

NOVA SCOTIA ENERGY BOARD

IN THE MATTER OF: THE PUBLIC UTILITIES ACT

- and -

IN THE MATTER OF: An Application by the **Town of Mahone Bay Electrical Utility** for approval of a capital expenditure request for the **Edgewater Project** at \$2,650,000

INFORMATION REQUESTS

To: **Dylan Heide**
Chief Administrative Officer
Town of Mahone Bay Electric Utility

dylan.heide@townofmahonebay.ca

From: **Board Staff**
Nova Scotia Regulatory and Appeals Board

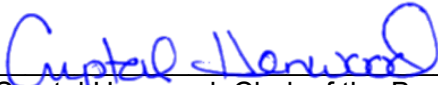
Responses Due: **Thursday, September 24, 2026**

Copies: **1 electronic copy – pdf searchable**

Contact person: **Rianne MacDonell**
Senior Advisor
Nova Scotia Energy Board

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Issued at Halifax, Nova Scotia, this 3rd day of September 2026



Crystal Henwood, Clerk of the Board

Request IR-1:

Please provide a brief narrative of the proposed project to describe the complete scope of the project, including identification of the proposed length of the electrical distribution infrastructure.

- a) Please provide a copy of the design drawings for the project.
- b) Please confirm that the electrical distribution infrastructure is intended to be installed underground.
 - i. If confirmed, please explain why this infrastructure is intended to be installed underground rather than overhead.
- c) Please describe the electrical infrastructure that is to be replaced.

Request IR-2:

Are any electrical service connections to individual customers intended to be replaced as part of the proposed project?

- a) If so, please identify the number of services to be replaced.

Request IR-3:

Please provide a detailed construction cost estimate for the project to include the following costs:

- a) Electrical distribution infrastructure supply and installation;
- b) Electrical service connections supply and installation;
- c) Reinstatement costs, broken out by street gravels and asphalt reinstatement, curb and gutter reinstatement, sidewalk reinstatement, and other reinstatement;
- d) Costs for engineering services, broken out by design, tendering and construction phase services;
- e) Utility related project administrative and overhead costs;
- f) Land purchase costs;
- g) Contingency; and
- h) Net HST.

Request IR-4:

Please identify the project cost premium to install the proposed electrical infrastructure underground rather than overhead.

Request IR-5:

The application states the following “The project addresses the need to replace aging infrastructure on Edgewater Street which can no longer accommodate increasing demand, including servicing approximately 15 hectares of undeveloped properties. This project will also

1 substantially reduce the frequency and duration of outages for existing customers in the project
2 area by connecting these customers to the Town's primary distribution grid."

3 a) Please explain how these existing customers are connected where they are not connected
4 to the Town's primary distribution grid.

5 b) Are these customers currently served by overhead or underground infrastructure?

6 c) What is the age of the infrastructure the utility is proposing to replace?

7 i. What is the typical service life of such infrastructure?

8 d) What are the current outage levels associated with the existing electrical infrastructure to
9 be replaced, including the frequency and duration of outages experienced by existing
10 customers?

11 i. What is the projected improvement in outage frequency and duration once the
12 proposed project is complete?

13 1. Please describe, in technical terms, how this project will achieve the
14 stated improvements in terms of lower outage frequency and duration.
15

16 **Request IR-6:**

17 The application states: "...other infrastructure work taking place on Edgewater Street presents
18 the opportunity to extend distribution infrastructure - avoiding challenges with existing
19 transmission infrastructure owned by Nova Scotia Power Inc. - at reduced cost."

20 a) Please describe the complete scope of work related to other infrastructure work taking
21 place on Edgewater Street.

22 i. Please explain how this other work presents the opportunity to construct the
23 proposed electrical infrastructure at a reduced cost.

24 b) Please provide an explanation of the statement, "...avoiding challenges with existing
25 transmission infrastructure owned by Nova Scotia Power Inc...".

26 c) Please describe the relationship between the proposed project and Nova Scotia Power's
27 transmission infrastructure.

28 i. Is the utility indicating that NS Power's existing transmission assets could have
29 supplied this area, but at a higher cost? Please explain.
30

31 **Request IR-7:**

32 Given that other infrastructure work will be taking place on Edgewater Street at the same time as
33 the proposed electrical distribution project, please explain specifically how construction related
34 costs for the following project elements will be allocated to the electric utility: Mobilization,
35 Excavation and Disposal, Rock excavation, Traffic Control, Trench backfilling, Roadway

Reinstatement, Curb and Gutter Reinstatement, Sidewalk Reinstatement, Driveway Reinstatement, and Lawn Reinstatement.

a) For each of these elements, please identify the cost allocated to the Electric Utility, the cost allocated to the Town, and the cost allocated to the Town's Water Utility.

i. Please confirm that the costs allocated to the Electric Utility are included in the overall project cost estimate for which the Utility seeks Board approval.

b) Please confirm that the estimated Reinstatement costs allocated to the Electric Utility only include costs associated with reinstatement within the theoretical excavation limits of the electrical distribution infrastructure trenches.

i. If not confirmed, please explain.

c) Please confirm that costs associated for any new Sidewalks, new Curb and Gutter, and new Roadway Asphalt and gravels will not be allocated to the electric utility unless they are solely related to reinstatement,

i. If not confirmed, please explain.

Request IR-8:

The application states the following: "In addition to improving service for existing customers, the project will enable significant customer growth (~180 additional dwelling units (20% increase from current), ~50 anticipated within 5 years)."

a) Please provide a yearly breakdown of the forecasted load growth for the project area that will be served through this investment.

b) Please provide a breakdown of the total number of customers in this area, categorized by customer class, along with the feeders and transformers that serve them.

c) What is the current feeder(s) capacity and/or the available transformer(s) capacity supplying this area?

d) What is the projected feeder(s) capacity and/or available transformer(s) capacity supplying this area over the next five years?

Request IR-9:

Please describe the proposed schedule for the project.

a) If construction tenders for the project have already closed:

i. Please provide a copy of the tender form submitted by each of the tenderers for the project.

ii. Please confirm that the lowest compliant tender bid for the project will be awarded the respective project.

1. If not confirmed, please explain why.

1
2 **Request IR-10:**

3 If a consulting engineer will be used for the project, please explain the process used to procure
4 the services of the consultant.

5 a) If these services were not procured using a competitive Request for Proposal (RFP)
6 process, please explain why.

7 i. Please explain how the cost of services for the consultant was considered
8 appropriate for the project.

9 ii. Please describe the Utility's documented procurement processes that are to be
10 used in securing engineering services for project of this nature.

11 iii. Please provide a copy of the document issued by the Utility describing the services
12 that would be required from the consultant.

13 iv. Please provide a confidential copy of the consultant's Technical and Financial
14 submissions used to describe the scope of work and related costs that are to be
15 provided by the consultant.

16 b) If these services were procured using a competitive RFP process:

17 i. Please provide a copy of the RFP document.

18 ii. Please provide a copy of the technical and financial scoring matrices (complete
19 with the actual pricing provided by each RFP respondent) used to evaluate and
20 rank each of the RFP submission.

21 iii. Please provide a confidential copy of the selected consultant's Technical and
22 Financial proposals.

23
24 **Request IR-11:**

25 Who will be providing on-site inspection services during construction to ensure the project is being
26 built per the requirements of the contract drawings and specifications?

27
28 **Request IR-12:**

29 Who will be responsible for collecting as-built construction data and preparing the associated as-
30 built drawings?

31
32 **Request IR-13:**

33 What was the Utility's "Excess (Deficiency) of Revenues over Expenditures" for fiscal 2024/25
34 and 2025/26?

Request IR-14:

Please file the year ending March 31, 2025, and year ending March 31, 2026, financial statements for the Utility.

Request IR-15:

What is the current balance in the Utility's Accumulated Surplus account?

Request IR-16:

When was the Utility's most recent rate application to the Board?

Request IR-17:

When does the Utility expect to file its next rate application to the Board?

Request IR-18:

Have any of the revenue requirements associated with the proposed project been included in the Utility's current Board approved rates?

a) If so, please identify the related amount of revenue requirements included in current rates.

Request IR-19:

The application states, "Assessed against future customer growth in the impacted area, the cost of the infrastructure improvement is reasonable". Explain and provide a copy of the assessment carried out by the Utility to make this determination.

Request IR-20:

The application states "The impact on customer rates – on the understanding that the Utility will borrow to cover project costs (based on rates from the recent April 2026 Provincial debenture issue in which the Town participated) – is estimated at ~5.56%." Please explain.

a) Is this the amount the rates will increase?

b) Will the Utility need to file a rate application to increase rates by this amount to cover the costs of this project?

i. If so, when is the rate application expected?

ii. If not, why not?

Request IR-21:

a) Does the Utility intend to borrow the entire amount of the project?

1 b) Has the Utility applied for or are intending to apply for grants to offset the project costs?

2 Please explain.

3 i. Provide a list of all grants applied for or intended to be applied for with respect to
4 this project, including:

- 5 1. name of the grant;
- 6 2. amount applied for;
- 7 3. status of the application;
- 8 4. when a decision is expected to be made; and
- 9 5. amount expected to be received.