

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** June 23, 2025

**TO:** Mayor and Council

**FROM:** Corrine Haer, P.Eng., Manager, Engineering

**SUBJECT:** Coldicutt Avenue Drainage and Water Upgrades Phase 1 – Soil Condition Contingency Request

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**RECOMMENDATIONS**

THAT Council receive the corporate report dated June 23, 2025, from the Manager of Engineering, titled “Coldicutt Avenue Drainage and Water Upgrades Phase 1 – Soil Condition Contingency Request;” and

1. Authorize a soil condition contingency in the amount of \$370,000 (excluding GST) to support the project; and
  2. Authorize the Director of Engineering & Municipal Operations to execute the soil condition contingency as required to support the project.
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**EXECUTIVE SUMMARY**

The purpose of this report is to obtain Council approval for a soil condition contingency with an upset limit of \$370,000 (excluding GST).

**PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2025-136 April 28, 2025	<p>That Council:</p> <ol style="list-style-type: none"><li>1. Approve the award of the Coldicutt Avenue Drainage and Water Upgrades Phase 1 to Sandpiper Contracting LLP in the amount of \$982,526 (excluding GST);</li><li>2. Authorize the pre-approved contingency in the amount of \$268,934 (approximately 25% of the design and contracting costs) to support the project; and</li><li>3. Authorize the Director of Engineering and Municipal Operations to execute all contract documentation required for the project.</li></ol> <p style="text-align: right;">CARRIED</p>

## **INTRODUCTION/BACKGROUND**

Following the Council award of the Coldicutt Avenue Drainage and Water Upgrades Phase 1 in April, staff began coordinating with the contractor to begin construction in May.

Soon after construction began, it was learned that the soil excavated on Chestnut Street was insufficient to be reused as backfill as originally contemplated. It is recommended that this project use imported fill moving forward where required. Using imported fill ensures consistent material quality, which is critical for maintaining the structural integrity of the newly installed drainage and watermain infrastructure. Additionally, it reduces the risk of future settlement or pipe misalignment caused by unsuitable native soil, thereby enhancing the long-term reliability of the infrastructure.

Staff and the City's consultants have determined that the worst-case scenario would involve using imported fill for the entire project scope would cost approximately \$370,000. Staff are requesting approval up to the upset limit for a soil condition contingency to support the project. While staff are requesting an upset limit, the contractor, consultant and staff are confident that we will observe better soil conditions as the project progresses along Coldicutt Avenue and will continue to work with the geotechnical engineer to determine which areas are suitable for reuse.

## **FINANCIAL IMPLICATIONS**

There are sufficient funds available within the project budget to support the soil condition contingency.

The summary of the Project budget including the soil condition contingency is shown below:

**Table 1 – Project Budget Table**

<b>Costs</b>	<b>Amount</b>
Spent/committed to date (previously approved)	\$1,075,066
Soil Condition Contingency	\$370,000
Contingency (previously approved)	\$268,934
<b>Project Cost</b>	<b>\$1,714,000</b>
<b>Budget (Project 30031/50063)</b>	<b>Amount</b>
Water	\$899,000
Drainage	\$899,000
<b>Total Available Budget</b>	<b>\$1,798,000</b>

## **LEGAL IMPLICATIONS**

No legal implications are anticipated. Staff request authorization for the Director of Engineering and Municipal Operations to execute the soil condition contingency as required to support the project.

## **ALIGNMENT WITH STRATEGIC PRIORITIES**

This project aligns with the Infrastructure Strategic Priority to plan, build, and maintain infrastructure to enhance quality of life and civic service delivery while mitigating and adapting to environmental impacts. Specifically, this project ensures future infrastructure resiliency by making decisions through a long-term lens.

### **OPTIONS / RISKS / ALTERNATIVES**

The following alternative option is available for Council's consideration:

1. Not approve the soil condition contingency request. This may result in project delays, delay costs by the contractor (up to \$15,000/day) and would require scope elimination (likely all of the watermain) in order to work within the existing approved budgets. This would result in further deterioration of the existing water infrastructure and continued access constraints for the mains running through the rear yard.

### **CONCLUSION**

Staff recommend that Council approve a soil condition contingency in the amount of \$370,000. Additionally, staff recommend that the Director of Engineering & Municipal Operations be authorized to execute the soil condition contingency as required to support the project.

Respectfully submitted,

Approved by,



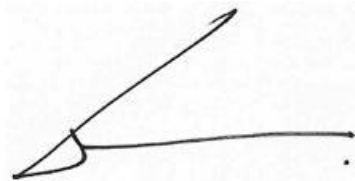
Corrine Haer, P.Eng.  
Manager, Engineering



Jim Gordon, P.Eng.  
Director of Engineering and Municipal Operations

### **Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer