RFT-FS-26-001 – Construction of New Fire Station 3  
Number of Pages: 3

### Recommendation(s)

**That** Fire and Rescue Services Report-2026-01 entitled Results from RFT-FS-26-001 – Construction of New Fire Station 3 prepared by Jason Pillon, Fire Chief dated April 7, 2026, be received, and

**That** Council award the contract for the Request for Tender FS-26-0001 “**Construction of New Fire Station 3**” to Gulf Developments in the amount of \$5,034,519.01 including non-refundable HST.

### Purpose

**In accordance with the Town’s Procurement and Purchasing By-Law Number 2437** a Request for Tender was issued for the construction of a New Fire Station 3. After conducting Evaluations of all proposals **and upon recommendation of the Town’s contracted Architect, Architecturra**, Gulf Developments is recommended to proceed as the successful proponent.

# Background and Discussion

In the 2024 Capital Budget, Council approved funding in the amount of \$140,000.00 to retain consulting services for the design of a new Fire Station 3. This consulting process also included a comprehensive review to identify and recommend a suitable location for the new facility, which was ultimately determined to be the Harrow Sports Complex.

Following this, the Town of Essex engaged Architecttura Inc. to complete the architectural design, including the preparation of detailed plans and drawings to support the Request for Tender (RFT) process and the development of a projected construction budget and associated costs, with Council approving a total budget of \$5,235,000.00 for the construction of the new Fire Station 3 through 2026 budget deliberations.

**A Request for Tender following the guidelines as set out in the Town’s Procurement By-Law** Number 2437 for the Construction of New Fire Station 3 was posted both on Bids and Tenders and BiddingGo, and closed on March 25, 2026, at 3:00:00 PM. Nineteen submissions were received from general contractors, of which two were disqualified.

Administration and the Town’s hired architect, Architecttura, reviewed the Tender submissions and found it to be complete with no errors or omissions. The results of the lowest three submitted tender prices are noted in Table below, it should be noted that the bid submitted by Marcovecchio Construction exceeds the approved project budget.

| Name of Tenderer               | Total Tender price including non-refundable Harmonized Sales Tax (1.76%) |
|--------------------------------|--|
| Gulf Developments              | \$5,034,519.01   |
| Valente Contracting Inc.       | \$5,155,726.37   |
| Marcovecchio Construction Ltd. | \$5,419,198.41   |

Based on the pricing provided in the submissions, it is recommended that the lowest tender submitted by Gulf Developments be accepted and a purchase order issued for the project.

## Financial Impact

There is no financial impact as Council had approved a total budget of \$5,235,000.00 for the construction of the new Fire Station 3.

## Consultations

Jackson Tang, Assistant Manager, Finance and Business Services

Kate Giurissevich, Chief Administrative Officer

Jake Morassut, Director, Community Services

Kate Rowe, Director, Corporate Services

Carmen Brunone, Architect, Architecttura Inc.

## 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:      | Fire Station 3 Tender Award - Fire and Rescue Services-2026-01.docx |
| Attachments:         |   |
| Final Approval Date: | Apr 1, 2026   |

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



**Jake Morassut, Director, Community Services - Mar 31, 2026 - 9:52 AM**



**Kate Rowe, Director, Corporate Services - Mar 31, 2026 - 10:45 AM**



**Kate Giurissevich, Chief Administrative Officer - Apr 1, 2026 - 1:22 PM**