

Municipality of Chatham-Kent

Chief Administrative Office

Municipal Housing Development

To: Mayor and Members of Council

From: Ray Harper, CPA, CMA, PMP, Director, Municipal Housing Development
Robert Pollock, SPAD, CIT., Director, Parks, Recreation and Facilities

Date: April 28, 2025

Subject: Tender Award - T25-239 - Redwood Crescent and Eugenie Street Chatham - Affordable Housing Townhouses

Recommendations

It is recommended that:

1. The tender in the amount of \$5,769,780.00 (including HST) for the CK Housing Services New Redwood Crescent and Eugenie Street Chatham - Affordable Housing Townhouses be awarded to Barrinetti Construction Ltd.
2. The Mayor and Clerk be authorized to sign the necessary agreement.

Background

On July 15, 2024, council approved the report [Affordable Housing Build Redwood Crescent & Eugenie Street Chatham, ON – RFP for Design](#) which detailed vacant Municipality of Chatham-Kent owned properties that would be ideal locations to provide affordable family housing.

The use of Chatham-Kent's 2024-2025 Canada Ontario Community Housing Initiative (COCHI) & Ontario Priority Housing Initiative (OPHI) Year 6 allocations for a total of \$1,600,085, was also approved as a contribution towards the total combined 11 family unit affordable housing developments at these Chatham locations:

- a. 2024-2025 COCHI of \$1,117,580 for a 5-unit family affordable housing development at 24 & 28 Redwood Crescent, Chatham.
- b. OPHI Year 6 of \$482,505, for a 6-unit family affordable housing development at Eugenie Street, Chatham.

Administration was also authorized to use the projected \$360,043 uncommitted balance of Affordable Housing Reserve #17315 funding source to be used for expenses related

to these developments. Administration is recommending funding the remaining project costs detailed in the financial section from a combination of available Chatham-Kent Housing Services (CKHS) reserves and the CKHS Affordable Housing base budget. Administration will continue to work on upper-level grants to reduce the base budget and reserve financing requirements of this development.

These housing developments will count towards meeting the Municipality of Chatham-Kent's [Canada Mortgage and Housing Corporation \(CMHC\) Housing Accelerator Fund Round 2](#) affordable housing targets.

Comments

Construction is planned to begin in early 2025 and be completed by early 2026.

In accordance with [Purchasing By-law #205-2023](#), the purchasing tender was advertised on the municipal Chatham-Kent Bids & Tenders website on March 6, 2025, and closed on April 3, 2025. A total of 32 potential bidding contractors (including contractors, sub-contractors, and suppliers) obtained a copy of the contract document from the Chatham-Kent Bids & Tenders website and nine tender bids were submitted. The bid results and ranking are outlined in Table 1.




Table 1: Bid Results for T25-239 – Redwood Crescent Townhouse & Eugenie Street Townhouse

Rank	Bidder	Location	Bid (including HST)
1	Barrinetti Construction Ltd.	Leamington, Ontario	\$5,769,780.00
2	Jayden Construction	Chatham, Ontario	\$6,015,222.78
3	Westhoek Construction Limited	Chatham, Ontario	\$6,079,393.22
4	Agri-Urban Building Inc.	Dresden, Ontario	\$6,108,943.85
5	Elric Contractors of Wallaceburg Limited	Wallaceburg, Ontario	\$6,167,311.27
6	Royal Oak Luxury Builders Limited	LaSalle, Ontario	\$6,328,000.00

Rank	Bidder	Location	Bid (including HST)
7	Clarke Construction Inc.	Blenheim, Ontario	\$7,544,671.00
8	Elgin Contracting and Restoration Ltd.	St. Thomas, Ontario	\$7,652,360.00
9	Nevan Construction Inc.	Kingsville, Ontario	\$10,655,900.00

Council Term Priorities

This report supports the following Council Term Priorities:

			
Deliver Excellent Service	Promote Safety & Well-Being	Grow Our Community	Ensure Environmental Sustainability
	6.	1.a-d	

Consultation

The Facilities Division was consulted during the preparation of this tender. The tenders were received by the Purchasing Division, which were then reviewed by the Facilities, Municipal Housing Development Divisions and by ROA Studio Inc. Corporate Accounting and Housing Services were consulted on the financial information.

Communication

The tender documents were posted on the Bids & Tenders website for prospective contractors to review. Unsuccessful bidders will be notified by the Purchasing Division through the Bids & Tenders website.

Project details will be communicated to the public through the Let's Talk CK webpage. The directly affected property owners will receive a letter prior to construction informing

them of the project, including frequently asked questions and contact information for the Contractor, Consultant, and the Municipality.

Diversity, Equity, Inclusion and Justice (DEIJ)

Housing Services practices are informed by Diversity, Equity, Inclusion, and Justice lens. Racialized, Indigenous, 2SLGBTQIA+, newcomer groups, and people with lower incomes are overrepresented in the overall number of those experiencing homelessness. There may be many barriers these groups face, including discrimination, generational trauma resulting from colonization, and language barriers, to name a few. Lack of adequate, attainable, and stable housing impacts mental and physical health and wellbeing and all other aspects of people's lives. Providing individuals and families with adequate, stable housing may contribute to life stabilization and help support marginalized groups to have access to opportunities for wellbeing, which contributes to a healthier and stronger community.

Financial Implications

The approved 2025 municipal budget includes a base amount of \$1,307,419 transfer to the municipal Affordable Housing Reserve fund.

The following charts below summarize the total costs, funding summary and affordable housing reserve information related to 24 Redwood Crescent & 179 Eugenie Street, Chatham Affordable Housing developments:

Figure 1: Projects Cost and Funding Summary

Description	Amount
A) Recommended Costs	
Barrinetti Construction Ltd.	\$5,106,000.00
Plus: HST at 13%	\$663,780.00
Total Cost (with HST)	\$5,769,780.00
Less: HST Rebate at 11.24%	\$573,914.40
Total Recommended Costs	\$5,195,865.60
B) Recommended Funding	
From Affordable Housing Reserve (#17315)	\$3,595,780.60
Province: COCHI Year 6 2024-25 Funding	\$1,117,580.00
Province: OPHI Year 6 2024-25 Funding	\$482,505.00
Total Project Funding	\$5,195,865.60

Figure 2: Affordable Housing Reserve #17315 Summary

Description	Amount
Affordable Housing Reserve #17315 balance on December 31, 2024	\$3,339,591.17
Add: Base Budget Transfer to Reserve for 2025	\$1,307,419.00
Add: Budgeted Transfer of Funding to Reserve (COCHI, OPHI and OMPF)	\$687,748.00
Less: Previously Approved Transfer from Reserve (Housing Claims Analyst and Affordable Housing Development Costs)	\$981,150.00
Projected Current Balance of Reserve	\$4,353,608.17
Less: Previously Approved Transfer from Reserve for Affordable Housing Project Funding for Redwood and Eugenie Projects	\$360,043.00
Less: Recommended Additional Transfer from Reserve for Affordable Housing Project Funding for Redwood and Eugenie Projects	\$3,235,737.60
Projected Remaining Affordable Housing Reserve #17315 balance on December 31, 2025	\$757,827.57

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Consulted and confirmed the content of the consultation section of the report by:

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Kokil Agarwal, Project Manager, Facilities

Boris Duckardt, Financial Analyst I, Corporate Accounting
Matthew Smith, CPA, CGA, Manager, Purchasing & Accounts Payable

Attachment: Appendix 1. 24-032 Report on Bids - Redwood and Eugenie

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