



Committee of the Whole Excerpts
September 9, 2025

WINDSOR SIDEWALK REPLACEMENT TENDER AWARD EXCERPT

The 2025/26 Capital Budget includes two sidewalk replacement projects in Windsor, totaling over \$677,000. Priorities were set based on sidewalk condition, pedestrian use, and operational needs, excluding areas already covered in the 5-year street renewal plan. The current work targets Chestnut, Gray, and King Streets. Three tenders were received for the project, and Sheehy Construction Ltd., the lowest compliant bidder with relevant regional experience, was being recommended for the contract award.

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

COUNCIL APPROVE THE AWARD OF TENDER WHRMPW25-11 — WINDSOR SIDEWALK REPLACEMENT — TO SHEEHY CONSTRUCTION LTD. FOR THE TENDERED PRICE OF \$396,456.85 BEFORE APPLICABLE TAXES, TO BE FUNDED THROUGH THE CANADA COMMUNITY BUILDING FUND.

COUNCIL APPROVE A CONSTRUCTION CONTINGENCY AMOUNT OF \$59,468.53 BEFORE APPLICABLE TAXES, TO BE FUNDED THROUGH THE CANADA COMMUNITY BUILDING FUND.



WEST HANTS REGIONAL MUNICIPALITY REPORT

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

Submitted by: 
Todd Richard, Director of Public Works

Date: September 9, 2025

Subject: Tender Award — Windsor Sidewalk Replacement

LEGISLATIVE AUTHORITY

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

RECOMMENDATION or DECISION REQUEST

Committee of the Whole recommends that Council:

- 1. Approve the award of Tender WHRMPW25-11 — Windsor Sidewalk Replacement — to Sheehy Construction Ltd. for the tendered price of \$396,456.85 before applicable taxes, to be funded through the Canada Community Building Fund.***
- 2. Approve a construction contingency amount of \$59,468.53 before applicable taxes, to be funded through the Canada Community Building Fund.***

BACKGROUND

Property ☒	Public Opinion ☒	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐
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The 2025/26 Capital Budget includes two projects for sidewalk replacement: one specific to Chestnut Street in Windsor (with a budget amount of \$156,435), and one more generic account for replacing asphalt sidewalks with concrete (with a budget amount of \$521,450). Public works

staff have prioritized replacement of asphalt sidewalks based on condition, pedestrian volumes and operational concerns. Sidewalks included in the 5-year street renewal plan have not been included in the priority list, since they will be replaced as part of the larger capital projects. The current project includes the following locations (see Figure 1-1 and 1 -2):

- Chestnut Street, Windsor (Avon to Gray)
- Gray Street, Windsor (Chestnut to Albert)
- King Street, Windsor (Gray to Gerrish)

Figure 1-1. Chestnut & Gray Project Locations

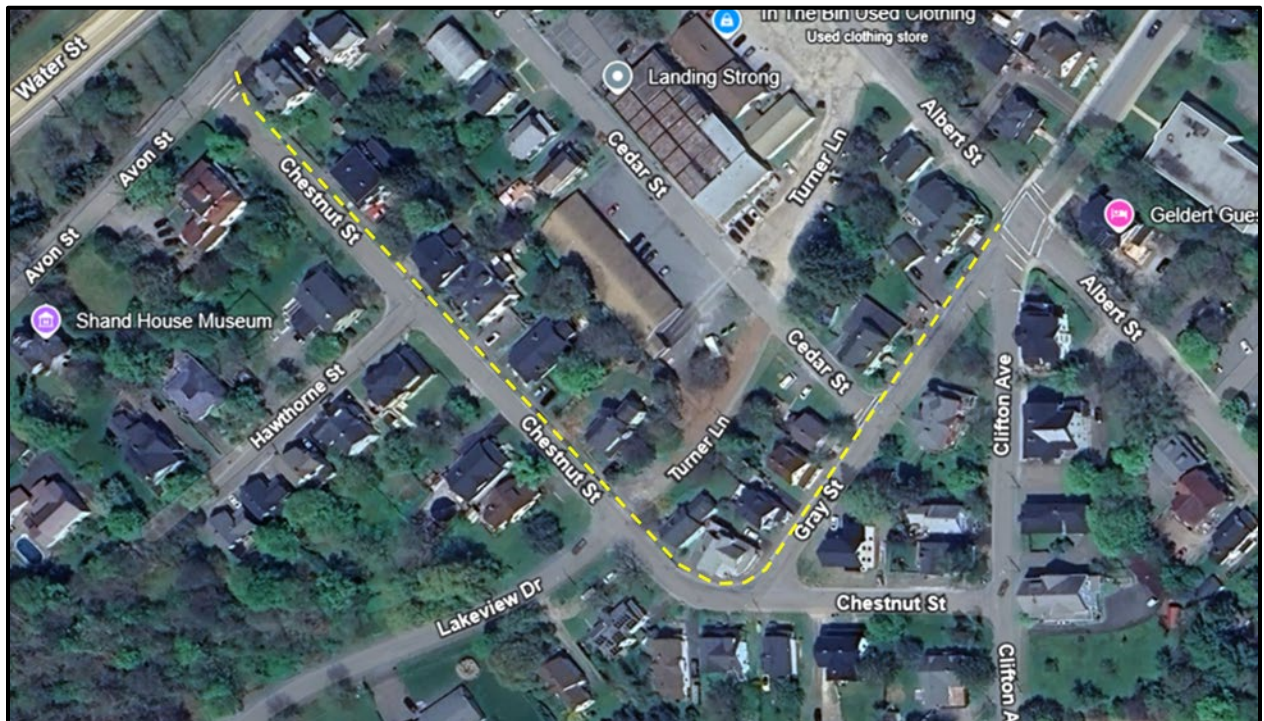
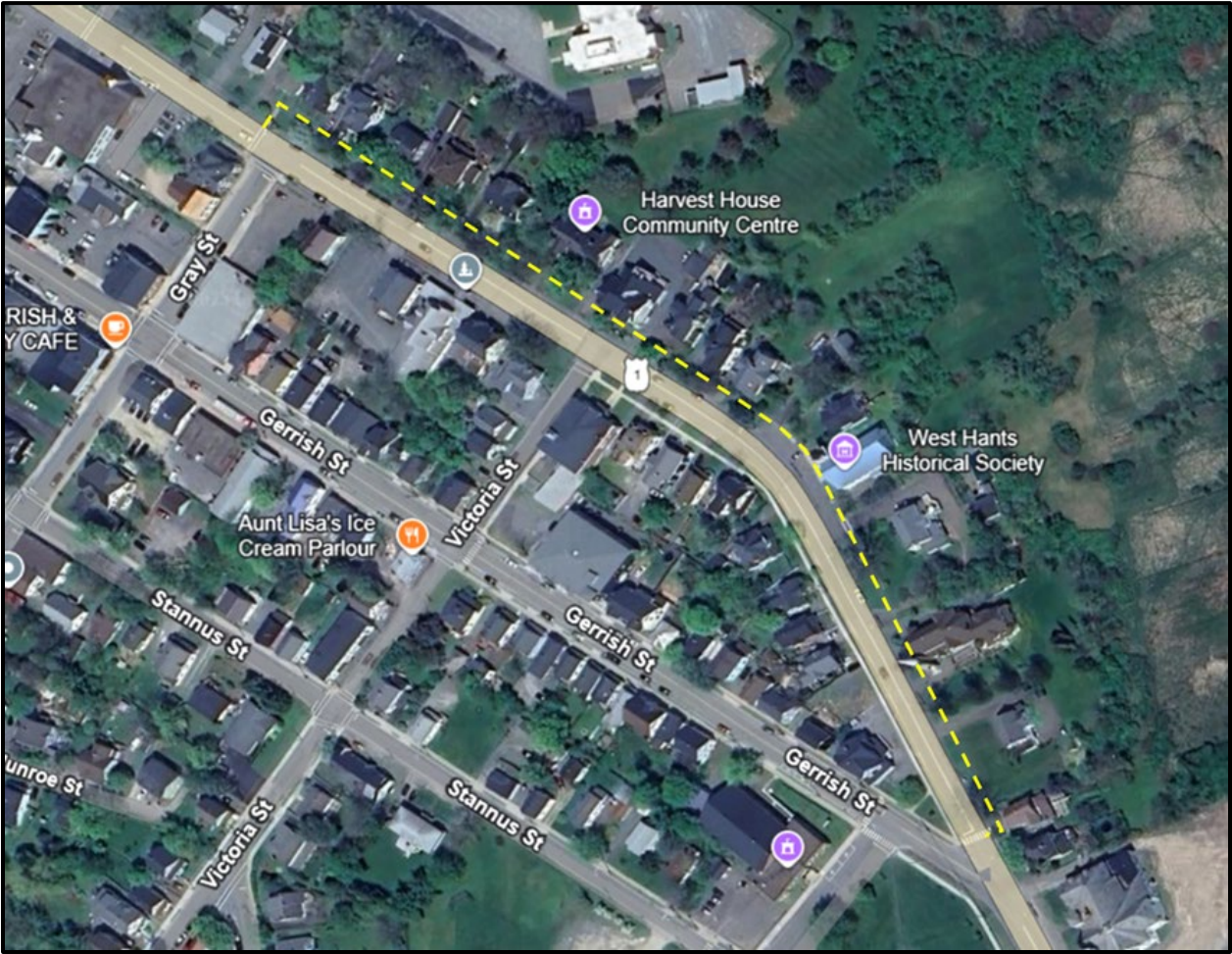


Figure 1-2. King Street Project Location



DISCUSSION

On August 14, 2025, three tenders were received for construction services for the Windsor Sidewalk Replacement (Tender WHRMPW25-11), which were reviewed for mathematical checks and compliance by Engineering staff:

Tenderer	Tenderer's Location	Price (before HST)
Dexter Construction Company Ltd.	Wolfville, NS	\$513,170.00
Ground Force Property Services	Dartmouth, NS	\$655,438.93
Sheehy Construction Ltd.	Waverly, NS	\$396,456.85

Sheehy Construction Ltd. is the low bidder for this project. Their submission was fully compliant with the tender requirements. Sheehy has significant experience with similar projects in this region and is therefore being recommended to Council for award of this project.

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 July 17, 2026.

FINANCIAL IMPLICATIONS

Procurement Timeline: 60 days

Posted to Procurement	July 31, 2025
Closing Date	August 14, 2025
Price Expiry Date	October 13, 2025
Days Remaining	34

2025-26 Capital Budget - Asphalt Sidewalks Replaced with Concrete & Grey to Avon - Concrete Sidewalk Construction

PROJECT COSTS		2025-26
	Chestnut Street Sidewalk Replacement	\$ 140,892.40
	Net HST (Based on 3.86% HST)	\$ 5,438.45
	Windsor Sidewalk Replacement	\$ 255,564.45
	Net HST (Based on 3.86% HST)	\$ 9,864.79
	Construction Contingency	\$ 59,468.53
	Net HST (Based on 3.86% HST)	\$ 2,295.49
	Total Estimated Design Cost	\$ 473,524.10
BUDGET		
	2025-26 Capital Budget - Grey to Avon Concrete Sidewalk	\$ 156,435.00
	2025-26 Capital Budget - Concrete Sidewalk Replacement	\$ 521,450.00
	Variance (Over) / Under	\$ 204,360.90
FUNDING		
	Canada Community Building Fund	\$ 473,524.10

The two concrete sidewalk projects above are under budget by \$204,360.90, which will reduce the draw from Canada Community Building Fund.

ALTERNATIVES

- Council may choose not to proceed with this project and cancel the construction tender (not recommended).
- Negotiate reduced scope of work with low bidder (not recommended).

ATTACHMENTS

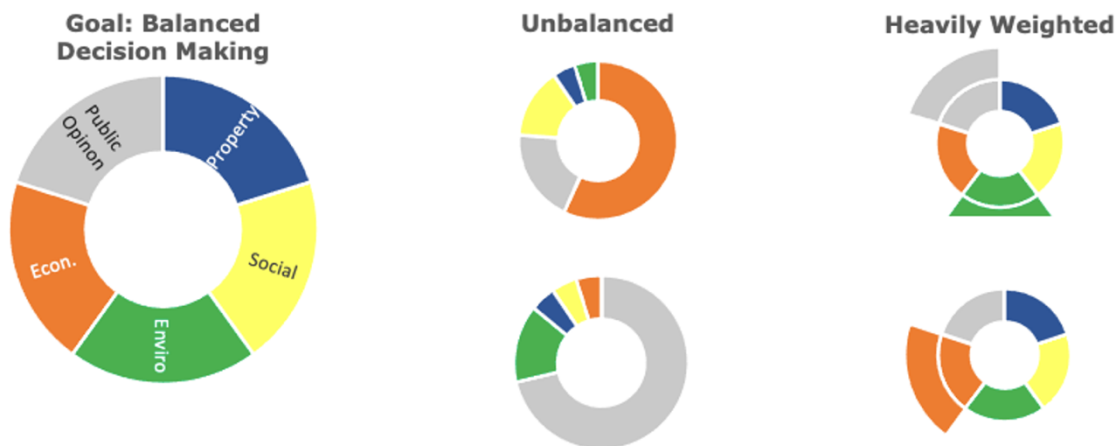
- None

CHIEF ADMINISTRATIVE OFFICER REVIEW

Staff have provided support information for the prioritization of the sidewalk replacement as recommended.

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: Mark Phillips
Mark Phillips, Chief Administrative Officer