



**Subject: Tender Results – RFT2025-005 – Kinsmen Pedestrian Bridge Replacement**

**Report Number:** OPD 25-032

Department: Operations and Development Department

Submitted by: Leo Ferreira, Manager of Engineering

Meeting Type: Council Meeting

Meeting Date: Monday, June 16, 2025

**RECOMMENDATION**

- A. THAT report OPD 25-032 titled “Tender Results – RFT2025-005 – Kinsmen Pedestrian Bridge Replacement” be received as information;
- B. THAT the contract for RFT2025-005 – Kinsmen Pedestrian Bridge Replacement be awarded to Lancoa Contracting Inc. of Caledon East, Ontario at a total project cost of \$2,790,405 (net of refundable HST);
- C. THAT Contract Administration and Inspection services for this project be awarded to Planmac Engineering Inc. at a cost of \$166,327 (net of refundable HST); and
- D. THAT Council authorize the Director of Finance to include a further 10% Budget Contingency of \$295,673 to accommodate unforeseen additional costs associated with this project, as needed, in a timely manner.

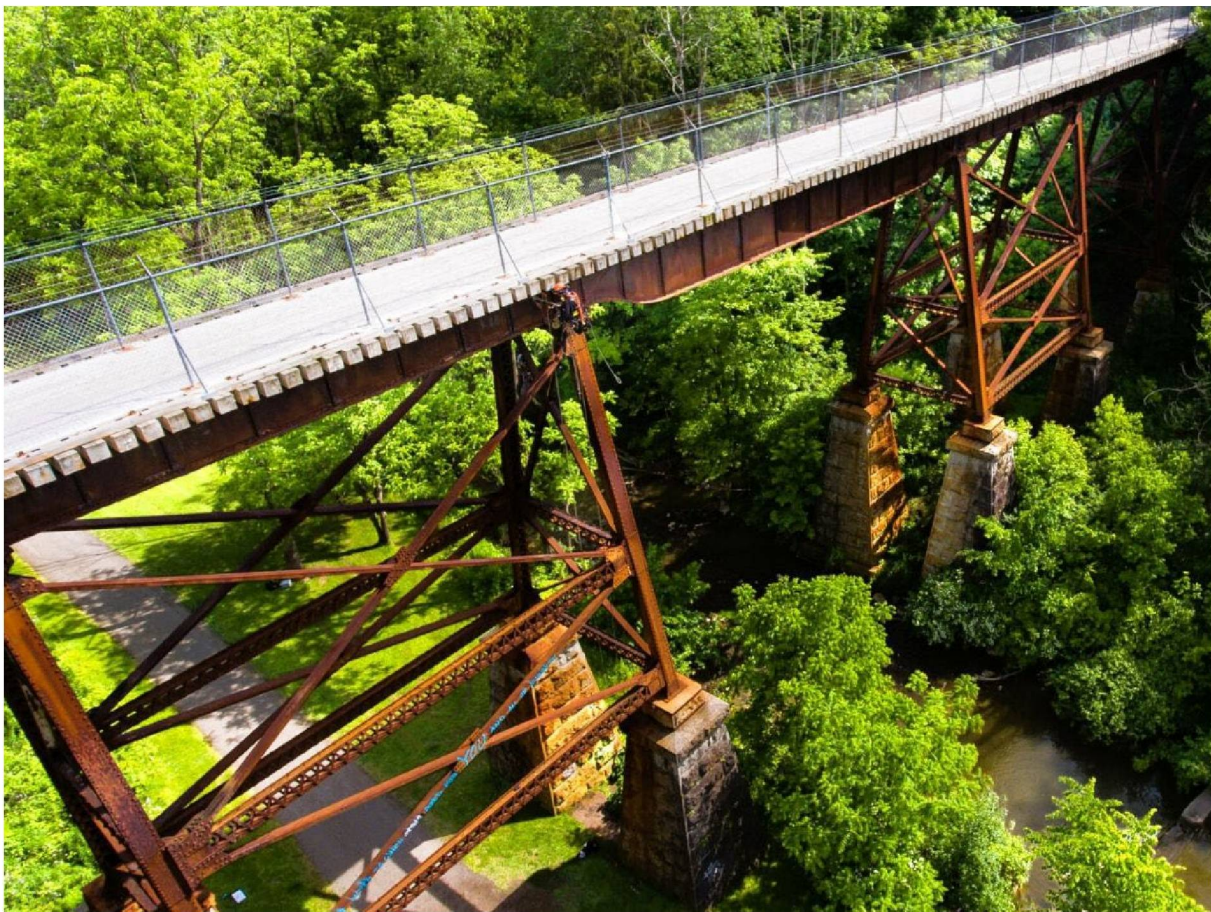
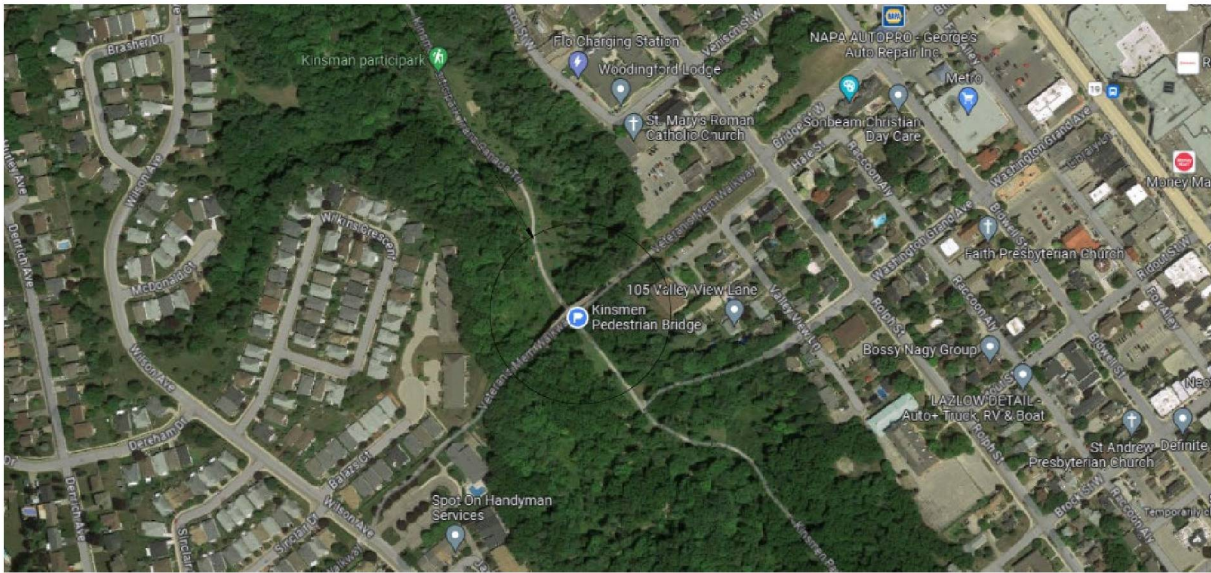
**BACKGROUND**

A tender was issued in May 2025 for Capital project #181 - Kinsmen Pedestrian Bridge Replacement. The proposed project includes the replacement of the Kinsmen Pedestrian Bridge (location and existing structure pictured below) with a new prefabricated bridge constructed with weathering steel, galvanized grating, and new steel piers. The existing masonry piers will be retained and upgraded with new concrete caps and LED lighting fixtures will be installed along the bridge deck. Upon completion, all disturbed areas are to be restored.

This project was initiated circa 2019 following a detailed structural assessment and included public consultation including with community groups such as the Kinsmen Club.

One Kinsmen Club recommendation following review of the Tender Documents prior to publication was to add “deflector plates” below the bridge to provide a visual barrier for crossing pedestrians and pets; this line item was included as provisional, pending confirmation of cost versus available budget (see Discussion section).

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## DISCUSSION

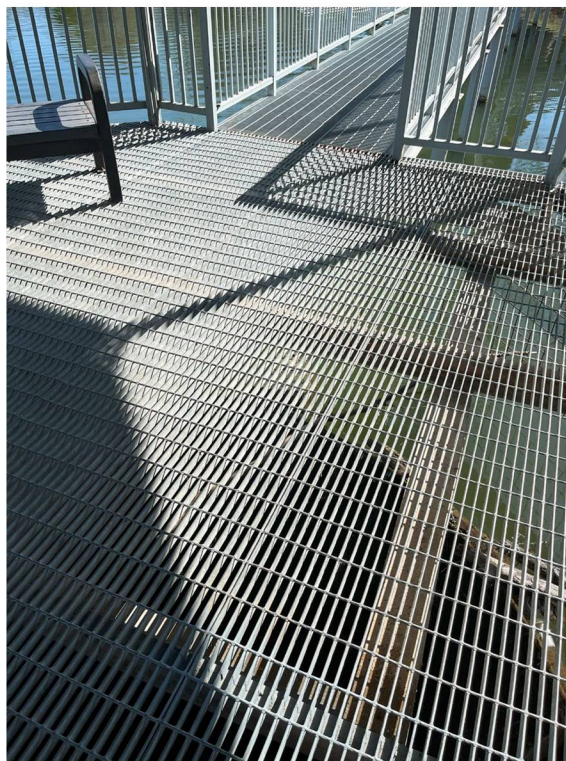
The project duration is expected to be approximately 16 weeks.

Traffic control measures including an expected full bridge and partial trail (below bridge) closure shall be designed and maintained by the Contractor upon Staff approval as necessary.

The tender was advertised on the Town's purchasing platform Bids&Tenders.

A total of five (5) compliant bids were received by the closing date of May 30, 2025, which ranged in price from \$3,098,621 to \$4,970,415, inclusive of HST. The lowest bid meeting all specifications was from Lancoa Contracting Inc. of Caledon East, Ontario at a total project cost of \$3,098,621.36 (\$2,742,142.80 + \$356,478.56 HST).

The provisional "deflector plate" price is \$146,299 or about 5% of the base bid. The below photo is an example of galvanized steel grating, the proposed bridge walking surface, for reference – the "deflector plate" is intended to limit the view of the surfaces below the bridge which Staff have learned can be overwhelming for some users.

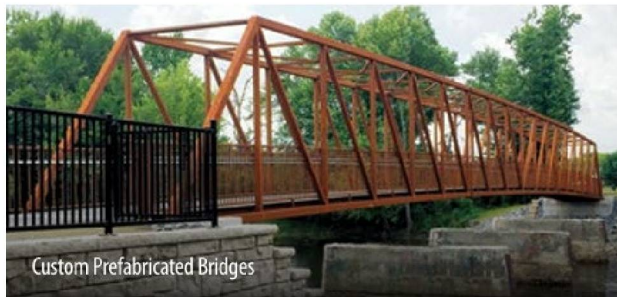


Planmac Engineering Inc. was the project designer and as such, their continued project involvement through progress inspections and contract administration will ensure completed works are in conformance.

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As an exercise to exhaust all available options, Staff also permitted Bidders to submit an “Alternative Material” bid. Only Lancoa (the lowest Bidder) provided one for consideration – an Algonquin Bridge manufactured galvanized steel “Modular Panel Bridge” with a potential cost savings of approximately \$250,929 or 9% (the Kinsmen Club recommended “deflector plate” still included).

While the cost savings are not insignificant, Staff believe that the proposed modular option less accurately preserves the character and architectural features of the bridge it replaces, including losing the burnt orange colour provided by the existing weathering steel plate girders (comparison sample images, from Algonquin Bridge website, below).



Nonetheless, should Council wish to accept the lowest price currently available, Staff propose the following replacement Resolution:

- A. *THAT report OPD 25-032 titled “Tender Results – RFT2025-005 – Kinsmen Pedestrian Bridge Replacement” be received as information;*
- B. *THAT the contract for RFT2025-005 – Kinsmen Pedestrian Bridge Replacement be awarded to Lancoa Contracting Inc. of Caledon East, Ontario at a total project cost of \$2,539,476 (net of refundable HST) per the proposed Alternative Material Form of Tender;*
- C. *THAT Contract Administration and Inspection services for this project be awarded to Planmac Engineering Inc. at a cost of \$166,327 (net of refundable HST); and*
- D. *THAT Council authorize the Director of Finance to include a further 10% Budget Contingency to accommodate unforeseen additional costs associated with this project, as needed, in a timely manner.*

### CONSULTATION

External: As part of proper communication process, letters will be sent to residents to advise them of this project.

Internal: Director of Operations and Development, Operations Technologist, and Purchasing Coordinator.

## FINANCIAL IMPACT/FUNDING SOURCE

The Town's 2025 Budget included \$4,690,000 for this project. Adjusting for non-refundable HST, the lowest bid amount of \$2,790,405 (Lancoa) plus \$166,327 (Planmac) plus 10% (proposed budget contingency) equals \$3,252,404 and remains approximately \$1,437,596 below the approved Town budget, funded through tax supported debt, taxation, linear infrastructure reserve, and development charge reserves.

As the amount of development charges (DCs) that can be used towards the project is proportional to the amount of the gross expenditure, the adjusted financials with the reduced DCs and corresponding debt amounts are as follows:

Adjusted Financials		
	Project as Approved	Project as Awarded
<b>Expenditures</b>		
Lancoa		\$ 2,790,405
Planmac		\$ 166,327
Contingency		\$ 295,673
<b>Total Expenditures</b>	<b>\$ 4,690,000</b>	<b>\$ 3,252,404</b>
<b>Revenues</b>		
Development Charges	\$ 1,004,821	\$ 696,820
Levy	\$ 900,980	\$ 901,000
Reserve	\$ 727,884	\$ 727,900
Debt	\$ 2,056,315	\$ 926,684
<b>Total Revenues</b>	<b>\$ 4,690,000</b>	<b>\$ 3,252,404</b>
All numbers are net of refundable HST		

## CORPORATE GOALS

- ☐ Lifestyle and amenities
- ☐ Customer service, communication and engagement
- ☐ Business attraction, retention and expansion
- ☐ Community growth
- ☒ Connectivity and transportation
- ☐ Not Applicable

Does this report relate to a specific strategic direction or project identified in the Community Strategic Plan? Please indicate section number and/or any priority projects identified in the plan.

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**Goal** – Tillsonburg residents and businesses will be connected to each other, regional networks, and the world through effective traditional and digital infrastructure.

**Strategic Direction** – Develop a robust, long-term asset management plan to inform evidence-based decisions on the maintenance, rehabilitation and replacement of municipal infrastructure.

**Priority Project** – *Ongoing Projects* - Asset Management

**ATTACHMENTS**

N/A