

REPORT TO COUNTY COUNCIL

Contract Award – Oxford Road 9 (Hamilton Road / King Street West) Urbanization, Town of Ingersoll

To: Warden and Members of County Council

From: Director of Public Works

RECOMMENDATIONS

1. That County Council award a construction contract to the low bidder, J-AAR Civil Infrastructures Limited, in the amount of \$12,568,575 (excluding HST) for the reconstruction of Oxford Road 9 (Hamilton Road / King Street West) from approximately 660m west of Oakwood Street to 250m east of Oxford Road 10 (Ingersoll Street South);
2. And further, that County Council authorize the transfer of \$331,423 from the Development Charges – Roads reserve, \$352,392 from the Roads reserve, \$16,313 from the Stormwater reserve and \$62,094 from the Wastewater – Ingersoll reserve to fund the budget shortfall for this project;
3. And further, that the Chief Administrative Officer and Director of Public Works be authorized to sign all documents related hereto.

REPORT HIGHLIGHTS

- The purpose of this report is to obtain County Council approval to award the above noted construction project to J-AAR Civil Infrastructures Limited (J-AAR) in accordance with the County's Purchasing Policy.
- The proposed scope of work includes the extension of the sanitary sewer system, installation of a new storm sewer, replacement of the existing watermain, installation of new traffic signals at the intersection of Oxford Road 9 and Oxford Road 10, and reconstruction of the road including new sidewalk on Oxford Road 9 as indicated in the 2025 Business Plan and Budget (see Attachment 1 for project location).

- This project will support new development located within the recently expanded southwestern boundary of Ingersoll and will also service existing properties located along Oxford Road 9.
- The extension of the wastewater collection system along Oxford Road 9 will provide servicing opportunities to existing properties fronting the road. In accordance with the County's Extension of Municipal Water and Wastewater Services Policy, a portion of the project costs will be assessed to benefitting property owners as part of the overall cost recovery strategy.
- A full road closure of Oxford Road 9, between Oxford Road 10 and 583530 Hamilton Road (near west limit of the Town of Ingersoll), will be required for the completion of this work, and a detour has been created in consultation with the Municipality of Thames Centre/Middlesex County, Town of Ingersoll and Township of Zorra. The Contractor will maintain local traffic access to properties for residents, businesses and emergency services at all times.
- Construction activities for 2025 are anticipated to begin in September and continue until a planned winter shutdown at the end of November. Work is expected to resume in Spring 2026, with substantial completion targeted by December 2026.

IMPLEMENTATION POINTS

Upon Council approval, a construction contract will be executed with the low bidder, J-AAR, prior to proceeding with the work.

Staff (in conjunction with the Contractor) will maintain public outreach through various channels including social media posts, website publications, and the installation of advanced construction notice signage. A pre-construction meeting will also be held at the Town of Ingersoll Council Chambers in September, with Notice of Construction delivered to all properties within the construction area. This communication strategy will be implemented before construction commences.

The Contractor will maintain local traffic access to properties for residents, businesses, and emergency vehicles at all times. Regulatory authorities, bus services and emergency services will receive advanced notice of the road closures and detour routes through Ontario 511 notifications (see Attachment 2 for project detour routes).

Financial Impact

The approved 2025 Business Plan and Budget, including all accounts to complete this project, is \$12,138,412 (including non-refundable HST). The construction costs and other associated costs and capital accounts for this project are summarized in Table 1 below.

Table 1: Funding Summary for Oxford Road 9 (Hamilton Road / King Street West) Urbanization

2025 Budget Summary Account / Description	Available 2025 Budget	Bid Amount (excluding HST)	Non- Refundable HST, Contract Admin, Staff Time	Subtotal	Budget Surplus (Deficit)
930009 – Oxford Road 9 (Approved budget: \$3,700,000) (Less other projects: \$0)	\$3,700,000	\$4,100,548	\$173,050	\$4,273,598	(\$573,598)
950336 – ING SW Industrial Park (Approved budget: \$7,328,782) (Less other projects: \$2,183,052)	5,145,730	5,137,091	246,243	5,383,334	(237,604)
930198 – Urban Storm Sewer (Approved budget: \$2,794,792) (Less other projects: \$692,110)	2,102,682	2,094,226	36,858	2,131,084	(28,402)
960303 – ING South Thames Water (Approved budget: \$690,000) (Less other projects: \$0)	690,000	673,926	15,862	689,788	212
930300 – Traffic Signals (Approved budget: \$2,156,070) (Less other projects: \$1,656,070)	500,000	562,784	35,345	598,129	(98,129)
2025 TOTAL	\$12,138,412	\$12,568,575	\$507,358	\$13,075,933	\$(937,521)

The project components, with the exception of the water component, are eligible for Development Charge (DC) funding in accordance with the 2024 Development Charges Background Study and addendums. The post period benefit portion identified for each component will be funded in a future period after completion of a new Development Charges Background Study with the funds replenishing the associated reserves. The sanitary component of the project includes a capital billing component that will be billed to benefitting property owners upon completion of the project in accordance with the Extension of Municipal Water and Wastewater Services Policy.

Based on the 2025 Budgeted closing balance for reserves, sufficient funds exist to cover the deficits noted in Table 1, with the exception of the wastewater DC's which were budgeted to be partially debt funded. The debenture requirement for wastewater would increase by \$0.2 million to approximately \$2.8 million, with associated principal and interest payments funded by future DCs collected. If DC revenue collections are below projections and there are insufficient funds to cover the additional need, the costs would be funded by DC revenue in a future year. Any

unspent allocation from 2025 will be carried forward into 2026 to complete the remainder of the planned work

Communications

The communication strategy for this project will align with the County's standard practices for capital construction projects. The Contractor's project manager and the County's Project Engineer will form an open channel of communication and will include other members of the project team as required. These communications will commence upon Council approval of this report and will continue throughout the duration of the project.

Staff have communicated with Town of Ingersoll staff throughout the design stage of the project on items such as scope of work, planned project schedule, and road closure and detour routes.

In addition, the communication strategy will adhere to the provisions outlined in the County's Extension of Municipal Water and Wastewater Services Policy, which outlines property owner responsibilities for cost sharing related to the sanitary sewer extension portion of this project.

Upon acceptance of the construction tender, a Notice of Construction will be delivered to local residents, businesses, and emergency services in advance of contractor mobilization. This notice will include a Frequently Asked Questions sheet to help address common inquiries and provide clarity regarding the construction project and anticipated costs. Ongoing project updates will be shared through the County's website, media releases, social media platforms, and on-site construction signage.

In addition, a pre-construction meeting will be held, and a notification will be sent to affected property owners. This notification will include detailed project information, an overview of the billing process, and a preliminary cost range of the anticipated charge to the benefitting property owners.

Throughout the planning stages of this project, communication has been ongoing with the public, affected property owners, and Town of Ingersoll staff. To date, the following engagement activities have taken place in the form of public notices and/or meetings:

- **March 2024:** A letter was sent to property owners to notify residents of a soil investigation and topographic survey work.
- **May 2024:** A financial letter was mailed to residents, indicating the billing process, Community Servicing Assistance Program (CSAP) support, and payment options in accordance with County's Extension of Municipal Water and Wastewater Services Policy.
- **August 2024:** A notice of Public Information Centre (PIC) for the project was mailed and hand delivered to property owners. The notice was also posted to the Oxford County website and social media.
- **September 2024:** A PIC was held at Ingersoll Town Hall to present the design progress and explain the cost recovery strategy for the sanitary extension from benefitting

property owners. [Slides from the presentation](#) were posted to the website following the meeting.




- **October 2024:** A septic system questionnaire was distributed to all affected property owners to collect information and support servicing design decisions.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report support the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
Goal 1.2 – Sustainable infrastructure and development Goal 1.4 – Connected people and places		Goal 3.1 – Continuous improvement and results-driven solutions Goal 3.2 – Collaborate with our partners and communities Goal 3.4 – Financial sustainability

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

The Oxford Road 9 (Hamilton Road / King Street West) Urbanization project was initiated to extend municipal services and improve road infrastructure to accommodate growth identified in the Southwest Ingersoll Secondary Plan.

Oxford Road 9 (Hamilton Road / King Street West) is a rural arterial road located in the Town of Ingersoll between the CPKC Railway crossing (east of 348 King Street West) and 583530 Hamilton Road (west project limit). This approximate 1.5 km section is a key travel corridor within West Ingersoll and is integral to the east-west connectivity between the Ingersoll urban area and surrounding rural lands. It also supports access to County Roads 6 and 10 and is anticipated to accommodate increased traffic from new residential and employment growth areas identified in the Southwest Ingersoll Secondary Plan.

The County is undertaking this urbanization project to extend full municipal servicing, enhance road infrastructure, and support long-term development and intensification in the corridor. The project includes the replacement of aging infrastructure, installation of sanitary servicing, and full roadway upgrades. Oxford Road 9 roadway upgrades will include transitioning of the existing rural cross-section to: an urban cross-section (including curb and catch basins on both sides of the road, with sidewalk on south side) east of Oakwood Street, and to a semi-urban cross-section (including curb, catch basins and sidewalk on south side only) west of Oakwood Street. Construction is scheduled to begin in September 2025, with work continuing through 2026.

In addition to allowing new development potential, this sanitary sewer extension delivers direct benefits to the existing properties located along Oxford Road 9 within the project limits. As such, existing property owners will contribute a share of the construction costs, consistent with the County's Extension of Municipal Water and Wastewater Services Policy.

The study proposes formally assessing cost responsibilities post-construction, with obligations and financial options clearly communicated to affected owners. A comprehensive communication strategy will guide this process. A future by-law will be brought forward to finalize the cost allocation once construction is completed and actual costs are confirmed.

The general scope of work includes:

- Installation of approximately 1.6 kilometres of sanitary sewer and appurtenances including 500 metres of micro-tunneling
- Replacement of 650 metres of existing cast iron watermain
- Installation of approximately 600 metres of new watermain
- Installation of approximately 1.2 kilometres of new storm sewer including catch basin leads
- Approximately 1.3 kilometers of full-depth roadway reconstruction (asphalt, granulars, subdrain)
- New sidewalk installation and curb/gutter improvements
- Signalization and turning lane improvements at Oxford Road 9 / Oxford Road 10
- Street lighting upgrades, utility relocations, and restoration work

Comments

The tendering process closed on July 17, 2025, at 2 p.m. and six bids were received, with the bid amounts outlined in Table 2.

Table 2: Summary of Bid Submissions

Contractor	Bid Amount (HST Excluded)
J-AAR Civil Infrastructures Limited	\$12,568,575
Navacon Construction Inc.	\$12,808,907
Network Sewer and Watermain Ltd.	\$13,219,253
L82 Construction Limited	\$13,585,493
Oxford Civil Group Inc	\$14,372,978
Sierra Infrastructure Inc.	\$15,722,142

Staff has reviewed the submissions and confirmed that the low bid received from J-AAR Civil Infrastructures Limited, in the amount of \$12,568,575 (excluding HST), represents good value for the work. J-AAR's ability to complete the project in accordance with the schedule and specification can be confidently expected as evidenced by previous projects completed for Oxford County.

As this project has the possible risks that would be associated with any construction project of this scale and scope, the successful Contractor is also required to secure construction bonds and insurance to mitigate risks related to the exposure of financial loss.

CONCLUSIONS

A review of the competitive bid submissions confirms that it is appropriate to award the proposed construction on Oxford Road 9 to the low bidder, J-AAR Civil Infrastructures Limited.

SIGNATURES

Report author:

Original signed by

Michael Holstenson P.Eng., PMP
Project Engineer

Departmental approval:

Original signed by

Melissa Abercrombie P.Eng., PMP
Project Engineer

Approved for submission:

Original signed by

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENTS

Attachment 1: Project Location
Attachment 2: Project Detour Routes