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**Item No. 21.2**  
**Halifax Regional Council**  
**January 27, 2026**

**TO:** Mayor Fillmore and Members of Halifax Regional Council  
**FROM:** Brad Anguish, Acting Chief Administrative Officer  
**DATE:** January 6, 2026  
**SUBJECT:** Cogswell District Project Update Report #8

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### **INFORMATION REPORT**

#### **ORIGIN**

- September 14, 2021 Regional Council motion (Item 11.1.6):

MOVED by Councillor Mason, seconded by Councillor Smith

THAT Halifax Regional Council:

1. Suspend the rules of procedure under Schedule 2, the Audit and Finance Standing Committee Terms of Reference, of Administrative Order One, the Procedures of the Council Administrative Order, requiring the Standing Committee to review and make recommendations on proposals coming to the Council outside of the annual budget or tender process;
2. Award Tender No. 21- 003, Request for Tender - Cogswell District Project to the lowest bidder meeting specifications, Dexter Construction Ltd. for a Total Tender Price of \$95,663,633.52 (net HST included) with funding from Capital Account No. CT000007- Cogswell Interchange Redevelopment as outlined in the Financial Implications section of the staff report dated September 6, 2021;
3. Approve an increase to RFP 16-047 (PO# 2070765948) to WSP for design services required to cover additional work to support the extended tender bid period in the amount of \$26,665.93 (net HST included) from Capital Account CT000007- Cogswell Interchange Redevelopment as outlined in the Financial Implications Section of the staff report dated September 6, 2021;
4. Approve an increase to Project CT000007 – Cogswell Interchange Redevelopment in the amount of \$27,531,946 with funding to be provided by debt financing, as outlined in the Financial Implications Section of the staff report dated September 6, 2021;
5. Give First Reading to proposed By-law S-316, amending By-law S-300, Respecting Streets as set out in Attachment A of the staff report dated September 6, 2021 to mandate the undergrounding of utility infrastructure in the Cogswell District; and
6. Direct the Chief Administrative Officer to report back to Regional Council with project status updates on a semi-annual basis.

MOTION PUT AND PASSED

## **SUMMARY**

On September 14, 2021, Regional Council awarded Tender 21-003 to Dexter Construction Ltd. for construction of the Cogswell District Project and requested bi-annual updates on the progress of the four-year project. The purpose of this report is to provide the eighth project update since tender award. This report highlights construction progress to date, expected activities in the remaining two months of the project, and updates on benefits realization, budget, schedule, and project risks.

## **DISCUSSION**

### **A. CONSTRUCTION ACTIVITY**

The following construction activities have been completed since submission of the seventh status report to Regional Council on June 10, 2025:

- Completion of the realignment and reconstruction of Upper Water Street, finalizing underground infrastructure and completing grade changes to accommodate rising sea levels.
- Completion of all underground services in the project site including finalizing servicing to each of the development lots.
- Finalization of the Granville Park space, with exception of the Water Feature, and opening the park to the public.
- Issuance of tender for Water Feature in Granville Park.
- Completion of the AAA bike network through the project site connecting the Barrington Greenway to bike lanes on Hollis Street and Lower Water Street and the Cogswell Greenway.
- Completion of Upper Water Street Park which celebrates the historic “finger piers” of Halifax.
- Completion of Crombie Land Exchange Agreement finalizing land parcel transfers enabling the disposition of Block B.
- Final grading of Block C, readying it for future disposition
- Completion of Amalamek Way from Nora Bernard Street to Dr. Alfred Waddell Street, including adjacent multi-use path and community garden park space.
- Completion of Nora Bernard Street and connection to the new roundabout returning another key east-west connection in the project site.
- These activities will result in substantial completion of the project. Only the Water Feature will remain as an outstanding construction item. It is scheduled for completion in the summer of 2026.

### **B. BENEFITS REALIZATION UPDATES**

There are numerous initiatives directly or indirectly tied to the construction project that provide broader benefits beyond those associated with the removal and replacement of the Cogswell interchange infrastructure. The following is an update on those benefits:

- i) **Social Benefits**
  - The Social Benefits Advisory Committee (SBAC) held its last meeting on September 17, 2025.
  - Summaries of employment statistics for the four years are included in Attachments A and B.
  - Overall, 35% of the workforce for Dexter self-identified as belonging to one or more equity-deserving groups over the four years of the project. When sub-contractors are included, this number changed to 33.3%.

- 10% of project work hours were completed by self-identified African Nova Scotians during the four years, which exceeds the target of 5% set out in the project tender and contract.
  - Stats remained below the targeted 5% specified in the construction contract for the Mi'kmaw community. Dexter and the SBAC used various approaches to try to increase this number during the project.
  - \$2.452M of goods and services were invoiced to diverse suppliers, representing 2% of construction spend to date. This represents a shortfall from the target of 10% set out in the contract.
- ii) Art & Commemoration
- Phase 2 RFP Invitation for Quotation will be released for the Art & Commemoration Program. The project will engage a consultant to translate additional ideas from Phase 1 into design for interpretive & storytelling elements in the Cogswell District.
  - Temporary art installations as part of the InterCHANGE Outdoor Art Gallery at Cogswell have been delivered in Granville Park, the Transit terminal, and at the roundabout by IOTA Studios. These art designs are based on input from the African Nova Scotian and Mi'kmaw engagement phase of the project and include two murals, artistic panels, and two banner series.
  - 1% of the Cogswell District budget has been allocated for the Art and Storytelling Program.
- iii) Bikeway Integration Projects
- Opportunities to extend the Cogswell Greenway from Brunswick Street to the Halifax Common will be investigated as part of the Downtown Gateway initiative.
- iv) Municipal Planning Strategy/Land Use By-law Amendment Process
- Planning & Development staff have prepared draft polices and zoning provisions for the Cogswell District based on public engagement and feedback. These, along with draft objectives to guide affordable housing opportunities within the district, are under review by staff. The staff report is expected to be presented to Regional Council in early 2026.
- v) Rick Hansen Gold Certification
- The final application for Rick Hansen Gold Certification for the Cogswell District will be submitted in early 2026.

#### C. SCHEDULE/ SCHEDULE IMPACTS

- The project has reached substantial completion, as scheduled, by the end of December 2025. Deficiency repairs and minor landscaping work will be completed in 2026.
- The Water Feature in Granville Street Park has an anticipated completion date of Summer 2026.
- Time lapsed since contract signing (September 2021) is 49 months. Time lapsed since issuance of the first construction permit (March 2022) for the project is 44 months<sup>1</sup>.

#### D. BUDGET STATUS

- Spend to date (Q2 2025/26) from the approved \$138.2M budget is \$121.1M, representing 87.6% of the budget.
- Spend to date represents expenditures for the design phase, pre-construction activities, and construction to end of Q2.
- Project cost and funding details are outlined in the table and bullets below.

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<sup>1</sup> From date of writing this report- end of October 2025.

- 225 change orders for the project, with a total value of \$16.6M (net HST included) have been issued to the end of Q2 2025/26. The change orders relate to the following categories: a) Department of National Defence (DND) land agreement, b) communication/ power infrastructure, c) Halifax Water infrastructure, including asset renewals, d) material disposal, e) design clarifications, f) project documentation, g) third-party partnership opportunities, and h) internal HRM capital projects. The number of change orders issued to date is not inordinate for a project of this scope and complexity.
- Asset renewal projects have been completed on behalf of Halifax Water valued at \$953,023 (HST included). Replacement of these end-of-life assets during the project is cost-effective since overall costs are reduced. Costs for the asset renewal projects will be reimbursed by Halifax Water, therefore not adding to the net cost of the project.
- Partnership opportunities have been completed with Crombie REIT, (DND), Bell Aliant, Nova Scotia Power Inc., and other HRM business units, to the end of this reporting period. These projects, valued at \$1,141,623 (net HST included) take advantage of current construction to advance future projects or prepare for future servicing expansions. These opportunities are 100% funded by the third parties therefore not adding to the net cost of the project.
- As part of the cost sharing agreement with Halifax Water, we have invoiced for 50% of material handling totaling \$ 2.5M
- 68% of the project contingency has been committed to date.

Cogswell Interchange Project Q1 & Q2 2025/26 (in thousands of dollars)							
		Up to and including March 31, 2025	Q1 & Q2 2025/26	Total Project Actuals	Budget	Additional Cost Share/Asset Renewal	HRM Budget Net of Recoveries
<b>Construction Costs</b>							
	Dexter Contract	77,924	8,089	86,013	95,664		95,664
	Asset Renewal		-			450	450
	Third Party Partnerships		-			5,289	5,289
	Professional Services	10,311	1,114	11,425	9,485		9,485
	Fees & Permits	1,132	-	1,132	2,043		2,043
	Land Acquisition	1,750	-	1,750	2,607		2,607
	Internal PMO Charges	4,499	393	4,892	4,893		4,893
<b>Project Contingency</b>		15,290	609	15,899	23,469		23,469
<b>Additional Funding</b>							
	Cost Shared Funding					(25,206)	(25,206)
	Asset Renewal Recovery					(450)	(450)
	Third Party Partnerships					(5,289)	(5,289)
<b>Total Cost Construction (Net of Recovery/Cost Share)</b>		<b>110,906</b>	<b>10,205</b>	<b>121,111</b>	<b>138,161</b>	<b>(25,206)</b>	<b>112,955</b>

#### E. RISKS

A risk register was developed for the project during the design phase and was maintained for the construction phase. Two risks remain:

- Sales of land made available through the project are expected to be used to pay down the debt used to fund this project. Of the \$138.1M budget, \$25.2M is expected to be funded through cost sharing leaving \$112.9M of the project to be funded through debt. If the sales of land do not materialize, this debt, both the principle and the resulting interest, will have to be repaid through the General Rate. As part of the report for the Municipal Planning Strategy/ Land Use Bylaw

(MPS/LUB) amendment process, which will be presented to Regional Council in early 2026, staff will include details on a disposal plan and schedule.

- Halifax Water has identified a potential capacity concern with part of the sanitary collection system. It has been determined that a vortex, which helps improve the efficiency of upstream flows through the existing combined sewer outflow chamber (CSO) to the regional collector tunnel leading to the wastewater treatment plant, is now operating at peak capacity. With recent upstream intensification within the peninsula, an updated study of the system capacity is required to fully understand necessary actions for the vortex. It is expected this study would cost in the vicinity of \$60k and will identify if and when upgrades are required to facilitate the development within the Cogswell area. HRM and Halifax Water staff will convene in early 2026 to provide clearer direction on the approach to mitigating this risk.

## **F. COMMUNICATION**

Communication has been a very important component of the project. The following communication approaches / mechanisms have been implemented as part of the construction phase and will continue to project completion:

- Weekly construction meetings with the constructor to ensure close coordination and responsiveness.
- Monthly meetings (virtual) with key partners (abutting property owners and those who have specific interest in the project) to provide project updates and discuss issues and concerns specific to each property. Currently, these meetings are open to 120+ people. 48 monthly update meetings have been held with this stakeholder group.
- Weekly meetings are held, often on site, with property owners when construction directly impacts their property.
- Public Service Announcements (PSAs) are issued for all modifications to travel routes through the project and for project milestones. PSAs are accompanied with visual assets (i.e., maps, photos) where possible and are posted on halifax.ca and social media.
- Regular social media posts are issued to update the public on construction activity, highlight interesting developments, and announce project milestones.
- Five-time lapse cameras continue to record the progress of the project.
- The seventh bi-annual project information report was presented to Regional Council on June 24, 2025.
- Site tours are arranged for key partners and conference attendees as requested. During the past six months, outreach presentations were made to the:
  - Spice Condo AGM
  - Urban Sustainability Directors Network
  - Design and Construction Industry, and
  - Dalhousie Landscape Architecture students

## **FINANCIAL IMPLICATIONS**

There are no financial implications arising from this report as this is an information report and does not contain any recommendations. An update on the project budget is provided in the Discussion section.

## **COMMUNITY ENGAGEMENT**

See “Communication updates” in Discussion section.

**LEGISLATIVE AUTHORITY**

**Purposes of Municipality**

7A The purposes of the Municipality are to

- (a) provide good government;
- (b) provide services, facilities and other things that, in the opinion of the Council, are necessary or desirable for all or part of the Municipality; and
- (c) develop and maintain safe and viable communities.

**Council and Chief Administrative Officer relationship**

34(1) The Chief Administrative Officer is the head of the administrative branch of the government of the Municipality and is responsible to the Council for the proper administration of the affairs of the Municipality in accordance with the by-laws of the Municipality and the policies adopted by the Council.

**Responsibilities of Chief Administrative Officer**

35(1) The Chief Administrative Officer shall ... (e) carry out such additional duties and exercise such additional responsibilities as the Council may, from time to time, direct.

**ATTACHMENTS**

Attachment A: Diverse Workforce Hours Summary for 4 years

Attachment B: Diverse Workforce Occupation Summary for 4 Years and Diverse Owned Business Summary August 2025

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ATTACHMENT A: Diverse Workforce Hours Summary for 4 Years

**Cogswell District Redevelopment Program - Workforce Equity Seeking Report**

**Diverse Workforce Hours Summary**

Company	Trade	Time Period	Mi'kmaq		Indigenous		African Nova Scotian		Black or Persons of African Heritage		Racially Visible Persons		Women		2SLGBTQIA+		Person with Disability		Immigrant / Newcomer		Other		Diverse Workforce	Total Workforce	Diverse Workforce
			Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	Hours	%	Hours	Hours	%
Dexter Construction Ltd	Civil/ Utilities/ Paving	Jun-22	0.0	0.0%	176.0	1.5%	1418.9	12.1%	40.5	0.3%	587.0	5.0%	1466.5	12.5%	211.0	1.8%	372.5	3.2%	746.0	6.4%	0.0	0.0%	3,901	11,744	33%
		Jul-22	0.0	0.0%	272.0	2.0%	1959.3	14.6%	158.0	1.2%	638.3	4.8%	1653.4	12.3%	184.5	1.4%	435.0	3.2%	655.3	4.9%	0.0	0.0%	4,844	13,432	36%
		Aug-22	0.0	0.0%	36.0	0.3%	1766.5	13.8%	8.0	0.1%	438.5	3.4%	811.5	6.4%	191.5	1.5%	555.0	4.4%	561.5	4.4%	0.0	0.0%	3,616	12,756	28%
		Sep-22	0.0	0.0%	144.0	1.2%	2603.9	21.6%	9.3	0.1%	99.5	0.8%	1288.3	10.7%	212.5	1.8%	701.3	5.8%	253.8	2.1%	0.0	0.0%	4,621	12,039	38%
		Oct-22	0.0	0.0%	224.0	1.4%	3192.3	18.5%	0.0	0.0%	567.5	3.3%	1251.0	7.3%	180.0	1.0%	888.0	5.1%	724.5	4.2%	0.0	0.0%	6,035	17,252	35%
		Nov-22	0.0	0.0%	224.0	2.2%	3483.2	17.6%	72.0	0.4%	1179.0	6.0%	1252.5	6.3%	216.0	1.1%	1095.0	5.5%	1084.0	5.5%	0.0	0.0%	7,562	19,792	38%
		Dec-22	0.0	0.0%	336.0	5.1%	1547.1	13.9%	15.0	0.1%	344.5	3.1%	1006.3	9.0%	123.5	1.1%	581.0	5.2%	435.0	3.9%	0.0	0.0%	3,812	11,137	34%
		Jan-23	21.0	0.2%	224.0	5.3%	1002.7	11.0%	0.0	0.0%	662.0	7.2%	1291.0	14.1%	51.5	0.6%	741.5	8.1%	710.0	7.8%	0.0	0.0%	3,948	9,142	43%
		Feb-23	212.0	2.3%	237.0	2.5%	797.8	8.5%	0.0	0.0%	779.0	8.3%	1190.5	12.6%	145.5	1.5%	748.8	7.9%	776.3	8.2%	0.0	0.0%	3,938	9,421	42%
		Mar-23	230.0	2.0%	124.0	1.1%	1453.1	12.7%	0.0	0.0%	795.5	7.0%	1126.0	9.9%	208.0	1.8%	755.5	6.6%	874.5	7.7%	0.0	0.0%	4,696	11,429	41%
		Apr-23	257.0	1.8%	82.0	0.6%	2152.0	14.8%	57.0	0.4%	821.3	5.7%	1735.2	12.0%	158.4	1.1%	931.1	6.4%	1158.0	8.0%	0.0	0.0%	6,408	14,511	44%
		May-23	288.0	1.6%	80.0	0.5%	3621.2	20.4%	46.0	0.3%	1151.0	6.5%	1562.0	8.8%	18.0	0.1%	1040.5	5.9%	1754.0	9.9%	0.0	0.0%	8,374	17,757	47%
		Jun-23	273.5	1.7%	120.0	0.8%	3119.0	19.6%	26.0	0.2%	1439.0	9.0%	1034.5	6.5%	0.0	0.0%	729.5	4.6%	1996.0	12.5%	0.0	0.0%	7,345	15,923	46%
		Jul-23	239.6	1.7%	80.0	0.6%	2457.2	17.3%	25.0	0.2%	840.0	5.9%	1129.8	8.0%	0.0	0.0%	731.8	5.2%	1399.0	9.9%	0.0	0.0%	6,097	14,186	43%
		Aug-23	247.0	1.5%	80.0	0.5%	2374.3	14.0%	89.5	0.5%	1971.5	11.6%	1057.0	6.2%	0.0	0.0%	757.5	4.5%	2594.0	15.3%	0.0	0.0%	7,221	16,967	43%
		Sep-23	58.7	0.5%	80.0	0.7%	1725.1	14.2%	0.0	0.0%	1258.0	10.4%	526.3	4.3%	0.0	0.0%	543.0	4.5%	1879.8	15.5%	0.0	0.0%	4,767	12,152	39%
		Oct-23	0.0	0.0%	80.0	0.6%	1964.0	14.1%	0.0	0.0%	1047.0	7.5%	801.0	5.8%	0.0	0.0%	701.0	5.0%	1664.0	12.0%	0.0	0.0%	5,139	13,915	37%
		Nov-23	0.0	0.0%	80.0	0.5%	2279.5	14.3%	53.0	0.3%	1632.5	10.2%	1049.0	6.6%	0.0	0.0%	756.5	4.7%	2066.5	12.9%	0.0	0.0%	6,245	15,961	39%
		Dec-23	0.0	0.0%	120.0	0.9%	1264.0	9.4%	23.0	0.2%	1693.0	12.5%	777.5	5.8%	0.0	0.0%	525.0	3.9%	1898.0	14.1%	0.0	0.0%	4,584	13,499	34%
Jan-24	0.0	0.0%	80.0	0.8%	580.0	5.7%	0.0	0.0%	480.0	4.7%	498.0	4.9%	0.0	0.0%	629.0	6.1%	890.0	8.7%	0.0	0.0%	2,597	10,242	25%		
Feb-24	0.0	0.0%	112.0	1.1%	520.0	5.3%	0.0	0.0%	408.0	4.1%	557.0	5.6%	0.0	0.0%	501.9	5.1%	832.4	8.4%	0.0	0.0%	2,402	9,864	24%		

		Mar-24	0.0	0.0%	88.0	0.8%	689.5	6.6%	0.0	0.0%	533.0	5.1%	418.0	4.0%	0.0	0.0%	509.5	4.9%	957.3	9.2%	0.0	0.0%	2,574	10,440	25%
		Apr-24	0.0	0.0%	64.0	0.5%	1116.2	9.3%	0.0	0.0%	914.0	7.6%	868.0	7.2%	0.0	0.0%	611.0	5.1%	1356.0	11.3%	0.0	0.0%	3,944	11,996	33%
		May-24	0.0	0.0%	96.0	0.6%	1075.9	6.9%	33.0	0.2%	1393.0	8.9%	1650.0	10.6%	11.0	0.1%	710.0	4.5%	1930.0	12.3%	0.0	0.0%	5,433	15,634	35%
		Jun-24	0.0	0.0%	64.0	0.3%	1491.5	7.4%	138.0	0.7%	2618.5	13.0%	1953.0	9.7%	13.0	0.1%	705.0	3.5%	3105.5	15.5%	0.0	0.0%	7,247	20,075	36%
		Jul-24	0.0	0.0%	64.0	0.3%	1886.2	10.2%	24.0	0.1%	1722.4	9.3%	1479.8	8.0%	13.0	0.1%	765.4	4.2%	2202.7	12.0%	0.0	0.0%	6,120	18,428	33%
		Aug-24	0.0	0.0%	64.0	0.3%	1907.4	9.4%	41.5	0.2%	2135.5	10.5%	1880.5	9.2%	0.0	0.0%	718.5	3.5%	2393.5	11.7%	0.0	0.0%	6,891	20,378	34%
		Sep-24	0.0	0.0%	64.0	0.3%	1967.1	9.2%	765.0	3.6%	2370.5	11.1%	1553.0	7.3%	0.0	0.0%	875.8	4.1%	2947.3	13.8%	0.0	0.0%	7,682	21,300	36%
		Oct-24	0.0	0.0%	40.0	0.2%	2204.5	9.3%	741.0	3.1%	2627.5	11.1%	1875.0	7.9%	0.0	0.0%	791.5	3.3%	3012.0	12.7%	0.0	0.0%	8,417	23,743	35%
		Nov-24	0.0	0.0%	60.0	0.3%	1379.5	6.1%	757.5	3.4%	2737.0	12.2%	1938.5	8.6%	0.0	0.0%	696.0	3.1%	3194.5	14.2%	0.0	0.0%	7,657	22,463	34%
		Dec-24	0.0	0.0%	40.0	0.3%	716.0	4.9%	223.0	1.5%	1153.0	7.9%	1373.5	9.5%	0.0	0.0%	421.5	2.9%	1484.5	10.2%	0.0	0.0%	4,156	14,528	29%
		Jan-25	0.0	0.0%	40.0	0.5%	339.2	4.0%	20.0	0.2%	647.5	7.6%	920.0	10.8%	0.0	0.0%	492.0	5.8%	1020.0	12.0%	0.0	0.0%	2,776	8,480	33%
		Feb-25	0.0	0.0%	40.0	0.5%	202.6	2.4%	10.0	0.1%	719.3	8.6%	1006.3	12.0%	0.0	0.0%	538.7	6.4%	1093.5	13.1%	0.0	0.0%	2,847	8,353	34%
		Mar-25	0.0	0.0%	24.0	0.2%	536.0	5.0%	338.5	3.2%	662.0	6.2%	1003.3	9.4%	0.0	0.0%	596.0	5.6%	1151.5	10.8%	0.0	0.0%	3,554	10,706	33%
		Apr-25	0.0	0.0%	24.0	0.1%	914.1	5.4%	811.7	4.8%	2040.2	12.1%	1294.1	7.7%	0.0	0.0%	406.5	2.4%	2666.4	15.9%	0.0	0.0%	5,963	16,804	35%
		May-25	0.0	0.0%	32.0	0.2%	988.5	6.5%	254.5	1.7%	1684.5	11.0%	1273.1	8.3%	0.0	0.0%	414.5	2.7%	2200.0	14.4%	0.0	0.0%	5,106	15,318	33%
		Jun-25	0.0	0.0%	32.0	0.2%	571.7	4.3%	62.0	0.5%	1730.0	12.9%	1335.9	9.9%	0.0	0.0%	134.0	1.0%	2185.2	16.3%	0.0	0.0%	4,307	13,443	32%
		Jul-25	0.0	0.0%	20.0	0.2%	571.5	4.8%	63.5	0.5%	1460.8	12.2%	1052.9	8.8%	0.0	0.0%	60.5	0.5%	1904.3	16.0%	0.0	0.0%	3,708	11,931	31%
		Aug-25	0.0	0.0%	20.0	0.2%	439.5	3.9%	45.5	0.4%	1281.0	11.4%	864.4	7.7%	0.0	0.0%	199.0	1.8%	1681.0	14.9%	0.0	0.0%	3,289	11,251	29%
		Project To Date	1826.7	0.3%	4239.0	0.7%	62102.1	10.5%	4976.5	0.8%	47680.5	8.1%	51324.3	8.7%	2037.9	0.3%	25147.5	4.3%	63142.2	10.7%	0.0	0.0%	207,455	588,786	35%
		Jun-22	0.0	0.0%	114.0	24.4%	0.0	0.0%	0.0	0.0%	0.0	0.0%	50.0	10.7%	34.0	7.3%	0.0	0.0%	0.0	0.0%	0.0	0.0%	130	468	28%
		Jul-22	0.0	0.0%	296.0	43.2%	0.0	0.0%	0.0	0.0%	0.0	0.0%	197.5	28.8%	196.0	28.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	298	685	43%
		Aug-22	0.0	0.0%	197.5	34.4%	0.0	0.0%	0.0	0.0%	0.0	0.0%	117.5	20.5%	117.5	20.5%	0.0	0.0%	0.0	0.0%	0.0	0.0%	198	574	34%
		Sep-22	0.0	0.0%	116.0	22.8%	0.0	0.0%	0.0	0.0%	0.0	0.0%	84.0	16.5%	76.0	14.9%	0.0	0.0%	0.0	0.0%	0.0	0.0%	124	510	24%
		Oct-22	0.0	0.0%	20.0	4.7%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	20	430	5%
		Nov-22	0.0	0.0%	40.0	2.9%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	40	1,380	3%
		Dec-22	0.0	0.0%	270.0	15.5%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	270	1,740	16%

Atlantica	Electrical	Jan-23	0.0	0.0%	160.0	10.3%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	160	1,560	10%
		Feb-23	0.0	0.0%	190.0	10.9%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	190	1,750	11%
		Mar-23	0.0	0.0%	220.0	10.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	220	2,190	10%
		Apr-23	0.0	0.0%	190.0	12.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	190	1,580	12%
		May-23	0.0	0.0%	200.0	16.9%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	200	1,180	17%
		Jun-23	0.0	0.0%	120.0	10.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	120	1,202	10%
		Jul-23	0.0	0.0%	190.0	11.4%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	190	1,670	11%
		Aug-23	0.0	0.0%	180.0	50.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	180	360	50%
		Sep-23	0.0	0.0%	200.0	14.1%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	200	1,420	14%
		Oct-23	0.0	0.0%	210.0	9.3%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	210	2,250	9%
		Nov-23	0.0	0.0%	210.0	11.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	210	1,811	12%
		Dec-23	0.0	0.0%	170.0	14.1%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	170	1,206	14%
		Jan-24	0.0	0.0%	60.0	4.5%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	60	1,340	4%
		Feb-24	0.0	0.0%	20.0	2.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	20	760	3%
		Mar-24	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0	1,180	0%
		Apr-24	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0	1,880	0%
		May-24	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0	1,660	0%
		Jun-24	0.0	0.0%	0.0	0.0%	460.0	19.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	460	2,420	19%
		Jul-24	0.0	0.0%	0.0	0.0%	310.0	17.8%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	310	1,740	18%
		Aug-24	0.0	0.0%	0.0	0.0%	220.0	11.2%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	220	1,960	11%
		Sep-24	0.0	0.0%	0.0	0.0%	200.0	9.9%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	200	2,030	10%
		Oct-24	0.0	0.0%	0.0	0.0%	220.0	9.9%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	220	2,220	10%
		Nov-24	0.0	0.0%	0.0	0.0%	200.0	10.0%	0.0	0.0%	0.0	0.0%	190.0	9.5%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	390	2,010	19%
		Dec-24	0.0	0.0%	0.0	0.0%	150.0	9.4%	0.0	0.0%	0.0	0.0%	150.0	9.4%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	300	1,600	19%
		Jan-25	0.0	0.0%	0.0	0.0%	200.0	14.8%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	200	1,350	15%
Feb-25	0.0	0.0%	0.0	0.0%	190.0	14.5%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	190	1,310	15%		

		Mar-25	0.0	0.0%	0.0	0.0%	180.0	8.8%	0.0	0.0%	0.0	0.0%	190.0	9.3%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	370	2,050	18%
		Apr-25	0.0	0.0%	0.0	0.0%	210.0	8.0%	0.0	0.0%	390.0	14.8%	200.0	7.6%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	800	2,640	30%
		May-25	0.0	0.0%	0.0	0.0%	220.0	10.3%	0.0	0.0%	220.0	10.3%	210.0	9.8%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	650	2,140	30%
		Jun-25	0.0	0.0%	0.0	0.0%	210.0	9.1%	0.0	0.0%	200.0	8.7%	190.0	8.2%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	600	2,310	26%
		Jul-25	0.0	0.0%	0.0	0.0%	170.0	5.5%	0.0	0.0%	650.0	21.1%	150.0	4.9%	0.0	0.0%	0.0	0.0%	430.0	14.0%	0.0	0.0%	970	3,080	31%
		Aug-25	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0	0	0%
		Project To Date	0.0	0.0%	3538.0	5.8%	3140.0	5.2%	0.0	0.0%	1460.0	2.4%	1827.5	3.0%	518.0	0.9%	0.0	0.0%	430.0	0.7%	0.0	0.0%	9,448	60,611	16%
All Star Rebar	Reinforcing Steel	Last Month	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0	0	0%
		Project To Date	0.0	0.0%	5.0	1.0%	55.0	11.3%	0.0	0.0%	0.0	0.0%	49.0	10.1%	15.0	3.1%	0.0	0.0%	9.0	1.9%	0.0	0.0%	40	485	8%
Harbourside	QA/QC	Last Month	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0.0	0.0%	0	0	0%
		Project To Date	61.8	0.9%	0.0	0.0%	0.0	0.0%	0.0	0.0%	1528.0	22.3%	211.5	3.1%	0.0	0.0%	0.0	0.0%	1284.5	18.7%	0.0	0.0%	2,078	6,862	30%
<b>TOTALS</b>			<b>1888.49</b>	<b>0.3%</b>	<b>7782</b>	<b>1.2%</b>	<b>65297.1</b>	<b>10.0%</b>	<b>4976.45</b>	<b>0.8%</b>	<b>50668.5</b>	<b>7.8%</b>	<b>53412.3</b>	<b>8.2%</b>	<b>2570.9</b>	<b>0.4%</b>	<b>25147.5</b>	<b>3.9%</b>	<b>64865.7</b>	<b>10.0%</b>	<b>0</b>	<b>0.0%</b>	<b>219,020</b>	<b>657,560.24</b>	<b>33.3%</b>

\*Project To Date Hours reporting from Project Commencement (September 2021) to end of Current Reporting Period (August 31st, 2025)

**ATTACHMENT B: Diverse Workforce Occupation Summary for four years and Diverse Owned Business Summary August 2025**

Cogswell District Redevelopment Program - Workforce Equity Seeking Report													
Diverse Workforce Occupation Summary													
Occupation	M'kmaq	Indigenous	African Nova Scotian	Black or Persons of African Heritage	Racially Visible Persons	Women	2SLGBTQIA+	Person with Disability	Immigrant / Newcomer	Other	Diverse Workforce	Total Workforce	Diverse Workforce
	Personnel	Personnel	Personnel	Personnel	Personnel	Personnel	Personnel	Personnel	Personnel	Personnel	Unique Personnel	Unique Personnel	%
Labourer	2	2	31	9	99	32	4	1	83	0	185	549	33.7%
Operator	0	0	5	0	3	5	0	0	2	0	13	156	8.3%
Supervisor/ Management	0	3	3	1	4	9	0	2	3	0	18	120	15.0%
Traffic Control	0	1	8	2	91	66	1	2	88	0	167	402	41.5%
<b>TOTALS</b>	<b>2</b>	<b>6</b>	<b>47</b>	<b>12</b>	<b>197</b>	<b>112</b>	<b>5</b>	<b>5</b>	<b>176</b>	<b>0</b>	<b>383</b>	<b>1,227</b>	<b>31.2%</b>

\*Project To Date Hours reporting from Project Commencement (September 2021) to end of Current Reporting Period (August 31st, 2025)

Cogswell District Redevelopment Program - Workforce Equity Seeking Report											
Diverse Owned Business Summary											
Vendor Name	Business Information			Equity Seeking Group - Ownership Self-identification							\$ Invoiced to date
	Field	Services/Product	Small Enterprise?	African Nova Scotian	Indigenous	LGBTQIA2S+	Racially Visible Person	Women	Youth		
K & M Inspection Consultants Limited	Operations Services & Subcontractors	Services Blasting/Explosives	Yes		Yes		Yes	Yes		5533,920.20	
Stanhope Insurance Ltd.	Corporate	Insurance						Yes		5465,540.00	
Blacktop Paving	Operations Services & Subcontractors	Trucking Services		Yes						5161,370.13	
Glasgow Trucking	Operations Services & Subcontractors	Trucking Services	Yes	Yes						5330,981.73	
Zachias Trucking	Operations Services & Subcontractors	Trucking Services	Yes	Yes						5327,358.83	
Rahnan Trucking	Operations Services & Subcontractors	Trucking Services	Yes	Yes						5308,372.67	
Adriana Trucking	Operations Services & Subcontractors	Trucking Services	Yes					Yes		533,799.35	
Various Independent Truck Owners	Operations Services & Subcontractors	Trucking Services	Yes				Yes			5271,076.42	
<b>Total Invoiced Cost to Date</b>											
<small>*Reporting from Project Commencement (September 2021) to end of Current Reporting Period (September 30th, 2025)</small>				\$1,128,063.38	5533,920.20	50.00	\$804,996.62	\$1,033,259.55	50.00	\$2,456,123.16	