The Corporation of the
Town of Tecumseh

Community & Recreation Services

To: Mayor and Members of Council

From: Beth Gignac, Director Community & Recreation Services

Date to Council: Tuesday, July 28, 2026

Report Number: CRS-2026-12

Subject: Southfield Park Improvement Project – Tender Award

Recommendations

It is recommended:

That the tender for the Southfield Park Improvement Project in the amount of $1,890,000.00 (excluding HST) **be awarded** to Barrineti Construction Ltd;

And that By-Law 2026-064 **be considered** for first, second, third and final reading, to authorize the Mayor and Clerk to execute an agreement with Barrineti Construction Ltd and that the Clerk be authorized to do such further and other acts which may be necessary to implement and give effect to the Agreement, in a form satisfactory to the Town's Solicitor.

And further that project funding allocations, reflecting a total budget requirement of $1,923,264.00 inclusive of non-rebated HST with an increase of $107,022.20 to the original allocation be accommodated as follows:

- Infrastructure Reserve Fund – additional funding increase of $107,022.20

Background

At the March 26th, 2024 Regular Meeting of Council, Council approved CRS-2024-01 Community and Recreation Services 2025-2028 Four (4) Year Capital Works Plan (RCM-71/24). This report identified the Southfield Park project as having $260,000 previously approved in support of the project, with an additional $1,350,000 in funding projected for 2025. An excerpt from that report follows:

A1: Southfield Park – Splashpad, Washroom, Multi-Use Court and Perimeter Trail

A splashpad, washrooms, multi-use court and perimeter trail were previously presented to Council and approved as part of the 2023 Parks Five (5) Year Capital Works Plan. All amenities identified in that report and project were deferred to align with PWES infrastructure work in the park scheduled for 2024. Pending completion of that work, this project will be designed and tendered for implementation in 2025. Due to inflation, cost of materials such as asphalt, have increased. As a result, the costs for the project have increased.

A tender will be advertised in first quarter of 2025 with all work planned to commence in 2025. It is important to note that access to the park will be prohibited to all users during the construction period. Appropriate notice will be provided to Council and residents.

Funding for this is to be provided from the following:

- Infrastructure Reserve in the amount of $1,350,000

Reference:

March 29, 2022 Special Meeting of Council, Community & Recreation Services: Capital Priorities 2023-2026 Motion: SCM-12/22

Report CRS-2022-17 “2022 Parks Five (5) Year Capital Works Plan” December 13,2022 Motion: RCM-332/22

Report CRS-2023-16 CRS Five (5) Year Capital Works Plan Update Motion: RCM-334/22

At the March 11th, 2025 Regular Meeting of Council, Council approved CRS-2025-01 Community and Recreation Services 2025–2029 Five (5) Year Capital Works Plan (RCM: 67/25). This report identified that additional funding was required for the Southfield Park project. The Southfield Park project was originally proposed in 2022 and costs have been estimated at $1,610,000. However, due to inflation and increased material prices, particularly asphalt, the project had a revised estimate of $2,000,000. Report CRS-2025-01 provided a revised project amount of $1,740,000 which, when combined with the previously approved amount of $260,000 brought the total estimated project costs to $2,000.000.00

In March 2025, JP Thomson Architects Ltd. was retained to provide professional design services for the Southfield Park project, including the preparation of detailed design drawings and site servicing requirements.

On commencement of the work, JP Thomson Architects Ltd and their civil engineering contractor, Haddad Morgan, identified significant site complications and restrictions associated with drainage and storm water management. Due to the additional design work required to resolve the drainage and storm water management, Administration was aware that there would be a significant delay in issuing tender documents.

Hence, at the January 27, 2026 Regular Meeting of Council, Administration requested that the Southfield Park project funding be carried forward into 2026 as per CRS-2026-02, Community and Recreation Services 2026–2030 Five-Year Capital Works Plan (RCM 17/26) and identified within the report as Item C1.

On completion of a drainage and storm water management design acceptable to the Town's Public Works and Engineering Services Department, tender documents were developed that included the necessary storm water management controls and project amenities, including an all-ages water feature, a seasonal washroom facility, a new play structure, a perimeter trail, and an activity lawn.

Plan renderings for the project are provided in Attachment 1 of this report.

The approach for obtaining quotes for the project components is outlined in the Financial Implications section of this report.

Comments

A Tender call was advertised on the Town's website and Bids and Tenders account on June 12th, 2026, for improvements to Southfield Park as identified in RFT #180 with a questions deadline of July 7th, 2026, and a closing date of July 15th, 2026. A site meeting was also held on June 18th, 2026, to provide interested proponents with an overview of the park and project requirements. In response, a total of five (5) proponents submitted proposals, which were virtually opened in the presence of the Purchasing Officer.

Administration, in consultation with the project architect, reviewed all submissions and determined that each proponent demonstrated the capability to meet the requirements of the contract.

The tender results for the improvements to Southfield Park are included in Attachment 2 and summarized as follows:

Tenderer	Total Tender Price (excluding HST)
Barrineti Construction Ltd	**$1,890,000.00**
Vince Ferro Construction Ltd	$1,945,191.00
Elmara Construction Co. Ltd	$1,979,420.00
Nevan Construction Inc.	$3,377,700.00
Valente Construction Inc	$2,067,888.00

All Tenderers submitted the required Bid Bond.

Based on the review of all tender submissions and relative previous experiences, Administration, in consultation with JP Thomson Architects Ltd., recommends that Council award the tender for the Southfield Park Improvement Project, in the amount of $1,890,000.00 (excluding HST), to Barrineti Construction Ltd, and that the Mayor and Clerk be authorized to execute an agreement, satisfactory in form to the Town's Solicitor, with Barrineti Construction Ltd.

As previously noted, access to the park will be restricted during the construction period, which is estimated to commence in mid to late August and conclude in 2027. Public communications regarding the project will be made in advance of construction commencement.

Consultations

Financial Services
Public Works & Engineering Services
JP Thomson Architects Ltd.

Financial Implications

As referenced in this report and the Community and Recreation Services Capital Works Plan and associated reports, the total approved funding for the Southfield Park Improvement Project is $2,000,000. Of this amount, $1.5M is being funded through the Canada Community-Building Fund, significantly reducing the Town's net municipal contribution for the project.

To date, the only expenditure against the total $2,000,000 project budget is $183,758.21 for architectural services, leaving a remaining balance of $1,816,241.79.

The tendered costs as presented in the report exceed the remaining project funding balance of $1,816,241.79. Therefore, Administration recommends funding the difference in the amount of $107,022.21 from the Infrastructure Reserve.

The total net project costs including the additional funding request would amount to $2,107,022.21.

The following provides a summary of the Tender Award and Funding Sources.

Tender Award Southfield Park Improvements

The tendered costs for improvements to Southfield Park are summarized below:

Cost Item	**Amount**
Construction (tender)	$1,590,000.00
Building Automation & Network Communications Allowance	$50,000.00
Finished Hardware Allowance	$10,000.00
Testing and Inspection Allowance	$15,000.00
Play Equipment Allowance	$175,000.00
Contingency Allowance	$50,000.00
Sub-total	$1,890,000.00
Non-rebated HST (1.76%)	$33,264.00
Total	**$1,923,264.00**

Funding Sources

The funding sources for this project are re summarized below:

Cost Centre	**Amount**
Infrastructure Reserve Fund (Previously Approved)	$500,000.00
Canada Community-Building Fund (CCBF)	$1,500,000.00
Supplemental Funding Request - Infrastructure Reserve Fund	$107,022.21
Total	**$2,107,022.21**

Link to Strategic Priorities

Applicable	**2023-2026 Strategic Priorities**
☒	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
☒	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
☐	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable ☒

Website ☐ Social Media ☐ News Release ☐ Local Newspaper ☐

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Daniel Wolicki
Manager Facilities & Energy Management

Reviewed by:

Tom Kitsos, CPA, CMA, BComm
Director Financial Services & Chief Financial Officer

Reviewed by:

Beth Gignac, BA Hons
Director Community & Recreation Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	**Attachment Name**
1	Site Rendering - Southfield Park Improvement Project
2	Summary of Tender - Southfield Park Improvement Project