



Town of Arnprior Staff Report

Subject: Water Filtration Plant Clearwell Replacement Award

Report Number: 26-02-09-02

Report Author and Position Title: Patrick Foley, Engineering Officer

Department: Operations

Meeting Date: February 9, 2026

Recommendations:

That Council enact a by-law to:

- (a) Award Tender No. PW-2025-05 Arnprior Clearwell #1 Replacement to Louis W. Bray Construction Limited for a total of \$4,816,500.00 (plus HST); and
- (b) Award contract administration services for Tender No. PW-2025-05 Arnprior Clearwell Replacement to Stantec Consulting for a total of \$387,420.30 (plus HST); and
- (c) Authorize the General Manager, Operations to spend additional contingency expenses up to \$520,392.03 (plus HST) which constitutes 10% of the total Contract value, and;
- (d) Authorize funding the shortfall of \$1,725,060.23 from the Water Reserve Fund.
- (e) Authorize the CAO to execute the agreements and related documents with Louis W. Bray Construction Limited and Stantec Consulting respectively to complete the scope of work specified.

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

Construction is currently included in the 2026 Capital Budget at an estimated cost of \$4,100,000, of which \$1,833,250 is approved for funding through the Federal and Provincial ICIP Green Stream Grant Program.

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.

This project will be a significant undertaking that will require taking Clearwell #1 out of service for 10-12 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.

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.

Based on evaluation of submissions received, the following eight (8) General Contractors were prequalified to bid on the work in the October 27, 2025, regular meeting of Council:

- ASCO Construction Ltd.
- Chandos Construction LP
- Doran Contractors Limited
- Industria Construction Corp.
- Louis W. Bray Construction Limited
- M. Sullivan & Son Limited
- Maple Reinders Constructors Limited
- Sulpher Construction

Based on evaluation of submissions received, sub-contractors in the following categories have also been prequalified to be placed into a pool of subcontractors made available to all general contractors:

- Civil
- Process & Building Mechanical
- Electrical
- Concrete Forming & Placement

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.

Discussion:

The Request for Tender (RFT) package was published to Merx.com on November 12, 2025, where it remained open to the public until January 23, 2026. Tender information was also posted on the Town's website.

At the January 23rd, 1:30 PM deadline, the following bids were received:

Vendor Name	Bid Price	Net HST	Total
ASCO Construction Ltd.	5,868,000.00	103,276.80	5,971,276.80
Chandos Construction LP	4,996,119.00	87,931.69	5,084,050.69
Doran Contractors Ltd.	5,356,000.00	94,265.60	5,450,265.60
Louis W. Bray Construction Ltd.	4,816,500.00	84,770.40	4,901,270.40
M. Sullivan & Son Ltd.	5,171,000.00	91,009.60	5,262,009.60
Sulpher Construction Ltd.	5,134,924.00	90,374.66	5,225,298.66

Louis W. Bray Construction Limited submitted the lowest acceptable bid at \$4,816,500.00 (plus HST). The two prequalified vendors that did not place a bid notified the Town that they had since been awarded contracts that conflicted with the work schedule of this project.

Additionally, Stantec Consulting has provided a proposal for part-time contract administration at a cost of \$387,420.30 plus HST.

Options:

Council may choose not to award this contract, however, the proposals received were obtained through competitive process and are representative of current market costs.

Policy Considerations:

This project was tendered in accordance with section 6.3 request for tender of the Town of Arnprior's Procurement Policy.

Financial Considerations:

The budgeted amount for the construction phase of this project is \$4,100,000.

Projected expenses for the project are as follows:

Bid Price	\$ 4,816,500.00
Contract Administration/Inspection	\$ 387,420.30
10% Contingency	\$ 520,392.03
Net HST	<u>\$ 100,747.90</u>
Total Projected Cost	\$ 5,825,060.23
Total Budget	<u>\$ (4,100,000.00)</u>
Total Shortfall	\$ 1,725,060.23

The construction cost is projected to be \$1,725,060.23 (42%) over budget. Since six (6) bids were received through a competitive process, the tendered value seems to be within market rates. The budget was based on a third-party estimate of \$3,967,500 completed by the design consultant for this project.

During the tendering period, on December 4th, a significant watermain break occurred north of the WFP resulting in a pocket of houses losing water service for a full day. This event prompted Town staff and the design team to reassess the risk associated with working adjacent to those specific mains. The depth and actual condition of the lengths of watermain running up the hill east of the WFP is not known and the main is thought to be from the 1960s. A lower risk tolerance associated with this main triggered increased sheet piling and the addition of a valve at the low point to enable isolation should the pipe rupture during construction. This design change not only lowers the risk of failure but also lowers the consequence of failure associated with this watermain both during and after construction. These additions to the contract however result in additional costs.

A grant was received to cover up to 73% of the project with a maximum of \$1,833,250. A portion of this grant funding, \$183,325, was already utilized for design, leaving \$1,649,925 available to be applied to this portion of the project. This project is to be funded by the following sources:

	Current Tender	Original Budget	Funds Required
ICIP Grant Funding	\$1,649,925.00	\$1,649,925.00	\$0
OCIF Formula Funding	\$1,004,990.00	\$1,004,990.00	\$0
Water Reserve Fund	\$3,170,145.23	\$1,445,085.00	\$1,725,060.23
Total Project Costs	\$5,825,060.23	\$4,100,000.00	

The budget shortfall of \$1,725,060.23 is to be funded from the Water Reserve Fund. While this is a significant draw on the Water Reserve Fund, due to 2025 tenders for the river crossing watermain replacement project and the Edey/MacDonald reconstruction projects coming in significantly under budget, there is a large amount of funds, estimated at \$1.9M being returned to source at the end of 2025. In terms of required funding in 2026, as there is sufficient funding from the 2025 return to source, there will no further draw down on the forecasted 2026 water reserve balance.

Meeting Dates:

- August 28, 2023 – Council award of design services to Stantec Consulting Ltd.
- October 27, 2025 – Council Authorization of Prequalification Vendor List

Consultation:

- Stantec Consulting Ltd.

Documents:

N/A

Signatures

Reviewed by Department Head: John Steckly

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

CAO Concurrence: Robin Paquette

Workflow Certified by Town Clerk: Kaila Zamojski