



## The Corporation of the Town of Tecumseh

Public Works & Engineering Services

**To:** Mayor and Members of Council

**From:** Phil Bartnik, Director Public Works & Engineering Services

**Date to Council:** Tuesday, April 8, 2025

**Report Number:** PWES-2025-24

**Subject:** Lesperance Road and Little River Boulevard Multi-Use Trails Tender Award

### Recommendations

It is recommended:

**That** Report PWES-2025-24 Lesperance Road and Little River Boulevard Multi-Use Trails Tender Award **be received**;

**And that** the tender for the Lesperance Road and Little River Boulevard Multi-Use Trails project in the amount of \$5,691,143.23 excluding HST **be awarded** to Piera Con Enterprises Inc.;

**And further that** a by-law **be prepared** to authorize the Mayor and Clerk to execute an agreement, satisfactory in form to the Town's solicitor, with Piera Con Enterprises Inc.;

**And furthermore, that** funding allocations reflecting a total budget requirement of \$6,521,900 with a \$1,471,900 increase to the original allocation **be accommodated** as follows:

- Road Lifecycle Reserve – decrease from \$690,000 to \$518,300
- Infrastructure Reserve – increase from \$4,360,000 to \$6,003,600

## Background

In January 2025, Council received report [PWES-2025-05](#) that provided an update on the Lesperance Road and Little River Boulevard Multi-Use Trails project including the following:

- The design includes approximately 3.0 kilometers of 3.0-meter-wide pathway on the west side of Lesperance Road from First Street to Riverside Drive and approximately 0.3 kilometers of 3.0-meter-wide pathway on the north side of Little River Boulevard from Lesperance Road to Gauthier Drive.
- Design features include accessible landings at street intersections, improved street lighting, improved crossings at side streets, connectivity with other existing pathways, Town Hall parking lot improvements, beautification between McNorton Street and First Street, significant tree planting, etc.

Throughout this project, significant collaboration occurred between the Public Works & Engineering Services, Development Services and Community & Recreation Services Departments. This collaboration has ensured that active transportation needs are satisfied and that aesthetically pleasing landscaping and hardscaping features are incorporated into the project, while maintaining safety within the public right-of-way. This has resulted in the integration of the Lesperance Road multi-use trail network with proposed improvements to Col. Paul Poisson Park as well as to the Town Hall/OPP/Fire Station One Campus.

## Comments

A Tender call for the project was advertised on the Town's website, along with being posted on the Town's bids and tenders account, on February 21, 2025. Seven (7) tenders were received on March 27, 2025, and were virtually opened in the presence of the Town's Purchasing Officer.

RC Spencer Associates Inc. (RC Spencer) has reviewed the tenders and provided the attached summary/recommendation letter dated April 1, 2025 (see Attachment 1).

The total tender prices received, including provisional items, are summarized as follows:

<b>Tenderer</b>	<b>Total Tender Price (excluding HST)</b>
Piera Con Enterprises Inc.	\$5,691,143.23*
Amico Infrastructures Inc.	\$6,033,782.00
Sterling Ridge Group Inc.	\$6,189,064.00
SheaRock Construction Group Inc.	\$6,192,282.00
Nevan Construction	\$6,834,619.00
PowerServe Inc.	\$7,148,720.00**
J&J Lepera Infrastructures Inc.	\$7,250,000.00

\*Denotes corrected total

\*\*Denotes tender disqualification

A mathematical error was noted in the tender submissions from Piera Con Enterprises Inc. (Piera Con). The mathematical error was identified and corrected by RC Spencer, with the respective updates reflected above. It was also noted that PowerServe's tender submission was disqualified as it was an incomplete submission.

Administration, in consultation with RC Spencer, recommends that Council award the Tender for the Lesperance Road and Little River Boulevard Multi-Use Trails project in the amount of \$5,691,143.23 excluding HST to Piera Con. It is anticipated that construction will be completed by November 2025.

## **Consultations**

Financial Services  
R.C. Spencer Associates Inc.

## **Financial Implications**

Report [PWES-2025-17](#) provided an estimated total project cost of \$5,050,000 with the following approved funding allocation:

<b>Lifecycle Reserve Fund</b>	<b>Amount</b>
Road Lifecycle Reserve	\$690,000
Infrastructure Reserve	\$4,360,000
<b>Total</b>	<b>\$5,050,000</b>

The tendered/projected costs are summarized below:

<b>Cost Item</b>	<b>Amount</b>
Construction (tender)	\$5,691,143*
Engineering	\$397,500
Utility Relocation Allowance	\$20,000
Permit Fees	\$500
Budgetary Contingency	\$300,000
Sub-total	\$6,409,143
Non-rebated HST (1.76%)	\$112,757*
<b>Total</b>	<b>\$6,521,900</b>

\*Denotes rounded value

The total project cost is over the \$5,050,000 budget by \$1,471,900. Based on the distribution of costs within the tender, reserve funding is to be adjusted as detailed in the table below:

<b>Lesperance Road &amp; Little River Boulevard Trails</b>	<b>Project Budget</b>	<b>Tendered / Projected Costs</b>	<b>Change</b>
Road Lifecycle Reserve	\$690,000	\$518,300	-\$171,700
Infrastructure Reserve	\$4,360,000	\$6,003,600	\$1,643,600
<b>Totals</b>	<b>\$5,050,000</b>	<b>\$6,521,900</b>	<b>\$1,471,900</b>

During preliminary design, significant improvements were anticipated for the Lesperance/McNorton intersection. Through detailed design, however, the extent of required improvements was less than anticipated, resulting in a decrease in the allocation requirement from the Road Lifecycle Reserve. In addition, this project involved significant collaboration between Town Departments to ensure that the project results in a safe, functional and aesthetically pleasing active transportation system and community gathering area. These collaborations resulted in additional works that were not originally contemplated in the project scope, including improvements to Col. Paul Poisson Park, significant improvements to the Town Hall/OPP/Fire Station One Campus, as well as enhancements to the proposed multi-use pathway between First Street and McNorton Street to match the CIP improvements recently completed as part of the Lesperance/VIA improvements project. These additional works, as well as current market trends, result in an increase in the project funding requirements from the Infrastructure Reserve.

Although the projected costs are over the original project budget, there are some contributing factors such as provisional tender items and budgetary contingencies. Significant provisional items, totalling approximately \$385,000 of the total construction cost, include the following:

- Provisional milling and paving of Lesperance Road between McNorton Street to First Street
- Provisional milling and paving of Town Hall back parking lot
- Provisional PXO at Lesperance Road and Little River Boulevard
- Provisional PXO at Lesperance Road and Clapp Street

In addition, the tender included a construction contingency allowance of \$400,000 and Administration included a budgetary contingency of \$300,000 for any unforeseen conditions during construction.

This project is supported by the Federal Active Transportation Fund (ATF) with a contribution up to \$2,616,000 and the Provincial Rural Economic Development (RED) program with a contribution up to \$240,000.

A summary of the project costs, recoveries from the ATF Grant and RED program, and the financial impact to the Town's Reserve Funds, is provided in the following table:

<b>Lifecycle / Reserve Fund</b>	<b>Tendered / Project Cost</b>	<b>ATF Grant</b>	<b>RED Program</b>	<b>Net Impact to Reserve Funds</b>
Road Lifecycle Reserve	\$518,300	\$0	\$0	\$518,300
Infrastructure Reserve	\$6,003,600	\$2,616,000	\$240,000	\$3,147,600
<b>Totals</b>	<b>\$6,521,900</b>	<b>\$2,616,000</b>	<b>\$240,000</b>	<b>\$3,665,900</b>

## Link to Strategic Priorities

### Applicable [2023-2026 Strategic Priorities](#)

- Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
- Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
- Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

## Communications

Not applicable

Website      Social Media      News Release      Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Alessia Mussio, P. Eng.  
Engineering Project Manager

Reviewed by:

John Henderson, P.Eng.  
Manager Engineering Services

Reviewed by:

Phil Bartnik, P.Eng.  
Director Public Works & Engineering Services

Reviewed by:

Tom Kitsos, CPA, CMA, BComm  
Director Financial Services & Chief Financial Officer

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
1	Summary of Tender Results and Award Recommendation Letter
2	Lesperance Road & Littler River Boulevard Multi-Use Trails Map



1 April 2025  
File No.: 23-1450

**The Corporation of the Town of Tecumseh  
917 Lesperance Road  
Tecumseh, Ontario N8N 1W9**

**Attention : Alessia Mussio  
Project Manager Engineering**

**Via Email: amussio@tecumseh.ca**

**Re: Lesperance Road Multi-Use Pathway in the  
Town of Tecumseh**

Dear Alessia:

Tenders were opened on 27 March 2025 for the above-noted project. We have reviewed the tenders received from you. The results in ascending order are as follows (not including HST):

<u>Tenderer</u>	<u>Tender Amount</u>
Piera Con Enterprises Inc.	\$ 5,781,193.33 (corrected to \$5,691,143.33)
Amico Infrastructures Inc.	\$ 6,033,782.00
Sterling Ridge Infrastructure Inc.	\$ 6,189,064.00
SheaRock Construction Group Inc.	\$6,192,282.00
Nevan Construction Inc.	\$6,834,619.00
Powerserve Inc.	\$7,148,720.00 (disqualified)
J & J Lepera Infrastructures	\$7,250,000.00

All tender amounts include 4 provisional items as follows:

Section A	Milling and Paving of Lesperance Road
Section B	Milling and Paving of Town Hall parking Lots
Section C	PXO at Lesperance Rd. and Little River Blvd.
Section D	PXO at Lesperance Rd. and Clapp St.

**Windsor:** 800 University Ave. W. – Windsor, ON N9A 5R9

**Leamington:** 18 Talbot St. W. – Leamington, ON N8H 1M4

**Chatham-Kent:** 49 Raleigh St. – Chatham, ON N7M 2M6



**Professional Engineers  
Ontario**

In the low bidder's tender, these provisional items are broken down as follows for Council's consideration:

<u>Section</u>	<u>Tender Amount (not including HST)</u>
A	\$155,355.00
B	\$120,725.00
C	\$ 61,726.43
D	\$ 47,100.00
<b>Total</b>	<b><u>\$384,906.43</u></b>

The cost for these provisional works, as provided, are quite competitive as is the Piera Con tender.

We therefore recommend that the Town accept the low tender submitted by Piera Con Enterprises Inc., in the amount of **\$5,691,143.33** plus H.S.T.

Yours Truly,  
RC Spencer Associates Inc.



Richard C. Spencer, M.A.Sc., P.Eng.  
Consulting Engineer  
President

cc: Phil Bartnik  
Aaron Blata

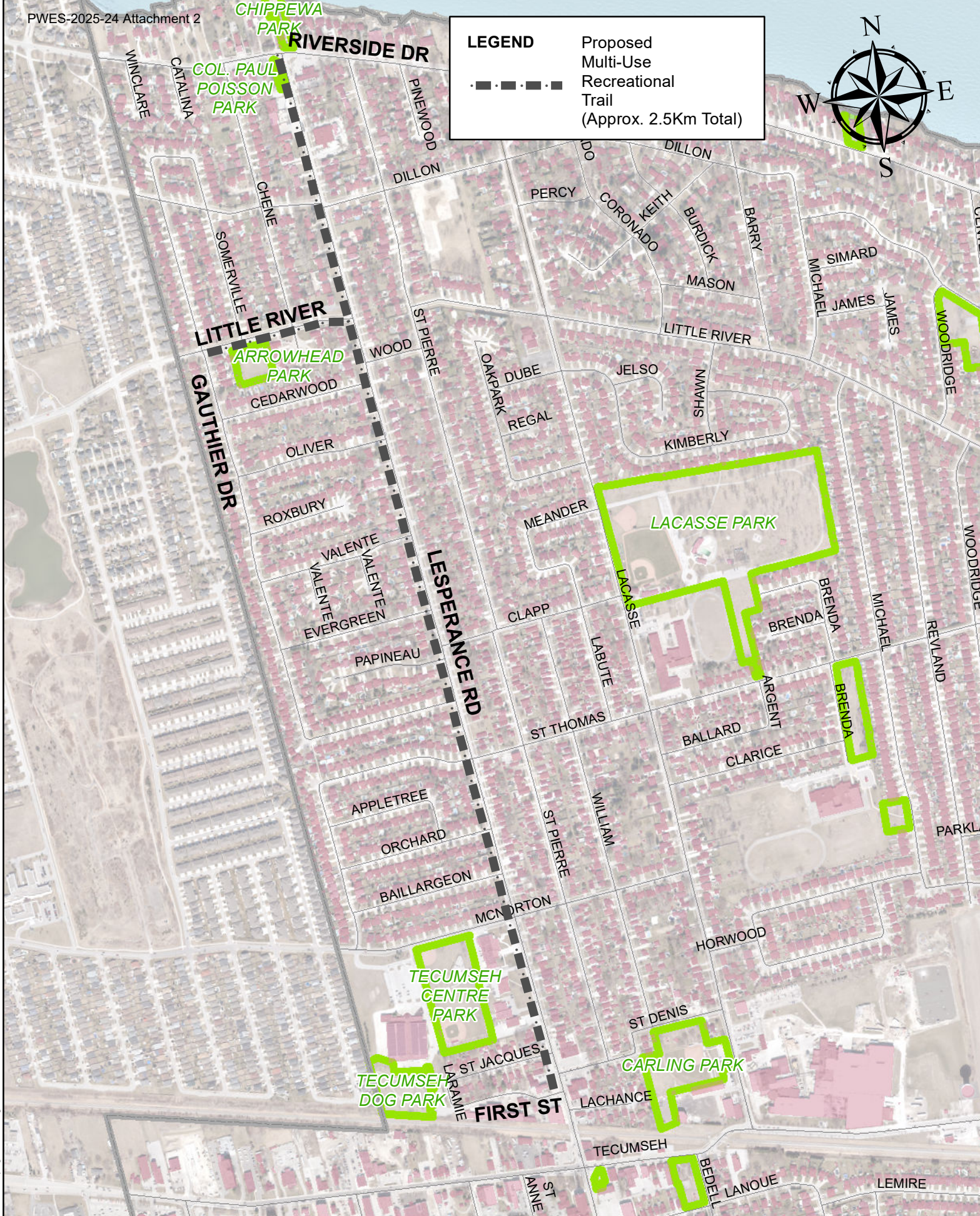
CHIPPEWA PARK

COL. PAUL POISSON PARK

**LEGEND**



Proposed Multi-Use Recreational Trail (Approx. 2.5Km Total)



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Town of Tecumseh  
 ONTARIO - CANADA

Work Date: \_\_\_\_\_  
 Author: HJK  
 Date: 2022-02-03  
 Scale: NTS

**PROPOSED MULTI-USE RECREATIONAL TRAIL**

Lesperance Rd & Little River Blvd

PROJECT No.

SHEET No.