

Directed to: Mayor Joe Preston and Members of City Council

Meeting Date:
April 7, 2025

Department: Industrial Development

Attachment

Prepared By: Nathan Bokma, P. Eng.
Senior Project Manager

Subject: Yarmouth Yards Earthworks and Servicing Phase 3 – Tender Award

Recommendation:

THAT: Report ID-01-25 relating to *Yarmouth Yards Earthworks and Servicing Phase 3 – Tender Award* be received for information; and further,

THAT: Council award the *Yarmouth Yards Earthworks and Servicing Phase 3* to J-AAR Civil Infrastructures Limited in the amount of \$24,612,957.71, excluding HST.

Background:

As part of the ongoing site preparation works for the PowerCo site and Yarmouth Yards Industrial Park, a comprehensive earthworks and servicing project was designed and procured to provide municipal services to the eastern side of the Yarmouth Yards Industrial Park. The east side of the YY Industrial Park will be the home to future suppliers of PowerCo as well as other standalone industries that desire to locate to St. Thomas. The Yarmouth Yards Earthworks and Servicing Phase 3 (YYES3) project scope includes the installation of large watermains (350 – 600mm in diameter), sanitary sewers and forcemains, large storm sewers, 2 new roundabouts, new roadways with curb and asphalt, utility conduit crossings, and a large stormwater management pond (SWM) with outlet to the adjacent municipal drain.

See adjacent figure for the project limits of the YYES3 project.

This project is very large and will be broken out into 2 parts with separate completion dates. The 2025 work limits for YYES3 are shown in **light blue**, which include the extension of South Edgeware Road out to Yarmouth Centre Road. The YYES3 2025 works are to be substantially completed by November 1, 2025.

The 2026 work limits for YYES3 are shown in **dark blue**, which include all of Battery Boulevard with new roundabout at Ron McNeil Line. The SWM pond will be mostly completed in 2025 with landscaping works and trails done in 2026. The YYES3 2026 works are to be substantially completed by November 1, 2026.

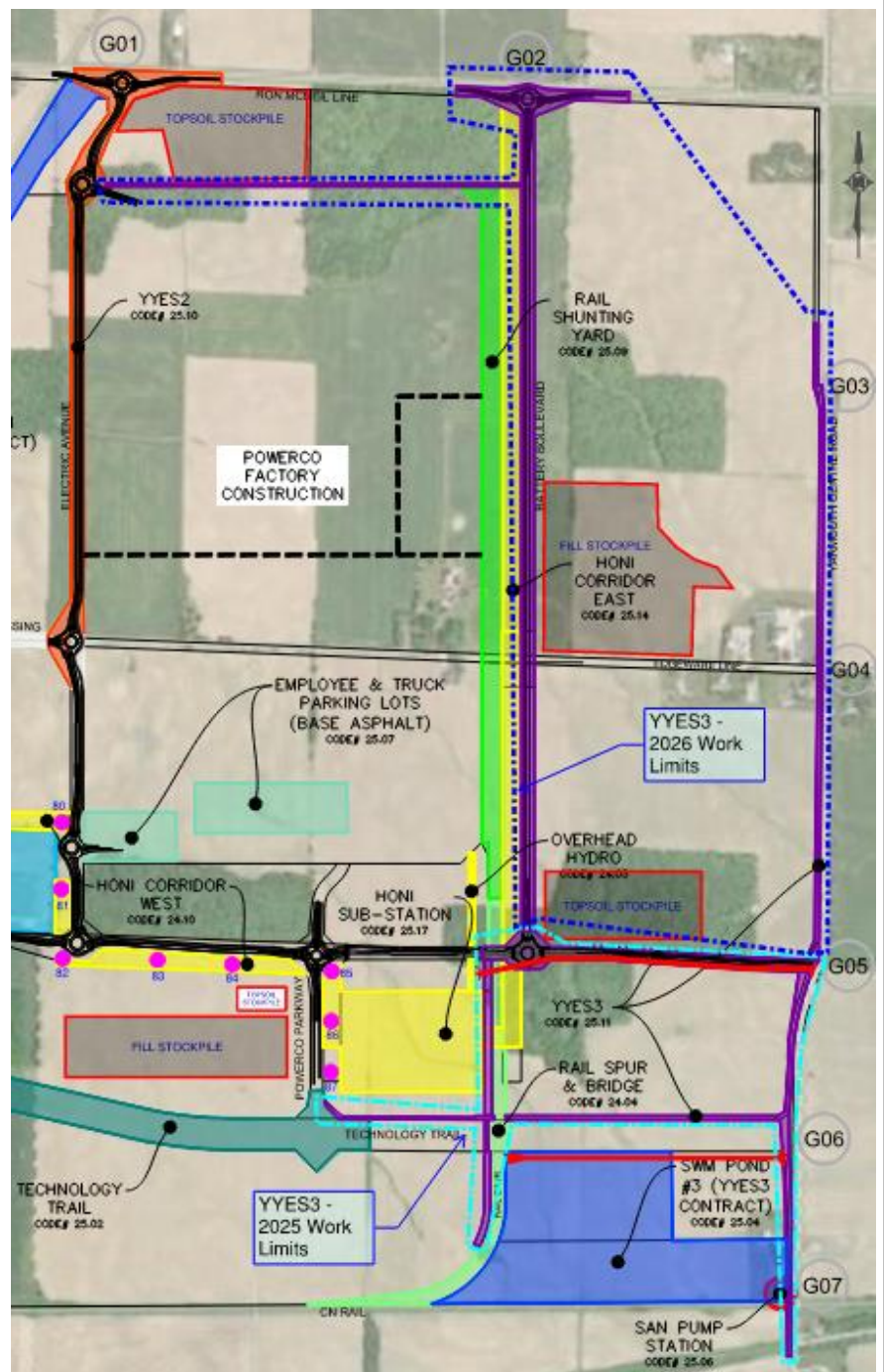


Figure 1: YYES3 (Purple Area) project limits

Analysis:

Tender Award

A request for pre-qualification was carried out in advance of the tender and six (6) contractors were selected to bid. Request for Tender 2025-015 was posted on the City’s electronic bid portal stthomas.bidsandtenders.ca on March 5, 2025. The Tender closed March 28, 2025, at 2:00 p.m. Bids were received from the following companies:

	Bidder	Contract Price (Excludes HST)
1	J-AAR Civil Infrastructures Limited	\$24,612,957.71
2	Blue-Con Construction	\$25,287,000.00
3	L82 Construction Ltd	\$27,088,070.33
4	Amico Infrastructures Inc.	\$27,890,897.25
5	Van Bree Infrastructure	\$28,265,829.88
6	PV-EX Construction Ltd.	\$28,386,146.01

All bids were found to be compliant. The project is expected to start in late April following Tender Award and receipt of required documentation. The project is anticipated to be substantially complete on November 1, 2026.

Financial Considerations:

City received great interest in this tender call with 6 submitted bids. The table below summarizes the anticipated expenditures and funding details.

	Expenditures	Funding
Base Contract	\$24,612,957.71	
Contingency	\$1,400,000.00	
Utility Relocations Allowance	\$300,000.00	
Sub Total	\$26,312,957.71	
Net HST (1.76%)	\$463,108.06	
Total Commitment	\$26,776,065.77	
Allocated Funding		\$27,000,000.00

Arcadis, the engineering consultant for the YY Industrial Park, will be providing contract administration and inspection services for this project. Their assignment with fees was awarded as per Report ID-01-25, which included YYES3.


The pricing received represents good value and falls within the allocated budget, which is covered by the Industrial Development Funding. As a result, staff recommended proceeding.

Respectfully,



Nathan Bokma, P.Eng.
Senior Project Manager – Industrial Development

Reviewed By:


Ind. Dev


Treasury

Approved By:


City Manager