



The Corporation of the Township of Huron-Kinloss

Staff Report

Report Title: Ross St. Pumping Station Renovation RFT

Date: Mar. 2, 2026

Report Number: PW-2026-13

Department: Public Works

File Number: C11 PW 26

Prepared By: John Yungblut, Director of Public Works

Attachments: Ross St. Pumping Station Drawing, Exterior Photo, Boardroom Photo, Office Photo

Recommendation:

THAT the Township of Huron-Kinloss Committee of the Whole hereby receives Report PW-2026-13 prepared by John Yungblut, Director of Public Works;

AND FURTHER accepts the bid from Domm Construction Ltd. in the amount of \$116,320.00 plus HST to renovate the Ross St. Pumping Station located at 486 Ross St. in Lucknow;

AND FURTHER that the appropriate by-law come forward.

Background:

Township staff requested bids for the renovation of the building that was built in 1930 and originally used by the Lucknow Public Utilities Commission (PUC) to operate the Lucknow drinking water system. The original artesian well located under the washroom floor (known as Lucknow Well #1) was abandoned in 2004, however controls for the Lucknow Standpipe were located inside the building until it was demolished in December 2023. Since then, the building has been vacant.

Township issued a Request for Tender (RFT) for the renovation of the building to provide office space for our Operating Authority, Ontario Clean Water Agency (OCWA) which we are contractually obligated to provide. Currently OCWA operates in the former Lucknow Fire Hall, however, that building has been deemed inadequate for long term office space. The Township will either need to invest in improvements to the former Fire Hall or the Ross St. Pumping Station to provide office space to OCWA.

The scope of work includes the removal of all piping above the floor, new doors, windows, insulation, Trusscore wall and ceiling panels, concrete entry ramps, epoxy flooring, new washroom fixtures, new ductless heat pump system, new electrical wiring, new eavestrough and landscaping.

Three bids were received:

Bidder	Bid Amount (not incl. HST)
Domm Construction Ltd.	\$116,320.00
Hometown Custom Builder	\$189,169.90
Arcadia Living	\$185,950.00

Discussion/Analysis/Overview:

Township staff have been reviewing the future of the existing Public Works facilities in Lucknow and we believe this renovation project is the best investment for our operations in the short and long term. The only reasonable alternative would be to renovate the former Lucknow Fire Hall located at 592 Willoughby St and keep OCWA’s office space in that building. While it’s possible this would be a lower cost project, there are several reasons why Township staff do not believe this is the preferred decision:

1. The former Fire Hall is in good condition if it is used as a storage building for offseason equipment, so it does not need to be renovated if it is only used for storage.
2. The former Fire Hall is in a flood plain, so from an Emergency Management perspective, this site may not be accessible during a flood event and could impact water operations.
3. If the Township does not invest in the Ross St. building, it will continue to deteriorate and will eventually need to be demolished, which may be more expensive if the abandoned Lucknow Well 1 is impacted by construction.
4. The Ross St. building has more historical value and character that dates back to the originally municipal drinking water system in Lucknow in the 1930s.

There is also the possibility of the Township eventually constructing a facility for Public Works, but this is unlikely to happen in the near future, and we have to provide OCWA with adequate office space soon. When a new facility is constructed, the Ross St. building could be repurposed for Township use or rented as office space.

Financial Impacts:

The 2026 Capital Budget allocated \$100,000 for the Ross St. Pumping Station project. Township staff plan to use savings from elsewhere in the budget or water reserves to fund any budget overages.

Performance Measurement:

N/A

Strategic Area:

- Embrace a thriving rural lifestyle
- Enhance Municipal Service Delivery
- Prepare for Inclusive Growth
- Ensure Financial Stability

Strategic Goal: Manage assets and infrastructure

Respectfully Submitted By:

John Yungblut, Director of Public Works

Report Approved By:

Jodi MacArthur, Chief Administrative Officer