



## **THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD**

### **- A G E N D A -**

Monday September 29, 2025

#### **SPECIAL MEETING OF COUNCIL**

**7:00 pm,** Council Chambers, Fingal/Via Video Link

For the purpose of considering Report IDS 2025-44  
re: Shedden Wastewater Treatment Plant Award

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**1. CALL TO ORDER**

**2. DISCLOSURE OF PECUNIARY INTEREST**

**3. REPORTS**

(a) IDS 2025-44 Shedden Wastewater Treatment Plant Award

**4. CONFIRMING BY-LAW**

**5. ADJOURNMENT**

#### **NEXT REGULAR MEETING OF COUNCIL**

**Tuesday October 14, 2025 @ 7:00 P.M.**

**Council Chambers, Fingal/Via Video Link**



## **TOWNSHIP OF SOUTHWOLD**

### Report to Council

**MEETING DATE:** September 29, 2025

**PREPARED BY:** Aaron VanOorspronk, Director of Infrastructure and Development Services

**REPORT NO:** IDS 2025-44

**SUBJECT MATTER: Shedden Wastewater Treatment Plant Award**

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#### **Recommendations:**

1. THAT Report IDS 2025-44 relating to the construction of the Shedden Wastewater Treatment Plant be received for information; and
2. THAT Council accept the tender of Hayman Construction Limited in the amount of \$20,173,100 (plus HST) for the Shedden Wastewater Treatment Plant; and
3. THAT Council authorize the Mayor and CAO/Clerk to sign the construction contract and other documents to implement this decision; and
4. THAT Council award Contract Administration and Inspection Services to WT Infrastructure in the amount of \$1,746,669.70 (plus HST).

#### **Purpose:**

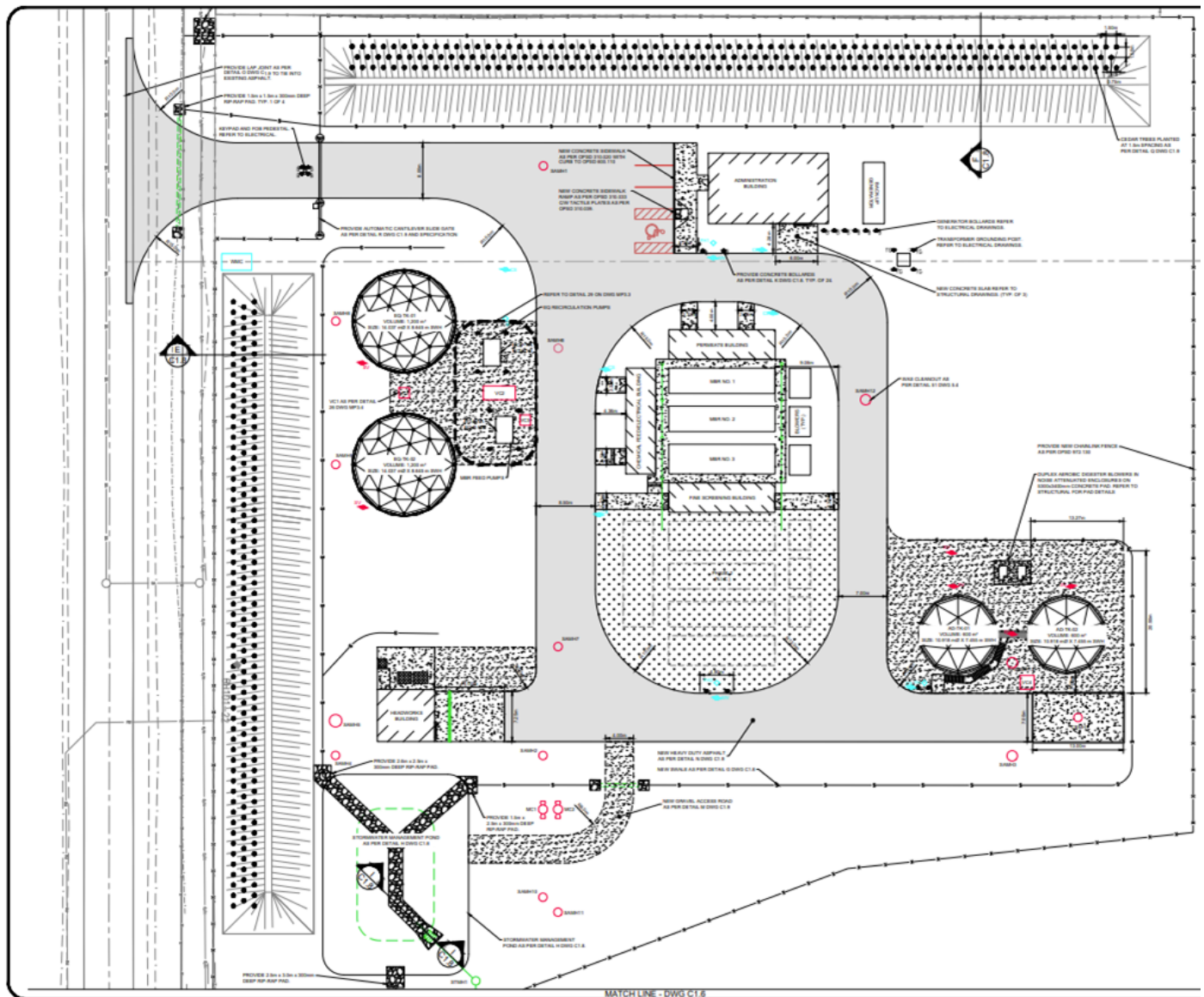
This report requests approval to award Hayman Construction Limited, the contract for the construction of a new Wastewater Treatment Plant to service the communities of Shedden and Fingal.

#### **Background:**

As Council will recall, the Township was successful in its application under the Housing Enabling Water Systems Fund, to service Shedden and Fingal with municipal sewers and treatment.

The construction of the Shedden Wastewater Treatment Plant is being built to ensure that all current landowners and future development in Shedden and Fingal, can legally connect into a "state of the art" wastewater treatment plant.

The larger scope of items for the plant consists of an Admin Building/laboratory, EQ tanks, digester tanks, head works pumping station, membrane building and membranes, permanent generator. Other important construction activities include, stormwater and outfall construction, grading, security fencing, driveway. See Wastewater Treatment Plant overview drawing below.



**Comment/Analysis:***Tender Analysis*

Due to the complexity of the project and tight timelines (under the grant program) for the tender and construction dates, only those contractors that were suitable to undertake this project were invited to submit bids. A total of six (6) were contacted. WT Infrastructure and the Township conducted a site meeting for this project due to the size and scope of work.

Only three (3) contractors submitted electronic bids for this tender which closed on September 23<sup>rd</sup>, 2025. All bids were received on time with all documents submitted including Bonding and WSIB Clearance. Pricing from low to high is as follows:

Item	City/Province	Vendor	Price (Plus HST)
1	London, Ontario	Hayman Construction	\$20,173,700.00
2	St. Thomas Ontario	H.I.R.A LTD.	\$20,876,300.00
3	St. Mary's Ontario	Stone Town Construction Limited	\$21,699,106.00

The Township's Consultant and Staff reviewed the submissions and found that all bids were compliant, and recommend that Hayman Construction Limited., with the low bid be awarded the project.

*Contract Administration and Inspection*

The Consultant, originally provided a price to complete detailed design activities, contract administration and inspection activities. This price was based on an assumed level of design that matched the previous consultants project chart and updates. Through project onboarding the design team quickly realized that previous updates didn't reflect the true status of the project, and this greatly increased the scope of the design work for the consultant. The revised pricing reflects that increased workload. Contract admin and inspection cost is a budgeted amount that is billed on an actual effort spent. The award amount includes work completed to date, approximately \$400,000.

### Financial Implications:

The construction of the Wastewater Treatment Plant will primarily be financed under the Housing Enabling Water Systems Fund (HEWSF). The grant funds projects at 73% up to \$38.2 million, the municipality is required to cover the remaining 27%. Once the cumulative cost of the projects surpasses the total grantable fund, 100% of the cost will be funded by the Township, depending on how Council wishes to use revenue generated by land sales, this will result in significant borrowing through Infrastructure Ontario, with costs recovered over time by connection fees. Depending on the actual costs of the projects, including usage of contingency, staff project that the Township will be responsible for between \$12 to 16 million. Use of land sale revenue generated to date would reduce this to \$7-11 million, however, consideration should be given for the long-term impact of using of the land sale revenue to offset the sanitary costs. Staff plan to bring a report to Council with some preliminary recommendations for use of the land sale revenues.

Component	Expenditures	Notes
Total Construction Contract	\$20,173,700.00	
Contingency & Allowances	\$2,000,000	
Engineering Costs (to date plus revised, Design Costs, Inspection and Admin)	\$1,746,669.70	Original Quote: \$703,383
Costs to Date	\$1,545,372.76	
Sub Total	\$25,465,742.46	
Net HST (1.76%)	\$448,197.07	
<b>Total Project Budget</b>	<b>\$25,913,939.53</b>	
<b>Township Portion + Carrying Costs, after Grant is Applied</b>	<b>\$6,996,763.67</b>	

### Summary:

WT Infrastructure provided a letter to Staff, recommending that the tender submitted by Hayman Construction LTD. for \$20,173,700.00 (plus HST), be accepted and contract awarded.

**Strategic Plan Goals:**

**The above recommendation helps the Township meet the Strategic Plan Goal of:**

- ☒ Managed Growth
- ☐ Welcoming and Supportive Neighbourhoods
- ☒ Economic Opportunity
- ☒ Fiscal Responsibility and Accountability

**Respectfully submitted by:**

Aaron VanOorspronk, LET.  
Director of Infrastructure and  
Development Services

**Approved for submission by:**

Jeff Carswell  
CAO/Clerk