



Staff Report

Operations

Report To: Committee of the Whole Meeting
Meeting Date: March 29, 2022
Report Number: CSOPS.22.028
Title: Drake's Path Wastewater Servicing Extension Tendered Costs and Affordability
Prepared by: Mike Humphries, Senior Infrastructure Capital Project Coordinator

A. Recommendations

THAT Council receive Staff Report CSOPS.22.028, entitled "Drake's Path Wastewater Servicing Extension Tendered Costs and Affordability";

AND THAT Council approve an increase in the project budget of \$291,625 from \$454,600 to \$746,225.

B. Overview

The purpose of this Staff Report is to provide Council with a follow-up report to CSOPS.22.005 entitled "Drake's Path Wastewater Servicing Extension PIC 2 Follow-up" outlining the tendered costs and affordability for the Drake's Path Wastewater Servicing Extension and to consider a budget increase prior to awarding the construction contract.

C. Background

In 2018, staff were developing a "Water and Wastewater Servicing Extension Plan" which identified twenty-four (24) service extension areas within the Town's designated Urban Area (as per the Town's Official Plan). This plan identified Drake's Path for wastewater servicing within 5 years. The project was brought forward at the request of residents and was added to the 2018 Budget with design in 2019 and construction in 2020 but the project was delayed. The engineering design is complete, and the project was tendered for construction on February 17, 2022, and closed on March 3, 2022.

Drake's Path is located in the Craigleith Service Area within the Town of The Blue Mountains. It was serviced with municipal water in the early 1990's and the Town has now identified this area to extend wastewater servicing. This servicing extension will include the installation of approximately 280m of wastewater main consisting of gravity sewer from the existing main on Grey Road 19 and service laterals to each property line with the restoration of disturbed areas to existing conditions (gravel road/grassed boulevard). The project will also include a gravel turnaround and minor localized drainage improvements.

D. Analysis

This project was approved in the 2019 Budget at an estimated \$454,600. This included \$54,500 for engineering, \$363,700 for construction and \$36,400 for contingency. The awarded engineering costs are \$103,892 which now leaves \$350,708 for construction. The Town's consultant WT Infrastructure provided a 90% Engineer's Estimate at PIC #2 of projected project costs of \$720,000 for sanitary servicing and \$150,000 for the cul-de-sac for a total of \$870,000. This included engineering, construction, and contingency. The final pre-tender construction estimate by WT was \$851,870. This includes an increased contingency but does not include engineering.

The actual costs after the closing of the construction tender are \$531,950 for the sanitary servicing, \$110,383 for the cul-de-sac for a total of \$642,333.13. This is over 25% less than the pre-tender estimate. The engineering costs are \$103,892 for a total project cost of \$746,225.13 which is approximately \$123,775 under the 90% estimate presented to the residents.

To date, the Town has conducted two Public Information Centres with the residents of Drakes Path. There were some enquiries regarding financing but there seems to be support for the project moving forward. Once the construction tender closed, staff recalculated the costs and mailed letters to the benefitting property owners on March 9, 2022, with the updated per unit costs. A copy of this letter is included as Attachment #1. Staff asked that benefitting property owners provide their input as written submissions to the Town by March 20, 2022, so they could be appended to this report for Council consideration. These are included as Attachment #2.

The total servicing cost which does not include the cul-de-sac is \$618,180 (made up of \$531,950 construction and \$86,230 share of engineering design work). Based on 20 benefitting properties the project cost per equivalent property would be \$30,909. There is also a capital charge of \$5,322 for a total of \$36,231. The affordability is discussed later in this report in Section G - Financial impacts.

The original budget was developed in 2018 using 2017 benchmark costing and has not been updated since being approved in 2019. In the last 2-3 years construction costs have been increasing dramatically due to the global pandemic, supply shortages, labour increases, inflation and increased engineering and construction costs due to the new excess soil regulation which came into effect in 2021. Although the project exceeded the 2019 approved budget, the project costs came in well under the projected pre-tender estimate and are considered competitive. It is important to note that this project was moved forward in the 5-year plan at the request of residents in 2018 and residents provided feedback to Council during the 2019 Budget deliberations. Based on this support by residents, staff recommend increasing the project budget by \$291,625 to allow for staff to award the tender and proceed to construction as soon as possible.

E. Strategic Priorities

1. Communication and Engagement

We will enhance communications and engagement between Town Staff, Town residents and stakeholders

2. Organizational Excellence

We will continually seek out ways to improve the internal organization of Town Staff and the management of Town assets.

3. Community

We will protect and enhance the community feel and the character of the Town, while ensuring the responsible use of resources and restoration of nature.

4. Quality of Life

We will foster a high quality of life for full-time and part-time residents of all ages and stages, while welcoming visitors.

F. Environmental Impacts

It is generally accepted that municipal wastewater servicing (sewers) which transport the sewage to a wastewater treatment plant are preferred over private septic systems. Private septic systems (especially those that are old and/or poorly maintained) have a risk of contaminating the local soil and groundwater.

G. Financial Impacts

The chart below compares to original budget versus the required budget now that the tender results are in:

	2019 Original Budget	Required Budget	Difference
Expenses			
Engineering	\$54,500	\$103,892	\$49,392
Construction	\$400,100	\$642,333	\$242,233
Total Expenses	\$454,600	\$746,225	\$291,625

Funding			
Water Asset Replacement Reserve Fund	\$48,500	\$31,937	(\$16,563)
Infrastructure and Public Works Asset Replacement Reserve Fund	\$102,000	\$96,108	(\$5,892)
Property Owners	\$304,100	\$618,180	\$314,080
Total Funding	\$454,600	\$746,225	\$291,625

Using the tendered costs, staff have calculated a cost per unit and an annual repayment cost for those property owners. A total cost of \$36,231 would be levied back to the property owners, using a 25-year term at 3.31% (Town's current borrowing cost), and would result in a \$2,153 annual repayment which is above the 5% Affordability Criteria, at 6.38%, but below the 10% unaffordable threshold.

The Affordability Policy outlines that additional analysis needs to occur when the annual payment associated with the servicing extension is between 5 and 10%. This analysis includes:

- Consideration of local support of the servicing extension;
- Consideration of other factors such as health and safety that may impact the necessity of the works; and,
- Consideration of additional financial support from the Town in order for the project to proceed to meet the affordability threshold of 5%.

Staff are recommending moving forward with awarding the tender as is. Given the fact that the homeowners requested that this project be initiated, staff believe that there is a enough local support to move forward even while being over the 5% affordability.

H. In Consultation With

Sam Dinsmore, Deputy Treasurer/Manager of Accounting and Budgets

Allison Kershaw, Manager of Water and Wastewater Services

Serena Wilgress, Manager of Purchasing and Risk Management

I. Public Engagement

The topic of this Staff Report has been the subject of a Public Meeting and/or Public Information Centre which took place on **November 25, 2021**. A recording of this meeting can be viewed at <https://www.thebluemountains.ca/building-business-development/current-projects/municipal-infrastructure-projects/drakes-path#meetings>

All registrants for the Public Information Centre have been added to the Project's email subscription list, and will receive notice of this Staff Report. Anyone interested in the project can sign up for the project subscription list at:

<https://www.thebluemountains.ca/building-business-development/current-projects/municipal-infrastructure-projects/drakes-path#subscribe>

Any comments regarding this report should be submitted to Mike Humphries, Senior Infrastructure Capital Project Coordinator
engineeringdesigntechnologist@thebluemountains.ca.

J. Attached

1. Attachment 1 Letter to Residents
2. Attachment 2 Benefitting Property Owners Input
3. Attachment 3 WT Tender Award Memo

Respectfully submitted,

Mike Humphries
Senior Infrastructure Capital Project Coordinator

Shawn Carey
Director of Operations

For more information, please contact:
Mike Humphries
Senior Infrastructure Capital Project Coordinator
engineeringdesigntechnologist@thebluemountains.ca
519-599-3131 extension 277

Report Approval Details

Document Title:	CSOPS.22.028 Drake's Path Wastewater Servicing Extension Tendered Costs and Affordability.docx
Attachments:	- Attachment 1 Letter to Residents.pdf - Attachment 3 WT Tender Award Memo.pdf
Final Approval Date:	Mar 10, 2022

This report and all of its attachments were approved and signed as outlined below:

Shawn Carey - Mar 10, 2022 - 9:34 AM



Town of The Blue Mountains

32 Mill Street, Box 310
THORNBURY, ON N0H 2P0
<https://www.thebluemountains.ca>

OFFICE OF: Mike Humphries, CET
Senior Infrastructure Capital Project Coordinator
Email: engineeringdesigntechnologist@thebluemountains.ca
Phone: 519-599-3131 Ext 277

Regular Mail

Tuesday, March 8, 2022

RE: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

To whom it may concern,

Further to the Public Information Centre held on November 24, 2021, the Town of The Blue Mountains Council will be considering the installation of wastewater servicing to your property on Drake's Path at the upcoming Committee of the Whole Meeting on March 29, 2022. This servicing extension will include the extension of wastewater main from County Road 19 and service laterals to property line with the restoration of the roadway to existing conditions (gravel road and grassed boulevard). The Construction Tender for this work was released on February 17, 2022 and closed on March 3, 2022. We now have more accurate costs to provide to the benefitting property owners.

You are being specifically notified of the updated costs because the servicing will be paid by the benefitting property owners. Now that the Town has the tendered costs, the project's affordability will be revisited to ensure that the project is viable.

It is Town policy that the owner of each newly serviced property is responsible for an equal share of the capital costs for the wastewater system. Based on 20 properties on Drake's Path, the individual share of the wastewater servicing is estimated to be \$30,909 using actual tender costs. There is also a \$5,322 Capital Charge for a total of \$36,231. The Town provides repayment options and affordability criteria in Town Policy FAF.17.114 "Affordability Policy for Water and Wastewater Service Extensions". This document is available to be reviewed in detail on the project page at www.thebluemountains.ca/drakespath. If the repayment schedule is

over 25 years at 3.31% interest (today's borrowing rate), the annual repayment is \$2,153 which is slightly above the 5% affordability criteria but below the 10% unaffordable threshold. The Affordability Policy outlines that additional analysis needs to occur when the annual payment is between 5% and 10%.

As a property owner, the Town wishes to have your input prior to moving forward to construction. Please provide written submissions to the undersigned by March 20, 2022. These submissions will be appended to the Committee of the Whole Report on March 29, 2022 for Council consideration. If you have additional questions, please do not hesitate to contact the undersigned to discuss the proposed project. You can view all the project background information and updates, as well as subscribe to the project email list, on the Town's dedicated project page at www.thebluemountains.ca/drakespath.

Yours Truly,

Mike Humphries, CET
Senior Infrastructure Capital Project Coordinator
Operations Department
Town of The Blue Mountains, ON

MH

CC: Shawn Carey, Director of Operations, Town of The Blue Mountains (via email)
Allison Kershaw, Manager of Water and Wastewater, Town of The Blue Mountains (via e-mail)
Department File – I71 -0392



Town of The Blue Mountains

32 Mill Street, Box 310
Thornbury, ON N0H 2P0
Phone: 519-599-3131 Fax: 519-599-7723
www.thebluemountains.ca

Date: March 21, 2022

Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Benefitting Property Owners Input

7 total emails received from benefitting residents of Drake's Path

For	Against	No Comment
7	0	13

From: [Shawn Carey](#)
To: [Mike Humphries](#); [Jason Petznick](#)
Subject: Fwd: Webform submission from: Shawn Carey
Date: March 15, 2022 9:04:10 AM

Get [Outlook for iOS](#)

From: Website Committee <webcommittee@thebluemountains.ca>
Sent: Monday, March 14, 2022 9:01:32 AM
To: Shawn Carey <scarey@thebluemountains.ca>
Subject: Webform submission from: Shawn Carey

Submitted on Mon, 03/14/2022 - 09:01

Submitted by: Anonymous

Submitted values are:

Name:
Angelo Libertucci

Email:
[REDACTED]

Phone:
[REDACTED]

How can we help you?

Good morning Shawn,
Just received a notice related to Drake's Path Wastewater Extension, where I was asked to reach out via email to provide my input.

I am the current owner of [REDACTED] Drake's Path ([REDACTED]).

In summary, I am in full support of the wastewater project and its recently estimates costs. Moreover, I am also in favour of the additional fees associated with restoring the road to asphalt instead of gravel (current). At some point in the future, I believe asphalt will indeed get done on Drake's Path so I am in support of minimizing the cost, effort and disruption related to such by tying it to the wastewater project, and I urge that the Town reconsider the addition of this effort.

Please let me know if there if you require any further information from me.

Thanks!
Angelo Libertucci

I would like a copy of my submission sent to my email address.

Yes

Any accompanying files are attached.

From: [catherine NEVILLE](#)
To: [Mike Humphries](#)
Cc: [Darko Naumovski](#); [Dave Holt](#); [Jason Petznick](#); [jamie.witherspoon@wtinfrastructure.ca](#); [Shawn Carey](#); [John Knechtel](#); [John Lucato](#); [Luc Lucato](#); [Scott Thomson](#); [engineeringdesigntechnologist](#)
Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update
Date: March 18, 2022 11:10:13 AM
Attachments: [image002.png](#)
[image002.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)

Second or Third that

Sent from my shoe phone 99

On Mar 18, 2022, at 10:55 AM, Mike Humphries <mhumphries@thebluemountains.ca> wrote:

Good Morning Darko

Thank you for your input. Your comments will be sent to the March 29 Committee of the Whole meeting for Council consideration.

Regards

Mike



<!--[if !vml]--><!--[endif]-->**Mike Humphries C.E.T.**

Senior Infrastructure Capital Project Coordinator, Operations Department
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 277 | Fax: 519-599-7723 | Toll Free: 1-888-258-

6867

Email: mhumphries@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Darko Naumovski [REDACTED]
Sent: March 18, 2022 9:21 AM
To: Mike Humphries <mhumphries@thebluemountains.ca>
Cc: Dave Holt [REDACTED]; Jason Petznick <jpetznick@thebluemountains.ca>;
jamie.witherspoon@wtinfrastructure.ca; Shawn Carey <scarey@thebluemountains.ca>; John
Knechtel [REDACTED]; Catherine Neville [REDACTED]; John
Lucato [REDACTED]; Luc Lucato [REDACTED]; Scott Thomson
[REDACTED]; engineeringdesigntechnologist@thebluemountains.ca
Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Hi Mike,

In response to the subject "Drakes Path Waste Water Extension" Project, Clare and I would go on record as **fully supporting** this project.

Thank you & Regards,

Darko & Clare Naumovski

■ Drakes Path.

On Mar 15, 2022, at 08:41, Mike Humphries <mhumphries@thebluemountains.ca> wrote:

Hi Darko

Please direct any input to my email or to engineeringdesigntechnologist@thebluemountains.ca . I will be collecting all correspondence received by March 20 and appending it to the report to the Committee of the Whole on March 29.

Regards

Mike



<!--[if !vml]--><!--[endif]-->**Mike Humphries C.E.T.**

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From: Darko Naumovski ■

Sent: March 15, 2022 7:53 AM

To: Mike Humphries <mhumphries@thebluemountains.ca>

Cc: Dave Holt ■; Jason Petznick

<jpetznick@thebluemountains.ca>; jamie.witherspoon@wtinfrastructure.ca; Shawn Carey

<scarey@thebluemountains.ca>; John Knechtel ■; Catherine

Neville ■; John Lucato ■; Luc Lucato

■; Scott Thomson ■

Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Hi Mike,

In your response to Dave Holt you mention "to provide their input to Council before March 20". My question, is there a formal process that this communication needs to flow through to get to Council (through Corrina Giles - Town Clerk) OR an email sent to your attention?

Thanks,

Darko Naumovski



On Mar 14, 2022, at 10:36, Mike Humphries <mhumphries@thebluemountains.ca> wrote:

Hi Dave

The payment options are provided in the Town's "Affordability Policy for Water and Wastewater Service Extensions".

The project is not a "go" just yet, as per the letter provided to benefitting property owners a staff report is being presented to the Committee of the Whole on March 29 outlining the tendered costs and affordability issues. Council will make the decision at this time. Residents are being encouraged to provide their input to Council before March 20 so they can be appended to the Committee of the Whole report for consideration at the meeting. If Council approves the project it will be awarded right away and the construction will occur sometime between May and October of this year. Once the contract is awarded we will meet with the contractor and confirm an exact construction schedule and notify residents.

I hope this answers your questions.

Mike



<!--[if !vml]--><!--[endif]-->**Mike Humphries C.E.T.**

Senior Infrastructure Capital Project Coordinator, Operations
Department

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310,
Thornbury, ON N0H 2P0

Tel: 519-599-3131 ext. 277 | Fax: 519-599-7723 | Toll Free: 1-888-258-6867

Email: mhumphries@thebluemountains.ca | Website: www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Jason Petznick <jpetznick@thebluemountains.ca>

Sent: March 11, 2022 11:15 AM

To: Mike Humphries

<mhumphries@thebluemountains.ca>; jamie.witherspoon@wtinfrastructure.ca

Subject: FW: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Good morning,

Could you please review the questions below from Dave Holt regarding the Drake's Path project, and respond to him at your earliest convenience?
Thanks!

Jason



<!--[if !vml]--><!--[endif]-->**Jason Petznick**
Communications Coordinator, Capital Projects
Town of The Blue Mountains
32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 x302 | Fax: 519-599-7723
jpetznick@thebluemountains.ca | www.thebluemountains.ca

As part of providing accessible customer service, please let me know if you have any accommodation needs or require communication supports or alternate formats.

From: Dave Holt [REDACTED]
Sent: Thursday, March 10, 2022 7:34 PM
To: Jason Petznick <jpetznick@thebluemountains.ca>
Cc: Darko Naumovski [REDACTED]; [REDACTED]
Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Hi Jason;

Thank you for your message, the overall cost you have presented is lower than what I thought it was going to be based on the original meeting estimates, so this is great news.

I have two questions?

1. Would the town consider a full payment incentive for the home owners who would like to pay the full amount up front?
2. Are we a go and when will you start.

Thanks;

Dave

PS: I am currently away in BC, but I was informed that a Septic Pump truck was on the street last week, so, I think everyone is eager to get this project going.

----- Original Message -----

From: jpetznick@thebluemountains.ca
To:
Cc: jamie.witherspoon@wtinfrastructure.ca; mhumphries@thebluemountains.ca
Sent: Wednesday, March 9, 2022 3:34 PM
Subject: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Good afternoon,
Please find an update attached regarding the estimated cost to each benefitting resident for the Drake's Path Wastewater Servicing Extension Project.

This letter has also been sent out via regular mail, but the Town has opted to email residents who have provided their email addresses as well in the interest of giving as much time as possible to provide feedback.

Sincerely,



Jason Petznick

Communications Coordinator, Capital Projects

Town of The Blue Mountains

32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 x302 | Fax: 519-599-7723

jpetznick@thebluemountains.ca | www.thebluemountains.ca

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From: [Darko Naumovski](#)
To: [Mike Humphries](#)
Cc: [Dave Holt](#); [Jason Petznick](#); jamie.witherspoon@wtinfrastructure.ca; [Shawn Carey](#); [John Knechtel](#); [Catherine Neville](#); [John Lucato](#); [Luc Lucato](#); [Scott Thomson](#); [engineeringdesigntechnologist](#)
Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update
Date: March 18, 2022 9:20:42 AM
Attachments: [image003.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)

Hi Mike,

In response to the subject "*Drakes Path Waste Water Extension*" Project, Clare and I would go on record as **fully supporting** this project.

Thank you & Regards,

Darko & Clare Naumovski
[REDACTED] Drakes Path.

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Knechtel [REDACTED]; Catherine Neville [REDACTED]; John Lucato [REDACTED]; Luc Lucato [REDACTED]; Scott Thomson [REDACTED]

Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

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[REDACTED]

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I hope this answers your questions.

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Mike Humphries C.E.T.

Senior Infrastructure Capital Project Coordinator, Operations
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Subject: FW: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Good morning,

Could you please review the questions below from Dave Holt regarding the Drake's Path project, and respond to him at your earliest convenience?

Thanks!

Jason



Jason Petznick

Communications Coordinator, Capital Projects

Town of The Blue Mountains

32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

Tel: 519-599-3131 x302 | Fax: 519-599-7723

jpetznick@thebluemoountains.ca | www.thebluemoountains.ca

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Sent: Thursday, March 10, 2022 7:34 PM

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Cc: Darko Naumovski [REDACTED]

Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

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2. Are we a go and when will you start.

Thanks;

Dave

PS: I am currently away in BC, but I was informed that a Septic Pump truck was on the street last week, so, I think everyone is eager to get this project going.

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To:

Cc: jamie.witherspoon@wtinfrastructure.ca;
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Sent: Wednesday, March 9, 2022 3:34 PM

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Sincerely,



Jason Petznick

Communications Coordinator, Capital Projects

Town of The Blue Mountains

32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

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From: [Dave Holt](#)
To: [Mike Humphries](#)
Cc: [Jason Petznick](#); jamie.witherspoon@wtinfrastructure.ca; [Darko Naumovski](#); [Shawn Carey](#); [REDACTED]; [Annette Holt](#)
Subject: Drake's Path Wastewater Extension - Tender Costs and Affordability Update
Date: March 14, 2022 9:24:01 PM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

Hi Mike;

Thank you for your message.

My wife Annette and I are in full support to move ahead, we fully accept the investment per homeowner, as far as I am concerned, the proposed number of \$36,231 came in under the cost I thought it would be.

I am currently away in BC, please consider this email, confirmation to the Town of Blue Mountains that Annette and I are in full support of this project and the proposed investment.

Lets get it done!

Thanks Mike;

Dave

----- Original Message -----

From: mhumphries@thebluемountains.ca

To: [REDACTED]

Cc: jpetznick@thebluемountains.ca;

jamie.witherspoon@wtinfrastructure.ca; [REDACTED]

scarey@thebluемountains.ca

Sent: Monday, March 14, 2022 10:36 AM

Subject: RE: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Hi Dave

The payment options are provided in the Town's "Affordability Policy for Water and Wastewater Service Extensions".

The project is not a "go" just yet, as per the letter provided to benefitting

property owners a staff report is being presented to the Committee of the Whole on March 29 outlining the tendered costs and affordability issues. Council will make the decision at this time. Residents are being encouraged to provide their input to Council before March 20 so they can be appended to the Committee of the Whole report for consideration at the meeting. If Council approves the project it will be awarded right away and the construction will occur sometime between May and October of this year. Once the contract is awarded we will meet with the contractor and confirm an exact construction schedule and notify residents.

I hope this answers your questions.

Mike



Mike Humphries C.E.T.

Senior Infrastructure Capital Project Coordinator, Operations Department

Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON
N0H 2P0

Tel: 519-599-3131 ext. 277 | Fax: 519-599-7723 | Toll Free: 1-888-258-6867

Email: mhumphries@thebluemountains.ca | Website:
www.thebluemountains.ca

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From: Jason Petznick <jpetznick@thebluemountains.ca>

Sent: March 11, 2022 11:15 AM

To: Mike Humphries <mhumphries@thebluemountains.ca>
jamie.witherspoon@wtinfrastructure.ca

Subject: FW: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Good morning,

Could you please review the questions below from Dave Holt regarding the Drake's Path project, and respond to him at your earliest convenience?

Thanks!

Jason



Jason Petznick

Communications Coordinator, Capital Projects

Town of The Blue Mountains

32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0

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From: Dave Holt [REDACTED]
Sent: Thursday, March 10, 2022 7:34 PM
To: Jason Petznick <jpetznick@thebluemountains.ca>
Cc: Darko Naumovski [REDACTED]
Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Hi Jason;

Thank you for your message, the overall cost you have presented is lower than what I thought it was going to be based on the original meeting estimates, so this is great news.

I have two questions?

1. Would the town consider a full payment incentive for the home owners who would like to pay the full amount up front?
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Thanks;

Dave

PS: I am currently away in BC, but I was informed that a Septic Pump truck was on the street last week, so, I think everyone is eager to get this

project going.

----- Original Message -----

From: jpetznick@thebluemountains.ca

To:

Cc: jamie.witherspoon@wtinfrastructure.ca;

mhumphries@thebluemountains.ca

Sent: Wednesday, March 9, 2022 3:34 PM

Subject: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

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From: [John Knechtel](#)
To: [Mike Humphries](#)
Cc: [Dave Holt](#); [Jason Petznick](#); jamie.witherspoon@wtinfrastructure.ca; [Shawn Carey](#); [Catherine Neville](#); [John Lucato](#); [Luc Lucato](#); [Scott Thomson](#); [engineeringdesigntechnologist](mailto:engineeringdesigntechnologist@thebluемountains.ca); [Darko Naumovski](#)
Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update
Date: March 18, 2022 11:43:31 AM
Attachments: [image003.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)
[image009.png](#)
[image007.png](#)

Further to your email regarding the Drake's Path Wastewater Extension Project, Leasa and I are fully supportive of the project as well.

We look forward to this project commencing in the very near term.

John & Leasa Knechtel

██████████ Drake's Path

From: Darko Naumovski ██████████
Sent: Friday, March 18, 2022 9:20 AM
To: Mike Humphries <mhumphries@thebluемountains.ca>
Cc: Dave Holt ██████████; Jason Petznick <jpetznick@thebluемountains.ca>; jamie.witherspoon@wtinfrastructure.ca <jamie.witherspoon@wtinfrastructure.ca>; Shawn Carey <scarey@thebluемountains.ca>; John Knechtel ██████████; Catherine Neville ██████████; John Lucato ██████████; Luc Lucato ██████████; Scott Thomson ██████████; [engineeringdesigntechnologist](mailto:engineeringdesigntechnologist@thebluемountains.ca) <engineeringdesigntechnologist@thebluемountains.ca>
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Hi Mike,

In response to the subject "*Drakes Path Waste Water Extension*" Project, Clare and I would go on record as **fully supporting** this project.

Thank you & Regards,

Darko & Clare Naumovski

██████████ Drakes Path.

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Regards

Mike



Mike Humphries C.E.T.

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<scarey@thebluemountains.ca>; John Knechtel [REDACTED]; Catherine Neville
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Thanks!

Jason



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1. Would the town consider a full payment incentive for the home owners who would like to pay the full amount up front?
2. Are we a go and when will you start.

Thanks;

Dave

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Cc: jamie.witherspoon@wtinfrastructure.ca; mhumphries@thebluemountains.ca

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From: [John Lucato](#)
To: [Mike Humphries](#); [catherine NEVILLE](#)
Cc: [Darko Naumovski](#); [Dave Holt](#); [Jason Petznick](#); [jamie.witherspoon@wtinfrastructure.ca](#); [Shawn Carey](#); [John Knechtel](#); [Luc Lucato](#); [Scott Thomson](#); [engineeringdesigntechnologist](#)
Subject: RE: Drake's Path Wastewater Extension - Tender Costs and Affordability Update
Date: March 18, 2022 11:52:16 AM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image008.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

Hi Mike,

I am fully supportive as well!

Thanks,
John

From: Mike Humphries <mhumphries@thebluemountains.ca>
Sent: Friday, March 18, 2022 11:14 AM
To: catherine NEVILLE [REDACTED]
Cc: Darko Naumovski [REDACTED]; Dave Holt [REDACTED]; Jason Petznick <jpetznick@thebluemountains.ca>; jamie.witherspoon@wtinfrastructure.ca; Shawn Carey <scarey@thebluemountains.ca>; John Knechtel [REDACTED]; John Lucato [REDACTED]; Luc Lucato [REDACTED]; Scott Thomson <ttscottytt@gmail.com>; engineeringdesigntechnologist <engineeringdesigntechnologist@thebluemountains.ca>
Subject: RE: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Catherine

We will add you to the list.

Thanks

Mike

Mike Humphries C.E.T.

Senior Infrastructure Capital Project Coordinator, Operations Department
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Email: mhumphries@thebluemountains.ca | Website: www.thebluemountains.ca

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Sent: March 18, 2022 11:10 AM
To: Mike Humphries <mhumphries@thebluemountains.ca>
Cc: Darko Naumovski [REDACTED]; Dave Holt [REDACTED]; Jason Petznick <jpetznick@thebluemountains.ca>; jamie.witherspoon@wtinfrastructure.ca; Shawn Carey <scarey@thebluemountains.ca>; John Knechtel [REDACTED]; John Lucato [REDACTED]; Luc Lucato [REDACTED]; Scott Thomson [REDACTED]; engineeringdesigntechnologist <engineeringdesigntechnologist@thebluemountains.ca>
Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability Update

Second or Third that

Sent from my shoe phone 99

On Mar 18, 2022, at 10:55 AM, Mike Humphries <mhumphries@thebluemountains.ca> wrote:

Good Morning Darko

Thank you for your input. Your comments will be sent to the March 29 Committee of the Whole meeting for Council consideration.

Regards

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To: Mike Humphries <mhumphries@thebluemountains.ca>
Cc: Dave Holt [REDACTED]; Jason Petznick
<jpetznick@thebluemountains.ca>; jamie.witherspoon@wtinfrastructure.ca; Shawn
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Lucato [REDACTED]; Luc Lucato [REDACTED]; Scott Thomson
[REDACTED]; engineeringdesigntecnologist
<engineeringdesigntecnologist@thebluemountains.ca>
Subject: Re: Drake's Path Wastewater Extension - Tender Costs and Affordability
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Hi Mike,

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From: [Scott Thomson](#)
To: [Mike Humphries](#)
Subject: Drakes Path Waste Water Extension
Date: March 18, 2022 11:42:24 AM

Good morning Mike

We are disheartened by the high expense, but supportive of the project to finally upgrade our quiet little street.

Respectfully

Scott and Mary Thomson
 Drakes Path

Sent from my iPhone



CONTRACT TENDER AWARD MEMORANDUM

To: Mike Humphries - The Town of the Blue Mountains
From: Jamie Witherspoon, P.Eng.
Cc: -
Date: March 7, 2022
Re: 2022-21-T-OPS (20-2057) – Drake’s Path Wastewater Servicing Extension
Tender Results Assessment and Recommendations

This technical memorandum presents WT Infrastructure Solutions Incorporated’s (WT) analysis of the Tender Submissions received for Town of the Blue Mountain’s Tender 2022-21-T-OPS – Drake’s Path Wastewater Servicing Extension.

The intent of this memorandum is to assist the Town of the Blue Mountains in deciding on the appointment of the preferred contractor.

PROJECT BACKGROUND

This project involves two separate components:

1) Sanitary Wastewater Expansion

Installing approximately 288 metres of new 200mm diameter sanitary sewer from Grey County Road 19 to the end of Drake’s Path including providing service connections to each property along the roadway.

2) Addition of a Cul-de-Sac

Installing a new 15m diameter cul-de-sac turnaround at the end of Drake’s Path to facilitate road maintenance and emergency vehicle turning movements in line with MTO and Town standards. The work also includes minor modifications to the municipal drinking water system including the installation of a new hydrant and auto-flusher device.

TENDER SUBMISSION

A summary of the bid takers and tenders submitted is presented in **Table 1-1**, below.

Table 1-1 – Bid Takers and Submitted Tenders

Bid Taker	Tender Submission
1579137 Ontario Ltd O/A SMRS Construction	\$737,786.00
Arnill Construction Limited o/a Seeley and Arnill Construction	\$642,333.13
Arnott Construction Limited	\$819,996.00

Bid Taker	Tender Submission
1288808 ONTARIO LTD. O/A B&J CONTRACTING	-
Barrie Construction Association	-
Coldstream Concrete Ltd.	-
CMB Excavation	-
ContractConnect	-
D&A Road Services Inc.	-
E. C. King Contracting	-
Harold Sutherland Construction Ltd	-
Highlands Excavating & Grading	-
Master Utility Division Inc	-
OZA Inspections Ltd	-
Wessuc Inc.	-

One addendum was issued (March 2, 2022) to respond to Contractor questions and to clarify the scope of work on the drawings.

REVIEW OF BIDS

WT has reviewed the received tender documents with the Town for compliance and found the three bids submitted to be complying with the tender requirements.

The pre-tender engineer's estimate prepared by WT was \$851,870.00 (excluding HST) including contingency but excluding engineering costs. None of the bids submitted were above the pre-tender engineer's estimate.

The received tender was checked for mathematical errors / omissions. The vendor priced all the items, and no items were combined. There were no mathematical errors identified in any submission.

Through review of the Schedule of items and Prices, the following was noted:

- The pricing was consistent with pricing increases that have been seen in the market over the past two years due to increases in materials and labour pricing associated with supply shortages, inflation, and the global pandemic.
- Three items: 1.05 Traffic Control, 1.09 Dewatering, and 1.16 Fine Grading contained the most variation in the bid pricing. This can be attributed to the unique components of these items which add a factor of unfamiliarity such as the inclusion of temporary road building in the

traffic control item to allow for public access during construction or the need to fine grade the entirety of the roadway after construction.

RISKS AND MITIGATION MEASURES

The major risks with this type of project are unexpected conditions that result in significant increases in unit quantities or the addition of new scope of work that was not considered in the original design.

There are no indicators in terms of site conditions that would point to any unreasonable risks associated with this project. It is our opinion that the allowances for provisional items are reasonable value, and the anticipated risks can be managed within the available contingency amount. Mitigation of these risks will be to monitor the progress closely and act proactively in the event of any significant issues. Furthermore, monitoring provisional item quantities throughout construction will be completed to minimize unreasonable extras.

RECOMMENDATION

Based on the general analysis presented above, Arnill Construction Limited o/a Seeley and Arnill Construction was identified as the lowest tender submission at 25% lower than WT's estimate. In our opinion, this price represents current market conditions in the area and is within the Town's budget.

Upon interviewing their listed references, all identified individuals indicated claimed extras were reasonable and all respondents indicated they would work with Arnill Construction Limited again.

Based on the tender analysis and the above commentary, WT confirms that Arnill Construction Limited o/a Seeley and Arnill Construction's bid appears to be generally balanced and compliant and therefore recommends to the Town of the Blue Mountains accept their Tender as submitted.

We trust this meets with your approval. If you have any questions or comments, please contact the undersigned.

WT INFRASTRUCTURE SOLUTIONS INC.

Jamie Witherspoon, P.Eng., LEED AP
Project Manager