



Town of Arnprior Staff Report

Subject: Water Filtration Plant Clearwell Replacement Prequalification

Report Number: 25-10-27-01

Report Author and Position Title: Patrick Foley, Engineering Officer

Department: Operations

Meeting Date: October 27, 2025

Recommendations:

That Council authorize staff to tender the defined scope of work for the Water Filtration Plant Clearwell #1 Replacement by invitation to a list of vendors prequalified through an open and transparent Request for Proposal (RFP) process, as outlined in this report.

That Council pre-commit funds in the amount of \$4,100,000 to be funded from the following sources: ICIP Green Stream Grant Funding \$1,649,925, OCIF 2026 Formula Funding \$1,004,990 and the Water Reserve Fund \$1,445,085.

Background:

The Town's Walter E. Prentice Water Filtration Plant (WFP) was originally constructed in 1967 and expanded in both 2005 and 2011. There are 3 drinking water storage tanks in the Town's network:

- Clearwell #1
- Clearwell #2
- Water Tower

In 2017, Stantec was tasked with completing a condition assessment on Clearwell #1 which is an original component of the building after the discovery of leaks. Subsequently targeted repairs were undertaken to mitigate deterioration.

Included in the 2023 capital budget as approved by Town Council was the Design for the Water Filtration Plant Clearwell Replacement at a value of \$250,000. Construction is currently forecast for the year 2026 in the Town's Long-Range Capital Forecast (LRCF) at an estimated cost of \$4,100,000. The Town of Arnprior was successful for a grant under the Federal and Provincial ICIP Green Stream Grant program for 40% federal funding and

33.33% provincial funding up to a maximum of \$1,833,250.

In 2023, Stantec Consulting was engaged to provide an options analysis to best address the deteriorated condition of Clearwell #1. After careful consideration, Town Staff directed Stantec to prepare a proposal for a design that would encompass the complete demolition of the existing Clearwell #1 to reconstruct a similarly sized tank in the same location (Option B1). This solution is anticipated to be effective for 75 years and was seen as the best value option.

In the regular meeting of Council on August 28, 2023, Council awarded the design scope to Stantec Consulting for a sum of \$175,339.34 plus HST to complete the outlined scope of work, inclusive of:

1. Design Project Management
2. Data Collection & Review
3. Preliminary Design
4. Detailed Design
5. Tendering support

This project will be a significant undertaking that will require taking Clearwell #1 out of service for 8-12 months. Though this is one third of the Town's water storage, this situation is feasible with changes to the process within the plants and close monitoring of water consumption. Water consumption modelled data was consulted with the Town's ongoing Water/Wastewater Master Plan consulting team.

Discussion:

The design is now complete and ready for tender. Given the specialized nature and criticality of construction within a water treatment plant, Town staff decided to progress through a Request for Proposal (RFP) process to ensure that only competent and qualified vendors could bid on the project prior to requesting pricing.

RFP PW-2025-05 was released as an open call for proposals for prequalification on Merx.com on September 3, 2025, where it remained open until October 2, 2025. At the closing date, nine (9) submissions were received. Town Staff and Stantec evaluated the bids independently then met to discuss results. Both parties agreed that eight (8) of the vendors who submitted met the technical threshold to be included in the proceeding tendering process.

Based on evaluation of submissions received, the following eight (8) General Contractors have demonstrated sufficient experience to be qualified to bid on the Clearwell replacement project:

- ASCO Construction Ltd.
- Chandos Construction LP
- Doran Contractors Limited
- Industra Construction Corp.
- Louis W. Bray Construction Limited
- M. Sullivan & Son Limited

- Maple Reinders Constructors Limited
- Sulpher Construction

Based on evaluation of submissions received, the following sub-contractors have demonstrated sufficient experience in their trade to be qualified to be put into a pool of vendors that would be qualified to be included in a bid for the Clearwell Replacement project:

- Civil
 - R.W. Tomlinson Limited
 - Cavanagh Construction Limited
 - Taggart Construction Limited
 - Louis Bray Construction
 - Industra Construction Corp.
 - M. Sullivan & Son Limited
- Process & Building Mechanical
 - Eastern Welding
 - Black & McDonald Limited
 - Industra Construction Corp.
 - Harrington Mechanical
- Electrical
 - Industrial Electrical Contractors
 - Black & McDonald Limited
 - Rondeau Electric 1997 Limited
- Concrete
 - ASCO Concrete Structures Inc.
 - Rosa Formwork Limited
 - Bellai Alliance Forming Limited
 - Industra Construction Corp

Other subcontractors other than the disciplines listed above will be carried by General Contractors but it was important to staff to ensure that key trades were qualified for this project.

Due to the very specialized and complicated nature of the WFP's SCADA equipment, staff have made Capital Controls a mandatory subcontractor for the relatively small controls portion within this project scope. This vendor is familiar with the facility and has demonstrated competence in working in this niche environment. There are few vendors in this market, and the Town has extensively worked with this specific vendor on past critical treatment plant projects.

Subject to Town Council approval, staff will release a Request for Tender (RFT) to these qualified General Contractors along with the list of pre-qualified subcontractors to solicit bids for the construction phase. Staff will then return to Council with a request to award to the lowest eligible bidder.

Options:

Council may choose to direct Staff to pursue an alternative approach of procurement for this project though the recommended approach is considered by Staff to be the most appropriate

for this type of critical drinking water infrastructure project.

Policy Considerations:

This RFP process was completed in line with the Town of Arnprior's Procurement Policy.

The proceeding Request for Tender (RFT) process will be completed within the Town of Arnprior's Procurement Policy.

Financial Considerations:

The 2026 LRCF forecasted amount for the construction phase of this project is \$4,100,000. To proceed with the tendering process in 2025, funding commitments would be required from the following sources:

- ICIP Green Stream Grant Funds (73.33%) up to a \$1,833,250 maximum.
- Water Reserve

	Design Work (Already Committed)	Construction Work (To be Committed)
ICIP Green Stream Grant Fund (73.33%)	\$183,325	\$1,649,925
Water Reserve (26.67%)	\$66,675	\$2,450,075
TOTAL	\$250,000	\$4,100,000

This project will result in a significant draw on the Water Reserve Fund. The current Reserve Fund balance is \$638,570, and with a conservative estimate of additional contributions to the reserve fund of \$1,321,746 (equal to the 2025 contribution amount) in 2026 for total potential available funds of approximately \$1,960,316. Required funds of \$2,450,075 for this project would draw the Water Reserve Fund into a negative balance.

To help offset the project expenses, additional grant funding from the Ontario Community Infrastructure Fund (OCIF) could be utilized to minimize the impact on the Water Reserve Fund. OCIF Formula funding for 2026 is \$1,004,990. If OCIF funds are utilized, the committed funds to support the construction portion of project would be:

ICIP Green Stream Grant Funding	\$1,649,925
OCIF Formula Funds (2026)	\$1,004,990
Water Reserve Fund	<u>\$1,445,085</u>
Total	\$4,100,000

Once the project is tendered, the project will return to Council for award and funding amounts will be adjusted accordingly to reflect actual tender values at that time.

Meeting Dates:

- August 28, 2023 – Council award of design services to Stantec Consulting Ltd.

Consultation:

- Stantec Consulting Ltd.

Documents:

N/A

Signatures

Reviewed by Department Head:

Reviewed by General Manager, Client Services/Treasurer: Jennifer Morawiec

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski