



## The Corporation of the Town of Tecumseh

Public Works & Engineering Services

**To:** Mayor and Members of Council

**From:** Phil Bartnik, Director Public Works & Engineering Services

**Date to Council:** Tuesday, July 22, 2025

**Report Number:** PWES-2025-46

**Subject:** Banwell Road Corridor Improvements  
Tender Results for Tecumseh Watermain Works

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### Recommendations

It is recommended:

**That** Report PWES-2025-46 Banwell Road Corridor Improvements, Tender Results for Tecumseh Watermain Works, **be received**;

**And that** Council **delegate the authority** to the Chief Administrative Officer, the Director Financial Services & Chief Financial Officer, and the Director Public Works & Engineering Services to execute a Purchase Order in the amount of \$1,826,210.28, satisfactory in form to the Town Solicitor, with Enwin Utilities Ltd.;

**And further that** funding allocation, reflecting a total budget requirement of \$1,877,090 with a \$893,090 increase to the original allocation, **be approved and funded** as follows:

- Watermain Reserve Fund – increase from \$0 to \$480,891
- Water Facilities Reserve Fund – increase from \$984,000 to \$1,396,199

### Background

In September 2016 the City of Windsor (City) completed the Banwell Road Environmental Study Report (ESR) from Tecumseh Road East to CP Rail. The ESR

recommended a new Banwell Road interchange at E.C. Row Expressway as well as road widening from Tecumseh Road East to CP Rail. The road widening and improvements will connect to the recently constructed County Road 43 improvements south of CP Rail.

In Fall 2023 the City retained Dillon Consulting Limited to complete the detailed design, contract administration and on-site inspection for the Banwell Road Corridor. Improvements from Mulberry Drive (just north of the E.C. Row Expressway) to CP Rail. Included within this work is the installation of a 400mm diameter watermain connection and boundary meter at Intersection Road, and the installation of a 600mm diameter watermain connection and boundary meter on County Road 43 south of CP Rail, to interconnect with the Town's water distribution system providing service to existing properties and future development.

On June 22, 2024, City Council adopted the recommendations within the City Council Report C 91/2024, which approved the construction of the project and identified a funding strategy.

At the August 13, 2024, Regular Meeting of Tecumseh Council, Council approved the recommendations of report [PWES-2024-46](#) titled "Amendment to the 2024-2028 PWES Capital Works Plan Banwell Road Corridor Improvements (Mulberry Drive to CP Rail) - Town of Tecumseh Ancillary Works" that authorized Administration to proceed with the watermain works at Intersection Road and County Road 43 for a total cost contribution of \$984,000 (Motion RCM-169/24).

### **City of Windsor Procurement of Banwell Road Corridor Improvements (Mulberry Drive to CP Rail)**

On October 30, 2024 the City issued a prequalification on the City's bidding opportunities site to prequalify general contractors interested in the Banwell E.C. Row Interchange & Corridor Improvements, which also included the watermain works that are subject to this report. The prequalification closed on December 4, 2024 and resulted in two general contractors being prequalified to participate in the Request for Tender.

On February 20, 2025, the City issued a Request for Tender (RFT) on the City's bidding opportunities site for the Banwell E.C. Row Interchange & Corridor Improvements. Two (2) tender submissions were received on May 9, 2025.

On June 9, 2025, City of Windsor Council approved Council Report C79/2025 (Decision Number: CR253/2025) where City Council authorized the Banwell/E.C. Row Interchange (Component 1) and the Banwell Corridor Improvements (Corridor 2) capital works to be funded and awarded to GIP at a tender price of \$69,444,000.

## Comments

In accordance with Section 3.b of the Water Agreement (By-law 2004-71) between the Town of Tecumseh, the City of Windsor and Windsor Utilities Commission (Enwin Utilities Ltd. (ENWIN)), the Town is responsible for all costs associated with the installation of the boundary meters, meter pits, and appurtenances.

The total watermain costs for Banwell Road Corridor Improvements will be paid for by ENWIN, and in turn the Town will reimburse ENWIN those costs associated with the design and construction of the Tecumseh watermain works.

To formalize the Town's cost sharing arrangements of the watermain works, a Purchase Order for ENWIN has been prepared and reviewed by the Town's Solicitor and the Town's Engineer.

## Delegation of Authority

The Purchase Order contains proprietary information pertaining to the low tenderer's (contractor's) unit prices. Administration is therefore recommending that Council delegate the approval authority within Schedule A of By-law 2025-080, for projects greater than \$500,000, to the Chief Administrative Officer, the Director of Financial Services & Chief Financial Officer, and the Director of Public Works & Engineering Services to execute a Purchase Order, satisfactory in form to the Town Solicitor, with ENWIN.

### Schedule A Excerpt

Dollar Value	Procurement Process	Approval Authority	Source of Bids
Greater than \$500,000	Written quotation required by Request for Tender/Proposal/Quotation	Town Council	Advertised on website and/ or direct invitation

## Consultations

Financial Services  
Dillon Consulting Limited  
Enwin Utilities Ltd.  
The Corporation of the City of Windsor

## Financial Implications

Town Administration is reliant on the City's procurement policy and subsequent awarding of the services required for Tecumseh's Watermain Works within the Banwell Road Corridor Improvement Project tender.

Council approved an allocation of \$984,000 from the Water Facilities Reserve Fund for the Tecumseh watermain works as part of the City's Banwell Road Corridor Improvement project as recommended within report PWES-2024-46.

The tendered/projected costs for Tecumseh are as follows:

<b>Cost Items (Tecumseh Watermain Works Only)</b>	<b>Amount</b>
Construction (Watermain Works)	\$1,471,004
Engineering Consulting Services (15%)	\$220,651
City of Windsor Administration Fee (2%)	\$29,420
City of Windsor Restoration Fee (5%)	\$73,550
Budgetary Contingency	\$50,000
Sub-total	\$1,844,625
Non-rebated HST (1.76%)	\$32,465
<b>Total</b>	<b>\$1,877,090</b>

The total tendered/projected cost is above the original \$984,000 budget by \$893,090. This is mainly due to the additional length of trunk watermain within the Tecumseh distribution system and the inclusion of SCADA electronics within the boundary metres, which were not factored in the original budget due to the detailed design not being finalized at that time. Based on the distribution of costs, reserve funding is to be adjusted as detailed in the table below:

<b>Banwell Road – Tecumseh Watermain Works</b>	<b>Project Budget</b>	<b>Tendered / Projected Costs</b>	<b>Change</b>
Watermain Reserve Fund	\$0	\$480,891	\$480,891
Water Facilities Reserve Fund	\$984,000	\$1,396,199	\$412,199
<b>Totals</b>	<b>\$984,000</b>	<b>\$1,877,090</b>	<b>\$893,090</b>

The following table represents a summary of the watermain and water facility costs on Intersection Road and on County Road 43 (CR43), including the recoveries from Development Charges and the financial impact to the Town's reserve funds:

<b>Lifecycle / Reserve</b>	<b>Cost</b>	<b>DC Recoverable</b>	<b>Net Impact</b>
<b>Watermain Reserve Fund</b>			
Intersection Road: 400mm dia. Trunk Watermain	\$183,713	-	\$183,713
CR43: 600mm dia. Trunk Watermain	\$297,178	<sup>1</sup> \$277,386	\$19,792
<b>Watermain RF Subtotal</b>	<b>\$480,891</b>	<b>\$277,386</b>	<b>\$203,505</b>
<b>Water Facilities Reserve Fund</b>			
Intersection Road: 400mm dia. Water Meter Chamber	\$676,141	-	\$676,141
CR43: 600mm dia. Water Meter Chamber	\$720,058	<sup>1</sup> \$672,102	\$47,956
<b>Water Facilities Subtotal</b>	<b>\$1,396,199</b>	<b>\$672,102</b>	<b>\$724,097</b>
<b>Total</b>	<b>\$1,877,090</b>	<b>\$949,488</b>	<b>\$927,602</b>

<sup>1</sup> 93.34% DC Recoverable – 2024 DC Study

Following construction, the Purchase Order with ENWIN will be revised to reflect actual costs based on the actual quantity of work completed. The adjustment will address any increases or decreases in the cost due to revised quantities or additional work not yet foreseen.

## Link to Strategic Priorities

Applicable	<a href="#">2023-2026 Strategic Priorities</a>
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	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:

Cameron Hedges, P.Eng.  
Special Projects Engineer

Reviewed by:

Phil Bartnik, P.Eng.  
Director Public Works & Engineering Services

Reviewed by:

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

Recommended by:

Margaret Misek-Evans, MCIP, RPP  
Chief Administrative Officer

<b>Attachment Number</b>	<b>Attachment Name</b>
None	None