



# Yarmouth Yards Industrial Park

## Supporting Large Scale Industrial Development





# Overview

- What's going on in St. Thomas?
- What's happened to date?
- How did we do it?
- Lessons Learned





# PowerCo Battery Facility





# Preparing for what's to come!



- Before and after the April 2023 announcement of PowerCo, St. Thomas staff completed many studies to prepare for large industrial growth.
- Completed a massive plan of subdivision for 1500-acre industrial park.
- Started the largest infrastructure projects in St. Thomas to date, both inside the Yarmouth Yards Industrial Park and throughout the City of St. Thomas.
- Province has also initiated their own projects via MTO to support the intended growth for the region with the twinning of Hwy #3 (from Hwy #4 to St. Thomas).

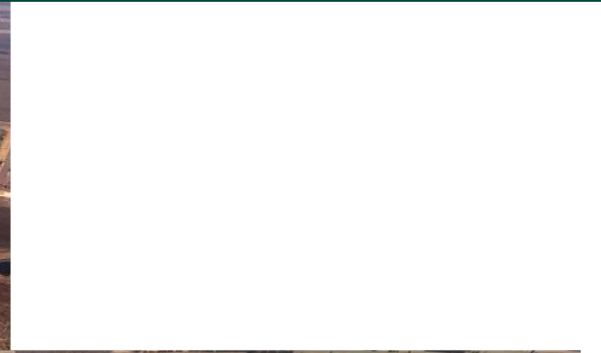
# Highbury Avenue Widening

- \$26.1M Contract, substantially complete Spring 2025.
- Water, sanitary sewer, storm sewer, forcemains, 3 – 2 lane roundabouts, 2 lane to 4 lane road conversion.





# Yarmouth Yards Earthworks and Servicing – Phase 1



- \$15.2M Contract, completed in November 2024, .
- Water, sanitary sewer, storm sewer, forcemains, new roadways to access site.



# Yarmouth Yards Earthworks and Servicing – Phase 2



- \$15.1M Contract Extension from YYES 1, completed in September 2025 .
- Water, storm sewer, 2 large SWM Ponds, new roadways and roundabouts to access site.



# Yarmouth Yards Earthworks and Servicing – Phase 3



- \$25M Contract, started this year, completion Fall 2026.
- Water, sanitary sewer, storm sewer, forcemains, new roadways to access site.





# Yarmouth Yards Rail Bridge, Spur, and Shunting Yard

- \$12M initial contract for Spur and Bridge, but through contract extensions, now \$43.7M to complete all works.
- Rail Bridge, Spur, Shunting Yard will bring goods by rail to Yarmouth Yards Industrial Park for PowerCo and other industries.

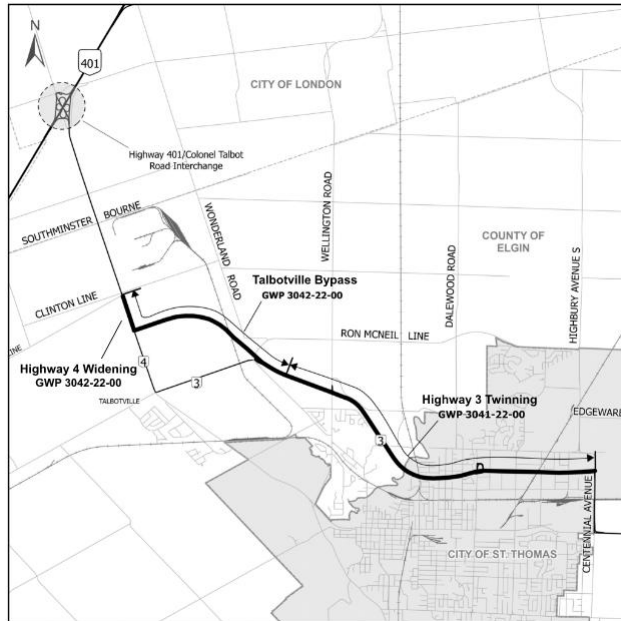






# Technology Trail and MTO's Hwy 3 Project

- \$6.7M contract to build 1.1km of 4 lane major arterial road into site.
- Connects to MTO's Project of twinning of Hwy #3 from St. Thomas to Hwy #4.







# South Edgeware Booster Station

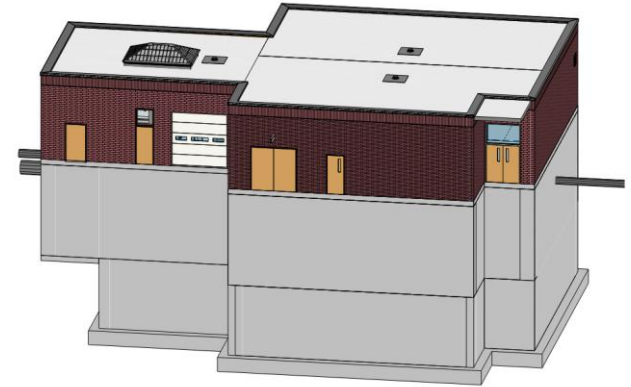
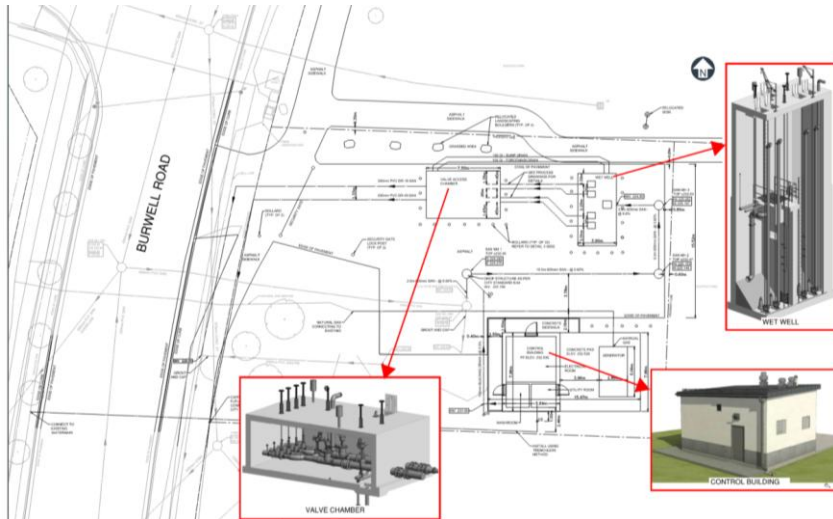
- \$15M Contract, started last year with substantial completion October 2025.
- Meet new water demands of St. Thomas and Yarmouth Yards site:
  - PHD = 861 L/s
  - MDD + Fire= 989 L/s
  - MDD = 591 L/s, ADD = 372 L/s
  - 87 PSI, 6 bar pressure required by PowerCo





# Sewage Pumping Stations!

- Various sewage pumping stations, new and upgrades of older ones, are also underway to convey flows into the City.
- Yarmouth SPS (199 L/s).
- Burwell SPS/Forcemain Upgrades (189 L/s)
- Woodworth SPS Upgrades (1,000 L/s)



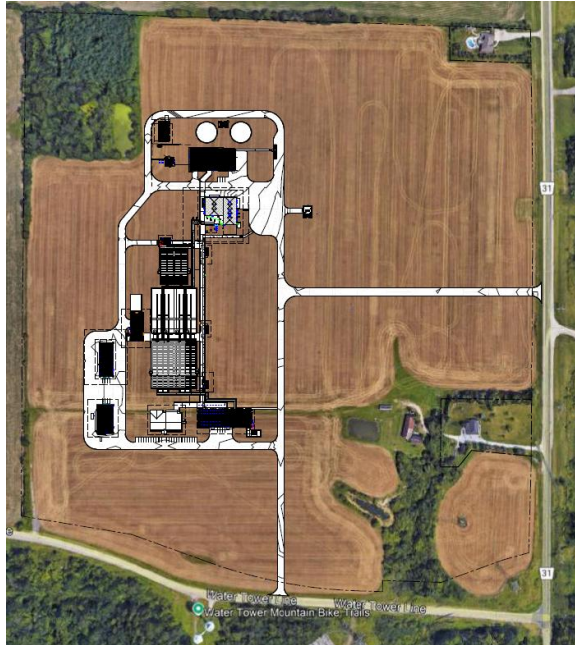
WOODWORTH AVE PUMPING STATION

4 JOYCE STREET, ST. THOMAS





# Dalewood Water Reclamation Facility





# How did we do it?



Back in 2023, Council endorsed the concept of a specialized project team for the undertaking of the Yarmouth Yards Industrial Park and large-scale capital projects across the City.



The St. Thomas Industrial Development (ID) Team was formed as a dedicated group to oversee this massive investment in the community.



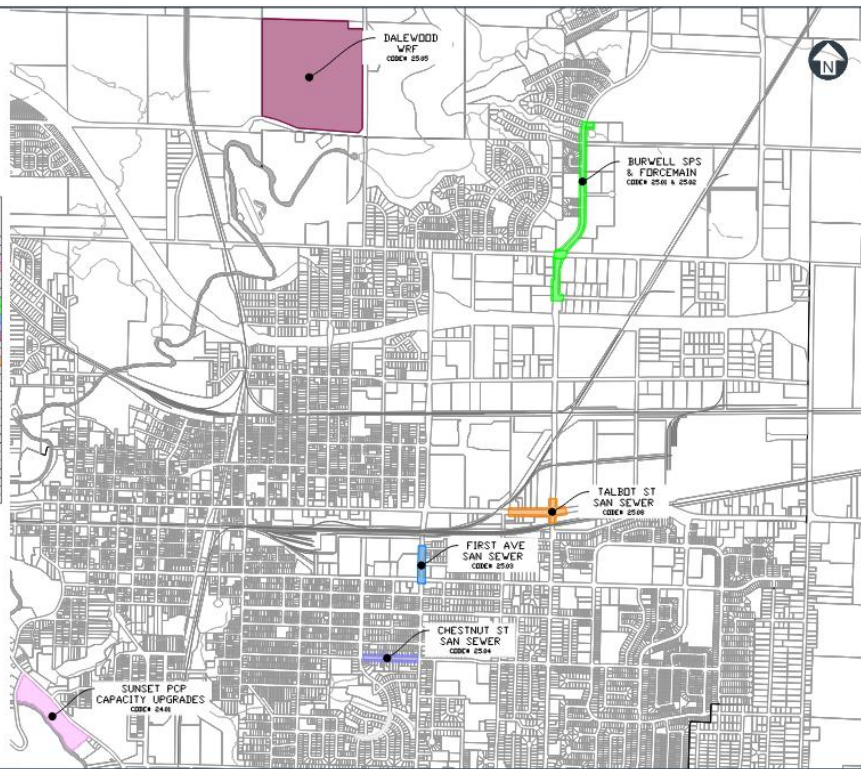
ID Team administers the overall project management of the YY site and other large-scale projects, project risks, schedules, finances, and coordination among internal and external stakeholders.



# Coordination

## 2025 EXTERNAL PROJECTS

Year	Code #	Code	Construction Year	Road	Initiation	Completion
2024	24-01	24-0101	Sunset PIP Capacity Upgrades	Sunset Road	2024-04-01	2025-12-31
	24-02	24-0202	Highway 401 & Highway 4 (East of Talbot)	Highway 401	2024-04-01	2025-12-31
	24-03	24-0303	Highway 401 & Highway 4 (East of Talbot)	Highway 401	2024-04-01	2025-12-31
	24-04	24-0404	Highway 401 & Highway 4 (East of Talbot)	Highway 401	2024-04-01	2025-12-31
2025	25-01	25-0101	Burvell SPS	Burvell Road	2025-04-01	2025-12-31
	25-02	25-0202	Burvell SPS	Burvell Road	2025-04-01	2025-12-31
	25-03	25-0303	Burvell SPS	Burvell Road	2025-04-01	2025-12-31
	25-04	25-0404	Burvell SPS	Burvell Road	2025-04-01	2025-12-31
2026	26-01	26-0101	Talbot St San Sewer	Talbot St	2026-04-01	2026-12-31
	26-02	26-0202	Talbot St San Sewer	Talbot St	2026-04-01	2026-12-31
	26-03	26-0303	Talbot St San Sewer	Talbot St	2026-04-01	2026-12-31
	26-04	26-0404	Talbot St San Sewer	Talbot St	2026-04-01	2026-12-31
2027	27-01	27-0101	First Avenue San Sewer	First Avenue	2027-04-01	2027-12-31
	27-02	27-0202	First Avenue San Sewer	First Avenue	2027-04-01	2027-12-31
	27-03	27-0303	First Avenue San Sewer	First Avenue	2027-04-01	2027-12-31
	27-04	27-0404	First Avenue San Sewer	First Avenue	2027-04-01	2027-12-31
2028	28-01	28-0101	Highway 4	Highway 4	2028-04-01	2028-12-31
	28-02	28-0202	Highway 4	Highway 4	2028-04-01	2028-12-31
	28-03	28-0303	Highway 4	Highway 4	2028-04-01	2028-12-31
	28-04	28-0404	Highway 4	Highway 4	2028-04-01	2028-12-31



REVISION	
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION



# Risk Management/Procurement



REQUEST FOR PRE-QUALIFICATIONS  
No. 2024-063

YARMOUTH YARDS EARTHWORKS AND SERVICING  
PHASE 3

ELECTRONIC BID SUBMISSIONS ONLY, shall be received by  
the Bidding System, no later than  
2:00:00 p.m. local time,  
on December 5, 2024.

HARD-COPY PROPOSAL SUBMISSIONS  
SHALL NOT BE ACCEPTED



- Team regularly reviews schedule, risks, and financial commitments to ensure that the ID team can deliver on all of these promises to PowerCo and other investors.
- One of the main risks identified was procurement for large scale projects to be completed in a timely manner.
- Developed RFPQ process to evaluate contractors on capabilities, performances, references from similar sized projects, proposed schedule, and proposed methodology.
- Due to the size and complexity of the Dalewood WRF project, the ID team proceeded with a Progressive Design Build contract after selecting a Contractor/Engineer team via RFP.
- The PDB concept was approved by Council, and the RFP was awarded to North America Construction Ltd. (NAC).



# Proactive Communications





# Lessons Learned

- I need that done EOD, today!
- Don't keep doing the same thing over and over and expecting different results.
- Don't stop construction, no matter what...





**Thank You! Questions?**