



Report to Council

To: Mayor Watters and Members of Council

Report: COR2023-32

Prepared By: Sandi Wiles, Purchasing & Risk
Supervisor

Date: 11 Apr 2023

RE: Request for Tender #06-23: Reconstruction of Beatty Line

Recommendation:

THAT the Council of the Township of Centre Wellington award Request For Tender #06-23 regarding the Reconstruction of Beatty Line, to Cox Construction Limited at a contract price of \$4,606,609.10, including contingency and excluding HST.

AND THAT project funding be updated as shown in report COR2023-32 dated April 11, 2023.

Summary:

The work comprises of the reconstruction of Beatty Line from Hill Street to 200m north of Collie Court, including but not limited to earth excavation, granular base, hot mix asphalt, a roundabout at Colborne Street, storm sewer, sanitary sewer, concrete curb and gutter, concrete sidewalk, underground hydro/utilities and street lighting, multi-use trail, landscaping, and the implementation of traffic calming measures.

The work also includes new municipal services to service a proposed development at 6410 Beatty Line which a separate Service Financing Commitment Agreement has been entered into with the owner to fund these works.

Report:

Background

The purpose of the reconstruction of Beatty Line is to address the deteriorating road conditions, incorporate traffic calming measures, incorporate active transportation facilities, and build traffic capacity for planned growth in Northwest Fergus. Examples of the proposed improvements include an off-road multiuse path, a new roundabout intersection at Colborne Street, and traffic calming measures such as center medians. Public input on the project has been provided through the Township's Connect CW website where it allowed the public to review the study plan and provide any questions or

comments about the proposed works. Construction is anticipated to commence this spring with completion by the end of the year.

Sorbara/Tribute Nigus Holdings is the Developer of the subdivision known as Storybrook on the west side of Fergus, west of Beatty Line. Included in the Phase 2 Subdivision Agreement were provisions for the Developer to enter into a Service Financing Agreement to help fund the improvements to Beatty Line prior to the execution of the Subdivision Agreement for the next phase. Therefore, Staff successfully negotiated an Early Payment Agreement with the Developer to fund the growth-related costs for the Beatty Line Improvements. This Early Payment Agreement was brought before Council in April 2022.

Purchasing Process

The Request for Tender was advertised on the Bids & Tenders website. There were 37 registered Plan Takers.

The following 6 firms submitted a response in the amounts as listed below (prices include a contingency allowance and exclude HST):

Cox Construction Limited	\$4,606,609.10
Drexler Construction Limited	\$4,610,000.00
Steed and Evans Limited	\$4,823,183.50
E.&E. Seegmiller Limited	\$5,537,627.00
Terracon Underground Ltd.	\$5,979,386.64
Moorefield Excavating	\$6,258,196.10

The bids were checked for errors and omissions by the Township's consulting engineer, Triton Engineering. No errors were found.

Triton Engineering has recommended (and staff support) tender award to Cox Construction Limited at a contract price of \$4,606,609.10, including contingency and excluding HST.

Corporate Strategic Plan:

Safe and Well Maintained Roads and Infrastructure

Financial Implications:

Please refer to Attachment A to this report for the project financial analysis.

Based on tender results, the project is approximately \$877,400 under budget. Given there are multiple funding sources involved, the breakdown of this is as follows:

- Development Charges (DCs) = \$864,636
- Township Portion = \$12,763 (representing tax supported, water supported and wastewater supported)

In order the fund specific components of of the project as well as balance the various types of funding involved, the following reallocations are required:

Reallocation between Beatty Line Projects

- Development charges of \$75,978.83 transferred from the Beatty Line – Millage Lane to Garafraxa St project to the Beatty Line – Garafraxa St. to St. Andrew St. project;
- Development charges of \$103,208.33 (\$98,047.91 Roads DCs and \$5,160.42 Wastewater DCs) transferred from the Beatty Line – Millage Lane to Garafraxa St. project to the Beatty Line Corridor Design project;
- A top-up of the contribution by the County of \$66,250 towards the non-growth portion of the Beatty Line – Garafraxa St. to St. Andrew St. project (Note: the County budgeted a \$580,000 contribution towards this project and \$513,750 was included in the Township's 2023 capital budget);
- OCIF Reserve Fund proceeds of \$161,686.48 transferred from the Beatty Line – Millage Lane to Garafraxa St project (\$149,128.29) and the Beatty Line – SR18 to Colborne Traffic Calming project (\$12,558.19) to the Beatty Line – Garafraxa St. to St. Andrew St. project (This results in \$66,250 of OCIF Funding unallocated to a project, which will remain in the OCIF Reserve Fund);
- Water Capital Reserve funding of \$34,326.49 transferred from the Beatty Line – Millage Lane to Garafraxa St project to the Beatty Line – Garafraxa St. to St. Andrew St. project (\$33,440.05) and the Beatty Line - Corridor Design project (\$886.44);

Additional Funding Required

- \$34,299.33 transferred from the General Capital Reserve to the Beatty Line - Corridor Design project;
- \$130.67 transferred from the Wastewater Capital Reserve to the Beatty Line – Corridor Design project.

Consultation:

This report has been prepared in consultation with:

- Mark Bradey, Manager of Finance & Deputy Treasurer
- Colin Baker, Managing Director of Infrastructure Services
- Adam Gilmore, Manager of Engineering
- Brandon Buehler, Engineering Technologist - Water/Wastewater

Attachments:

- [Attachment A - Financial Analysis for Beatty Line Reconstruction](#)

Approved By:

Dan Wilson, Chief Administrative Officer

Attachment A
Project Financial Analysis
RFT#06-23: Reconstruction of Beatty Line

	Beatty Line - Millage to Garafraxa			Beatty Line - Garafraxa to St. Andrew		Beatty Line - SR18 to Colborne Traffic Calming 301-0977	6410 Beatty Line (Developer Funded)			Utility Recoverable	Beatty Line - Corridor Design 301-0797	Total
	Roads & Drainage 301-0965	Water 330-0965	Wastewater 360-0965	Roads & Drainage 301-0966	Water 330-0966		Roads & Drainage	Water	Wastewater			
Tender RFT#06-23 Results	3,070,621.96	16,562.00	179,142.15	705,086.01	72,113.77	31,240.00	34,221.74	32,695.29	19,099.43	26,955.23	-	4,187,737.58
Allocation of Miscellaneous (bonding, etc.)	89,578.03	483.16	5,226.04	20,569.19	2,103.75	911.35	-	-	-	-	-	118,871.52
Allocation of Contingency	226,071.05	1,219.36	13,189.14	51,911.15	5,309.29	2,300.01	-	-	-	-	-	300,000.00
Subtotal	3,386,271.04	18,264.52	197,557.33	777,566.35	79,526.81	34,451.36	34,221.74	32,695.29	19,099.43	26,955.23	-	4,606,609.10
Contract Administration (Triton Engineering) and Materials Testing	249,302.02	1,344.66	14,544.45	57,245.53	5,854.88	2,536.36	2,778.44	2,654.51	1,550.67	2,188.48	-	340,000.00
Outstanding Invoices - Triton Engineering	43,994.49	237.29	2,566.67	10,102.15	1,033.21	447.59	490.31	468.44	273.65	386.20	-	60,000.00
Excess Soil Management - CMT	21,099.96	113.81	1,230.99	4,845.04	495.53	214.67	-	-	-	-	-	28,000.00
Utility Relocations	100,973.95	-	-	24,026.05	-	-	-	-	-	-	-	125,000.00
Surface Asphalt (Provision for 2024)	379,662.04	-	-	90,337.96	-	-	-	-	-	-	-	470,000.00
Future Tree Plantings	32,311.66	-	-	7,688.34	-	-	-	-	-	-	-	40,000.00
Non-Rebate HST	74,159.63	351.30	3,799.83	17,103.88	1,529.62	662.64	659.83	630.40	368.26	519.73	-	99,785.12
Costs to Date - Beatty Line Corridor Design	-	-	-	-	-	-	-	-	-	-	543,524.77	543,524.77
Costs to Date	-	-	-	-	-	622.77	-	-	-	-	40,000.00	40,622.77
Total Anticipated Costs	4,287,774.78	20,311.58	219,699.27	988,915.31	88,440.05	38,935.39	38,150.32	36,448.64	21,292.01	30,049.64	583,524.77	6,353,541.76
<u>Funding Requirement (based on anticipated costs)</u>												
Development Charges (Growth)	3,558,853.07	-	219,699.27	247,228.83	-	15,574.16	-	-	-	-	431,808.33	4,473,163.66
Township Portion (includes County Contribution)	728,921.71	20,311.58	-	741,686.48	88,440.05	23,361.23	-	-	-	-	151,716.44	1,754,437.49
Utility Companies' Portion	-	-	-	-	-	-	-	-	-	30,049.64	-	30,049.64
Developer Portion (6410 Beatty Line)	-	-	-	-	-	-	38,150.32	36,448.64	21,292.01	-	-	95,890.97
Total Funding Required	4,287,774.78	20,311.58	219,699.27	988,915.31	88,440.05	38,935.39	38,150.32	36,448.64	21,292.01	30,049.64	583,524.77	6,353,541.76
Difference	-	-	-	-	-	-	-	-	-	-	-	-
Development Charge (Growth) Percentage	83%	0%	100%	25%	0%	40%	0%	0%	0%	0%	74%	
2023 Approved Funding												
OCIF	855,000.00	-	-	-	-	115,000.00	-	-	-	-	-	970,000.00
Development Charges	4,286,950.00	-	465,000.00	171,250.00	-	86,000.00	-	-	-	-	328,600.00	5,337,800.00
County Contribution	-	-	-	513,750.00	-	-	-	-	-	-	-	513,750.00
Developer Contribution (6410 Beatty Line)	-	-	-	-	-	-	38,150.32	36,448.64	21,292.01	-	-	95,890.97
Utility Contribution	-	-	-	-	-	-	-	-	-	30,049.64	-	30,049.64
General Capital Reserve	23,050.00	-	-	-	-	14,000.00	-	-	-	-	24,000.00	61,050.00
OLG Funds	-	-	-	-	-	-	-	-	-	-	79,000.00	79,000.00
Water Supported	-	75,000.00	-	-	55,000.00	-	-	-	-	-	13,400.00	143,400.00
Wastewater Supported	-	-	-	-	-	-	-	-	-	-	-	-
Total Approved Funding	5,165,000.00	75,000.00	465,000.00	685,000.00	55,000.00	215,000.00	38,150.32	36,448.64	21,292.01	30,049.64	445,000.00	7,230,940.61
<u>Funding Analysis - Surplus / (Deficit)</u>												
Development Charges (Growth)	728,096.93	-	245,300.73	75,978.83	-	70,425.84	-	-	-	-	103,208.33	864,636.34
Township Portion (includes County Contribution)	149,128.29	54,688.42	-	227,936.48	33,440.05	105,638.77	-	-	-	-	35,316.44	12,762.51
Utility Companies' Portion	-	-	-	-	-	-	-	-	-	-	-	-
Developer Portion (6410 Beatty Line)	-	-	-	-	-	-	-	-	-	-	-	-
Total	877,225.22	54,688.42	245,300.73	303,915.31	33,440.05	176,064.61	-	-	-	-	138,524.77	877,398.85
<u>Reallocation of Funding:</u>												
Development Charges (Beatty Line: Garafraxa to St. Andrew)	75,978.83	-	-	75,978.83	-	-	-	-	-	-	-	-
Development Charges (Beatty Line - Corridor Design)	98,047.91	-	5,160.42	-	-	-	-	-	-	-	103,208.33	-
County Contribution (top up to maximum)	-	-	-	66,250.00	-	-	-	-	-	-	-	66,250.00
Township Portion - Taxation	149,128.29	-	-	161,686.48	-	78,808.19	-	-	-	-	-	66,250.00
Township Portion - Water	-	34,326.49	-	-	33,440.05	-	-	-	-	-	886.44	0.00
Township Portion - Wastewater	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from General Capital Reserve	-	-	-	-	-	-	-	-	-	-	34,299.33	34,299.33
Transfer from Water Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-
Transfer from Wastewater Capital Reserve	-	-	-	-	-	-	-	-	-	-	130.67	130.67
Total	323,155.03	34,326.49	5,160.42	303,915.31	33,440.05	78,808.19	-	-	-	-	138,524.77	34,430.00
<u>Final Funding Analysis - Surplus</u>												
Development Charges (Growth)	554,070.19	-	240,140.31	-	-	70,425.84	-	-	-	-	-	864,636.34
Township Portion (includes County Contribution)	-	20,361.93	-	-	-	26,830.58	-	-	-	-	0	47,192.51
Utility Companies' Portion	-	-	-	-	-	-	-	-	-	-	-	-
Developer Portion (6410 Beatty Line)	-	-	-	-	-	-	-	-	-	-	-	-
Total	554,070.19	20,361.93	240,140.31	-	-	97,256.42	-	-	-	-	0.00	911,828.85

Cost Distribution	74.3%	0.4%	3.8%	17.1%	1.5%	0.7%	0.7%	0.6%	0.4%	0.5%	n/a	100.0%
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