

Agenda No: 6.1

Meeting Date: Feb.10/11



Environmental Services

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ENVIRONMENTAL SERVICES DEPARTMENT REPORT

For the Board February 10, 2011

TO: Chair & Members of the Regional Board

FROM: Delphine Maja, Sr. Engineering Technologist

DATE: February 3, 2011

SUBJECT: Morden Control Building - Upper Fintry / Shalal Road / Valley of the Sun Water System

RECOMMENDATION:

THAT the Regional Board authorize the award of the contract for the Morden Control Building - Upper Fintry / Shalal Road / Valley of the Sun Water System to **MADDOCKS CONSTRUCTION LTD.** for the amount of **\$442,164.45** excluding HST.

PURPOSE:

This contract includes materials and labor for the construction of the Morden Control Building, located at 334 Morden Road in Fintry BC.

BACKGROUND:

The Regional District of Central Okanagan requested bids for the Morden Control Building, of the Upper Fintry / Shalal Road / Valley of the Sun Water System Project.

Eight bids were received:

Arlo Construction	\$530,118.87
Greyback Construction	\$481,921.00
Maddocks Construction	\$442,164.45
Maple Reinders	\$572,000.00
PCL Constructors	\$544,000.00
Sawchuck	\$498,185.00
TKI Construction	\$493,983.00

Tri-City Contracting..... \$557,845.43

The Morden Station, the wells, the pumps, and the control building, is to provide domestic water service with fire flows to the subdivisions of Upper Fintry, Shalal Road, and Valley of the Sun. In March 2009 a valid and sufficient petition requesting a community water system was delivered to the Regional Board from property owners, quoting a final cost not to exceed \$17,500 per parcel. During the pre-design exercise it was determined that the most cost effective and efficient method of providing a water system was to drill two wells in the delta and pump up to the highest point of the subdivisions then distribute the water to the properties from that point. Coincidentally, the owners of 334 Morden Road had decided to sell. The wells were drilled and tested, the property was purchased, and CTQ Consultants was hired to complete the water system design and see the construction project through to system start-up.

At this time we are prepared to commence construction of the Morden Control Building, the Upper Reservoir location has been secured by a statutory right of way, and the distribution system design drawings are 90% complete. A public meeting is currently being organized to update the property owners and residents of the progress to date.

Budget

The total budget for the Morden Station, also known as the groundwater well development prior to site selection, is \$850,000. The Station includes the two wells, the pumps, and the control building. See table below, the remaining expenses for the station development being the control building and engineered septic system should not exceed \$472,452.

For the Complete Water System Project the expenses to date have also been within budget, the \$17,500/parcel maximum was based on a total budget of \$5,936,266 and 341 parcels.

Summary of expenses to date:

Upper Fintry/ShalalRoad / Valley of the Sun Water System					
Description		Budget	% Complete	Expenses To Date	Budget remaining
Domestic Distribution System - Upper Fintry / Shalal Rd		\$772,350			
Domestic Distribution System - Valley of the Sun		\$675,275			
Transmission Mains		\$752,400			
Groundwater Well Development (2 well 26 L/s capacity ea)		\$850,000	44%	\$377,548	\$472,452
System In-Line Booster Station		\$445,000			
Reservoirs (+ Fire Storage Capacity)		\$546,000	1%	\$3,816	\$542,184
Subtotal , Construction Cost Estimate		\$4,041,025	9%	\$381,364	\$3,659,661
Engineering 10%	10%	\$404,103	0%		\$404,102.50
Contingency 20%	20%	\$808,205			
TOTAL CAPITAL COST		\$5,253,333	7%	\$381,364	\$4,871,969
Interim Project Financing	10%	\$525,333			
RDCO Administrative Fee	3%	\$157,800	7%	\$11,441	\$146,159
TOTAL PROJECT COST		\$5,936,266	7%	\$392,805	\$5,543,461
<i>Number of Single Family Units</i>		341			
<i>Cost per Single Family Unit</i>		\$17,408			

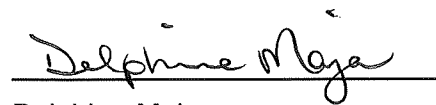
Schedule

This assignment will be started immediately and is proposed to be completed in the fall of 2011.

ENVIRONMENTAL SERVICES DEPARTMENT COMMENTS:

The Environmental Services Department recommends that the Regional Board authorize the award of the contract for the Morden Control Building - Upper Fintry / Shalal Road / Valley of the Sun Water System to Maddocks Construction Ltd for the amount of \$442,164.45 excluding HST.

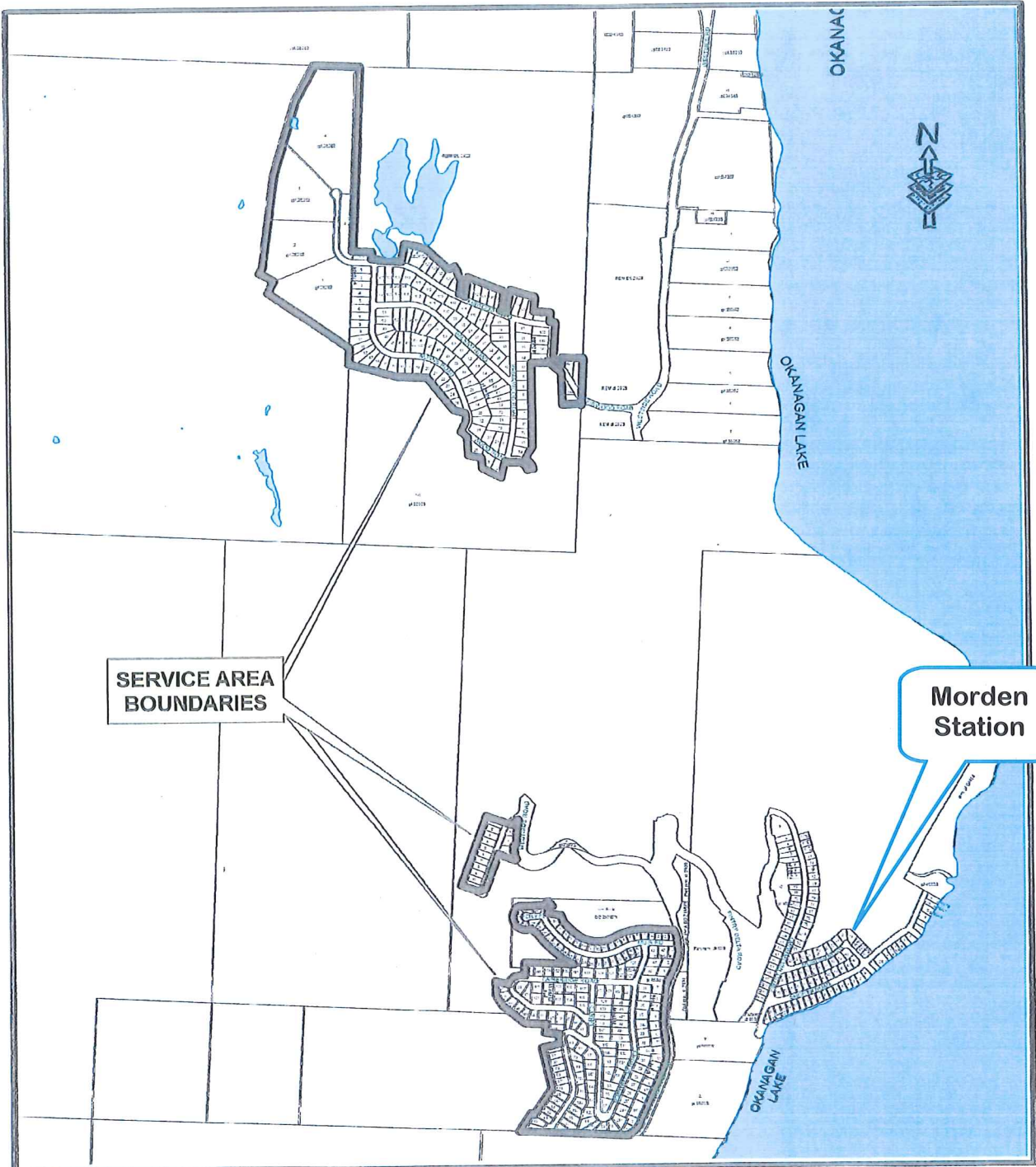
Respectfully submitted,

A handwritten signature in cursive script that reads "Delphine Maja". The signature is written in black ink and is positioned above a horizontal line.

Delphine Maja
Senior Engineering Technologist

Attached:

- * Location Plan
- * Site Plan



**Regional District of Central Okanagan
 Upper Fintry, Shalal Road, Valley of the Sun
 Water Service Area Establishment Bylaw No. 1254, 2009
 Schedule "A"**

May 14, 2009

Date of Adoption: Scale: 1:17,000 File name: U_F_VOS Water B/LW.rmedi

REVISIONS	
DATE	BYLAW

