



COUNCIL REPORT

To: Mayor and Council

Date: September 12, 2023

From: Paul Gipps, CAO

Subject: **Casa Loma Emergency Egress Project**

Report Prepared by: Stacey Harding, Operations & Project Manager
Jordan Finkel, Senior Design & Inspection Technologist

RECOMMENDATION to Consider and Resolve:

THAT Council award the “Casa Loma Emergency Egress” civil construction contract to R&L Construction Ltd in the amount of \$1,186,713.10 (excluding GST); and

THAT Council approved additional budget of \$180,000 for contingency (\$100,000.00), archaeological monitoring (\$50,000.00), and geotechnical investigation and testing (\$30,000.00); and

THAT the City’s 84% share (\$835,800) of the original budget of \$995,000 for the “Casa Loma Emergency Egress” project be funded from the Capital Reserve; and

THAT the City’s 84% share (\$312,239) of the additional \$371,713.10 project costs be funded from the Future Expenditures Reserve.

STRATEGIC AREA(S) OF FOCUS

Invest in Infrastructure – We will invest in building, improving and maintaining infrastructure to meet the needs of, and to provide a high quality of life for, current and future generations.

Foster Safety and Well-Being – We will pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

BACKGROUND

The existing pathway from the north end of Lakeview Road to Casa Palmero Drive will be replaced with a 500m long gravel and asphalt lane intended to act as a Multipurpose

Pathway to serve pedestrians and cyclists and act a one-way vehicles access route for the Casa Loma neighborhood as an emergency egress as needed. Removable bollards will be installed to ensure its primary use will be as a Multiuse pathway.

This project was approved in May of this year with the intent on construction to begin as soon as possible.

The project was tendered and received only one submission and as per Council policy must be brought back to Council for consideration and award.

The project original budget was estimated at \$995,000.

The tender received as in the amount of \$1,186,713.10.

FINANCIAL IMPLICATIONS

It is recommended that a total of \$1,366,713.10 be allocated to this project for the construction phase. The cost breakdown is shown in the table below which includes a built-in contingency to help mitigate unforeseen costs associated with construction, including: rock scaling, rock removal, undesirable soil conditions and existing utility tie-ins. If the contingency remains unspent, it will be returned to capital funding.

Description	Cost (Excluding
Available Funding	
Casa Loma Egress	\$ 995,000.00
Total	\$ 995,000.00
Estimated Project Costs	\$1,186,713.10
Geotechnical Investigation & Testing	\$ 30,000.00
Archaeological Monitoring	\$ 50,000.00
Contingency (lump sum)	\$ 100,000.00
Total	\$ 1,366,713.10

At the May 9th Council meeting funding for the original estimate of \$995,000 was proposed at 84% or \$835,800 to be taken from the 1% Infrastructure Reserve with the remaining 16% portion coming from the developer. With the higher cost staff are now recommending that this funding be taken from the Capital Reserve as the Infrastructure Reserve is highly committed with other projects and capital crew expenditures. The \$371,713.10 balance of the project costs should also be allocated at 84% or \$312,239 and taken from the Future Expenditure Reserve since this reserve is designed for one-time or unexpected capital expenditures. Both the Capital Reserve and Future Expenditures Reserve require a motion to allocate the funds, and both have adequate balances to cover the project as described.

Project Status	Full Cost	CWK 84%
Cost		
Original Estimate	\$995,000	\$835,800
Single bid additional	\$371,713	\$312,239
	\$1,366,713	\$1,148,039
Funding		
Capital Reserve		\$835,800
Future Expenditure Reserve		\$312,239
		\$1,148,039

Should Council approve the revised budget and agree to award the contract to R&L construction limited then the following time frame for construction is anticipated.

Project initiation would begin November 2023 and would continue through winter, with paving and substantial completion by April 2024, finishing in advance of the wildfire season. Following completion, an evacuation and traffic management plan will be communicated with local residents.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
May 9, 2023	<p>THAT Council direct staff to amend the 2023 Annual Budget to include the Casa Loma Multi-Use Pathway and Emergency Egress; and</p> <p>THAT Council direct staff to report back on the timing of the project; and further</p> <p>THAT the funds for the Casa Loma Multi-Use Pathway and Emergency Egress be allocated from the Infrastructure Reserve Fund.</p>	C194/23

Alternate Recommendation to Consider and Resolve:

Alternative 1: Does not include the contingency

THAT Council award the “Casa Loma Emergency Egress” civil construction contract to R&L Construction Ltd in the amount of \$1,186,713.10 (excluding GST); and

THAT Council approved additional budget of \$80,000 for archaeological monitoring (\$50,000.00), and geotechnical investigation and testing (\$30,000.00); and

THAT the City’s 84% share (\$835,800) of the original budget of \$995,000 for the “Casa Loma Emergency Egress” project be funded from the Capital Reserve; and

THAT the City's 84% share (\$228,239) of the additional \$271,713.10 project costs be funded from the Future Expenditures Reserve.

Alternative 2:

THAT Council reject the bid from R&L Construction Ltd. for the Casa Loma Emergency Egress project.

Note: this option will defer the project and require additional direction from Council.

REVIEWED BY

Corinne Boback, Legislative Services Manager / Corporate Officer

Warren Everton, Director of Finance / CFO

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes No