

# Staff Report to Council

**Title:** Station Beach Boardwalk Project  
Budget

**Report Number:** Parks & Facilities-2025-54

**Director:** Community Services

**Manager:** Parks & Facilities

**Meeting Date:**  
Wednesday, October 22, 2025

**Date to be considered by Council:**  
Wednesday, October 22, 2025

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## Recommendation:

That Council award Parks Project 9625 to Allen-Hastings Ltd. In the amount of \$920,744 (inclusive of the applicable HST); and further

That Council increase the budget for Parks Project 9625 by \$237,000 to be funded from the Lifecycle Reserve Fund 82 for a total project budget of \$987,000.

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## Executive Summary:

As part of the 2025 Capital Budget, Council approved staff to proceed with Phase 1 of the Station Beach Boardwalk reconstruction. A public competitive Request for Tender (RFT) process was initiated on August 6th and received no bids. As a result, staff conducted an invitational bid process with contractors and received only one compliant bid on October 6th. The total bid price to proceed with the entire scope of the project is \$904,819 exclusive of HST and engineering fees.

## Strategic Priorities:

C.8-Create vibrant parks, green space, recreation facilities and programs for residents or visitors of all ages and abilities

## Financial Considerations:

As part of the 2025 Capital Budget, Council approved a project budget of \$750,000 for the reconstruction of Phase 1 of the Station Beach Boardwalk. Following two tender processes, one being invitation-only using bidders, staff received only a single bid to complete the boardwalk construction. The total bid price is \$920,743.81 including the payable portion of HST. This cost will be supplemented by \$66,000 in engineering costs to support this phase of construction. The total project cost to complete the entire scope of Phase 1 is approximately \$987,000.

As a result of the total bid price exceeding the project budget, staff have entered into negotiations with the bidder to provide Council with two alternative options if they wish to proceed with a reduced scope of work.

### Reduced Scope 1:

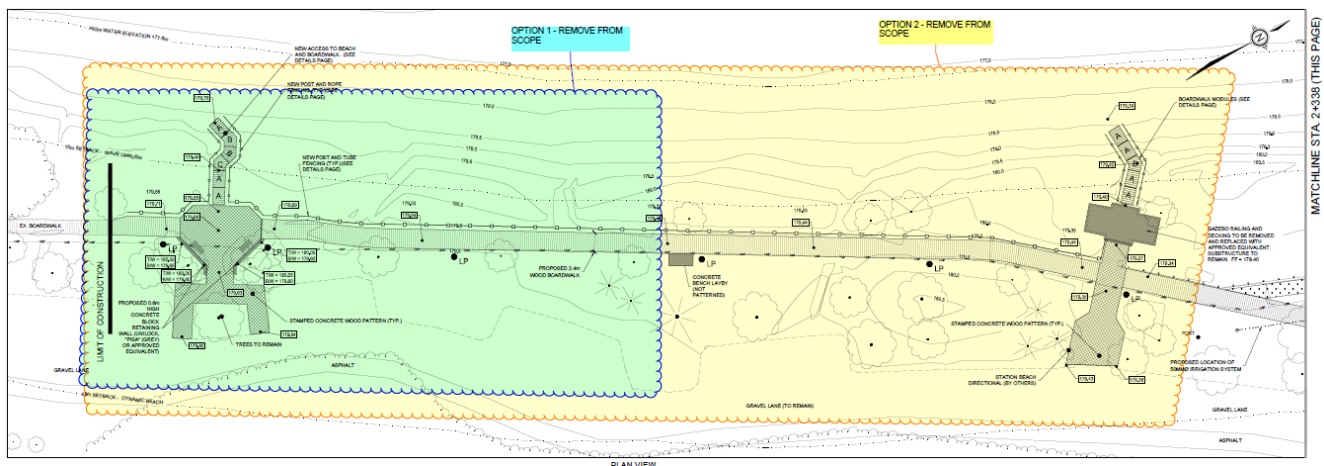
Option 1 for reducing the scope will see a reduction in project cost by \$115,000 and will eliminate approximately 73m of boardwalk reconstruction from the south end of the original project scope. This option will also eliminate the reconstruction of one concrete access point, as well as one modular beach access component (see attached drawing for blue highlighted area).

Should Council elect to proceed with this option, a total project budget of \$872,000 will be required and as such, an additional \$122,000 will need to be allocated to the project.

### Reduced Scope 2:

Option 2 will reduce the scope of work to match the initial budget of \$750,000. This option will eliminate approximately 150m of boardwalk reconstruction from the south end of the original project scope. In addition to the concrete access point eliminated in Option 1, this option will also eliminate the refurbishment of the gazebo at the south end of the boardwalk gardens (see attached drawing for yellow highlighted area).

Should Council elect to proceed with Option 2, no additional funding will be required, and staff will renegotiate the scope with the contractor accordingly.



## **Policy:**

Procurement Policy

## **Context and Background Information:**

As part of the 2025 Capital budget, Council approved \$750,000 for the reconstruction of phase 1 of the boardwalk at Station Beach. Phase 1 consists of reconstructing approximately 430m of boardwalk with the approved concrete & wooden design. This phase will also see the replacement of the boardwalk lighting system as well as changes to the orientation of the boardwalk that will move sections away from the dunes toward the parking area. Phase 1 also includes the formalization of 4 modular wooden access points that will provide access to the beach.

At the March 26<sup>th</sup> Council meeting, direction was provided to staff to proceed with a wooden boardwalk that featured stamped concrete access points to the parking area. Following this direction, the engineer proceeded with redesigning the boardwalk plans that would include a structural plan for the new wooden components. The boardwalk redesign and tender package was completed by the engineer at the end of July and was issued for a Public Competitive Tender on August 6<sup>th</sup>. The competition period closed on September 2<sup>nd</sup> and no bids were received.

On September 18<sup>th</sup>, staff invited six contractors to submit a proposal for completion of the boardwalk scope that was initially tendered. Two of the six contractors responded to the solicitation, and only one submitted a proposal. This proposal was received on October 6<sup>th</sup> and significantly exceeds the allotted budget. As a result, staff have consulted with the engineer regarding possible avenues to leverage savings on the project, and entered negotiations with the contractor on October 10<sup>th</sup>.

Following direction from Council, staff will proceed with entering a contract for construction of the directed scope.

### **Consultation Overview:**

Staff are working closely with the Boardwalk Garden volunteers to ensure that they are aware of the construction timeline and impacts to garden plots. Staff have also consulted with the AAC and Saugeen Valley Conservation Area (SCVA) on the boardwalk plans. A permit for construction was issued by SVCA.

### **Origin:**

2025 Capital Budget

### **Implementation Considerations:**

Staff have requested that all hardscaping for this project be completed by May 15, 2026, while plantings and seeding will be completed by November 1, 2026. This will ensure that the boardwalk is complete before the long weekend in May, for the summer season. The contractor is still expected to commence work this fall and will continue their work so long as the winter conditions will allow.

Planting and seeding of dune grasses, trees and other horticultural components have been given an extended completion date to ensure that new grasses and trees are not being planted during the hottest summer months. While plantings in the summer are possible, they would require additional watering, which the parks horticultural team does not have capacity to provide while attending to the regular seasonal displays. Should the contractor be ahead of schedule for hardscaping completion, staff will allow spring plantings, but the boardwalk construction component will be priority before the long weekend in May.

### **Risk Analysis:**

As the 2025 construction season is coming to an end within the next few weeks, staff are eager to get this project awarded. Delays in awarding the construction will result in all work on this project being delayed until 2026.

Should Council elect to shorten the scope of the re-construction, the delayed portions will need to be rebuilt as part of phase 2. This will increase the cost of phase 2 reconstruction, with the risk that labour and materials costs may increase before phase 2 is actioned.

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**Attachments:** None

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**Submitted by:** Luke Bedard, Director of Community Services