



Committee of the Whole Excerpts
January 14, 2025

EPOXY FLOOR COATING – WATER TREATMENT FACILITIES (WHRMPW24-12) EXCERPT

During the 2024/25 Capital budget deliberations the resurfacing of the floor coatings at all three Water Treatment Facilities was identified. The existing floors have shown in some cases extreme wear and damage from chemicals and work traffic.

On December 3, 2024, a public tender was issued on the NS Procurement website for requests for proposals for this project, and closed December 19, 2024. Five bids were submitted for evaluation.

Bids were reviewed by Municipal staff to ensure the proposed methods will follow the specifications provided.

Two bids were not evaluated due one not meeting minimum requirements and one being over budget.

The recommended motion was that Committee of the Whole recommend that ...

COUNCIL APPROVE THE AWARD OF REQUEST FOR PROPOSAL WHRMPW24-12, SURFACE PREPARATION & EPOXY FLOOR COATING – WATER TREATMENT FACILITIES, TO THE LOW COMPLIANT BIDDER, STONHARD, FOR THE TENDERED PRICE OF \$74,916.00, PLUS A 20% CONSTRUCTION PROJECT CONTINGENCY OF \$14,983.20, PLUS APPLICABLE TAXES.



West Hants
something inspiring awaits

WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐
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To: Committee of the Whole

Submitted by: _____
Todd Richard

Date: January 14, 2025

Subject: Epoxy Floor Coating – Water Treatment Facilities (WHRMPW24-12)

LEGISLATIVE AUTHORITY

Nova Scotia Municipal Government Act, Section 65 authorizes Council to expend funds for municipal purposes.

RECOMMENDATION or DECISION REQUEST

It is recommended for Committee of the Whole to recommend to Council that:

Council approve the award of request for proposal WHRMPW24-12, Surface Preparation & Epoxy Floor Coating – Water Treatment Facilities, to the low compliant bidder, Stonhard, for the tendered price of \$74,916.00, plus a 20% construction project contingency of \$14,983.20, plus applicable taxes.

BACKGROUND

Property ☒	Public Opinion ☐	Environment ☐	Social ☒	Economic ☒	Councillor Activity ☐
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As identified in the 2024/25 approved capital budget, the resurfacing of the floor coatings at all three Water Treatment Facilities was identified. The existing floors have shown in some cases extreme wear and damage from chemicals and work traffic. Some areas have not been properly coated therefore commercial paints will not adhere.

Epoxy flooring is highly recommended for water treatment plants due to several key benefits:

1. **Chemical Resistance:** Water treatment plants handle a variety of harsh chemicals, including disinfectants and corrosive substances. Epoxy flooring can withstand continuous exposure to these chemicals without degrading
2. **Durability and Longevity:** Epoxy floors create a seamless, hard-wearing surface that can endure heavy machinery, constant foot traffic, and the harsh environment of a water treatment plant. This longevity translates to reduced maintenance and replacement costs over time
3. **Cost-Effectiveness:** Although the initial investment may be higher than some alternatives, the durability and low maintenance requirements of epoxy flooring make it a cost-effective choice in the long run
4. **Aesthetic Appeal:** Epoxy flooring provides a clean, professional look that can brighten up the facility. The reflective surface can enhance lighting in the plant, potentially reducing energy costs
5. **Environmental Benefits:** Epoxy flooring is an environmentally friendly option. Its durability means less frequent replacement, reducing waste. Additionally, some epoxy formulations are low in volatile organic compounds (VOCs), minimizing environmental impact

This capital replacement project includes all labour, equipment and materials to remove the existing floor coating, seal any existing cracks, and resurface with two coats of epoxy coating.

DISCUSSION

On December 3, 2024, staff issued a public tender on NS Procurement for requests for proposals for this project, closing on December 19, 2024. The call for proposals resulted in five bids being submitted for evaluation.

Bids were reviewed by Municipality staff to ensure that proposed methods will follow the specifications provided. Based on review of both technical criteria and commercial criteria stated within the tender package. The table below shows the bid prices and evaluation scoring. Two bids were not evaluated due one not meeting minimum requirements and one being over budget.

Bidder	Bid Price	Score
Night Vision Clean Maintenance LTD	\$29,500.00	37.5
Atlantic Building Restoration LTd	\$49,420.98	N/A
Stonhard	\$74,916.00	81.8
Kelson and Kelson LTD	\$135,328.50	69.54
Royale Floors and Surfaces	\$380,000.00	N/A

This work is bid as a lump sum price contract, however there may be a requirement for additional square footage not covered in the drawings provided to the bidders (service pads, wall coping, etc.). It has been noted that the contingency of 20% for this project should be sufficient for project variance. Due to the nature of the project of removing existing floor coatings and preparing surfaces for epoxy application there are areas that may not be fully covered in the bid based on the scope and therefore the need for contingency.

NEXT STEPS

Pending contract approval of Council; staff will award the project to the successful proponent. It is planned for the work to begin as soon as possible after the contract is awarded.

FINANCIAL IMPLICATIONS

Procurement Timeline: 60 days

Posted to Procurement	December 3, 2024
Closing Date	December 19, 2024
Price Expiry Date	February 17, 2025
Days Remaining	34

2024-25 Capital Budget – Water Depreciation Reserve

Tender Pricing	\$74,916.00
Contingency (20%)	\$14,983.20
Non-Recoverable Tax (4.29%)	\$3,856.68
Tender total	\$93,755.88
2024-25 Budget Value	\$140,000.00
Under Budget Variance	\$46,244.12

The total cost including non-refundable HST is \$93,755.88. The water depreciation reserve is projecting a March 31st balance of \$1,007,606. With this purchase coming in \$46,244.12 under budget we expect to see reduced draw the reserve.

ALTERNATIVES

1. Council may choose not to proceed with this project. This is not the recommendation to Council.

ATTACHMENTS

None

CHIEF ADMINISTRATIVE OFFICER REVIEW

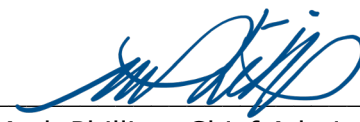
The project is in alignment with the 2024/25 Capital Budget.

I support the recommendation.



Report Prepared by: _____
Martin Croney, Manager Water Treatment

Report Reviewed by: _____
Todd Richard, Director of Public Works

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer