

**RESORT MUNICIPALITY OF WHISTLER**

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## STAFF REPORT TO COUNCIL

**PRESENTED:** July 8, 2025  
**REPORT:** 25-057  
**FROM:** Facility Construction Management  
**FILE:** 5330-02-1013  
**SUBJECT:** WHISTLER PUBLIC SAFETY BUILDING RENOVATION - CONTRACT AWARD

### RECOMMENDATION FROM THE CHIEF ADMINISTRATIVE OFFICER

**That** Council award the contract for the Whistler Public Safety Building contract award renovation in the amount of \$3,375,234.04 (exclusive of GST) to Dawn Construction Ltd, in accordance with their tender dated June 18, 2025 and the JDa Architectural tender recommendation letter attached as Appendix A to Administrative Report No. 25-057.

### PURPOSE OF REPORT

The purpose of this report is to inform Council of the process and outcomes of the Whistler Public Safety Building (PSB) Renovation tender, and to request approval to award the contract to Dawn Construction Ltd and proceed with the construction of this project.

☐ Information Report ☒ Administrative Report (Decision or Direction)

### DISCUSSION

#### **Background**

This project will renovate the current Royal Canadian Mounted Police (RCMP) detachment portion of the PSB to resolve deficiencies in operational and functional programming and ensure compliance with current RCMP operational regulations and safety standards.

The scope includes the following areas:

- The isolation and demolition of the existing Resort Municipality of Whistler (RMOW) Human Resources and Information Technology offices on the second floor;
- Renovate the existing second floor level of the 1995 addition to the building specifically for RCMP use and occupancy;
- Upgrading of the Fire and Sprinkler Protection on the first and second floors; and
- Renovate the main floor level while remaining within the existing building envelope by adding new rooms and resizing existing rooms along with required changes to existing shear and load-bearing walls.

As this is a secure facility, many specific details of the scope of work are not included in this public report.

## **Project Schedule**

The work is planned to start in July 2025 and scheduled to be completed by the end of February 2026. Works within the building will be scheduled in a phased approach, with the option for staff to move up to the second floor during the lower floor construction phase, ensuring uninterrupted operation of the RCMP detachment.

## **Analysis**

### **TENDER RESULTS**

The Invitation to Tender for the PSB Renovation was publicly advertised on the BC Bid website and on the RMOW website (bid opportunity page) from May 7 to June 18, 2025. All six bidding companies attended the mandatory site walkthrough on Wednesday, May 21, 2025.

Please note that all costs stated in this discussion and subsequent sections are exclusive of GST.

Six bids were received in response to this tender, and all the tendered prices were below the cost expected by our engineering estimate. Only two of the six bid responses included all required materials and met schedule requirements: see Table 1 - Tender Summary below.

**Table 1 - Tender Summary**

	<b>TENDERER</b>	<b>TOTAL PRICE (EXCLUDING GST)</b>	<b>BID COMPLIANCE</b>	<b>VARIANCE TO ENGINEER'S ESTIMATE (%)</b>
1	Dawn Construction	\$3,375,234.04	Yes	-18%
2	Summit Brooke Construction	\$3,949,464.00	Yes	-4%
3	CanZone	-	No	-
4	Willow Spring Construction	-	No	-
5	Hilson	-	No	-
6	TM Builders	-	No	-
Engineer's Estimate (Hanscomb)		\$4,118,500.00		

## **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:

**Policy 4.1.2.14.** Encourage and help facilitate needed reinvestment, renovation and redevelopment of aging properties, in particular in Whistler's core commercial areas as a means of enhancing the Whistler experience and individual building performance, both of which are recognized as public benefits.

**Policy 4.1.2.16.** Maintain cost-effective and efficient delivery of infrastructure and services.

**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.

**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.

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## BUDGET CONSIDERATIONS

The current approved budget for the PSB Renovation draws on project code B002 Public Safety Building as shown in the table below.

**Table 2 – 2025 and 2026 Project Budget**

BUDGET CODE NUMBER & NAME	2025 BUDGET	2026 BUDGET
B002- Public Safety Building	\$4,380,000	\$262,000
<b>TOTAL</b>	<b>\$4,380,000</b>	<b>\$262,000</b>

## TOTAL PROJECT COST OVERVIEW

Shown below in Table 3 is a summary of the estimated total project cost for the procurement, construction, and project management in 2025 and 2026.

**Table 3 – 2025-2026 Estimated Total Project Cost and Total Project Budget**

PROJECT CODE AND NAME	PROJECT COST – DAWN CONSTRUCTION	PROJECT MANAGEMENT COST	RCMP SECURITY ESCORTS & 3RD PARTY WORKS	TOTAL ESTIMATED COST	TOTAL BUDGET	VARIANCE
B002 Public Safety Building	\$3,375,234	\$114,030	\$132,000	\$3,621,264	<b>\$4,642,000</b>	<b>-22%</b>
<b>Total</b>	<b>\$3,375,234</b>	<b>\$114,030</b>	<b>\$132,000</b>	<b>\$3,621,264</b>	<b>\$4,642,000</b>	<b>-22%</b>

## LÍŁWAT NATION & SQUAMISH NATION CONSIDERATIONS

The RMOW is committed to working with the Líl'wat 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 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 will engage with the public in relation to this project and its impact to the community via several communication forums.

Access to the detachment will be maintained during construction, with any changes to accessing police services being communicated through the regular online channels and on-site signage.

## REFERENCES

Appendix A – JDa – Tender Award Recommendation

## SUMMARY

Staff recommend Council award the contract for the PSB renovation in the amount of \$3,375,234.04 (exclusive of GST) to Dawn Construction Ltd. in accordance with their tender proposal dated June 18, 2025, and the recommendation from JDa Architectural. This project is an important part of our on-going long-term facility asset management plan.

**SIGN-OFFS**

**Written by:**

Mike King,  
Manager of Facility Construction Management

**Reviewed by:**

James Hallisey,  
General Manager of Infrastructure Services

Virginia Cullen,  
Chief Administrative Officer