



*The Corporation of*

***THE TOWNSHIP OF MELANCTHON***

*157101 Highway 10, Melancthon, Ontario, L9V 2E6*

**REPORT TO COUNCIL**

**TO: MAYOR WHITE AND MEMBERS OF COUNCIL**

**FROM: DENISE B. HOLMES, AMCT, CAO/CLERK**

**SUBJECT: BRETTON ESTATES ASSUMPTION OF STREETS IN  
SUBDIVISION**

**MEETING DATE: SEPTEMBER 4, 2025**

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**Recommendation**

THAT Council receive the report of Denise B. Holmes, CAO/Clerk, dated September 4, 2025, regarding the Bretton Estates Assumption of Streets in the Subdivision;

AND THAT Council suspend the Township's Procurement By-law for the purpose of retaining Cox Construction to complete the required work in Bretton Estates;

AND FURTHER THAT Council approve proceeding with Option 2 at a cost of \$228,549.75 (including HST), subject to AC Index adjustments.

**Purpose**

The purpose of this report is to recommend that Council suspend the Township's Procurement By-law and retain Cox Construction to complete the top course asphalt work in Bretton Estates to allow the Township to assume ownership of the streets in the Subdivision.

**Background**

In order for the Township to assume ownership of the streets (Ashlea Lane, Prentis Court and Rutledge Heights) in Bretton Estates, the final top course asphalt must be placed. The Township's Engineer requested pricing from Cox Construction for this work, and two options were provided for Council's consideration:

- **Option 1 – \$165,165.53 (including HST):**  
Overlay of the new top course on the existing asphalt, with no base repairs. This

option would bring the road to a passable standard, but any existing deficiencies in the base will remain and joints/patches are likely to show through within a few years. Some spot repairs of the very worst areas could be considered, while still keeping the project cost under approximately \$200,000.00.

- **Option 2 – \$228,549.75 (including HST):**

Full repairs to the base where required, followed by placement of the new top course asphalt. This option would provide the Township with a new, stable subdivision road and extend the useful life well beyond 10 years, given the limited amount of vehicle traffic in the subdivision.

In both options, shouldering has been included using a limestone mix. This material was specifically requested by our Engineer, after they observed washouts throughout the subdivision. Strada provided pricing for this item, and it has been incorporated into Cox's overall quotation.

Cox Construction has noted that their pricing is subject to the Asphalt Cement (AC) Index, and final costs may increase should the index rise prior to construction.

## **Discussion**

Although Option 1 offers a lower upfront cost, it does not address the existing base deficiencies and could result in visible surface failures within a short timeframe. Option 2, while more costly, would provide a long-term solution and ensure the Township is assuming a road in good condition that will not require major maintenance for many years.

Given the importance of ensuring the streets in the subdivision meet appropriate standards prior to assumption, Staff recommend proceeding with Option 2.

Cox Construction is already under contract with the Township for other asphalt work this year, and given the specialized nature of the work, the timing constraints, and the need to move forward with subdivision assumption, Staff recommend suspending the Procurement By-law to allow Cox Construction to complete this work while they are in the area.

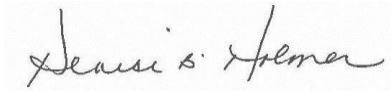
## **Financial Impact**

- **Option 1:** \$165,165.53 (incl. HST)
- **Option 2:** \$228,549.75 (incl. HST)

Additional costs may apply depending on AC Index adjustments.

Funding for this work will be drawn from the securities that the Developer deposited with the Township at the time the Subdivision Agreement was executed. The amount currently being held in securities is \$243,685.65.

Respectfully submitted,

A handwritten signature in black ink, reading "Denise B. Holmes". The signature is written in a cursive style with a large initial 'D' and 'H'.

Denise B. Holmes, AMCT  
CAO/Clerk



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**P.O. Box 427, 965 York Road  
Guelph, Ontario, N1H 6K5  
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<b>To:</b>	Township Of Melancthon	<b>Contact:</b>	
<b>Address:</b>	157101 ON-10 Melancthon, ON L9V 2E6 CANADA	<b>Phone:</b>	
		<b>Fax:</b>	
<b>Project Name:</b>	Bretton Estates - Top Course Asphalt	<b>Bid Number:</b>	
<b>Project Location:</b>		<b>Bid Date:</b>	8/21/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
101	Sweep And Clean Base	1.00	LS	\$2,393.88	\$2,393.88
102	Supply And Place 50mm HL4	1,169.00	MT	\$108.69	\$127,058.61
103	Supply And Place Gravel Shoulder 0.5m	110.00	MT	\$83.83	\$9,221.30
104	Grind Joints At Asphalt Driveways - 1m	80.00	m	\$93.63	\$7,490.40
<b>Bid Price Subtotal:</b>					<b>\$146,164.19</b>
<b>Total HST 13.00%:</b>					<b>\$19,001.34</b>
<b>Total Bid Price:</b>					<b>\$165,165.53</b>

**Notes:**

- We are pleased to provide a quotation for Bretton Estates Option 1. Please see below terms and conditions.
- Tack Coat Included for Joints Only
- Contingent on placing the entire quantity of asphalt
- Payment as per weigh scale tickets or field measurements
- Cox Construction Limited to be compensated should there be any increase in the MTO Asphalt Cement Index , Accordingly all asphalt must be indexed in accordance to the OHMPA guideline with a \$15/tonne float . This project indexed using the July 2025 index
- Please notify within 7 days of award for scheduling purposes
- Based on Standard OPSS mix designs
- Any asphalt placed after Oct 31 of any year will be subject to a \$6.00/tonne winter heat charge. Asphalt plant tentatively closing November 21/2025, pricing void after this date
- **Traffic Control included**
- Cox Construction Limited operations must be able to proceed independently and unimpeded by other operations on site
- One mobilization included for work, additional mobilizations \$5,500/each
- Pricing valid for 10 days
- 12 month Limited warranty on workmanship and materials. Warranty commences after the asphalt is placed on roadway. Warranty void if paved out of OPSS temperature restrictions or if granular base is frozen
- Pricing **Does Not Include** warm mix, DENT or EXBBR specification asphalt cement ,any AC grades other than PG58-28 unless noted by item, joint heater, echelon paving,tack coat other than for joint construction, line painting, waterproofing,rubberized crack sealant,fine grading of underlying granular material, asphalt ramping or padding,sweeping,saw cutting, asphalt removals, iron adjustments to base or surface elevations, temporary asphalt, or asphalt curb, curb or curb repairs, landscape remediation, asphalt remediations for sewer or watermain connections
- HST additional

**Payment Terms:**

Net 30 days from Invoice, or 2 days after payment certificate received from owner. 2% interest charged per month on overdue accounts

<p><b>ACCEPTED:</b></p> <p>The above prices, specifications and conditions are satisfactory and are hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b></p> <p><b>Cox Construction Limited</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> Matt McDonald mdmcdonald@coxconstruction.ca</p>
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<b>Address:</b>	157101 ON-10 Melancthon, ON L9V 2E6 CANADA	<b>Phone:</b>	
<b>Project Name:</b>	Bretton Estates - Top Course Asphalt	<b>Fax:</b>	
<b>Project Location:</b>		<b>Bid Number:</b>	2025-2155
		<b>Bid Date:</b>	8/21/2025

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
201	Pulverize Rd And Grade	9,352.00	m2	\$2.81	\$26,279.12
202	Supply And Place 65mm HL4	1,520.00	MT	\$104.78	\$159,265.60
203	Supply And Place Gravel Shoulder 0.5m	110.00	MT	\$83.83	\$9,221.30
204	Grind Joints At Asphalt Driveways - 1m	80.00	m	\$93.63	\$7,490.40
<b>Bid Price Subtotal:</b>					<b>\$202,256.42</b>
<b>Total HST 13.00%:</b>					<b>\$26,293.33</b>
<b>Total Bid Price:</b>					<b>\$228,549.75</b>

**Notes:**

- We are pleased to provide a quotation for Bretton Estates Option 2 . Please see below terms and conditions.
- Tack Coat Included for Joints Only
- Contingent on placing the entire quantity of asphalt
- Payment as per weigh scale tickets or field measurements
- Cox Construction Limited to be compensated should there be any increase in the MTO Asphalt Cement Index , Accordingly all asphalt must be indexed in accordance to the OHMPA guideline with a \$15/tonne float . This project indexed using the July 2025 index
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