

March 21, 2025

VIA EMAIL (Pamela.McGarrigle@novascotia.ca)

Ms. Pamela McGarrigle, Clerk of the Board
N.S. Utility and Review Board
3rd Floor, Summit Place, 1601 Lower Water Street
P. O. Box 1692, Postal Unit M
Halifax, NS B3J 3S3

Dear Ms. McGarrigle:

Re: Sullivan's Pond Storm Sewer Replacement Phase 2, Part II (Sawmill Creek) Project

Halifax Water is currently seeking funding for the Sullivan's Pond Storm Sewer Replacement Phase 2, Part II (Sawmill Creek) project for an estimated total cost of \$19,249,000, including net HST as identified in Attachment 1.

Halifax Water has identified the need to replace its existing stormwater sewer system that runs from Sullivan's Pond to Dartmouth Cove. This stormwater system serves an urban watershed of approximately 1500 ha in size. The stormwater sewer is approximately 600 meters in length and was installed in the early 1970s. The stormwater sewer is made of corrugated steel pipe and is at the end of its service life and needs to be replaced.

The upper section of the stormwater sewer system from Sullivan's Pond to a point within Starr Park just north of Irishtown Road was replaced in 2018 as Phase 1 of the overall project to replace the complete stormwater sewer system. The Phase 1 project consisted of a combination of box culvert and open channel sections being installed to convey the stormwater flows. In addition to conveyance, the project also included various environmental considerations including the regulatory requirement for fish passage.

Phase 2, Part I, is currently under construction. The project was awarded to Dexter Construction in the spring of 2024. Construction began in August and will be completed in the summer of 2025.

Phase 2, Part I is integrated with HRM and involves upgrades to Martins Park, local streets and intersections. The new storm water system will be constructed using a combination of an open channel system and box culverts where vehicle passage is required. The completion of Phase 2, Part I, will provide new storm water infrastructure from Dartmouth Cove to the north side of Dundas Street. A new road will connect Alderney Drive to Canal Street, near the Dundas Street intersection. This new road will be used for traffic diversion during Part II of the project.

Phase 2, Part II, will consist of much of the same design elements of open channel and box culvert sections and will connect to Phase 1 within Starr Park. In addition, a water control pressure reducing valve (PRV) chamber and related watermain piping will be replaced as part of the Part II work. The Phase 2, Part II project will also satisfy the same environmental and regulatory requirements as Phase 1. This includes consideration of climate change impacts and adaptation as well as working with Fisheries and Oceans Canada (DFO) to ensure the project complies with their regulations.

The Phase 2, Part II project is fully integrated and coordinated with the municipal work being completed by the HRM within the corridor. This includes street work, traffic signals, active transportation trails and landscaping within the new Starr Pond area.

As part of the Sullivan's Pond Phase 2, Part II project, Halifax Water will be including a scope of work that separates the sanitary and storm sewers, from Starr Lane to Canal Street. This project was identified in Halifax Water's Integrated Resource Plan (IRP) and will take advantage of the proximity of the Sullivan's Pond Phase 2, Part II project. The new sanitary sewer is being installed in portions of the street that will already be under construction.

CBCL was retained to carry out the engineering services for the project through a competitive public procurement process.

The design work for the Phase 2, Part II Stormwater system is approximately 90% complete. Halifax Water intends to tender the work in the spring of 2025 so that construction can begin in the summer of 2025. The project has received approval from the Nova Scotia Department of Environment and Climate Change (NSECC). Coordination with DFO is on-going. CBCL has completed a cost estimate for Phase 2, Part II, this estimate is included in Attachment 2.

The key milestones for this project are as follows:

Tender Release: April/May 2025

Tender Close: May/June 2025

Construction Start Date: Summer 2025

Funding in the amount of \$16,117,000 is included in 2025/2026 and future 2026/2027 Capital Budget – Stormwater under 1.0000145 "Sullivan's Pond Storm Sewer System Replacement Phase 2 Irishtown Rd to Harbour".

Funding in the amount of \$1,504,000 is included in 2025/2026 and future 2026/2027 Capital Budget – Water under 3.0000587 "Prince Albert Road Transmission Main/PRV Replacement".

Funding in the amount of \$1,628,000 is included in 2025/2026 and future 2026/2027 Capital Budget – Wastewater under 2.0000835 "LoWSCA: Canal Street Separation".

HRM has signed an agreement with the Provincial Government as part of the Municipal Capital Growth Program. Through this agreement, the overall project will receive a total of

\$14,088,759.77 that can be used towards Design, Project Management, Construction, etc. Halifax Water is working with HRM to determine eligible project costs to disburse the funding across the project between HRM and Halifax Water assets.

The Halifax Water Board approved funding for this project on November 28, 2024.

Phase 2, Part II is the final phase of the overall Sullivan's Pond Project. The end result will provide new stormwater infrastructure to pass the 1-100-year stormwater flow. The new infrastructure will also provide a connection passable by fish from Sullivan's Pond to the tidal water at Dartmouth Cove.

The proposed expenditure meets the "NO REGRETS- UNAVOIDABLE NEEDS" approach of the 2012 Integrated Resource Plan. The proposed work meets the NR-UN criteria of, "Required to ensure infrastructure system integrity and safety". The project meets these criteria based on the following: The current infrastructure is failing due to age and end of life (Asset Management).

Accordingly, we are now requesting approval from the NSUARB for \$19,249,000 for the Sullivan's Pond Storm Sewer Replacement Phase 2, Part II (Sawmill Creek) project. Please contact me if you have any questions regarding this submission.

Respectfully submitted,

Signed by:

0C084AC815794F6...
Kenda MacKenzie, P.Eng.
General Manager/CEO

Attachments:

1. Total Project Cost Estimate (Pre-Tender)
2. Pre-Tender Construction Cost Estimate

Sullivan's Pond Phase 2 - Part II - Jan 29, 2025

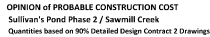
PRE TENDER COST ESTIMATE

Total Estimated Stormwater System Cost - Part II	\$16,117,000
Total Estimated Water System Cost - Part II	\$1,504,000
Total Estimated Wastewater System Cost - Part II	\$1,628,000
Part II Total Project Cost	\$19,249,000

PART II - 2025-2027 CONSTRUCTION - STORMWATER	
Description	Amount
Estimated Construction Cost - CBCL (90% Design) dated October 2, 2024)	\$13,257,332
Sub-Total	\$13,257,332
Add 10% Contingency - (Class 1 estimate)	\$1,325,733
Sub-Total	\$14,583,066
Internal Halifax Water Costs (Project Management & Site Inspection - estimated)	\$30,000
QA/QC Testing - estimated	\$10,000
Halifax Water Consultant Cost for Detailed design services	\$277,451
Halifax Water Consultant Cost for Tender Phase Services	\$6,380
Halifax Water Consultant Cost for Construction Admin and Closeout (CBCL)	\$400,668
Total	\$15,307,564
Net HST (4.286%)	\$656,082
Overhead/Interest (1%)	\$153,076
Total Estimated Stormwater System Cost - Part II	\$16,116,722

Total Estimated Stormwater System Cost - Part I (Rounded) \$16,117,000

PART II - 2025-2027 CONSTRUCTION - WATER	
Description	Amount
Water System - Part II	\$1,029,989
Sub-Total	\$1,029,989
30% contingency - (Class 4 estimate)	\$308,997
Sub-Total	\$1,338,985
Internal Halifax Water Costs (Project Management & Site Inspection - estimated)	\$10,000
QA/QC Testing - estimated	\$5,000
Halifax Water Consultant Cost for Detailed design services	\$28,807



HRM / HW Cost Sharing Breakdown Yr 2 Construction in 2025 Dollars

HMM % of Cost		HMM YR 2 Cost (\$)		HMM & HW YR 2 Cost Breakdown		HW YEAR 1 Cost (\$)		YR 2 PRODUCT TOTAL COST	
HMM % of Cost		HMM YR 2 Cost (\$)		HMM % of Cost		HW YEAR 1 Cost (\$)		YR 2 PRODUCT TOTAL COST	
Y206	\$	13,415		3006	\$	22,892	\$	25,307	\$
Y207	\$	73,365		4001	\$	15,523	\$	38,887	\$
Y208	\$	8,094		4001	\$	4,661	\$	13,655	\$
Y209	\$			3006	\$	488,105	\$	491,111	\$
Y210	\$	9,413		4001	\$	4,892	\$	14,305	\$
Y211	\$			3006	\$	7,973	\$	8,455	\$
Y212	\$			3006	\$	9,403	\$	9,403	\$
Y213	\$			3006	\$	4,346	\$	4,342	\$
Y214	\$			3006	\$		\$		\$
Y215	\$			3006	\$	3,408	\$	3,408	\$
Y216	\$			3006	\$	30,613	\$	30,613	\$
Y217	\$			3006	\$	7,973	\$	7,973	\$
Y218	\$			3006	\$	16,200	\$	16,200	\$
Y219	\$			3006	\$	19,056	\$	19,056	\$
Y220	\$			3006	\$	9,408	\$	9,408	\$
Y221	\$			3006	\$	15,342	\$	15,342	\$
Y222	\$	2,802		4001	\$		\$	2,802	\$
Y223	\$	2,814		4001	\$		\$	2,814	\$
Y224	\$			3006	\$	16,413	\$	16,413	\$
Y225	\$			3006	\$	8,220	\$	8,220	\$
Y226	\$	1,053		3006	\$	1,053	\$	1,053	\$
Y227	\$			3006	\$		\$		\$
Y228	\$	2,004		4001	\$	1,176	\$	3,180	\$
Y229	\$	6,078		4001	\$	6,056	\$	12,134	\$
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OPINION OF PROBABLE CONSTRUCTION COST
Sullivan's Pond Phase 2 / Sawmill Creek
Quantities based on 90% Detailed Design Contract 2 Drawings

DATE:	October 2, 2024
CRK File No.:	131025.07
PREPARED BY:	RJ/CAL/AT/JS
EXT. DESCRIPTION:	Class C

HRM / HW Cost Sharing Breakdown Yr 2 Construction In 2025 Dollars

ITEM / No.	DESCRIPTION	UNIT	EST. YEAR 2 QTY	Yr 2 Construction QTYs & Cost			HRM & HW Yr 2 Cost Breakdown				
				UNIT COST (2024 DOLLARS)	UNIT COST (2025 DOLLARS)	YEAR 2 COST (2025 DOLLARS)	HRM % of Cost	HRM Yr 2 Cost (\$)	HW % of Cost	HW YEAR 2 Cost (\$)	Yr 2 PROJECT TOTAL COST
19	Landscape										
1	1.00mm Thick Topsoil and Soil	m ²	2,465	\$	22	\$	20,960	70%	\$	30%	\$
2	2.00mm Thick Topsoil and Soil	m ²	75	\$	66	\$	4,950	70%	\$	30%	\$
3	3.00mm Thick Topsoil and Soil	m ²	400	\$	330	\$	132,000	70%	\$	30%	\$
4	4.00mm Thick Topsoil and Soil	m ²	288	\$	230	\$	66,240	70%	\$	30%	\$
5	5.00mm Thick Topsoil and Soil	m ²	1	\$	133,000	\$	133,000	70%	\$	30%	\$
6	6.00mm Thick Topsoil and Soil	m ²	31	\$	500	\$	15,500	70%	\$	30%	\$
7	7.00mm Thick Topsoil and Soil	m ²	25	\$	3,250.00	\$	81,250	70%	\$	30%	\$
8	8.00mm Thick Topsoil and Soil	m ²	8	\$	5,000.00	\$	40,000	70%	\$	30%	\$
9	9.00mm Thick Topsoil and Soil	m ²	20	\$	5,000.00	\$	1,000.00	70%	\$	30%	\$
10	10.00mm Thick Topsoil and Soil	m ²	100	\$	500	\$	50,000	70%	\$	30%	\$
11	11.00mm Thick Topsoil and Soil	m ²	32	\$	3,000	\$	96,000	70%	\$	30%	\$
12	12.00mm Thick Topsoil and Soil	m ²	1	\$	200,000	\$	200,000	70%	\$	30%	\$
13	13.00mm Thick Topsoil and Soil	m ²	4	\$	15,000	\$	60,000	70%	\$	30%	\$
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72	72.00mm Thick Topsoil and Soil	m ²									
73	73.00mm Thick Topsoil and Soil	m ²									
74	74.00mm Thick Topsoil and Soil	m ²									
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76	76.00mm Thick Topsoil and Soil	m ²									
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79	79.00mm Thick Topsoil and Soil	m ²									
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