



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

Report to Council

To: Mayor and Council Members
From: Edward Hilton, Economic Development Officer
Date: September 9, 2026
Subject: 143 Burleigh Street RFT T-22-2026

Recommendation:

That Council receive this report for information.

Background:

At its previous meetings, Council approved the 2026 Capital Budget allocation for the redevelopment of the municipal parking lot located at 143 Burleigh Street. Staff have since worked with the County of Peterborough to finalize the tender documentation and proceed with procurement for the project.

The County of Peterborough administered the tender process on behalf of the Township through its Bids and Tenders procurement platform. The purpose of this report is to provide Council with an update on the tender results and upcoming project implementation activities.

Analysis:

Following completion of the tender package, the County issued Tender No. T-22-2026 through its Bids and Tenders platform. The tender closed on September 3, 2026.

A total of six (6) submissions were received from the following contractors:

- Drain Bros. Excavating Ltd. = \$328,404.67
- Cliffshore Excavating Ltd. = \$389,671.47
- Jeffrey G. Wallans Construction Ltd. = \$420,103.00
- Forest Contractors Ltd. = \$432,733.10
- Kon-Strutt Construction Ltd. = \$689,852.79
- GIP Paving Inc. = \$726,400.60

County staff reviewed the submissions and determined that Drain Bros. Excavating Limited was the lowest compliant bidder, submitting a tender price of \$328,404.67, excluding HST.



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

The tender process was administered by the County of Peterborough in accordance with applicable procurement policies and procedures. Staff are satisfied that a fair, open, and competitive procurement process was undertaken.

As the lowest compliant bid is within the approved project budget and no additional funding approval is required, the Chief Administrative Officer will exercise delegated authority and advise the County of Peterborough to proceed with the contract award to Drain Bros. Excavating Limited in accordance with the Township's Procurement Policy.

Prior to the commencement of construction, Township staff will work with County staff and the successful contractor to complete all required contractual agreements, insurance documentation, bonding requirements, and other project administration requirements.

A provisional item was included in the RFT to address fencing improvements in areas where the existing fencing is missing, damaged or deteriorated along the south and east extensions of the property. Completing this work concurrently with the parking lot project is expected to enhance the overall appearance, safety, and functionality of the site. The cost of this provisional item remains within the approved project budget.

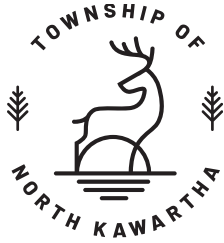
The project also includes the installation of site lighting and electrical rough-ins to support future Level 2 electric vehicle (EV) charging stations; however, the Level 2 charging hardware itself is not included in the current scope of work. In addition, conduit will be installed to accommodate potential future Level 3 (DC fast) charging infrastructure, should the Township pursue this in the future.

Construction activities will require the temporary closure of the municipal parking lot for an extended period during the fall construction season. Township staff will develop and implement communications to advise residents, businesses, visitors, of the closure and identify alternative parking opportunities during construction.

In addition, portions of Burleigh Street may experience temporary lane restrictions during certain phases of the project. Township staff will coordinate with the County of Peterborough and the contractor to minimize disruptions and ensure appropriate traffic control measures and public notifications are in place.

Subject to contract execution and pre-construction requirements, construction is anticipated to commence on September 28th and be substantially completed during the 2026 construction season, finishing November 30th, 2026.

Financial Implications:



Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
Tel: 705-656-4445 | 1-800-755-6931 | Fax: 705-656-4446
www.northkawartha.ca

The lowest compliant bid submitted by Drain Bros. Excavating Limited is \$328,404.67, excluding HST. The project, including the approved provisional fencing item, will be funded through the previously approved 2026 Capital Budget allocation for the 143 Burleigh Street Parking Lot Project. The tendered amount remains within the approved project budget, and no additional budget allocation is required at this time.

Strategic and/or Other Plans:

2026 Capital Budget

Township of North Kawartha 2023-2026 Strategic Plan

Township of North Kawartha 2023–2026 Strategic Economic Development Plan

In Consultation With:

Jason Post, Deputy CAO

Corey Dunsby, Public Works Manager

Shannon Hunter, CAO

David Hovinga, Engineering Technician (County of Peterborough)

Kyle Darling, Design Supervisor (County of Peterborough)

Doug Saccoccia, Manager, Engineering & Design (County of Peterborough)

Attachment:

None