

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 10, 2021

TO: Mayor and Council

FROM: Jim Gordon, P.Eng., Director, Engineering and Municipal Operations

SUBJECT: Contract Award – Bay Street and Cypress Street Accessible Ramps

RECOMMENDATION

THAT Council direct staff to use \$140,000 from the capital contingency in the 2021 Financial Plan to complete the funding required for the award of the Bay Street and Cypress Street Accessible Ramp construction contract to GPM Civil Contracting Inc. for \$224,920.

EXECUTIVE SUMMARY

The purpose of this report is to obtain approval from Council to use \$140,000 from capital contingency to complete the funding required for the award of the Bay Street and Cypress Street Accessible Ramp construction contract to GPM Civil Contracting Inc. (GPM).

PREVIOUS COUNCIL DIRECTION

Not applicable.

INTRODUCTION/BACKGROUND

The existing ramps located at Cypress Street and Bay Street were compromised by the 2020 – 2021 storms. Currently, both ramps pose mobility challenges to users with wheelchairs, scooters, and strollers. As well, the White Rock Fire Department uses the Bay Street ramp for launching vessels during emergency situations. The current orientation of this ramp does not allow for quick launch of emergency watercrafts. Through the rehabilitation of the existing ramp at Cypress Street, and replacement of the current gravel ramp at Bay Street, the City will be able to provide beach access for all users and help to increase boat launch time during emergencies.

The proposed work is to construct a 3.5m wide beach ramp at Bay Street for small boats and pedestrians, and to extend the existing ramp at Cypress Street to provide an accessible connection to the beach.

These accessible beach ramps will establish barrier-free access to White Rock's waterfront. People of all abilities and all ages and those using personal assistive devices, such as walkers and wheelchairs, will have the freedom to access the beach.

The City retained Westmar Advisors Inc., a marine structural engineering consultant, to provide design services, tender support services, and construction monitoring services.

Contract Award – Bay Street and Cypress Street Accessible Ramps

Page No. 2

The Request for Proposal (WR21-018) was advertised on BC Bid from February 26, 2021 to March 12, 2021. The Bay Street and Cypress Street ramp construction projects were posted together to achieve an economic advantage.

The following proposals were received.

Table 1 – Bid Summary

Company	Bid Price (Excluding GST)
GPM Civil Contracting Inc.	\$224,920
Tybo Constructors Ltd.	\$307,324

The Consultant and staff evaluated the proposals based on best overall value, and recommend that the contract be awarded to GPM Civil Contracting Inc.

The total project schedule is anticipated to be 13 weeks using precast concrete panels that have a production lead time of nine (9) weeks. If the funding is approved on May 10, 2021, construction will begin the week of July 12, 2021 and is anticipated to be completed during the week of August 9, 2021; weather dependent.

There is an option to decrease the concrete panel lead time to six (6) weeks using additives and additional formwork for an additional cost of \$36,741. This would enable the project to start 3 weeks earlier, during the week of June 21, 2021, and have an anticipated completion date during the week of July 19, 2021; weather dependent.

Staff and the consultant reviewed the options and recommend that the base bid (13 week project schedule) be awarded in the amount of \$224,920, which is within the CAO's approval limit.

FINANCIAL IMPLICATIONS

A summary of the project budget is shown below in Table 2 and Table 3.

Table 2 - Bay Street Ramp Project Budget

	Consultant	Contractor	Total
Budget	\$65,000	\$95,000	\$160,000
Contract Amount	\$58,000	\$169,000	\$227,000
Archaeology	\$2,500		\$2,500
Contingency	\$4,500	\$25,000	\$29,500
Total Project Cost	\$65,000	\$194,000	\$259,000
Project Variance		-99,000	-99,000

Table 3 - Cypress Street Ramp Project Budget

	Consultant	Contractor	Total
Budget	\$27,000	\$23,000	\$50,000
Contract Amount	\$20,000	\$56,000	\$76,000
Archaeology	\$2,500		\$2,500
Contingency	\$4,500	\$8,000	\$12,500
Total Project Cost	\$27,000	\$64,000	\$91,000
Project Variance		-41,000	-41,000

To accommodate the project budget variance of \$99,000 for Bay Street access and \$41,000 for Cypress Street access, the project will need \$140,000 from the capital contingency to proceed.

The Director of Finance confirms that funds are available in the capital contingency.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Notices will be delivered to the residents fronting the work which will include contact information for the contractor and the City's project manager to resolve any issues that may arise. Project signs will be installed on site informing visitors of the project.

The East Beach promenade will be open during construction; there will be intermittent closures during construction hours for loading and unloading materials and equipment. The promenade will be fully open outside of construction hours.

The City has applied for a heritage permit with the Archaeology Branch at the provincial level via the fast-track process. The reason for this is due to possibility that the project may fall within areas for which the Archaeology Branch has Memoranda of Understanding (MOU) with various First Nations that place strict conditions on permit issuance. The City will also seek to engage Semiahmoo First Nation representatives to be cultural monitors for that work. The cultural monitors would be able to stop work if archaeological remains are positively identified.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not applicable.

CLIMATE CHANGE IMPLICATIONS AND PERMITTING

There are no specific climate change issues other than the greenhouse gases generated through the production of concrete and the equipment used for construction of the ramps.

The City is seeking to obtain provincial permits for both Cypress Street and Bay Street and is currently awaiting approval from the Archeological Branch.

A permit from The Fish and Fish Habitat Protection (the Program) of Fisheries and Oceans Canada (DFO) for the project currently exists but is valid only till the end of April 2021. An extension will be requested once the project schedule is confirmed.

ALIGNMENT WITH STRATEGIC PRIORITIES

Construction of the Bay Street access ramp is a Strategic Priority with a rating of Top Priority.

OPTIONS / RISKS / ALTERNATIVES

The following alternative options are available for Council's consideration:

1. Not approve the project, however if the ramps are not constructed, the City will be unable to provide an accessible connection to the waterfront at Bay Street and Cypress Street. The current orientation of the Bay Street ramp does not allow for quick launch of emergency crafts and will delay response time. This will also continue to cause difficulty for users to access the beach. Specifically, the abrupt change in elevation makes it difficult for users with mobility challenges and users in wheelchairs to access the beach.

Contract Award – Bay Street and Cypress Street Accessible Ramps

Page No. 4

2. Award the contract based on a ten (10) week project schedule. This option requires an additional \$37,000 to reduce the concrete panel production lead time to a six (6) weeks. The anticipated completion date for this option would be the week of July 19, 2021. As this option will increase the contract value over the CAO's procurement limit (\$250,000), Council will need to approve the award of the Bay Street and Cypress Street Accessible Ramp to GPM Civil Contracting Inc. for \$261,661(excluding GST).

CONCLUSION

The City posted a Request for Proposals for the Bay Street and Cypress Street Accessible Ramp Project on BC Bid. Two (2) bids were received and based on overall best value, staff recommend awarding the contract to GPM Civil Contracting Inc. in the amount of \$224,920 (excluding GST), which is within the CAO's procurement approval limit. To accommodate the budget variance of \$99,000 for Bay Street Access and \$41,000 for Cypress Street Ramp, the project will need \$140,000 from the capital contingency to accommodate these unbudgeted increases.

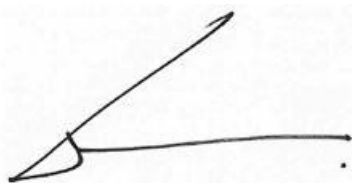
Respectfully submitted,



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

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer