

REPORT TO COUNTY COUNCIL

Contract Award – Bowerhill Booster Pumping Station, Woodstock

To: Warden and Members of County Council

From: Acting Director of Public Works

RECOMMENDATIONS

1. That County Council award a multi-year construction contract to the low bidder, Finnbilt General Contracting Limited, in the amount of \$4,191,882 (excluding HST) for the Bowerhill Booster Pumping Station project in the City of Woodstock;
2. And further, that County Council approve a consulting engineering services contract with GEI Consultants required for the engineering review and construction administration of the Bowerhill Booster Pumping Station, for a consultant contract price of \$185,520 (excluding HST);
3. And further, that as part of the multi-year contract award, County Council approve the budgetary commitments of \$3,675,000 in 2025 and \$370,000 in 2026, included in the total contract prices cited in Recommendation 1 and Recommendation 2 of this report, in advance of the 2025 and 2026 budget process;
4. And further, that Council authorize the Chief Administrative Officer and Director of Public Works to sign all documents related hereto.

REPORT HIGHLIGHTS

- The purpose of this report is to obtain County Council approval to award the above noted construction project to Finnbilt General Contracting Limited in accordance with the County's Purchasing Policy and to revise the consulting agreement with GEI Consultants which will allow for part-time inspection at critical milestone stages to support County Staff with providing construction oversight, engineering review/approvals and contract administration during construction of the new Booster Pumping Station (BPS).
- This new BPS will extend the existing Woodstock water distribution system and provide water service to the new residential developments planned for Karn Road area (Bowerhill Lands and surrounding area) in the City of Woodstock.

- Construction for the BPS is expected to commence in 2024 and be completed in Q1 2026.

IMPLEMENTATION POINTS

Upon County Council approval, a contract will be executed with the low bidder, Finnbilt General Contracting Limited, prior to proceeding with the work. The consultant agreement with GEI Consulting Engineers will be amended to reflect their revised scope of work.

This construction project will not require any road closures or traffic detours, as all work will occur on County-owned land. Please refer to Attachment 1 for the project location map.

Construction is scheduled to start shortly following tender award and contract execution for completion anticipated in Q1 2026.

Financial Impact

The construction contract and consultant agreement will extend over the remainder of 2024, through the 2025 calendar year, and into the first quarter 2026, requiring a multi-year funding commitment ahead of the 2025 and 2026 budget process. Table 1 provides an overview of the anticipated expenditures and funding sources.

Table 1: Anticipated Project Expenditures (excl. HST) – Construction Contract and Consultant Fees for the Bowerhill Booster Pumping Station

Account Summary / Description	2024	2025	2026	Total Amount
960154 – Bowerhill BPS Construction Contract Costs	\$500,000	\$3,391,882	\$300,000	\$4,191,882
960154 – Bowerhill BPS Consultant Fees	30,000	120,000	35,520	185,520
Sub Total	530,000	3,511,882	335,520	4,377,402
Non-Refundable HST (1.76%)	9,328	61,809	5,905	77,042
Estimated Design, Staff Time & Inspection	325,000	100,000	25,000	450,000
Total Expenditures	864,328	3,673,691	366,425	4,904,444
Business Plan and Budget (including contingency)	4,650,000	-	370,000	5,020,000
Estimated Development Charges funding¹	2,985,691	-	232,749	3,218,440
Estimated Reserve funding	\$1,664,309	-	\$137,251	\$1,801,560

Note 1: If the estimated development charges are not collected as projected, debt funding will be required.

This project was planned as part of the 2024 Business Plan and Budget. Unspent 2024 funds will be carried forward to offset 2025 needs. Annual cost estimates and funding sources will be updated with each business plan and budget cycle. There are currently sufficient funds in the Water – Woodstock Reserve to meet the estimated reserve funding requirements outlined in Table 1.

While there is limited funding available in the Water Woodstock Development Charges reserve, based on the cash flow projections within the Development Charges Background Study, along with overall funding strategies for development projects, it is anticipated that sufficient development charge funds will be available to meet the estimated DC funding requirements outlined in Table 1.

Communications

The communication strategy for this project will be similar to other County construction projects. The Contractor's project manager and the County's project manager will form an open channel of communication and will include other members of the project team as needed. These communications will commence upon approval of this report and will continue for the duration of the project.

Oxford County staff has communicated with City of Woodstock staff with respect to the scope of work and planned project schedule. Additionally, County Public Works staff and City of Woodstock Engineering Services staff have ongoing communications to discuss capital projects, operational and development-related issues, and the above-noted project has been discussed at these meetings. Ongoing communication is planned with the City prior to and throughout the construction period.

A Notice of Construction letter will be delivered to nearby property owners, along with posting of construction signage at the project location in advance to alert the general public. As previously mentioned, it is not anticipated that there will be a requirement for traffic detours and road closures since all work is predominately within County owned property located at the Bowerhill Reservoir Lands. As construction begins, and is ongoing, updates will be posted through social media, and the Oxford County website.




Staff will continue to work with key internal stakeholders (County Management staff, and Water/Wastewater staff) and external stakeholders (City of Woodstock staff and local Developers) during the execution of this project as required to ensure the appropriate level of communication and outreach is maintained, and further ensuring all parties involved are updated on project status and outcomes as needed.

2023-2026 STRATEGIC PLAN

Oxford County Council approved the [2023-2026 Strategic Plan](#) on September 13, 2023. The Plan outlines 39 goals across three strategic pillars that advance Council's vision of "Working together for a healthy, vibrant, and sustainable future." These pillars are: (1) *Promoting community vitality*, (2) *Enhancing environmental sustainability*, and (3) *Fostering progressive government*.

The recommendations in this report supports the following strategic goals.

Strategic Plan Pillars and Goals

PILLAR 1	PILLAR 2	PILLAR 3
		
Promoting community vitality	Enhancing environmental sustainability	Fostering progressive government
<p>Goal 1.2 – Sustainable infrastructure and development</p> <p>Goal 1.3 – Community health, safety and well-being</p>		<p>Goal 3.1 – Continuous improvement and results-driven solutions</p> <p>Goal 3.2 – Collaborate with our partners and communities</p> <p>Goal 3.4 – Financial sustainability</p>

See: [Oxford County 2023-2026 Strategic Plan](#)

DISCUSSION

Background

In early 2020, a boundary adjustment between the City of Woodstock and the Township of South-West Oxford resulted in the land off Karn Road being included within the City boundary. This land, which includes County of Oxford Bowerhill Reservoir site, was intended to accommodate future residential growth in the City. As part of the boundary adjustment process, a secondary plan was completed, Karn Road Secondary Plan, in August 2021. Supporting water servicing studies indicated that most of the new development lands are situated above the maximum service elevation of the existing Woodstock water distribution system. Consequently, a BPS is required and is planned to be located within the County-owned Bowerhill Reservoir property.

At the April 12, 2023 meeting of County Council, Council adopted the Official Plan Amendment and Plans of Subdivision for the Karn Road Land Development Corp. and Cachet Developments (Woodstock) Inc. This report identified the need for a Water Booster Pumping Station to service these development lands prior to the construction of residential homes.

In 2023, GEI Consultants (GEI) was retained to provide engineering services associated with the detailed design and planning of the new Bowerhill BPS, to meet the required water servicing needs for the proposed residential development.

The scope of work for construction of the BPS includes (but is not limited to):

- Excavation and construction of footings and below grade systems for the BPS;
- Yard piping including watermain and storm sewer connections;
- Construction of a BPS building complete with HVAC mechanical, process mechanical, lighting and electrical systems;
- Supply, installation and commissioning of a SCADA control system;
- Supply, installation, testing and commissioning of booster pumping system complete with three booster pumps for daily domestic demands, and three fire pumps to meet future fire suppression needs; and
- Supply, installation, testing and commissioning of a 250kW / 313 kVa outdoor diesel generator.

The construction of this BPS will comply with County Design Guidelines, Ministry regulatory requirements, and best industry practices.

County Staff will extend GEI’s existing consultant contract for part-time inspection to support the construction of the BPS. Given their involvement in the project from having completed the detailed design, they are well-positioned to assist staff and ensure that construction is executed in accordance with the design specifications. County staff will lead the overall project management, while GEI Consultants will provide specialized inspection services on a part-time basis.

Comments

Prior to tender, Public Works advertised for the pre-qualification of General Contractors. Fifteen Contractors expressed interest and 15 were pre-qualified. County staff solicited bids from the pre-qualified Contractors and received the following eight bids at tender close on Friday, September 20, 2024.

Table 2: Summary of Bid Submissions

Contractor	Bid Amount (Excluding HST)
1. Finnbilt General Contracting Limited	\$4,191,882
2. Baseline Constructors Inc.	\$4,451,000
3. K&L Construction	\$4,694,748
4. Stone Town Construction Limited	\$4,808,519
5. Kingdom Construction Limited	\$5,160,217
6. Sona Constructor Inc.	\$5,248,000
7. H.I.R.A. LTD.	\$5,355,546
8. Clearway Construction Inc.	\$6,905,305

Staff has reviewed bid submissions and confirmed the lowest compliant bid received from Finnbilt General Contracting Limited (Finnbilt), in the amount of \$4,191,882 (excluding HST), represents good value for the work and aligns with the engineer's (GEI's) construction cost estimate. Finnbilt has completed similar infrastructure projects in recent years and has demonstrated resource skill/capacity to complete this work in accordance with specified requirements.

As this project has the possible risks that would be associated with any construction project of this scale and scope, the successful Contractor is also required to secure construction bonds and insurance to mitigate risks related to the exposure of financial loss.

If the contract is not awarded and the work does not proceed, the existing water distribution system will remain unable to deliver adequate pressure and fire flows to the new development lands. This, in turn, will prevent developers and builders from moving forward with construction.

CONCLUSIONS

A review of the competitive bid submissions confirms that awarding the construction contract for the Bowerhill BPS to the lowest compliant bidder, Finnbilt General Contracting Limited, is appropriate.

Additionally, it is recommended that GEI Consultants' contract for engineering services be amended to provide construction verification at key milestones throughout the project, ensuring that the contractor adheres to the approved design.

SIGNATURES

Report author:

Original signed by

Reuben Davis, P.Eng.
Supervisor of Engineering Services

Departmental approval:

Original signed by

Melissa Abercrombie, P. Eng., PMP
Acting Director of Public Works

Approved for submission:

Original signed by

Benjamin R. Addley
Chief Administrative Officer

ATTACHMENT

Attachment 1 - Project Location Map