

## STAFF REPORT TO COUNCIL

**PRESENTED:** September 10, 2024 **REPORT:** 24-085  
**FROM:** Facility Construction Management **FILE:** 5330-02-1014-01  
**SUBJECT:** MUNICIPAL HALL FIRE SUPPRESSION SYSTEM PROJECT

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

That the recommendation of the General Manager of Infrastructure Services be endorsed.

### RECOMMENDATION

That Council award the contract for the Municipal Hall Fire Suppression System Project in the amount of \$1,138,623.10 (excluding GST) to Whistler Coast Construction Group Ltd. in accordance with the Tender Award Recommendation, attached as Appendix A to Administrative Report No. 24-085.

### PURPOSE OF REPORT

The purpose of this report is to inform Council of the status of the Municipal Hall Fire Suppression System Project (Project) and procurement process, and to request approval to proceed with the contract award for the construction works to implement the Project in the amount of \$1,138,623.10 (exclusive of GST).

Information Report  Administrative Report (Decision or Direction)

### DISCUSSION

#### Background

The primary objective of the Project is to ensure compliance with the latest fire and life safety regulations as outlined in Division B, Part 3 of the 2018 British Columbia Building Code (BCBC). This compliance will enable the safe occupancy of Municipal Hall and the new annex building by staff. The sprinkler system upgrade in Municipal Hall is required by the BCBC to allow for final occupancy of the new annex building.

To achieve this objective, the project encompasses several protective measures designed to enhance fire and life safety within Municipal Hall. These measures include:

- **Floor Separation:** The replacement of existing Level 3 office glazing with wired glass will provide a 45-minute fire separation barrier.
- **Sprinkler Protection:** The installation of sprinklers on Levels 1, 2 and 3 will improve the existing roof rating and address deficiencies in the current exit arrangement on Level 3.
- **Spatial Separation:** A water curtain along the west exterior wall's interior with non-combustible

cladding will enhance fire protection.

- **Exit Facility Protection:** A water curtain will be installed to protect the north external stairway and south accessible entrance ramp from potential fire exposure.

By implementing these measures, Municipal Hall will meet the requirements of the BCBC and provide a safe and secure working environment for staff.

**Project Schedule**

The project is anticipated to commence in October 2024 and conclude by March 2025. To minimize disruptions and ensure the safety of staff, the construction work will be phased. During the construction period, staff may have the option to temporarily relocate to the first floor of the new annex building to accommodate the necessary renovations throughout Municipal Hall.

**Analysis**

**TENDER RESULTS**

The Invitation to Tender (ITT) for the Project was publicly advertised on the BC Bid website and the Resort Municipality of Whistler (RMOW) website bid opportunity page from July 8 to August 13, 2024. A mandatory site meeting was held on Thursday July 11, 2024, which was attended by all three bidders.

Please note that all costs mentioned in this document and subsequent sections are exclusive of GST.

In response to the ITT, three compliant bids were received. The tendered prices are consistent with the engineers cost estimate. A detailed summary of the tenders is provided in Table 1 below.

**Table 1 - Tender Summary**

TENDERER		TOTAL PRICE (EXCLUDING GST)	VARIANCE TENDER TO ENGINEER'S ESTIMATE (%)
1	Whistler Coast Construction Group Ltd.	\$1,138,623.10	5%
2	T.M. Builders Inc.	\$1,224,552.62	12%
3	Murphy Construction Corp.	\$1,252,721.90	15%
Engineer's Estimate (S2Architecture)		\$1,089,500.00	

**POLICY CONSIDERATIONS**

*Council Policy F-29: Procurement Policy and Administrative Procedure D-1: Procurement* require Council approval for any contracts over the value of \$500,000.

**2023-2026 Strategic Plan**

The 2023-2026 Strategic Plan outlines the high-level direction of the RMOW to help shape community progress during this term of Council. The Strategic Plan contains four priority areas with various associated initiatives that support them. This section identifies how this report links to the Strategic Plan.

### **Strategic Priorities**

- Housing
  - Expedite the delivery of and longer-term planning for employee housing
- Climate Action
  - Mobilize municipal resources toward the implementation of the Big Moves Climate Action Plan
- Community Engagement
  - Strive to connect locals to each other and to the RMOW
- Smart Tourism
  - Preserve and protect Whistler's unique culture, natural assets and infrastructure
- Not Applicable
  - Aligns with core municipal work that falls outside the strategic priorities but improves, maintains, updates and/or protects existing and essential community infrastructure or programs

### **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.

The following Goals, Objectives and Policies are all supported by this project:

**Goal 6.1.** Provide effective and appropriate municipal infrastructure (including facilities and amenities) that minimizes taxpayer costs and consider allocating the value of infrastructure replacement to future users.

**Objective 6.1.1.** Ensure capital reserves and borrowing ability are maintained at levels sufficient to fund future infrastructure construction or replacement

**Policy 6.1.1.1** Continuously evaluate Whistler's method of infrastructure financing through a savings approach and continue to save for future infrastructure needs, while considering the advantages of funding future replacement through borrowing.

**Policy 6.1.1.2.** Maintain the policy of basing contributions to infrastructure replacement reserves on projected replacement cost, not on historical cost.

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## **BUDGET CONSIDERATIONS**

This work was not contemplated at the time the 2024 budget was set. Sufficient uncommitted budget exists in 2024 in project B001 to fund the 2024 work associated with this tender. Project B001 has approved funding for the 2025 portion of the project. Funding for this project comes from the General Capital Reserve (GCR), and so will in turn be funded through the annual GCR contribution.

### **Total 2024 Project Cost Overview**

Shown below in Table 2 is a summary of the estimated total project cost for the procurement, construction, and project management (PM) in 2024 - 2025.

**Table 2 – 2024-2025 Estimated Total Project Cost**

BUDGET CODE NUMBER AND NAME	2024-2025 CONSTRUCTION COST – Whistler Coast Construction Group Ltd.	2024-2025 PM COST	TOTAL 2024-2025 ESTIMATED PROJECT COST (TENDER PLUS PM)
B001 Municipal Hall Works	\$1,138,623.10	\$84,450.00	\$1,223,073.10
<b>Total</b>	<b>\$1,138,623.10</b>	<b>\$84,450.00</b>	<b>\$1,223,073.10</b>

### LÍŁWAT 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 Úxwumíxw* to: create an enduring relationship; establish collaborative processes for planning on unceded territories, as currently managed by the provincial government; 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

RMOW staff are actively engaged with the public with regards to this project and its impact on the community via several communication forums.

Schedules and any Municipal Hall parking restrictions will be forwarded on to the Communications team to update the RMOW webpage and update the staff internal flat sheet.

Around the work zone, all health and safety signage will be in place, including for temporary traffic and pedestrian detour walkways.

### REFERENCES

Appendix A – Tender Award Recommendation

### SUMMARY

Staff recommend Council award the contract for the Municipal Hall Fire Suppression System Project in the amount of \$1,138,623.10 (exclusive of GST) to Whistler Coast Construction Group Ltd. in accordance the Tender Award Recommendation, attached as Appendix A to Administrative Report 24-085. This project will ensure compliance with the BCBC, improve fire and life safety and contribute to the long-term facility asset management plan.

**SIGN-OFFS**

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Facility Construction Management

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