



RESORT MUNICIPALITY OF WHISTLER

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STAFF REPORT TO COUNCIL

PRESENTED: September 6, 2022 **REPORT:** 22-123
FROM: Facilities Construction Management **FILE:** 5330-02-1007
SUBJECT: WASTEWATER TREATMENT PLANT SLUDGE SOLIDS STORAGE ROOF
REPLACEMENT PROJECT CONTRACT AWARD

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Resort Experience be endorsed.

RECOMMENDATION(S)

That Council award the contract for the construction of the Wastewater Treatment Plant Solids Storage Building Roof Replacement project (WWTP Roof Project) for a value of \$779,000.00 (exclusive of GST) to Bollman Roofing and Sheet Metal Ltd.; and further

That Council authorize the corporate signatories to sign the WWTP Roof Project contract on behalf of the Resort Municipality of Whistler.

PURPOSE OF REPORT

Administrative Procedure D-1 Procurement requires Council approval for contracts over \$500,000 in value. The contract discussed in this report will exceed this value, and therefore the purpose of this report is to seek Council's approval to enter into the contract and for the corporate signatories to sign the contract for the construction of the WWTP Sludge Solids Storage Building Roof Replacement project.

Information Report

Administrative Report (Decision or Direction)

DISCUSSION

Background

The Whistler Wastewater Treatment Plant (WWTP) is located at 1135 Cheakamus Lake Road. The WWTP primarily treats domestic sewage using a biological nutrient removal process. There are thirteen (13) buildings at the facility that require regular maintenance and upgrades like the work proposed in this report. The solids storage building has four tanks, and its core function is to temporarily store waste solids that are removed as part of the wastewater treatment process.

SEPTEMBER 6, 2022

The solids storage building was constructed in 1991 during one of two major updates to the WWTP facility. The building and tanks are constructed from concrete.

Staff engaged RJC Engineers to complete an inspection of the roof in July 2021. The intent of the inspection was to review and assess the present condition of the roof, identify defects, and provide recommendations for maintenance or replacement. During the time of inspection it was noted that there were known leaks coming from the roof inside of the building. The inspection of the roof revealed that it is in need of replacement. The deteriorated roof is causing operational challenges and is increasing risk of equipment failure.

Staff engaged the services of a building envelope engineering firm in the fall of 2021 to assist in the development of design and construction documents for the roof replacement project. The design will see the demolition of the existing concrete roof topping, removal of vapour barrier, and the installation of a slope insulation package and two-ply bitumen waterproof layer. There are a significant number of roof penetrations in the roof that facilitate odour control. These mechanical connections will be updated to improve the ability to effectively waterproof the structure under a separate contract.

Construction Schedule

The initial construction schedule proposed in the bid package was a 30 week construction period beginning September 26, 2022. Given the risk of construction extending into poor weather conditions, an agreement was made with the bidder to delay the start of construction until spring of 2023.

Pending Council approval and successful execution of the contract, the proposed construction schedule will be a 10 week duration with a spring start date once weather and snow conditions permit. The proposed start date is currently March 15, 2023 with substantial completion on May 30, 2023. Work hours will align with the Noise Regulation Bylaw No. 2362, 2022 and allowing weekend work will be considered on request.

Analysis

Tender Results

The RMOW Solids Storage Building Roof Replacement project tender was issued on April 26, 2022 and was publicly available on both BC Bid and the RMOW website. A well-attended compulsory site meeting was held May 4, 2022. The tender close date was May 25, 2022.

The RMOW received three compliant bids. All bidders are qualified to complete the work and it is recommended that the work be awarded to the lowest bidder.

Note: All costs stated in this discussion and subsequent sections are exclusive of GST.

Results from four bidders are listed in Table 1 – Tenderer’s Submissions:

Table 1 – Tenderer’s Submissions

TENDERER		TOTAL PRICE (EXCLUDING GST)	VARIANCE TO ENGINEER’S ESTIMATE (%)
1	Bollman Roofing	779,000	62

2	Marine Roofing Group	862,000	79
3	Duron Specialty Contracting Group	906,000	88
	Engineer's Estimate (RJC Engineers)	\$481,000	

POLICY CONSIDERATIONS

Relevant Council Authority/Previous Decisions

Administrative Procedure D-1 Procurement requires Council approval for contracts over \$500,000 in value. The contract discussed in this report will exceed this value, and therefore the purpose of this report is to seek Council's approval to enter into the contract and for the corporate signatories to sign the contract for the construction of the Public Safety Building Roof Replacement project.

Corporate Plan

The RMOW Corporate Plan is updated annually and articulates strategic direction for the organization. This section identifies how this report links to the plan.

Council Focus Areas

- Community Balance
*Effectively **balance resort and community needs** through deliberate planning, partnerships and investment*
- Climate Action
*Provide leadership to **accelerate climate action and environmental performance** across the community*
- Housing
*Advance strategic and innovative initiatives to enable and **deliver additional employee housing***
- Pandemic Recovery
*Leadership and support for **community and tourism recovery and sustainability** – priority focuses are where recovery needs intersect with other Council focus areas*
- Not Applicable

Corporate Goals

- Community character and mountain culture is reflected in municipal initiatives
- Municipal decision-making supports the effective stewardship of natural assets and ecological function
- Corporate policies and operations ensure continuous excellence in infrastructure, facility and program management

- A high level of accountability, transparency and community engagement is maintained
- Corporate financial health is optimized to ensure long-term community success
- A vibrant local economy and safe, resilient resort community is effectively reinforced by organizational activities
- Pandemic recovery

Community Vision and Official Community Plan

The Official Community Plan (OCP) is the RMOW's most important guiding document that sets the community vision and long-term community direction. This section identifies how this report applies to the OCP.

This project responds to the OCP sec. Economic Viability Goal 6.1 to provide effective and appropriate municipal infrastructure (including facilities and amenities) that minimizes taxpayer costs by making a modest financial investment to replace the roof which will extend the useful life of this building asset.

BUDGET CONSIDERATIONS

This project will be funded from Sewer Capital Reserves and draws on budget code E40907. The current 2023 budget for this project will be increased by \$100,000 to accommodate the results from this tender process. The total project budget is shown in Table 1.

The breakdown of the tender result and budget comparison are shown below in Table 2 – Bollman Roofing and Sheet Metal Ltd., Tender Results and Budget Comparison.

Table 1 – Total Project Budget

BUDGET CODE NUMBER & NAME	ACTUAL DESIGN COST (2021-2022)	PROPOSED 2023 BUDGET	TOTAL
E409-07 WWTP Solids Handling Building Roof Replacement	\$22,000	\$990,000	\$1,012,000
TOTAL	\$22,000	\$990,000	\$1,012,000

Table 2 – Bollman Roofing and Sheet Metal Ltd., Tender Results and Budget Comparison

BUDGET CODE NUMBER AND NAME	2022 CARRY FORWARD	2023 BUDGET	ENGINEERS COST ESTIMATE	BOLLMAN ROOFING AND SHEET METAL LTD.	VARIANCE TENDER TO BUDGET (%)
E409-07 WWTP Solids Handling Building Roof Replacement	\$140,000	\$850,000 (Proposed)	481,000	779,000	21

TOTAL 2022 PROJECT COST OVERVIEW

Shown below in Table 3 is a summary of the total project cost for the procurement, construction and project management.

Table 3 – Total Project Cost and Total Project Budget

BUDGET CODE NUMBER AND NAME	PROJECT COST – BOLLMAN ROOFING AND SHEET METAL LTD.	PROJECT MANAGEMENT (PM) COST	TOTAL PROJECT COST (TENDER PLUS PROJECT MANAGEMENT)	TOTAL 2023 BUDGET
E409-07 WWTP Solids Handling Building Roof Replacement	\$779,000	\$40,000	\$819,000	\$990,000

LIL'WAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Lílwat People, known in their language as *L'il'wat7úl* and the Squamish People, known in their language as the *Skwxwú7mesh Úxwumixw* to: create an enduring relationship; establish collaborative processes for Crown land planning; achieve mutual objectives; and enable participation in Whistler's resort economy.

There are no specific considerations to include in this report.

COMMUNITY ENGAGEMENT

Level of community engagement commitment for this project:

Inform Consult Involve Collaborate Empower

The Facilities Construction Management team have worked with internal stakeholders to ensure they are aware of the upcoming project and the related impacts. Impacted staff will continue to be engaged as the project progresses.

REFERENCES

Appendix A - Roof Replacement Bid Review

SUMMARY

Staff recommend Council award the contract for the WWTP Roof Project in the amount of \$779,000 (exclusive of GST) to Bollman Roofing and Sheet Metal Ltd., in accordance with their tender proposal dated May 25, 2022. This project is consistent with responsible building asset management and the work will prolong the life expectancy of a building asset.

SIGN-OFFS

Written by:

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Reviewed by:

Jessie Gresley-Jones,
General Manager of Resort Experience and
Acting Chief Administrative Officer