



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☐	Recommendation ☒	Decision Request ☐	Councillor Activity ☐
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To: WHRM Council

Submitted by: 
Todd Richard, Director of Public Works

Date: July 22, 2025

Subject: Tender Award — Windsor WTP Expansion

LEGISLATIVE AUTHORITY

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

RECOMMENDATION or DECISION REQUEST

It is recommended that Council:

- 1. Approve the award of Tender WHRMPW25-10 — Windsor WTP Expansion — to RCS Construction Inc. for the tendered price of \$4,419,000.00 before applicable taxes.***
- 2. Approve the construction phase engineering services to CBCL Ltd. for the total price of \$193,323.50 before applicable taxes.***
- 3. Approve a construction contingency amount of \$691,848.53 before applicable taxes.***

BACKGROUND

Property ☐	Public Opinion ☐	Environment ☒	Social ☐	Economic ☒	Councillor Activity ☐
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This project is for the addition of a third process train at the Windsor Water Treatment Plant (WTP) to complement the existing two-train system. The third process train includes a new static mixer, flocculation system, Dissolved Air Flotation (DAF) system and filtration system. This project also includes upgrades to the existing saturator/recycle system and PLC, and an associated

building expansion of approximately 20m long, 7m wide and 7m high to house the new process train. Figures 1-1 to 1-4 provide an overview of the scope of work.

The additional process train for the WTP was deemed necessary through consultation with CBCL Ltd. as part of a future needs assessment by the former Windsor Water Utility. The WTP was completed in 2002 and has operated since then with few interruptions or major upgrades. The WTP currently does not have capacity to allow an extended shutdown of one of the process trains for an upgrade or major maintenance, and does not meet the Nova Scotia Environment regulatory requirement for filter redundancy. Adding the third process train will bring the WTP into regulatory compliance by having complete filter redundancy during peak water demands with one filter out of service. In addition to the regulatory requirement, West Hants Regional Municipality is also experiencing unprecedented growth related to new commercial and residential developments in the Windsor and Three Mile Plains growth centers. The third process train will be required to meet future consumption demands for the West Hants Water Utility.

Figure 1-1. Project Location



Figure 1-2. Area of Work

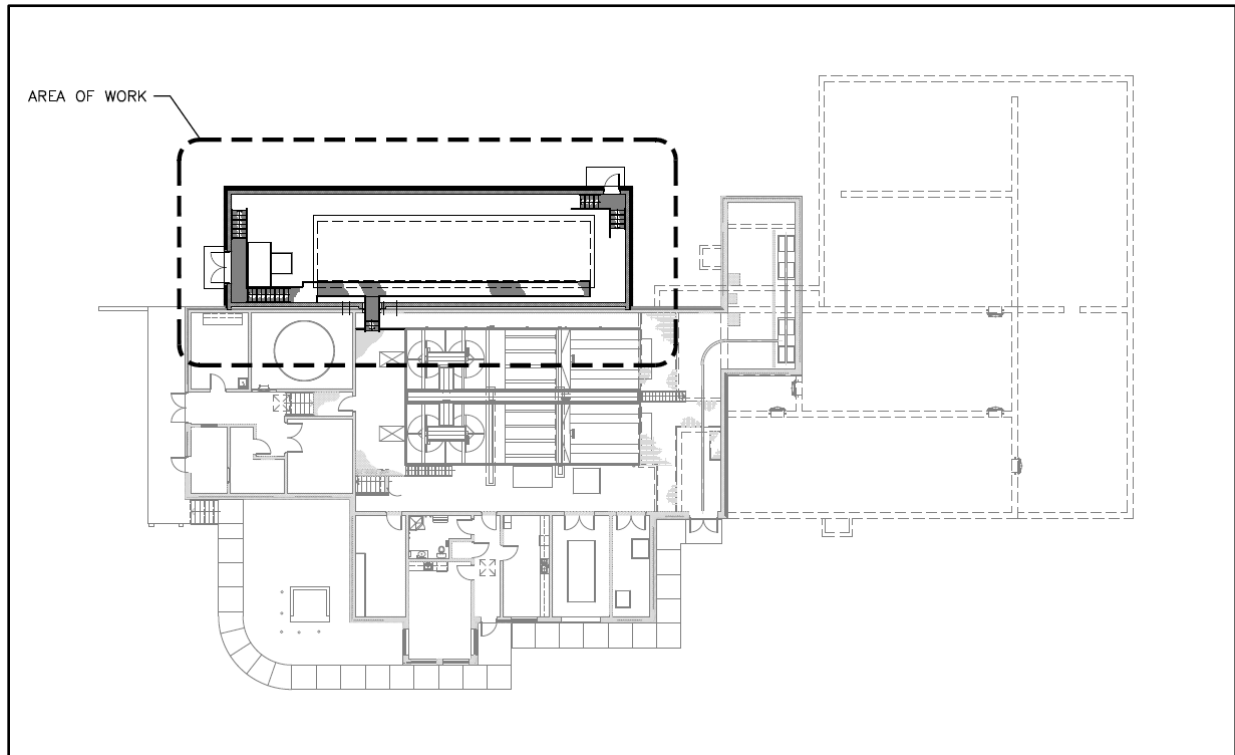


Figure 1-3. 3-D Rendering of Building Expansion

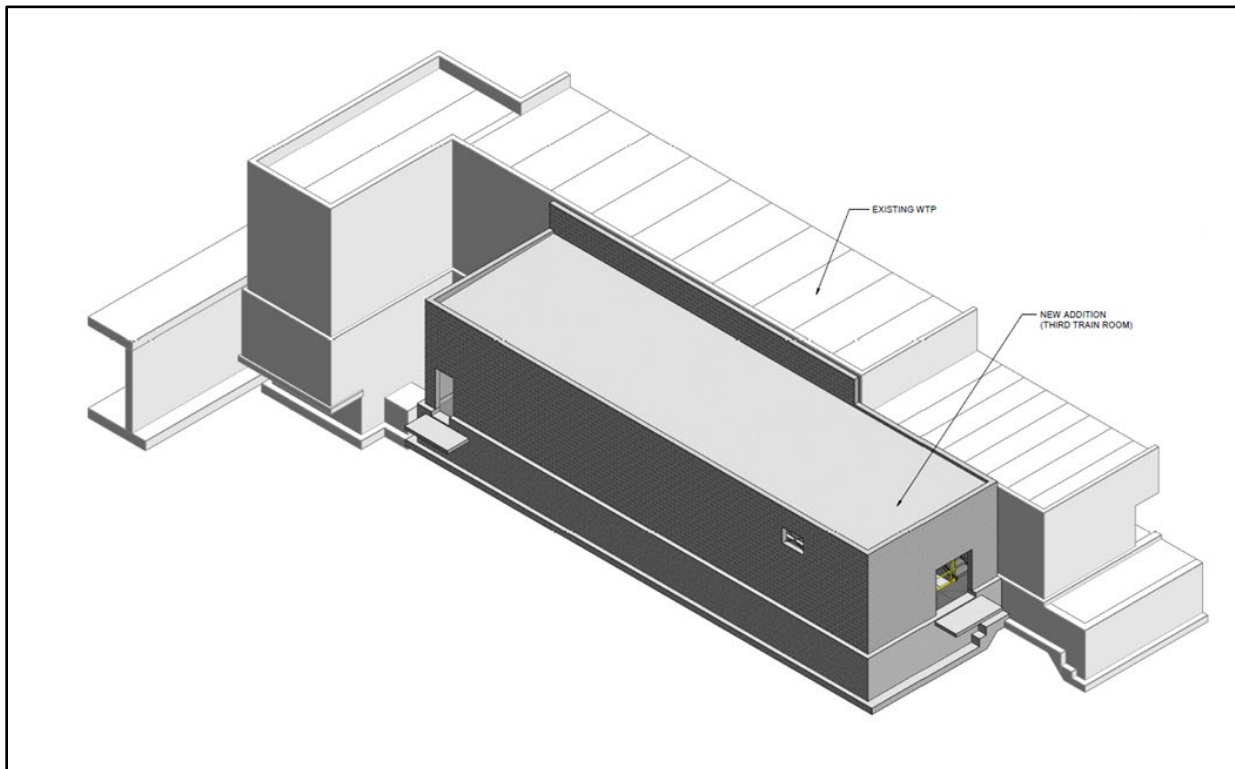
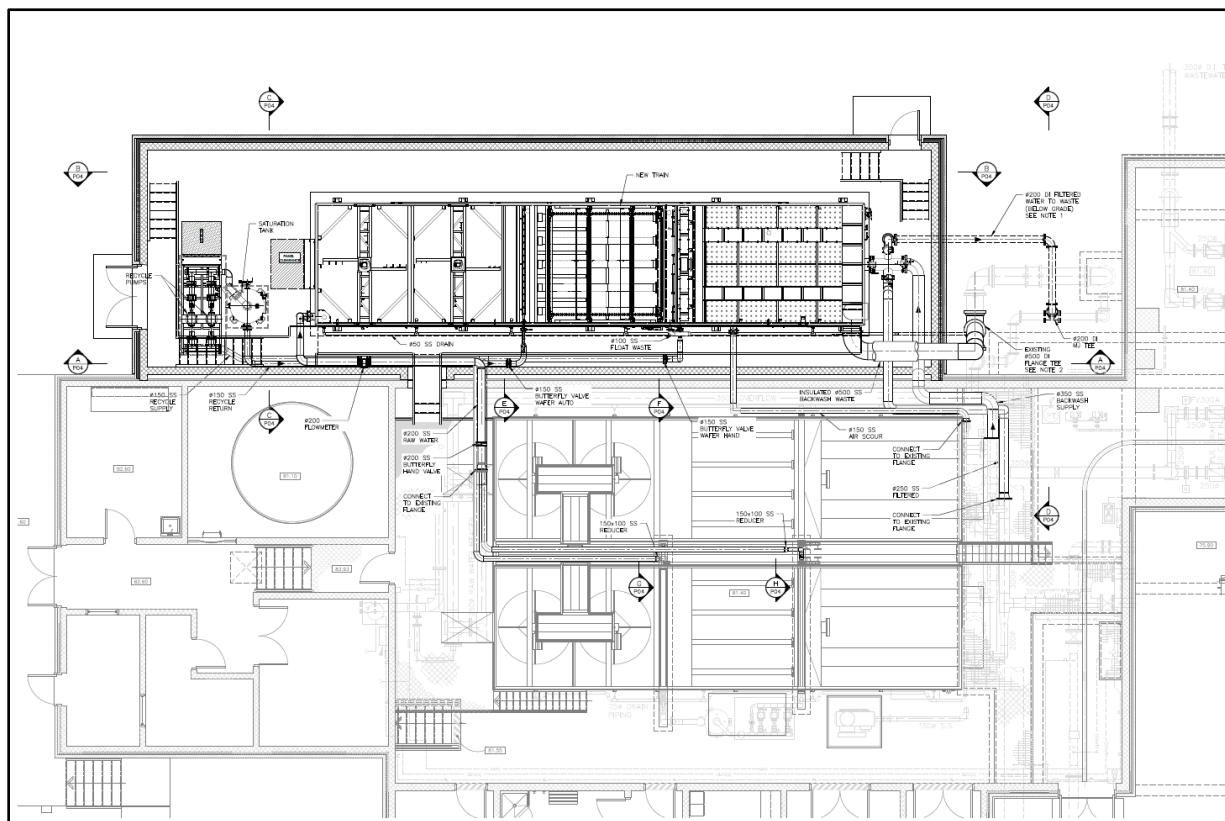


Figure 1-4. New Process Train Equipment



DISCUSSION

On July 15, 2025, four tenders were received for construction services for the Windsor WTP Expansion (Tender WHRMPW25-10), which were reviewed for mathematical checks and compliance by Engineering staff:

Tenderer	Tenderer's Location	Price (before HST)
Avondale Construction Ltd.	Halifax, NS	\$4,623,303.00
Lindsay Construction Ltd.	Dartmouth, NS	\$4,717,000.00
Pomerleau Inc.	Halifax, NS	\$4,759,329.00
RCS Construction Inc.	Bedford, NS	\$4,419,000.00

RCS Construction Inc. is the low bidder for this project. Their submission was fully compliant with the tender requirements. RCS Construction Inc. has significant experience with similar projects across the province, and is therefore being recommended to Council for award of this project.

The design phase services for this project were awarded by Council to CBCL Ltd. in February 2024 for a total of \$208,707.00 + HST. CBCL's original proposal also included a cost of \$181,256.00 + HST for construction phase engineering services, including construction administration,

inspections, SCADA/PLC programming and commissioning. The original cost assumed construction beginning in 2024/25 and has been updated to \$193,323.50 + HST to reflect rates for the actual construction schedule.

NEXT STEPS

Following the award of the contract by Council:

- Sign Form of Agreement with successful contractor.
- Issue Purchase Order to successful contractor.
- Project Engineer will be responsible for contract administration/management.
- Construction to be substantially completed by December 31, 2026.

FINANCIAL IMPLICATIONS

Procurement Timeline: 60 days

Posted to Procurement	June 19, 2025
Closing Date	July 15, 2025
Price Expiry Date	September 13, 2025
Days Remaining	53

2025-26 Capital Budget – Filter Redundancy WTP – 3rd Process Train

PROJECT COSTS		2025-26
	July 15, 2025 Construction Tender Price	\$4,419,000.00
	Engineering Construction Administration Services	\$193,323.50
	15% Contingency	\$691,848.53
	Net HST (based on 3.86% HST)	\$204,741.04
	Total Estimated Project Cost	\$5,508,913.07
BUDGET		
	2025-26 Capital Budget	\$5,367,024.00
	Variance (Over)/Under	(\$141,889.07)
FUNDING		
	Sustainability Services Growth Funding (SSGF)	\$200,000.00
	Long Term Borrowing	\$5,526,573.60

Council approved the design in March 2024, in the amount of \$217,660.53 (including net HST).

The Windsor WTP Expansion in the 2025-26 capital budget had \$200,000 to be funded through the Sustainability Services Growth Funding (SSGF). This funding needs to be used by March 31,

2026. The remaining is being funded through long-term borrowing. The debt servicing is estimated to be \$365,141, over 20 years.

This project is over \$250,000 and will require additional approval from the Nova Scotia Regulatory and Appeals Board.

ALTERNATIVES

- Council may choose not to proceed with this project and cancel the construction tender (not recommended, as this project is required for regulatory compliance and capacity for future development).

ATTACHMENTS

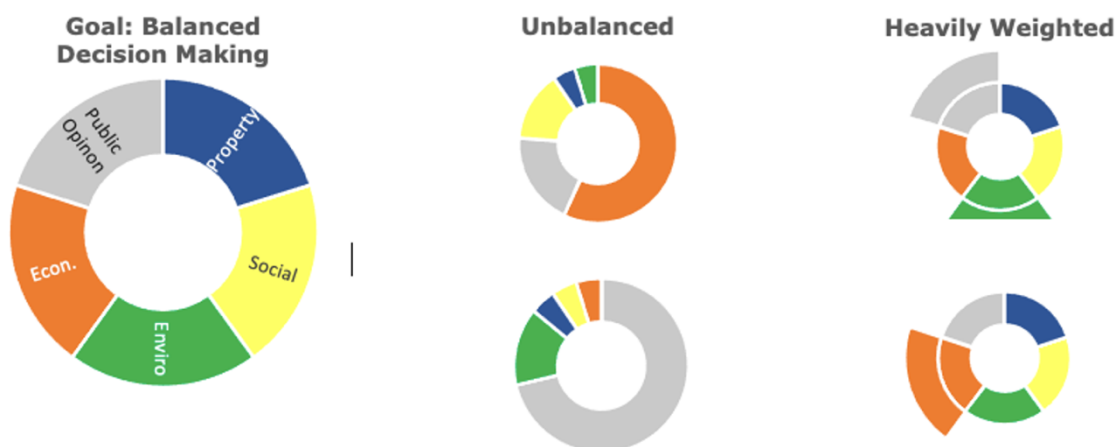
- None

CHIEF ADMINISTRATIVE OFFICER REVIEW

As noted in the report the project has been planned for, has completed the design phase and is ready for award and construction. The rationale for the project is noted including the need for regulatory compliance and to accommodate current and future growth projections. The report notes the need for further final approval by the Regulatory and Appeals Board pending Council's approval. Finally, that the financial ask for the project exceeds what was budgeted with accompanying debt financing. Fortunately, four submissions were received with similar cost projections implying some level of cost uniformity within the market for the scope of work.

I support the recommendation.

Council has been provided with a reference taken from the Meeting and Committee Procedural Policy , Appendix C "Decision Making by Council and Committee of the Whole" as a reminder of the principles highlighted for good decision making.



Report Prepared by: Tim B
Tim Bouter, Project Engineer

Report Reviewed by: T. Richard
Todd Richard, Director of Public Works

Report Approved by: [Signature]
Mark Phillips, Chief Administrative Officer