



WHISTLER

REPORT | ADMINISTRATIVE REPORT TO COUNCIL

PRESENTED: April 20, 2021
FROM: Infrastructure Services
SUBJECT: ALTA LAKE ROAD SEWER EXTENSION PROJECT – CONTRACT AWARD

REPORT: 21-050
FILE: E32007-2021

COMMENT/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 Alta Lake Road Sewer Upgrade project in the amount of \$898,000.00 (exclusive of GST) to Conwest Contracting Ltd. in accordance with their tender proposal dated March 8, 2021.

REFERENCES

Administrative Report No. 21-038 – April 6, 2021 (not attached)

Administrative Report No. 19-129 – October 8, 2019 (not attached)

Administrative Report No. 15-099 from August 11, 2015 (not attached)

Administrative Report No. 14-032 from April 1, 2014 (not attached)

Administrative Report No. 13-097 from October 15, 2013 (not attached)

PURPOSE OF REPORT

The purpose of this Report is to inform Council of the status of the Alta Lake Road Sewer Upgrade Project and procurement process, and to request approval to proceed with the contract award for the civil construction work to implement the Alta Lake Road Sewer Upgrade in the amount of \$898,000.00 (exclusive of GST).

DISCUSSION

The primary focus of this project is the construction of a sanitary sewer gravity main on Alta Lake Road that will allow residents to be connected to the municipal sanitary sewer system.

Whistler's Official Community Plan (OCP) and Liquid Waste Management Plan (LWMP) both support the connection of all properties to the municipal sewer system in Whistler. Providing sewer service to the remaining Alta Lake Road properties is important primarily from a sanitary and homeowner convenience perspective, and is the last established neighbourhood in Whistler that does not have municipal sewer.

Background

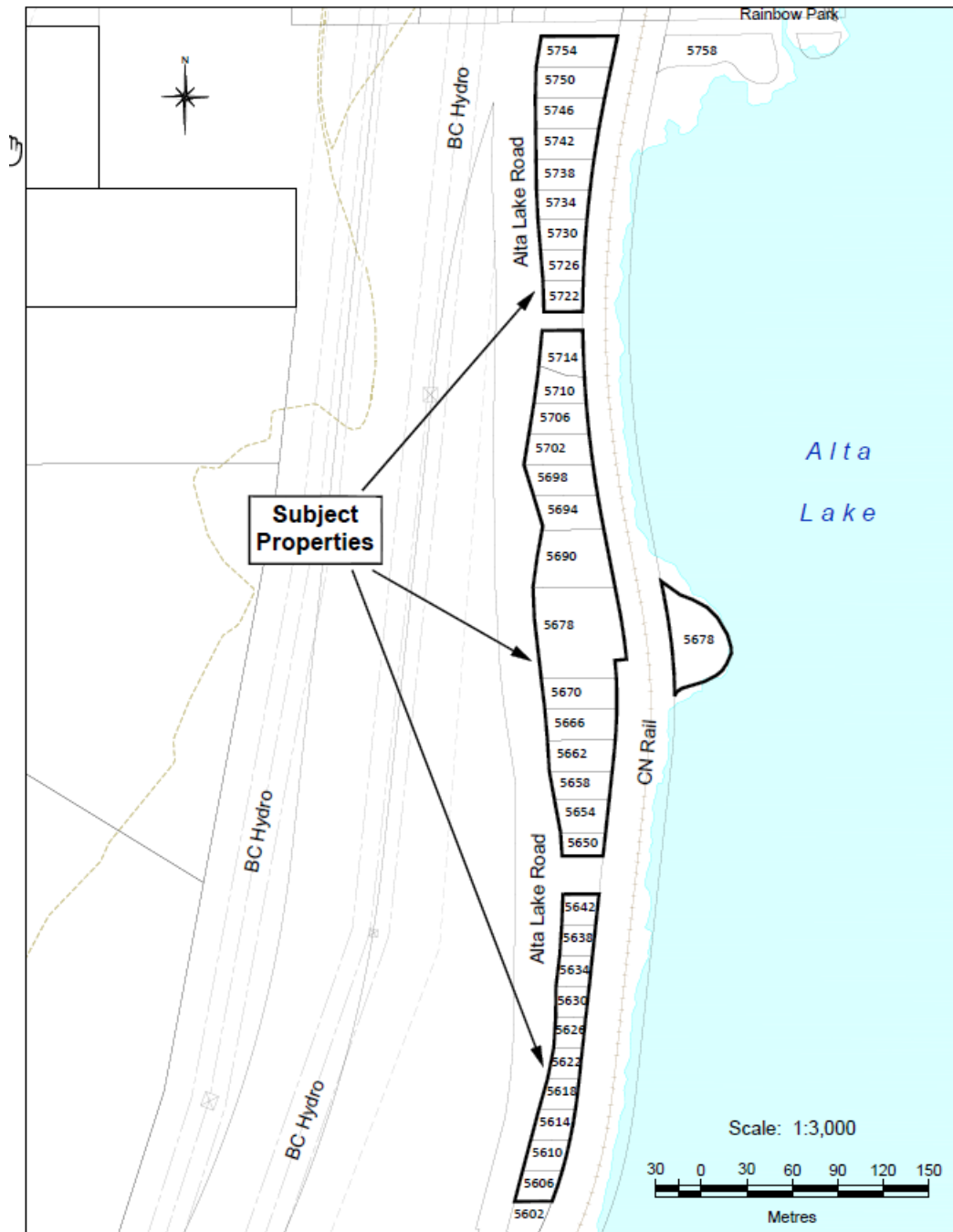
Since 2004, staff, consultants and residents have worked on moving this project forward. Significant costs and efforts have been spent over the past 15 years including seven applications for government grants (that were unsuccessful).

In September 2018, enough support and correspondence was received by Council from property owners residing on Alta Lake Road to proceed with a formal petition. In August 2019, a successful petition was received and the petition was given a certificate of sufficiency by the Municipal Clerk.

Following the approval to proceed from Council on October 18, 2019, the project team has completed the detailed design, tender package and procurement process for the sanitary gravity main civil works and purchase of the individual sewer lift stations.

The Local Area Service is shown below in Figure 1, indicating the 33 parcels that are remaining to be connected to the municipal sewer system.

Figure 1. Parcels which will be connected to the municipal sewer system.



TENDER RESULTS

The Invitation to Tender for the Alta Lake Road Sewer Upgrade Project was sent to the 24 qualified vendors that were successful in the December 2020 Request for Statement of Qualifications process. The Invitation to Tender was advertised publicly between January 16 and March 8, 2021.

A non-mandatory site meeting was held for this project on November 15, 2020 with six contractor representatives in attendance.

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

This procurement process resulted in a total of 11 tenders being submitted for this work with the following results as shown below in Table 1:

Table 1: Alta Lake Road tender results summary

TENDER RESULTS		TOTAL PRICE (EXCLUDING GST)	VARIANCE TO ENGINEERS ESTIMATE (%)
1	GPM Civil Contracting Inc.	\$2,896,393.00	133
2	North Construction Ltd.	\$2,244,910.00	81
3	Drake Excavating	\$2,000,415.00	61
4	Terra Contracting Ltd.	\$1,972,960.00	59
5	Corona Excavations Ltd.	\$1,964,915.00	58
6	Coastal Mountain Excavations Ltd.	\$1,848,981.00	49
7	Complete Utility	\$1,608,945.00	30
8	Pedre Contractors Ltd.	\$1,520,930.00	23
9	Jacob Bros Construction Inc.	\$1,415,750.00	14
10	Hanna Infrastructure Ltd.	\$1,376,090.00	11
11	Conwest Contracting Ltd.	\$898,000.00	-28
	Engineer's Estimate (ISL Engineering)	\$1,240,500.00	

OCP POLICY CONSIDERATIONS

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.

12.2.1.1. Policy - Maintain a sewage collection and treatment system that transports and treats sufficient wastewater quantities for current and planned future development, and ensures discharge quality meets or exceeds the Operational Certificate issued by the B.C. Ministry of Environment & Climate Change Strategy.

BUDGET CONSIDERATIONS

The current budget for the Alta Lake Road Sewer Extension Project is drawn from two budget codes as shown in the approved sewer capital works project budgets, E320-07 and E320-09. The contract award recommendation for the civil work contract to install the gravity main draws from budget code E320-07, whereas E320-09 includes the residential lift stations and road restoration works.

As per the petition agreement between the RMOW and Alta Lake Road residents the design, procurement and construction of the sanitary sewer gravity main is set at a 50/50 cost share. The RMOW portion will be funded from the sewer capital reserve funds.

In 2020 the cost to complete the design and procurement was \$62,812. The maximum project costs are shown below with a total three year budget of \$3,565,312.

The residential portion of the costs for the gravity main installation (E320-07) will be borrowed from the Sewer Reserve Fund on a 20 year amortization schedule up to a maximum of \$900,000 at comparative Municipal Financing borrowing rates. The maximum total cost for each of the 33 parcels would be a total of \$27,300 or an annual cost of approximately \$1,700, amortized for 20 years, if the full \$900,000 is required to complete the project.

Given the results of this procurement process for the sewer gravity main, with the recommended bid significantly lower than the engineers cost estimate and budget, the project can potentially be delivered under budget, providing a cost savings to both the residential and municipal portions of the costs.

The total actuals to date and estimated future costs for this project from 2020 to 2022 are shown below in Table 2. This table also includes the comparison with the tender totals and variance to the 2021 budget. The table shows a large variance for the 2021 tender for the sewer gravity main installation work of \$1,304,500 and therefore a large total cost savings potential for the whole project. Note the budget for the 2021 sewer gravity main work also includes contract administration and construction management costs.

Table 2: Alta Lake Road Sewer Extension project total budget and tender comparison

BUDGET CODE NUMBER & NAME	2020 ACTUALS	2021 BUDGET	2022 BUDGET	TOTAL BUDGET 2020-2022	TENDER PRICE (2021)	VARIANCE - TENDER TO BUDGET (2021)
E320-07 - Design, procurement, sewer main installation, contract Administration and management & contingency (25%).	\$62,812	\$2,202,500	\$0	\$2,265,312	\$898,000	\$1,304,500
E320-09 – Purchase of 33 residential pump stations, landscape remediation and road upgrade	-	\$800,000	\$500,000	\$1,300,000	\$654,258	\$145,742
TOTALS	\$62,812	\$3,002,500	\$500,000	\$3,565,312	\$1,552,258	\$1,450,242
Total (Max) Residential Forecasted Cost	\$31,406	\$868,594	\$0	\$900,000		
Total (Max) RMOW Forecasted Cost	\$31,406	\$2,133,906	\$500,000	\$2,665,312		
TOTAL Project Budget				\$3,565,312		

SAFETY CONSIDERATIONS

Conwest Contracting Ltd., in addition to all RMOW vendors, will be following the recommended safety guidelines with respect to COVID as set forth by the BC Provincial Health Officer and the BC Construction Safety Alliance. Their safe work procedures will be reviewed, approved and adjusted daily (as required) prior to starting work.

COMMUNITY ENGAGEMENT AND CONSULTATION

RMOW staff are actively engaged with the neighbourhood residents and general public with regards to this project and its impact to the community via a number of communication channels:

- Letters to residents, project website, Pique Newspaper advertisement.
- An online public information session was held on October 6, 2020 to introduce the design details to residents. Approximately 15 residents were in attendance.
- Residents have been actively engaged in the development of this project and have provided constructive feedback which has been included in the design.
- Project updates can be found on the RMOW website at:
<https://www.whistler.ca/services/water-and-wastewater/wastewater/alta-lake-road-sewer-extension-project>

SUMMARY

Staff recommend Council award the contract for the Alta Lake Road Sewer Upgrade Project in the amount of \$898,000.00 (exclusive of GST) to Conwest Contracting Ltd. in accordance with their tender proposal dated March 8, 2021.

This project will construct a sanitary sewer system in the only established Whistler neighbourhood that does not yet have a sanitary sewer. This project will complete an important part of our liquid waste management system that serves residents and protects the environment.

Respectfully submitted,

Tammy Shore, P. Eng.
CAPITAL PROJECTS MANAGER
for
James Hallisey, P. Eng.
GENERAL MANAGER OF INFRASTRUCTURE SERVICES