

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 3rd SET

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

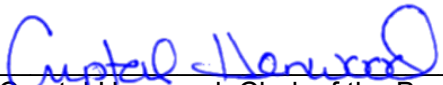
Responses Due: **Monday, October 26, 2026**

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

Contact person: **Rianne MacDonell**
Senior Advisor
Nova Scotia Regulatory and Appeals Board

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Issued at Halifax, Nova Scotia, this 22nd day of October 2026



Crystal Henwood, Clerk of the Board

Request IR-34:

Reference response to IR-7 where the Utility states that the Town does not intend to allocate Mobilization, Excavation and Disposal, Rock excavation, Traffic Control, Trench backfilling, Roadway Reinstatement, Curb and Gutter Reinstatement, Sidewalk Reinstatement, Driveway Reinstatement, and Lawn Reinstatement costs to the Utility.

Reference response to IR-28 and Section 01 22 00 of the tender where the Utility indicates that the low bidder's unit prices are required to include these items. Further, Board staff notes that it is these unit rates upon which the Utility has calculated the amount for which it seeks Board approval.

- a) Please explain the discrepancy between the responses to IR-7 and IR-28.
- b) Please provide a revised project cost estimate (in the same format as the estimate provided in response to IR-3) excluding the above referenced costs (that will not be allocated to the Utility) from each of the line item unit rates.
- c) Please explain specifically how the Utility estimated the unit rate costs associated with Mobilization, Excavation and Disposal, Rock excavation, Traffic Control, Trench backfilling, Roadway Reinstatement, Curb and Gutter Reinstatement, Sidewalk Reinstatement, Driveway Reinstatement, and Lawn Reinstatement for each line item.

Request IR-35:

Is there a cost-sharing agreement between the Town and the Utility that provides information on how Mobilization, Excavation and Disposal, Rock excavation, Traffic Control, Trench backfilling, Roadway Reinstatement, Curb and Gutter Reinstatement, Sidewalk Reinstatement, Driveway Reinstatement, and Lawn Reinstatement costs are shared? If so, please provide a copy of the agreement. If not, please provide confirmation from the Town that it will not allocate any of these costs to the Utility.

Request IR-36:

Reference Exhibit M-2 ii Cost Estimate which contains the CBCL cost estimate. For the most part, Board staff notes that quantities noted in the estimate are the same as the quantity estimates from the December 20, 2024 tender form. Further, the response to IR-30 confirms that construction of the project is now complete. As such, please confirm that the line item quantities in the estimate match the final measured unit quantities for which the contractor was paid. If confirmed, please provide a copy of the final progress claim and certificate signed by the contractor confirming each the final unit quantities. If not confirmed, please provide a revised

project cost for approval (in the same format as the estimate provide in response to IR-3) based on the final measured and approved quantities.

Request IR-37:

IR-25c)ii. asked the Utility to explain specifically how the Utility determined that the unit costs for the Clearland Road scope associated work are appropriate, particularly given the unit costs for the same items for the Edgewater St. scope. In response, the Utility stated: "Council reviewed and approved the Change Order on recommendation of project engineers, understanding that costs were reflective of market and it would be difficult to remove the scope of work from the overall construction contract to tender separately without other complications. The unit rates were expected to differ slightly for change order 28 from that included in the original contract. The primary reason is that the measurement & payment description for that of Edgewater Street was different than Clearland Road. Namely, there was a combined trench and excavation on Edgewater (Water, Sewer, Forcemain, Electrical see Detail 2- C112) that was not consistent with Clearland." Board staff notes that Change Order 28 for the Clearland Scope of Work was based on an all-inclusive lump sump price to include all work associated with the extension of water, sanitary sewer and electrical services along Clearland Road. The change order provides no indication of unit rates for primary ductbanks and primary riser pole bases. Further, Board staff notes that the unit rates provided in the CBCL cost estimate for the Clearland Scope of work are significantly (not slightly) higher than those on Edgewater Road (approximately 65% and 84% higher). Board staff also notes that the referenced detail 2 on dwg C112 for the Edgewater work, it is quite similar to detail 1 on dwg C-401 for the Clearland work. In this context:

- a) Please explain specifically how the Utility determined the unit rates for the Clearland electrical scope of work.
- b) Please provide examples of tender pricing for other similar and recently completed projects to confirm that the change order price for the Clearland electrical work is reasonable and justified.