



MANAGEMENT REPORT

Date: January 13, 2025
To: Mayor and Council
From: Nick Sheldon, Project Manager
Report Number: COU25-003
Attachments: T-2024-39 – Tender Results

Title: T-2024-39 Erie Street Parking Lot Resurfacing Tender Award

Objective: To obtain Council approval to accept the bid from Steve Smith Construction Corporation of \$494,747.90 including HST, for the Erie Street Parking Lot Resurfacing Contract T-2024-39.

Background: The Erie Street Parking Lot, originally constructed in 1978, is a surface level parking lot serving residents, visitors, and businesses in Stratford. Since constructed, temporary repairs have been completed, the surface is now in disrepair and more substantial maintenance is required.

At the July 24th, 2024, ITS Sub-committee meeting staff prepared a report (ITS24-016) with background and recommended the parking lot be resurfaced. On August 12th, 2024, the following motion was passed, Council authorize staff to proceed with the design and issuing a tender for the resurfacing of the Erie Street Parking Lot at this time. Council also requested updated information on a facilitating an Expression of Interest for this site, which is included in this Council's agenda under a separate report.

The tender process for this project followed the City of Stratford's procurement policy. The bid opportunity was advertised publicly on November 26th, 2024, and submissions were received by the deadline of December 18th, 2024.

Analysis: There was a total of forty-one (41) contractors registered for the project, with eighteen (18) submitting an official bid. The low bid of \$494,747.90 including HST was provided by Steve Smith Construction Corporation. The submission was reviewed, and their experience and references were checked with positive results. The Contractor has successfully completed other projects for the City of Stratford, most recently the 2024 Erie Street Resurfacing, 2023 Asphalt Rehabilitation Project (Ontario Street, John Street), 2022 Huron Street Reconstruction, 2020 Asphalt Resurfacing Project (O'Loane Avenue North).

The net cost to the City after the partial HST rebate is \$445,535.81.

The estimated total project costs are:

Construction Contract (after HST rebate)	\$	445,535.81
Material Testing (estimated)	\$	10,000.00
Total	\$	455,535.81

The 2024 capital budget contains a total of \$1,500,000 for this project to be funded as follows:

Parking Reserve R-R11-PRKG	\$	1,500,000.00
Total	\$	1,500,000.00

Therefore, approximately \$1,044,000 is expected to be unspent from the initial budget estimate which will remain in the Parking Reserve for future capital expenditures.

Financial Implications:

Financial impact to current year operating budget:

The anticipated project surplus will not impact the overall 2025 budget as the funding is from reserve funds available in 2024.

Financial impact on future year operating budget:

There would be reduced annual operating and maintenance costs in future years due to improved condition. The surface would not require as much maintenance (pothole repair, crack sealing, patching) and would be in good condition for many years.

Link to asset management plan and strategy:

This project represents a rehabilitation of an asset maintained in the asset management plan. The planned actions are expected to extend the useful life of the current infrastructure for up to an additional 25 years. Asset replacement and significant rehabilitation activities that extend the useful life are planned for based on estimated useful life. The adjustment to the asset management plan will impact future capital planning forecasts and funding strategies will be updated accordingly.

Legal considerations:

The City would see reduced risk of liability as poor surfacing and drainage conditions would be reinstated into good repair.

Alignment with Strategic Priorities:

Enhance our Infrastructure

This report aligns with this priority as making targeted investments, our focus is to create a resilient foundation that fosters sustainable growth, ensuring a high quality of life for residents and promoting economic stability for years to come.

Alignment with One Planet Principles:

Travel and Transport

Reducing the need to travel, encouraging walking, cycling and low carbon transport.

Staff Recommendation: THAT the tender (T-2024-39) for the Erie Street Parking Lot Resurfacing project be awarded to Steve Smith Construction Corporation at a total price of \$494,747.90, including HST;

AND THAT the Mayor and City Clerk, or their respective delegates, be authorized to sign the necessary Contract Agreement for the Erie Street Parking Lot Resurfacing project (T-2024-39).

Prepared by: Nick Sheldon, Project Manager
Recommended by: Taylor Crinklaw, Director of Infrastructure
Joan Thomson, Chief Administrative Officer