



**WEST HANTS REGIONAL MUNICIPALITY REPORT**

Information <input type="checkbox"/>	Recommendation <input checked="" type="checkbox"/>	Decision Request <input type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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**To:** WHRM Council

**Submitted by:**   
 Todd Richard, Director of Public Works

**Date:** February 24, 2026

**Subject:** Tender Award — Rand Street Services and Street Renewal

**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. Pre-approve the award of Tender WHRMPW26-01 — Rand Street Services and Street Renewal — to Gary Parker Excavating Ltd. for the tendered price of \$4,672,059.00 before applicable taxes.**
- 2. Pre-approve the construction phase engineering services to DesignPoint Engineering & Surveying Ltd. for the total price of \$78,437.00 before applicable taxes.**
- 3. Pre-approve a construction contingency amount of \$475,049.60 before applicable taxes.**

**BACKGROUND**

Property <input checked="" type="checkbox"/>	Public Opinion <input type="checkbox"/>	Environment <input checked="" type="checkbox"/>	Social <input checked="" type="checkbox"/>	Economic <input checked="" type="checkbox"/>	Councillor Activity <input type="checkbox"/>
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Rand Street in Hantsport (see Figure 1-1) was included as a priority for replacement of sanitary/storm/water infrastructure and street renewal in year two of the 2025/26 five-year Capital Budget. This determination was based on the age and condition of the underground

services and the street surface conditions. The design work for this project was completed over the last year, and the project was tendered in January 2026.

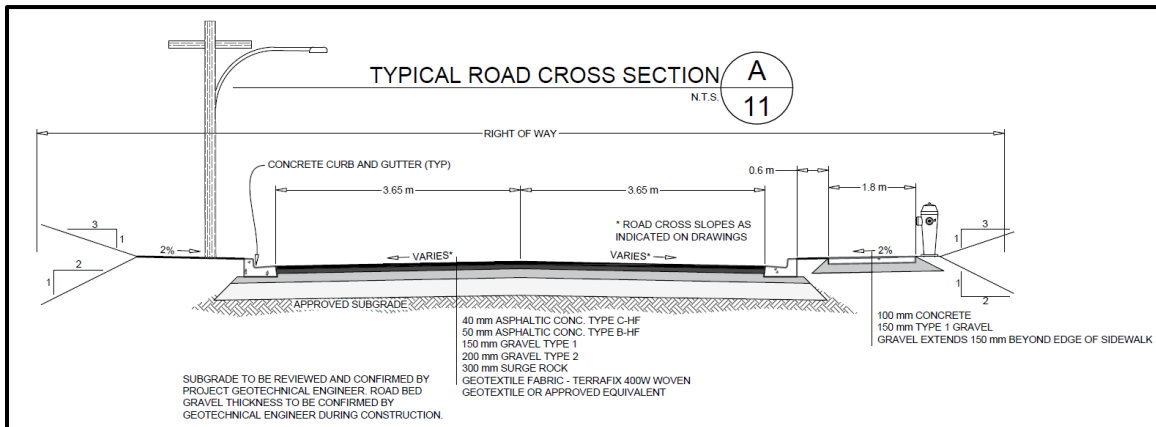
This project includes the following infrastructure improvements:

- replacement of 750m of water main and service laterals to the property line
- replacement of 600m of sanitary gravity pipe and service laterals to the property line
- replacement of 800m of storm pipe
- street reconstruction including concrete curb/gutter and sidewalk along north-east side of the street

**Figure 1-1. Project Location**



**Figure 1-2. Typical Road Cross Section**



## DISCUSSION

On February 4, 2026, five tenders were received for construction services for the Rand Street Services and Street Renewal (Tender WHRMPW26-01), which were reviewed for mathematical checks and compliance by Engineering staff:

Tenderer	Tenderer's Location	Price (before HST)
Atlantic Road Construction & Paving Ltd.	Eastern Passage, NS	\$9,025,800.00
Atlantic Snow and Ice Management Inc.	North River, NS	\$5,894,441.90
Dexter Construction Company Ltd.	Wolfville, NS	\$5,283,740.00
Gary Parker Excavating Ltd.	Kingston, NS	\$4,672,059.00
Harbour Construction Company Ltd.	Dartmouth, NS	\$5,888,079.00

**Note:** The construction cost estimate prepared by DesignPoint prior to tendering was \$4,951,200.00 + HST.

**Gary Parker Excavating Ltd. (GPEL)** is the low bidder for this project. Their submission was fully compliant with the tender requirements and they are therefore being recommended to Council for award of this project. GPEL has significant experience with similar projects within West Hants Regional Municipality, including the Riverview Road Renewal project in Hantsport in 2025.

**DesignPoint Engineering & Surveying Ltd. (DesignPoint)** completed the design and tender phase engineering services for this project at a cost of \$66,178.00 + HST. DesignPoint has submitted a cost proposal totalling \$78,437.00 + HST for the following construction phase engineering services:

- Prepare IFC drawings and signing documents
- Attend kickoff meeting (on Teams) and circulate minutes
- Bi-weekly construction meetings (on Teams) and circulate minutes
- Shop drawing approval
- Inspection support

- Construction administration support (answer contractor questions, respond to RFIs, prepare change orders, review progress claims)
- Materials testing (gravels, concrete and asphalt)
- Record drawing preparation

With added project management/inspections between WHRM and DesignPoint, and a higher level of certainty about the soil conditions following completion of the Riverview Drive project, the recommended construction contingency has been reduced from the usual 15% to 10% (\$712,574.40 + HST to \$475,049.60 + HST).

### **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 November 30, 2026.

### **FINANCIAL IMPLICATIONS**

Procurement Timeline: 90 days

Posted to Procurement	January 14, 2025
Closing Date	February 4, 2026
Price Expiry Date	May 5, 2026
Days Remaining	70

## 2026-27 Capital Budget – Rand Street Services and Street Renewal

<b>Project Costs</b>	
Road Rehabilitation	\$2,823,403.00
Water System	\$836,932.00
Sanitary System	\$568,829.00
Sidewalk Construction	\$442,895.00
	<b>Construction Sub-Total:</b>
	<b>\$4,672,059.00</b>
Engineering and Project Management	\$78,437.00
	<b>Contract Award Sub-Total:</b>
	<b>\$4,750,496.00</b>
10% Project Contingency:	\$475,049.60
	<b>Total (applicable taxes extra):</b>
	<b>\$5,225,545.60</b>
Applicable Taxes (3.86%):	\$201,706.06
	<b>Total Project Costs:</b>
	<b>\$5,427,251.66</b>
<b>2025-26 Capital Budget 5 Year Total</b>	
	<b>\$6,835,807.00</b>
Less: Design incl. Applicable Taxes (Previously awarded)	\$66,178.00
	<b>Remaining Budget:</b>
	<b>\$6,769,629.00</b>
	<b>Variance (over)/under:</b>
	<b>\$1,342,377.34</b>
<b>Project Funding</b>	
Canada Community Building Fund	\$459,990.75
Hantsport Infrastructure Reserve	\$401,679.45
Utility Depreciation Fund	\$508,914.00
Long-Term Borrowing - General Rate	\$3,557,490.42
Long-Term Borrowing - Utility	\$499,177.04
	<b>Total Project Funding:</b>
	<b>\$5,427,251.66</b>

Though the project has come in under budget, the lack of third-party funding available has resulted in higher borrowing requirements to move this project forward. If Council chooses to proceed with this project, it may reduce future affordability of other capital decisions.

Total borrowing in the 2026-27 Capital Plan scheduled for Rand Street was \$2,552,360. The total borrowing is now \$4,056,667.47, with the variance of \$1,504,307.47. The estimated debt-servicing for the Municipality is \$215,847.30, and for the Utility is \$30,287.09.

### 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**

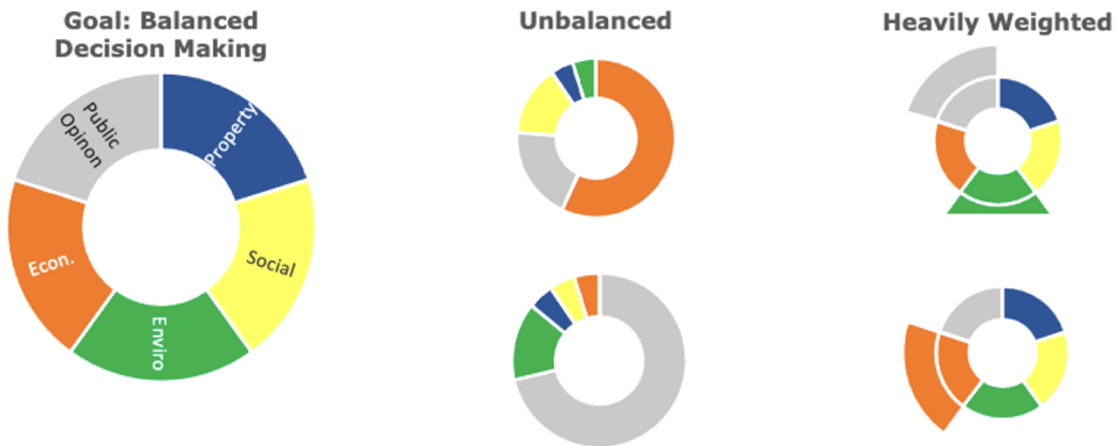
- None

**CHIEF ADMINISTRATIVE OFFICER REVIEW**

The project aligns with the department’s priorities and the direction from Council. The project does require additional borrowing versus what was anticipated. Council’s prioritization of projects in 2026/27 capital budget that require borrowing and debt servicing will be encouraged to ensure affordability as it relates to the debt service ratio (DSR) of the municipality.

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: J. Richard  
Todd Richard, Director of Public Works

Report Approved by: Mark Phillips  
Mark Phillips, Chief Administrative Officer