

STAFF REPORT TO COUNCIL

PRESENTED: April 29, 2025
FROM: Infrastructure Services
SUBJECT: WASTEWATER TREATMENT PLANT PRIMARY TREATMENT BUILDING ROOF REPLACEMENT – CONTRACT AWARD

REPORT: 25-027
FILE: 5600-E409-08

RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

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

RECOMMENDATION(S)

That Council award the contract for the Wastewater Treatment Plant Primary Treatment Building Roof Replacement Project in the amount of \$746,326.00 (exclusive of GST) to Langley Roofing Co. Ltd. in accordance the tender recommendation letter, attached as Appendix A to Administrative Report No. 25-027.

PURPOSE OF REPORT

The purpose of this report is to inform Council of the status of the Wastewater Treatment Plant (WWTP) Primary Treatment Building Roof Replacement Project (WWTP Project) and procurement process and to request approval to proceed with the contract award for the construction work to implement the WWTP Project in the amount of \$746,326.00 (exclusive of GST).

☐ Information Report ☒ Administrative Report (Decision or Direction)

DISCUSSION

Background

The primary treatment building (PT Building), located at 1135 Cheakamus Lake Road within the WWTP property, supports the initial stage of wastewater treatment. It houses essential infrastructure including sedimentation tanks, screening systems, influent pumps, and motor control centers. The PT Building is approximately 6,000 square metres and was constructed in 1986. It has undergone several upgrades, with two major ones taking place in 1989 and 1998. The 1989 upgrade included the addition of electrical and mechanical spaces, as well as the screening area. The 1998 upgrade added Primary Sedimentation Tanks 3 and 4, along with a few other mechanical rooms.

In April 2022, following staff concerns about leaks in the PT Building, RJC Engineers was retained to inspect the roofing system. Their report assessed the roof's current condition, identified issues and defects, and provided recommendations for future improvements. This inspection formed the basis for

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the Request for Proposals (RFP) for the design and contract administration of the WWTP Project. In March 2024, staff began working with WSP Canada (WSP) on the design and tender package for the roof replacement. The PT Building roof consists of five roof areas, with repairs planned for four of them under this contract. Work on Roof Area five, which consists of large and small precast concrete slabs with joint sealer, will be managed separately, as this type of repair is not typically completed by roofing contractors.

The existing roofs in Areas 1 to 4 vary in construction and materials, but all are nearing the end of their service life and require replacement to protect the PT Building and its equipment. A new roofing system will be installed using a two-ply SBS (Styrene-Butadiene-Styrene) membrane. SBS is a type of rubber-modified asphalt material commonly used in flat roof systems. It is durable, flexible, and performs well in cold weather — making it suitable for local climate conditions.

The Table 1 below outlines the planned roof replacement work for four areas of the PT Building. Each area has a different existing roof assembly, and all will be upgraded with the new 2-ply SBS membrane roofing system, along with insulation and drainage improvements. These upgrades will help protect the PT Building's infrastructure, improve durability, and extend the life of the roof. The expected service life of the new roof assemblies is 20 to 30 years.

Table 1 – Scope of Work

Roof Area	Existing Roof Assembly	Replacement Roof Assembly
1	Exposed two-ply SBS roof membrane, insulation and vapour barrier	New two-ply SBS roof membrane, insulation overboard, insulation and vapour barrier
2	Exposed gravel cover, filter cloth, two-ply roof SBS membrane	New two-ply SBS roof membrane, insulation overboard, insulation and vapour barrier
3	Concrete pavers, filter cloth, two layers of extruded polystyrene insulation, two-ply SBS roof membrane	Re-use existing concrete pavers with new drain mat, insulation, and two-ply SBS roof membrane
4	Exposed concrete	New concrete pavers with new drain mat, insulation, and two-ply SBS roof membrane

Note that, except for Roof Area four, the existing roof assemblies are being removed and replaced. In Roof Area four, the new roof assembly is being placed on top of the exposed concrete.

Additional Work:

- Roof Area Two – Remove and replace seven skylights.
- Roof Area Three – Install metal cladding on the surrounding concrete block wall.
- Roof Area Four – Remove the existing metal wall cladding on the adjacent wall to allow for the installation of wall flashing and roofing materials to preventing leaks. The wall cladding will then be reinstalled.

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Project Schedule:

The WWTP Project is scheduled to commence in late May 2025 and is expected to be substantially completed by September 30, 2025. Building and Development Permit applications are underway, and no concerns have been identified by either department at this time.

Analysis**TENDER RESULTS**

The Invitation to Tender for the WWTP Project was publicly advertised on the BC Bid website and the Resort Municipality of Whistler (RMOW) website bid opportunity page from March 6, 2025, to March 27, 2025. A pre-tender site meeting was held on October 9, 2024, to allow contractors to view the roof under good weather conditions, as the tender period was anticipated to extend through the winter months.

The procurement process resulted in four tender submissions; however, two were deemed non-compliant as they were received after the 2:00 p.m. deadline. The tender closing date and time—March 27, 2025, at or before 2:00 p.m.—was specified in Section 00 20 00, Instruction to Bidders, Clause 1.2: Call for Tenders.

Staff recommend awarding the contract to the lowest compliant bidder, Langley Roofing Co. Ltd.

Table 2 – Tender Submissions summarizes the results from all four bidders. Only the two compliant tenders were evaluated; the remaining two are included for information purposes only.

Table 2 – Tenderer's Submissions

TENDERER		TOTAL PRICE (EXCLUDING GST)	VARIANCE TO ENGINEERS ESTIMATE (%)
1	Langley Roofing Co. Ltd.	\$746,326	-7
2	Bollman Roofing & Sheeting Metal Ltd.	\$1,209,030	51
	Engineer's Estimate (WSP Canada)	\$799,800	
<i>For Information</i>	Cascade Roofing & Exteriors Inc.	\$667,031	
<i>For Information</i>	Olympic Roofing Ltd.	\$975,000	

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POLICY CONSIDERATIONS

Council Policy F-29: Procurement Policy and Administrative Procedure D-1: Procurement requires 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

This project will help extend the useful life of important municipal infrastructure.

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.

Goals, Objectives, and Policies

Replacement of aging infrastructure at the Wastewater Treatment Plant supports the following goals, objectives, and policies:

10.3. Goal Substantially reduce GHG emissions from buildings and infrastructure.

10.3.1. Objective Make energy conservation and energy efficiency initiatives the core strategy and highest priority for achieving our GHG emission reduction goals.

10.3.1.4. Policy Incorporate leading levels of energy efficiency into all new capital projects, expansions and retrofits related to civic buildings and infrastructure.

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12.2. Goal Whistler's sewer systems meet all applicable standards and are maintained in a manner that is cost-effective, ensures reliability and minimizes or eliminates environmental impacts.

12.2.1. Objective Maintain and develop sewer systems to service planned development in a manner that is compatible with environmental sensitivities of Whistler's natural areas, meets regulatory obligations and sets standards consistent with Whistler's move toward sustainability.

12.2.1.2. Policy Maintain at least tertiary-level wastewater treatment facilities and a sewage collection system to serve existing and planned development within the sewer system service area with a sewage treatment facility at the location shown in Schedule I.

12.2.1.3. Policy Follow the implementation plan set out in the municipality's liquid waste management plan.

BUDGET CONSIDERATIONS

The budget for the WWTP Primary Building Roof Replacement Project draws on project code E409-08 WWTP Building Upgrades – Primary Building. The budget is shown below in Table 3 – Total Project Budget.

Table 3 – Total Project Budget

BUDGET CODE NUMBER & NAME	2025 BUDGET
E409-08 WWTP Building Upgrades – Primary Building	\$1,500,000

TOTAL 2025 PROJECT COST OVERVIEW

Shown below in Table 4 is a summary of the estimated total project cost for the procurement, construction, contract administration, and inspection in 2025. The construction, contract administration, and inspection are within the proposed budget for 2025.

Table 4 – 2025 Project Cost and Total Project Budget

BUDGET CODE NUMBER AND NAME	2025 CONSTRUCTION COST – LANGLEY ROOFNG CO. LTD	2025 CONTRACT ADMINISTRATION AND INSPECTION REVIEW COSTS (WSP CANADA)	TOTAL 2025 PROJECT COST (TENDER PLUS CA AND INSPECTION)	TOTAL 2025 BUDGET
E409-08 WWTP Building Upgrades – Primary Building	\$745,326	\$72,270	\$817,596	\$1,500,000

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LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the LÍŁwat 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

Comment(s):

The WWTP Project does not impact the public. The project team will actively engage with the WWTP Operations team to reduce impacts to the WWTP processes.

REFERENCES

Appendix A – Tender Award Recommendation

SUMMARY

Staff recommend Council award the contract for the Wastewater Treatment Plant Primary Treatment Building Roof Replacement Project in the amount of \$745,326.00 (exclusive of GST) to Langley Roof Co. Ltd. The WWTP Project includes the removal and replacement of the Primary Building Roof in four areas, along with additional works. The WWTP Project is an important upgrade for the WWTP as the building houses and protects multiple pieces of equipment that are vital to the operation of the WWTP.

SIGN-OFFS

Written by:

Michelle Blattner,
Supervisor - Infrastructure Projects

Reviewed by:

Chelsey Roberts.
Manager of Infrastructure Projects

James Hallisey.
General Manager of Infrastructure Services

Virginia Cullen,
Chief Administrative Officer