



REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Manager of Engineering - Award of Construction Manager at Risk (CMAR) Contract – WPCC Stage IV Upgrades (Phase 1A Pre-Construction Services)

Date: October 27, 2025

Motion for Consideration:

THAT: Council award the Phase 1A Pre-Construction Services of the Construction Manager at Risk (CMAR) Contract for the Water Pollution Control Centre (WPCC) Stage IV Upgrades – Project No. 2019-48(4) to Chandos Construction LP in the amount of \$77,670 plus GST as applicable;

AND THAT: Council authorizes a pre-approved contingency in the amount of \$40,000 (approximately 50%) to support this phase.

Background:

The Water Pollution Control Centre (WPCC) Stage IV Upgrade Project continues to advance through the conceptual design phase. The design consultant, Brown and Caldwell, has been conducting future loading projections, asset condition assessments, and other preliminary engineering tasks. Concurrently, the Owner's engineering team—comprising City staff and Stantec—is progressing toward hiring the Construction Manager at Risk (CMAR), in alignment with the preferred procurement strategy.

The CMAR delivery method offers a hybrid approach between design-bid-build and design-build, fostering collaboration among the owner, designer, and contractor. The CM is engaged early to provide input on constructability, cost estimating, scheduling, and value engineering. Upon reaching a defined design milestone, the CM transitions into the role of general contractor and commits to delivering the project within a Guaranteed Maximum Price (GMP).

For the WPCC project, the City has adapted the standard CMAR structure to include Phase 1A (Conceptual Design), Phase 1B (Design), and Phase 2 (Construction). This early engagement allows the CM to contribute to technology selection and value engineering from the outset. A key feature of CMAR is the off-ramp option, which gives the owner flexibility to terminate the contract during preconstruction if necessary, mitigating risk and preserving the ability to pivot to alternative delivery methods.

One of the key advantages of CMAR is the early involvement of the contractor, which helps identify potential issues before construction begins, reducing change orders and delays. This

method also allows for fast-tracking—starting construction on portions of the project before the entire design is finalized. The collaborative nature of CMAR fosters better communication and alignment of goals among stakeholders, which can lead to improved project outcomes. The full value of CMAR is realized through the full scope of the project with the construction contractor already having a full understanding of project decisions, risks and value outcomes. This underscores the importance of selecting a highly qualified CMAR partner committed to collaborative delivery.

The CMAR’s compensation during the design phase is hourly rates with an upset limit based on the agreed upon scope of work. The CMAR’s compensation during construction includes a percentage fee—typically applied to the cost of the work—which covers overhead and profit during construction. This fee is negotiated during preconstruction and incorporated into the GMP. For example, a 6% fee on a \$10 million construction cost would yield \$600,000 for the CM, in addition to any preconstruction services fee.

To ensure a strong fit, the Owner’s engineering team developed a rigorous Request for Proposals (RFP) and custom CMAR contract. The RFP emphasized qualifications, collaborative experience, and team compatibility. The evaluation criteria included a technical evaluation (40%), a financial evaluation (25%) and interviews (35%).

The City issued Request for Proposals (RFP 2019-48(4)) on August 19, 2025. In accordance with the RFP, only Phase 1A Pre-Construction Services will be awarded at this time; however, CMAR fees and daily rates were provided for a basis on which to award future contract phases. The RFP closed on October 2, 2025, and eight (8) proposals were received through BC Bid.

The evaluation committee comprising representatives from the City’s Engineering Department, Utilities Division (including plant operations), and the Owner’s Project Manager (Stantec) reviewed the technical submissions and completed scoring. Based on the results, three proponents advanced to the interview stage.

Combined Technical + Price Evaluation (Weighted 40% + 25%)

Proponent	Combined Score	Phase 1A Cost	CMAR Fee
Pomerleau Inc.	55	\$325,668.79	3.00%
Aecon Water Infrastructure Inc.	45	\$504,150.00	6.00%
PCL Constructors Westcoast Inc.	59	\$216,900.00	1.75%
Peter Kiewit Sons ULC	48	\$224,500.00	5.50%
Graham Infrastructure LP	62	\$275,800.00	1.00%
NAC Constructors Ltd.	52	\$464,730.40	4.75%
Maple Reinders Constructors Ltd.	61	\$227,900.00	3.30%
Chandos Construction LP	65	\$77,670.00	3.40%

Interview and Final Evaluation

On October 17, 2025, the City interviewed the three top-ranked teams. The interview panel included four members of the City’s Engineering team, three staff from Utilities, two

representatives from Stantec (Owner’s PM), and two representatives from Brown and Caldwell (Design Consultant).

Following the interviews the evaluation committee finalized scoring and identified Chandos Construction Ltd. as the preferred CMAR partner based on overall score, demonstrated wastewater CMAR experience, and strong alignment with collaborative delivery principles.

Final Composite Scores (Technical + Price + Interview)

Proponent	Final Score
Graham Infrastructure LP	76
Maple Reinders Constructors Ltd.	82
Chandos Construction LP	88

The Owner’s Engineering team, based on discussions with the design engineering team are recommending a large contingency (50%) for the Phase 1A work. The Phase 1A work will be setting the stage for the remainder of the project by selecting the preferred technology and evaluating reasonable budgets for the project wants versus needs. Critical to this process is accurate evaluation of ability to reuse infrastructure, constructability reviews, construction sequencing plans and accurate costing. This contingency will ensure the engineering team can maximize the value engineering from the Contractor at this critical juncture without project delay for budget approvals.

Phase 1A is scheduled from October 2025 to July 2026. Further phases will require negotiation and Council approval for award, pending available budget.

Legislative authority / plans / reports:

	Official Community Plan		Master Plan
	Community Charter/LGA		Other
	Bylaw/Policy	X	Corporate Strategic Plan
	Zoning Bylaw	X	2025-2029 Financial Plan
			Long Term Financial Plan

Financial Considerations:

Funding for Phase 1A Pre-Construction Services is available within the approved 2025 Capital Plan – WPCC Stage IV Upgrades.

Future funding requirements for Phase 1B (Preliminary and Detailed Design Support and Pre-Construction) and Phase 2 (Construction Guaranteed Maximum Price) will be brought forward for Council consideration.

Alternatives & Implications:

Council may chose not to award the CMAR contract at this time; the City would need to reassess the procurement strategy for the WPCC Stage IV Upgrades, likely resulting in significant delays and the loss of early-contractor-involvement benefits established in the RFP framework.

Communication: N/A

Prepared by: Project Coordinator – Capital Works
Reviewed by: Manger of Engineering
Approved by: Chief Administrative Officer

Attachments: N/A