THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. OID-2026-0018

FOR THE CONSIDERATION OF COUNCIL
July 8, 2026

SUBJECT: OLD SHILOH ROAD BRIDGE REPLACEMENT – BUDGET REQUEST

1. RECOMMENDATION:

1. **That Council receive Report No. OID-2026-0018 prepared by the Capital Projects – Linear Division, Operations & Infrastructure Department, dated July 8, 2026 regarding replacement of the Old Shiloh Road bridge; and,**

2. **That Council authorize additional debenture funding for this project in the amount of $486,648 (incl. non-recoverable tax) to allow the Town to proceed with award of Design-Build (DB) contract "OID2025-060 Old Shiloh Road Bridge Replacement".**

2. PURPOSE:

To obtain Council approval for additional funding to allow award of the DB contract "OID2025-060 Old Shiloh Road Bridge Replacement".

3. BACKGROUND:

The Operations & Infrastructure Department is responsible for maintaining the Town of Georgina's road network and infrastructure within the right-of-way including bridges.

The Old Shiloh Road bridge is a single lane concrete arch bridge that was built in 1925. The bridge is located on Old Shiloh Road, approximately 750 m west of Victoria Road, in the hamlet of Udora.

Municipal Class Environmental Assessment
In its 2022 Budget, Council approved capital business case 22-CI-OI-22 to undertake a Schedule B Municipal Class Environmental Assessment (MCEA) to analyze the bridge and determine the preferred repair or reconstruction strategies for the Old Shiloh Road bridge.

The MCEA process identified the preferred alternative for the Old Shiloh Road Bridge to remove the existing structure and replace it with a two-lane bridge. The MCEA also recommended that the bridge be commemorated due to its local cultural heritage value. The findings of the MCEA are available at the Old Shiloh Road Bridge MCEA project website and in the Council Report OID2024-003 "Completion of the Municipal Class Environmental Assessment for the Old Shiloh Road Bridge".

Replacement of the Old Shiloh Road Bridge
In the Town's 2024 Budget deliberation process, Council approved business case 24-CI-OI-16 which directed staff to proceed with completion of the preliminary design for replacement of the Old Shiloh Road Bridge.

The Town retained Tatham Engineering as the owner's advisor to prepare the preliminary design, complete field investigations, and conduct a DB project delivery process for replacement of the bridge.

Field investigations and desktop analyses necessary to support design of the new bridge were completed through 2025. Upon completion of the investigations and analysis, Tatham Engineering developed the preliminary design for replacement of the Old Shiloh Road Bridge and the procurement documents needed to proceed with the DB process.

In its 2025 Budget, Council directed staff to proceed with the DB process for replacement of the Old Shiloh Bridge including performance of additional field investigations, completion of the detailed design, and construction of the new bridge.

The first step in the DB procurement process was to issue an open Request for Pre-qualification (RfPQ) which identified five well-qualified, specialized bridge design-builders as eligible to proceed in the subsequent invited Design-Build Request for Proposals (DB RFP).

Status of Commemoration
In February 2024 Council directed staff to complete an analysis of costs, timelines and implementation considerations of non-structural options for commemoration of the Old Shiloh Road bridge. In May 2025, staff presented Council Report No. OID-2025-0009 evaluating several different options. Council directed staff to procure a commemorative art installation, an historical information and interpretive display, and install a plaque on the new Old Shiloh Road bridge.

In early 2026, staff conducted a public and competitive procurement process to select an artist to complete the artwork and prepare the historical interpretive display board. A local artist has been retained and is currently working on the tasks. Once completed, the artwork and historical interpretative board which will be displayed at a prominent Town location. The precise completion date and location for the commemorative display will be determined in the coming months.

4. ANALYSIS:

The DB RFP entitled "OID2025-060 Old Shiloh Road Bridge Replacement" was issued to the five invited pre-qualified firms on September 22, 2025.

During the DB RFP period:

- It was determined that additional hydrogeologic and deep-foundations geotechnical information was required to allow the DB proponents to properly prepare their DB proposals. Due to seasonal limitations on completing these supplementary field investigations and the time required to provide the investigation results to the proponents for incorporation into their proposals, the DB RFP process had to be extended by three months.
- Local utilities declined to provide cost estimates to proponents for relocation of underground utilities. An assumed allowance of $50,000 has been allocated for potential utility relocations.
- Two of the five pre-qualified firms elected to withdraw from the DB procurement process citing as their reasons: excessive current staff workload commitments and concerns about risk exposure under a DB arrangement.

The DB RFP period closed on May 26, 2026 with the Town receiving five compliant proposals from the three remaining pre-qualified proponents. Facca Incorporated and Graham Bros. Construction each submitted a single stand-alone proposal, while Urbanlink Civil elected to provide its base proposal along with two alternative technical concept (ATC) proposals, as allowed by the terms of the DB RFP.

Under the guidance of the Procurement Services division, staff of Capital Projects – Linear and Tatham Engineering completed a detailed evaluation of all five compliant technical proposals. One technical proposal failed to meet the minimum 70% score threshold required to allow its financial proposal to be opened and was excluded from further consideration.

The combined technical and financial scores of the remaining four proposals are listed below:

Proponent	Combined Technical and Financial Score
Urbanlink Civil Ltd. - ATC #1 (NU- type concrete girders with modified road approach profiles)	92.38
Urbanlink Civil Ltd. - ATC #2 (Modified road approach profiles)	90.71
Urbanlink Civil Ltd. - Base bid	89.82
Graham Bros. Construction Ltd.	80.72

The highest scoring proposal was Urbanlink Civil Ltd. ATC #1, which proposed a financial cost of $4,155,000.00 (excl. tax).

5. RELATIONSHIP TO STRATEGIC PLAN:

Delivering service excellence

- Proactively manage infrastructure and assets to ensure service continuity

This initiative aligns with the Town's Asset Management Plan for core assets - ensure a systematic and coordinated approach of activities and practices to optimally and sustainably deliver on the Town's service level objectives through the cost-effective lifecycle management of its assets and infrastructure.

6. FINANCIAL AND BUDGETARY IMPACT:

The table below lists the approved funding and expenditures for the Old Shiloh Road Bridge Replacement project.

	Item	Amount ($ incl. 1.76% non-recoverable tax)
Funding	Preliminary design/owner's advisor (24-CI-OI-16 + additional funding (2026-09-06))	$282,226
	Design-Build replacement of the Old Shiloh Road Bridge (Business case 25-CI-OI-07)	$3,900,000
Expenditures	Tatham Engineering – Preliminary design services (PO 18226)	-$282,226
	Additional supplementary investigations required	-$25,450
	Tatham Engineering – DB construction phase owner's advisory services (Provisional Change Order to PO)	-$83,070
	Urbanlink Civil Ltd. ATC 1 (Recommended DB award)	-$4,228,128
	Utility Relocation Allowance	-$50,000
	Total budget surplus/deficit	**-$486,648**

Most of the funding shortfall shown is related to the DB contract award ($328k) and represents an overall increase of 8.4% of the business case funding, which was based on the engineer's 2025 conceptual level estimate. Considering the impact of inflation during the duration of the pre-engineering and procurement, this variance is considered minor and well within the expected range for a Class A estimate (+/- 5-10%), confirming that the recommended DB award continues to represent good value.

The costs for utility relocation and supplementary investigations are the result of unanticipated site conditions which were revealed during the preliminary design stage.

Fees for owner's advisory services during the DB phase were anticipated at the outset and the budget amount was refined following completion of the DB procurement process.

It is requested that Council authorize additional debenture funding in the amount of $486,648 for replacement of the Old Shiloh Road Bridge.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

There is no public consultation requirement related to the increased budget or awarding the DB contract. However, Town staff have provided public communication at various milestones in the project such as:

- Letters to residents and a sign posted at the bridge
- Webpage updates
- Public Information Centre meeting (during MCEA)
- Council reports

Town staff will continue to provide the following public communications throughout the project including:

- Letters to residents and signage
- Webpage and social media updates
- Council Briefing Notes on progress

8. CONCLUSION:

At more than 100 years old, the Old Shiloh Road Bridge has outlived its anticipated engineered lifespan and is in need of replacement. The necessary public consultations, regulatory planning approvals, preliminary design and procurement processes have been completed. Authorization of the additional funding requested herein will allow replacement of the bridge to proceed in a timely manner as planned.

APPROVALS

Prepared By:	Owen Sanders, Senior Project Manager
Reviewed By:	Neil MacDonald, Manager, Capital Projects – Linear
Recommended By:	Michael Vos, Director, Operations & Infrastructure
Approved By:	Rob Wheater, Deputy Chief Administrative Officer/Treasurer
Approved By:	Ryan Cronsberry, Chief Administrative Officer

Attachment 1: Procurement memo