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**From:** Kevin Heathcote  
Director, City Infrastructure

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**Subject:** The Esplanade South Asphalt Resurfacing & Municipal Parking Lot Replacement  
Request for Tender No. T2025-9  
File: A-1440

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**Recommendation:**

1. That the bid submitted by IPAC Paving Limited in response to Request for Tender No. T2025-9 for The Esplanade South Asphalt Resurfacing & Municipal Parking Lot Replacement, in the amount of \$649,280.09 (net HST) or \$720,996.95 (HST included), be accepted;
  2. That the total gross project cost of \$960,090.00 (HST included), including the tendered amount, engineering design, a contingency, and other associated costs, and the total net project cost of \$864,591.00 (net of HST rebate) be approved;
  3. That the Director, Finance & Treasurer be authorized to finance the net project cost of \$864,591.00 as approved in the 2024 and 2025 Capital Budget as follows:
    - a. That the sum of \$282,376.00 to be funded from the CCBF Reserve Fund for The Esplanade South Resurfacing as approved in the 2025 Capital Budget; and,
    - b. That the sum of \$582,215.00 to be funded from the Rate Stabilization Reserve Fund as approved in the 2024 Capital Budget for Municipal Parking Lot Replacement; and,
  4. That the appropriate officials of City of Pickering officials be authorized to take the necessary actions as indicated in this report.
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**Executive Summary:** The purpose of this report is to award Request for Tender No. T2025-9 for The Esplanade South Asphalt Resurfacing and Municipal Parking Lot Replacement project to IPAC Paving Limited.

Request for Tender No. T2025-9 was advertised on the City's bids&tenders portal on Thursday, May 29, 2025 and closed on Friday, June 20, 2025 with 13 bids submitted. The lowest compliant bid of \$649,280.09 (net HST) or \$720,996.95 (HST included) submitted by IPAC Paving Limited is recommended for approval, subject to the receipt and approval of all pre-conditions of award required in accordance with the bid document. The total gross project cost is estimated to be \$960,090.00 (HST included), and the total net project cost is estimated at \$864,591.00 (net of HST rebate).

**Relationship to the Pickering Strategic Plan:** The recommendations in this report respond to the Pickering Strategic Plan Priority of Advance Innovation & Responsible Planning to Support a Connected, Well-Served Community.

## Financial Implications:

### 1. Tender Amount

Request for Tender No. T2025-9	\$638,050.40
HST (13%)	<u>82,946.55</u>
<b>Total Gross Tender Amount</b>	<b><u>\$720,996.95</u></b>

### 2. Estimated Project Cost Summary

Request for Tender No. T2025-9	\$638,050.00
<b>Associated Costs</b>	
Consulting Services – Engineering Design (Parking Lot)	49,525.00
Geotechnical Investigation (Road Resurfacing)	2,980.00
Designated Substances Survey (Parking Lot)	2,000.00
Lighting Verification, Testing and Inspection (Parking Lot)	10,000.00
Materials Testing	17,298.60
CCBF Sponsor Signage (Road Resurfacing)	2,173.00
Construction Contingency (20%)	<u>127,610.00</u>
Sub Total - Costs	<b><u>\$849,637.00</u></b>
HST (13%)	<u>110,453.00</u>
<b>Total Gross Project Cost</b>	<b><u>\$960,090.00</u></b>
HST Rebate (11.24%)	<u>(95,499.00)</u>
<b>Total Net Project Cost</b>	<b><u>\$864,591.00</u></b>

### 3. Approved Source of Funds

Account Code	Source of Funds	Budget	Required
C10240.2502	Rate Stabilization Reserve Fund	\$885,000.00	\$582,215.00
C10570.2518	CCBF Reserve Fund	<u>345,000.00</u>	<u>282,376.00</u>
<b>Total Funds</b>		<b><u>\$1,230,000.00</u></b>	<b><u>\$864,591.00</u></b>

Project cost under (over) approved funds by	\$365,409.00
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**Discussion:** The purpose of this report is to award Request for Tender No. T2025-9 for The Esplanade South Asphalt Resurfacing and Municipal Parking Lot Replacement project to IPAC Paving Limited.

As part of the 2024 and 2025 Capital Budget, Council has approved funding for two key infrastructure projects: the asphalt resurfacing on The Esplanade South, from Glenanna Road to Valley Road, and the replacement of the South Parking Lot at the Civic Complex. These projects are essential to maintaining and enhancing the quality of municipal infrastructure, ensuring long-term safety, and improving the aesthetic and functional conditions of the areas involved.

The Esplanade South was part of the 2016 Road Needs Study endorsed by the Council through Resolution #374/17. The study highlighted this street as a priority for resurfacing improvements. As a comprehensive resource, the 2016 Road Needs Study guides staff in the identification, planning and execution of maintenance, rehabilitation, and reconstruction strategies, programs and projects for all municipal roads within the City of Pickering.

The south parking lot at the Civic Complex was originally constructed in 1990 and is approximately 35 years old. The parking lot is past its typical lifecycle and is in need of replacement, which is evident by the various cracks, separation of asphalt layers and general condition of the asphalt. This parking lot is used by City staff and the public for accessing the Civic Complex, the Central Library Branch, as well as a host site for several community events throughout the year.

Request for Tender No. T2025-9 was advertised on the City's bids&tenders portal on Thursday, May 29, 2025 and closed on Friday, June 20, 2025, with 13 bids submitted. The lowest compliant bid of \$649,280.00 (net HST) or \$720,996.95 (HST included) submitted by IPAC Paving Limited is recommended for approval. The total gross project cost which includes the tendered amount, construction contingency, and other associated costs is estimated at \$960,090.00 (HST included) with an estimated total net project cost of \$864,591.00 (net of HST rebate).

Through RFSQ2023-1 Roster Category of Geotechnical Investigation and Inspection Services Master Framework Agreement, the geotechnical investigation and inspection services under associated costs have been awarded to GHD.

IPAC Paving Limited has completed construction contracts for the City in the past and staff have deemed the company's workmanship, experience and professionalism to be satisfactory.

Following Council approval and award to the Contractor, construction will be set to commence after the Pickering Food Truck Festival from Wednesday, August 6 to Monday, August 11. The project is anticipated to be completed by no later than November 2025. During construction, the parking lot will be fully closed, and parking lot users will be directed to temporary parking within the City owned portion of the City Centre, on the west side of Glenanna Road. The Esplanade South will remain open to through traffic, aside from short-term closures for construction activities such as paving.

Upon careful examination of all bids and relevant documents received, staff from the City Infrastructure Department and Community Services Department recommend acceptance of the lowest compliant bid submitted by IPAC Paving Limited for Request for Tender No. T2025-9, subject to the receipt and approval of all pre-conditions of award required in accordance with

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the bid document in the amount of \$649,280.09 (net of HST rebate) or \$720,996.95 (HST included), and that the total net project cost of \$864,591.00 (net of HST rebate) be approved.

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**Attachment:**

1. Location Map
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**Prepared By:**

Original signed by:

David Lo, CPT, C.E.T.  
Senior Coordinator, Infrastructure Design

Original signed by:

Cathy Bazinet, CPPB, NIGP-CPP  
Manager, Procurement

**Approved/Endorsed By:**

Original signed by:

Kevin Heathcote, P.Eng  
Director, City Infrastructure

Original signed by:

Stan Karwowski, MBA, CPA, CMA  
Director, Finance & Treasurer

Original signed by:

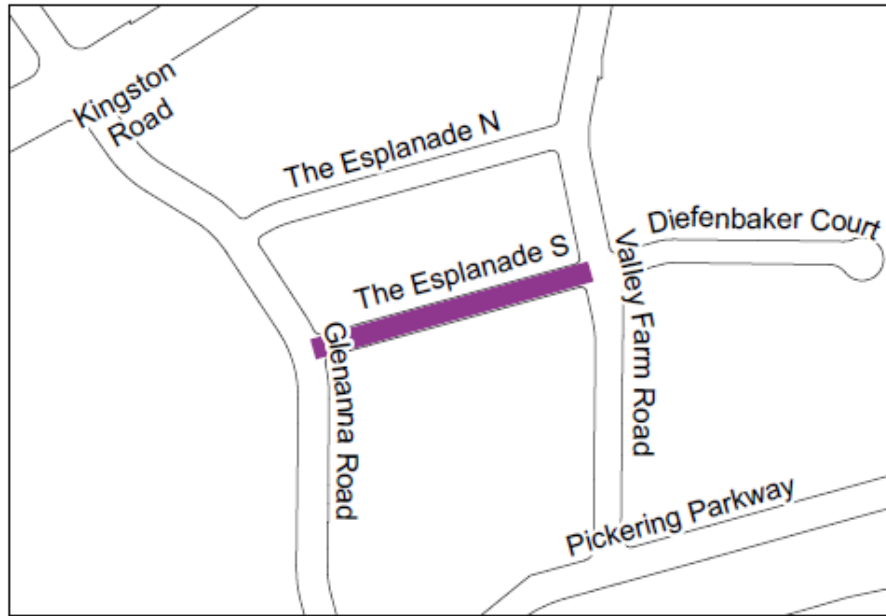
Laura Gibbs, MBA, MSc.  
Director, Community Services

DL:mjh

Recommended for the consideration  
of Pickering City Council

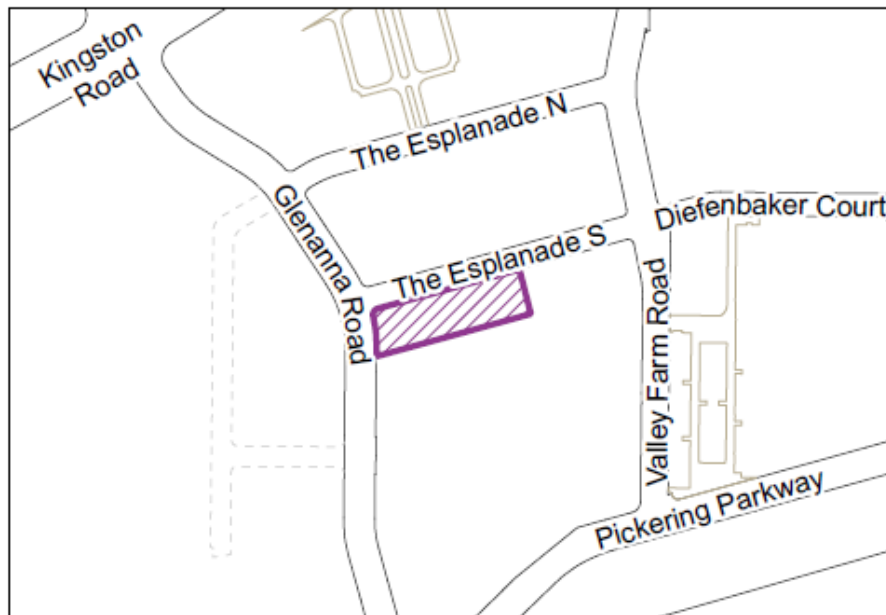
Original signed by:

Marisa Carpino, M.A.  
Chief Administrative Officer



### **Project Area No. 1 – The Esplanade South**

The Esplanade South – from Glenanna Road to Valley Farm Road. The proposed work includes asphalt resurfacing and pedestrian crossover installation. Existing concrete curbs and gutters and sidewalks that are deficient shall be removed and replaced as required.



### **Project Area No. 2 – The Esplanade South Municipal Parking Lot**

The Esplanade South Parking Lot – The proposed work includes partial reconstruction of the parking lot and drainage improvements. Work includes supplying and installing new granular base, base and top course asphalt, line painting and streetlighting upgrades. Any existing concrete curbs and sidewalks that are deficient shall be removed and replaced as required.