



# COUNTY OF WELLINGTON

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## Committee Report

**To:** Chair and Members of the Solid Waste Services Committee  
**From:** Jackie Osti, Manager of Purchasing and Risk Management Services  
**Date:** Tuesday, November 12, 2024  
**Subject:** **Tender Award for Elora Waste Facility Site Improvements**

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### **Background:**

Staff recently issued Project No. CW2024-057 a tender for site improvements at the Elora Waste facility located at 6549 Gerrie Road in Elora. A description of the work is provided below.

Following Council's decision to cancel the June 2024 tender, County staff and our consultant Associated Engineering evaluated design optimizations that might realize potential construction cost savings. This included reduction of the grade-separated bin wall height, and procuring the scale house as a prefabricated, modular structure.

Upon direction from the staff, the civil design was revised by reducing the height of a portion of the bin wall by approximately 0.6 m (i.e. equivalent to removing one course of lock blocks). This also resulted in the reduction of earthworks quantities on site.

Preliminary research was done regarding procuring a prefabricated scale house and it was determined that a rectangular building footprint lent itself to a prefabricated structure better than an irregular footprint, since a building with an irregular footprint would likely have to be assembled from several modules which would reduce the associated cost savings from modular construction. The Elora facility scale house design has an irregular footprint – the footprint shape has two 'bump outs' which house the scale operator workstations, provides staff with good sightlines of incoming and outgoing traffic. Staff expressed a preference for keeping the footprint configuration unchanged to facilitate scale operations at this busy facility. As such the option of simplifying the footprint shape to accommodate a modular structure at Elora was not pursued further.

### **Scope of Work**

Construction of a new scale house, household hazardous waste building, two (2) new weigh scales, associated site improvements including removal of existing buildings and features, earth excavation and grading, concrete flatwork, installation of a new drop-off bin modular retaining wall, cast-in-place retaining walls, water service, and sanitary service.

The tender includes provisional pricing for dust and mud control, base and surface asphalt, unsuitable material sub-excavation and backfill, incidental granular materials, excess soil management and off-site disposal of materials per O.Reg. 406/19, temporary roadside protection measures and fencing, and utility management.

On Friday November 1, 2024, three (3) submissions were received from contractors who attended the mandatory site visit with pricing shown exclusive of HST @ 13%. A mandatory site meeting was held on October 10<sup>th</sup> at the site and fifteen (15) contractors attended.

<b>COMPANY NAME</b>	<b>*Base Bid Price</b>	<b>Provisional Price</b>	<b>Total Bid Price</b>
Verly Construction Group Inc., Mississauga	\$2,401,182.20	\$489,325.41	\$2,890,507.61
Roubos Farm Service Ltd., Moorefield	\$2,513,911.45	\$658,779.00	\$3,172,690.45
Kieswetter Excavating., St.Clements	\$2,515,773.65	\$710,227.00	\$3,226,000.65

\*Base Bid Price includes a contingency allowance of \$250,000.00 for any extra/addition work ordered by the County which falls outside the contract.

The tender submissions were in order and staff are recommending awarding the contract as specified to Verly Construction Group Inc. of Mississauga, Ontario at the total tendered amounts of \$2,890,507.61 excluding H.S.T. @13%.

Additional professional fees for contract administration, inspection and testing plus the price of two weigh scales are included in the financial summary.

### **Financial Implications**

In accordance with current projections, there are not enough funds in the SWS Capital Reserve to accommodate this budget amendment as well as fund the capital projects identified in the SWS 10-Year Capital Plan. This means that the County will have to debt finance the funding adjustment required to move forward with this work.

As a result, the County will have to issue \$685,000 in tax-supported debt, anticipated to be amortized over 10 years and an additional \$835,000 (for a total of \$1.635 million) in development charge supported debt, anticipated to be amortized over 15 years to accommodate cash flow in the development charges reserve.

The tax-supported debt is estimated to have an annual cost of approximately \$83,400 (starting in 2026-27) and the DC-supported debt is anticipated cost of \$148,300, to be recovered by development charges.

### **Strategic Action Plan:**

This report relates to the following objectives and priorities in the County's Strategic Action Plan:

- Making the best decisions for the betterment of the Community

**Recommendation:**

That County of Wellington Project No. CW2024-057 for the site improvements as specified at the Elora Waste Site in the Township of Centre Wellington as specified be awarded to Verly Construction Group Inc. of Mississauga, Ontario at the total tendered amount of \$2,890,507.61 exclusive of HST @ 13%; and

That the funding for this project be approved as set out in the attached Financial Summary; and

That the debt, principal and interest charges, and offsetting development charges required to finance the project be added to the County's 2025 Budget and 10-Year Plan; and

That staff be authorized to issue the Purchase Order for the contract; and

That the Warden and Clerk be authorized to sign the construction agreement.

Respectfully submitted,



Jackie Osti  
Manager  
Purchasing and Risk Management Services

**In consultation with/approved by:**

Don Kudo, County Engineer  
Ken DeHart, County Treasurer  
Scott Wilson, CAO

## FINANCIAL SUMMARY

<b>COUNTY OF WELLINGTON</b> <b>CAPITAL PROJECT EXPENDITURE AND FINANCING SCHEDULE</b>
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Bid name: Improvements to Elora Transfer Station  
 Bid number: CW2024-057

Project name: Elora Waste Facility Upgrade  
 Project number : 21220031

### **PROJECT COSTS**

	<b>Total</b>
<b><u>Bid:</u></b>	
Tendered Cost*	\$2,445,000
Provisional Items*	\$500,000
Weigh Scales**	\$145,000
Professional fees*	
Actuals to date	\$180,000
Additional fees	\$400,000
Contingency*	\$300,000
Bid to Award	\$3,970,000

\* includes net cost to County of HST

\*\* to be awarded under separate bid

### **PROJECT BUDGET APPROVALS AND FINANCING**

	Gross cost	Solid Waste Capital Reserve	Debentures - Tax	Development Charges - Solid Waste	Debentures - Development Charges
2023 Capital Budget	\$ 1,950,000	\$ 1,000,000		\$ 550,000	\$ 400,000
2024 Capital Budget	\$ 500,000	\$ 100,000			\$ 400,000
Project Total	\$ 2,450,000	\$ 1,100,000		\$ 550,000	\$ 800,000
Project Funding Adjustment	\$ 1,520,000		\$ 685,000		\$ 835,000
Revised cost and sources of funding	\$ 3,970,000	\$ 1,100,000	\$ 685,000	\$ 550,000	\$ 1,635,000