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**To:** Mayor and Council

**From:** Dan Perreault, C.E.T., Director of Public Works

**Meeting Date:** July 28, 2025

**Subject:** Report PW-013-2025 – Klondike Park Road Watermain Tender Award

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## Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PW-013-2025 (Klondike Park Road Watermain) dated July 28, 2025; and,

- 1) That Council award the tender for the Klondike Park Road Watermain to Arnott Construction Limited in the amount of \$17,945,756.00 (excluding HST).

## Background

On February 20, 2025, a request for pre-qualification of proponents was posted on the Township portal of Bids & Tenders for the installation of approximately 8 km of 600 mm Ø PVC trunk watermain from 5833 Simcoe County Road 96 (Township Works Yard) to approximately 120 m east of Klondike Park Road. Submissions were accepted up to March 13, 2025. Twelve (12) submissions were received and evaluated by Township and RJ Burnside Staff. Five (5) proponents were selected to be invited to submit bids for the work.

On June 3, 2025, the tender was posted on the Township portal of Bids & Tenders; 1288808 Ontario Ltd. o/a B&J Contracting, Arnott Construction Limited, GIP Paving Inc., North Rock Group Ltd and Robert B. Somerville Co. Limited were invited to bid for the work.

## Comments and Analysis

Four (4) of the selected bidders submitted bids on or before the tender closing date, the bids are summarized below.

Bidder	Amount (HST Excluded)
Arnott Construction Limited	\$17,945,756.00
North Rock Group Ltd	\$18,000,000.00
GIP Paving Inc.	\$21,126,562.50

Bidder	Amount (HST Excluded)
1288808 Ontario Ltd. o/a B&J Contracting	\$24,719,397.00
Robert B. Somerville Co. Limited	No Bid

R.J. Burnside & Associates have reviewed all submissions and recommend the project be awarded to Arnott Construction Limited in the amount of \$17,945,756.00 (excluding HST). RJ Burnside’s Recommendation Report is attached as Appendix A.

**Financial Implications**

On October 31<sup>st</sup>, 2024, the Township entered into a Development Charges Early Prepayment, Project Funding and Water Capacity Allocation Agreement with The Cortel Group, Macpherson Builders and The Kingsmen Group. One of the conditions of the agreement outlines project funding for this Klondike Park water project. Each developer is to contribute \$10,077,450 as early payment for Development Charges and future residential water allocation, payment for these funding amounts is to be through the use of Surety Bonds that can guarantee the cash flow payments as need during the construction period. To date, the Township has not received the Surety Bonds from the Developers. The Township is to contribute \$4,722,025 for payment towards non-residential water allocation. The total funding expected from the agreement with the Developers including the Township’s contribution (\$35,000,000) was estimated to be roughly half of the total project costs.

On November 1, 2024, the Township applied for funding of the project through the Ministry of Infrastructure - Housing Enabling Water Systems Fund (HEWSF) for up to \$35,000,000. On January 28, 2025, the Township was successful on securing the HEWSF funding.

On June 2, 2025, the Township entered into a construction loan agreement with the County of Simcoe for up to \$30,000,000 to provide bridge funding for the water project for up to 5 years.

The bid submitted by Arnott Construction Limited in the amount of \$17,945,756.00, is within the funding scope and will be funded utilizing the various funding sources mentioned above.

**Clearview’s Strategic Plan**

The above initiative supports the following strategic pillars:

- Infrastructure

## **Report Appendices**

Appendix A – R.J Burnside Recommendation Letter Dated July 18, 2025

### **Approvals**

**Submitted by:** Dan Perreault, C.E.T, Director of Public Works

**Reviewed by:** Patti Kennedy, Manager of Engineering

**Financial Implications  
Reviewed by:** Kelly McDonald, Treasurer

**Approved by:** John Ferguson, Chief Administrative Officer