



REQUEST FOR DECISION

File # 0810-20, 1220-20

Report To: **Mayor and Council**
From: **Darrell Blades, Deputy Chief Administrative Officer**
Presenter: **Jim Stewart, Capital Projects Manager**
Subject: **Administration Report No. 0091/26**
RFP Award - New Aquatic Facility Integrated Project Delivery
Meeting: **Regular Council**
Meeting Date: **May 11, 2026**

RECOMMENDATION:

“THAT, Council approves entering into a multi-party contract for the design and cost validation for the construction of a new Aquatic Facility and Indoor Fieldhouse complete with shared spaces as outlined in the “City of Fort St. John New Aquatic Facility Project Charter”,
AND FUTHER THAT, the initial parties in this contract with the City of Fort St. John be Chandos Construction LP. of Calgary Alberta and hcma architecture + design of Vancouver BC using the validation budget in their submission dated April 20, 2026, of \$1,360,037.00.”

CAO'S COMMENTS:

The Integrated Project Delivery (IPD) Procurement model provides a cost-effective way to coordinate the activities of a diverse team of contractors in the delivery of large-scale complex projects.

ALTERNATIVE RECOMMENDATION:

“THAT, Council Report 0091/26 - RFP Award - New Aquatic Facility Integrated Project Delivery be received for information and discussion.”

KEY ISSUES(S)/ CONCEPTS DEFINED:

Council, at the March 9, 2026 Council meeting, directed staff to use the IPD Procurement model for the detailed design, costing, and construction of the City’s New Aquatic Facility. The Request

for Proposal (RFP) for this works was issued on March 31 and closed on April 20; the submissions have been reviewed by City staff, and the RFP needs to be awarded.

RELEVANT POLICY:

Council Policy No. 22/22 - City Purchasing and Tendering Policy

| |
|---------------------------------------|
| IMPLICATIONS OF RECOMMENDATION |
|---------------------------------------|

COMPLIANCE WITH STRATEGIC PILLARS:

Vibrant Community – Invest in community safety, social, cultural, and recreational programs.

Relationships & Advocacy – Initiate and foster relationships and advocate to decision makers on the issues that impact our community and our neighbours.

Economic Development – Enhance community economic development to provide opportunities and sustainability for Fort St. John.

Organizational Excellence – Provide a healthy workplace that is inclusive and builds on our diversity, engagement, and sense of community.

Managing Assets – Build and manage assets that support the current and future needs of the community.

COMPLIANCE WITH STRATEGIC OBJECTIVES:

N/A

GENERAL:

In July of 2025, after 8 years of participation, the City of Fort St. John withdrew from the “North Peace Leisure Facility Replacement Steering Committee”. Subsequently, the Peace River Regional District dissolved this committee the following month.

At the August 25 Regular Council meeting, Council passed resolution No.200/25 and allocated funds to the Aquatic Facility Project Planning Budget and thus facilitated the development of the City’s New Aquatic Facility Working Group consisting of Senior City staff and two City Councillors. This working group was assisted by subject matter expert consultants.

This working group worked diligently from its inception to develop a complete concept for the Aquatic Facility and Indoor Fieldhouse including:

- a conceptual layout of the facility,
- a proposed location within the city,
- a maximum construction budget of \$185 million dollars,
- the use of the IPD method to complete the detailed design and construction, and
- and a potential schedule for that detailed design and construction.

This work culminated in the drafting of “New Aquatic Facility Project Charter”, which was received by Council at the March 9, 2026 Regular Council meeting without any amendments.

At that same meeting, Council directed staff to “use the Integrated Project Delivery (IPD) procurement model for the detailed design, costing, and construction of the City’s New Aquatic Facility.”

The IPD process is an established procurement method that is trade law compliant and legally binding.

The benefits for using the IPD Procurement method for a project as big and as complex as the City’s New Aquatic Facility would be:

- a Consultant and a General Contractor are secured early in the process in a multi-signatory contract with the City and together we work as a coordinated team,
- as the design progresses and more specialized information is required, additional contractors may be brought on for their expertise and become signatories to the contract as well,
- a project designed and estimated with this diverse team will be well thought through prior to starting construction,
- this process will also identify key items with long delivery times, so that when the project is confirmed, those items may be secured as early as possible, and
- this process has been shown to be very successful in the delivery of large institutional and municipal projects with a better overall construction experience for the Owner (City), the Contractor(s), and the Community.

An advanced notice of the RFP for the “City of Fort St. John – Aquatics Facility – Integrated Project Delivery (IPD) General Contractor and Architect” was issued on March 17, 2026, and the actual RFP was issued on March 30. This RFP closed on April 20, and the City received three submissions.

The submissions were evaluated through four gates, which the proposals had to pass prior to progressing to the next gate. The gates were as follows:

- Gate 1 – Compliance with mandatory requirements.
- Gate 2 – Review and assessment of any conflicts of interest or relational and financial interests disclosed by the IPD General Contractor and Architect, and the proposed management strategies related to these items.
- Gate 3 – Scoring by the evaluation team which consisted of:
 - Darrell Blades, Deputy Chief Administration Officer,
 - Lucas Panoulas, Chief Corporate Services Officer,
 - Kylah Bryde, Director of Community Services, and
 - Jim Stewart, Capital Projects Manager.

Ranking after Gate 3

| Rank | General Contractor and Architect | Gate 3 Total |
|------|---|--------------|
| 1 | Chandos Construction and hcma architecture + design | 187.0 |
| 2 | Bird Construction Group and Diamond Schmitt Architects | 172.5 |
| 3 | Group2 Architecture Interior Design Ltd., DIALOG, and Unitech Construction Management | 151.5 |

- Gate 4 – Interviews were conducted by the evaluation team with the two highest ranked IPD General Contractor and Architect teams. These interviews were attended by the key personnel that will be directly assigned to deliver the project.

At the end of the review process and interviews, the final ranking of the top two proposal teams is as follows:

| Rank | General Contractor and Architect | Overall Scoring | Validation Budget |
|------|--|-----------------|-------------------|
| 1 | Chandos Construction and hcma architecture + design | 185.9 | \$1,360,037.00 |
| 2 | Bird Construction Group and Diamond Schmitt Architects | 170.8 | \$1,868,500.00 |

ORGANIZATIONAL:

The IPD process will require the weekly attention of the City's Project Management Team along with support from several other City departments and key staff.

FINANCIAL:

The validation, construction cost estimate, and final design of the New Aquatic Facility was included in the 2026 Capital Budget Work Plan with a budget estimate of \$2,200,000 with future construction funding being addressed in future Capital Budgets depending on the results of the October 17, 2026 referendum.

FOLLOW UP ACTION:

If the resolution is passed the City will execute a multi-party contract between the City, Chandos Construction LP., and hcma architecture + design to work in an IPD environment to complete the general design and cost estimate/validation of the Aquatic Facility and the Indoor Fieldhouse.

As the design progresses, additional parties will be added to this multi-party contract. These additional parties will have unique skills, experience, and knowledge that will be necessary to ensure the successful design, cost estimate, and construction of the facility. These additional parties will aid in pool mechanical design, HVAC mechanical design, electrical design, civil design, etc. These additional parties will be brought into the contract with the approval of existing parties to the contract and the process will comply with the City's Purchasing and Tendering Policy.

At the end of this general design and cost validation process, staff will come back to Council with a recommendation seeking direction from Council on the completion of the detailed design and construction of the complete facility.

COMMUNITY CONSULTATION:

This project as a whole has seen more public consultation than just about any other project.

There were online surveys including the "Next Wave Survey", as well as a section where the public could "Vote for Features" to be contained within the facility.

In addition to these, there was a vast number of direct consultations with potentially affected and interested community groups by Community Services and the DCAO's office.

COMMUNICATION:

Further communication with the public will be made through the Communications Department as the design progresses.

DEPARTMENTS CONSULTED ON THIS REPORT:

Community Services
Communications
Corporate Services

ATTACHMENTS:

Attachment 1: 2026-05-01 - CFSJ Aquatics Facility - IPD RFP GC-Architect Summary Letter

RESPECTFULLY SUBMITTED:

Jim Stewart, Capital Projects Manager



May 1, 2026

File: 1958.0505.01

City of Fort St. John
10631 100 Street
Fort St. John, BC V1J 3Z5

Attention: Darrell Blades, Deputy CAO

**RE: City of Fort St. John – Aquatics Facility – Integrated Project Delivery (IPD) General Contractor and Architect, Request for Proposals 2025-63-01
RFP SUMMARY**

Three (3) proposals were received at the City of Fort St. John, via an online bidding system Bids & Tenders, by 2:00:00 PM on April 20, 2026, for the above referenced Request for Proposal (RFP). The three submissions received were from the following General Contractor and Architect teams:

- Bird Construction Group and Diamond Schmitt Architects
- Chandos Construction and hcma architecture + design
- Group2 Architecture Interior Design Ltd., DIALOG, and Unitech Construction Management

All proposals were reviewed in accordance with the RFP documents which is a four-step process requiring each submission to pass through a series of gates.

Gate 1 and Gate 2

All proposals passed the mandatory submission requirements of Gate 1 and Gate 2 permitting the proposals to be evaluated on April 22, 2026, by the Evaluation Team consisting of:

- Darrell Blades, Deputy CAO, City of Fort St. John
- Kylah Bryde, Director of Community Services, City of Fort St. John
- Lucas Panoulis, Chief Corporate Services Officer, City of Fort St. John
- Jim Stewart, Capital Projects Manager, City of Fort St. John

Gate 3

Gate 3 required the Evaluation Team to determine a consensus format scoring applied to predetermined weighted criteria based on written proposal submissions. At the conclusion of Gate 3 scoring, the ranked order of proponents, ranked from highest to lowest score, were established:

| Rank | General Contractor and Architect | Gate 3 Total |
|------|---|--------------|
| 1 | Chandos Construction and hcma architecture + design | 184.0 |
| 2 | Bird Construction Group and Diamond Schmitt Architects | 172.5 |
| 3 | Group2 Architecture Interior Design Ltd., DIALOG, and Unitech Construction Management | 151.5 |

Gate 4

Gate 4 consisted of in-person interviews conducted on April 30 and May 1, 2026, with two (2) shortlisted proponents based on the highest ranked scoring results of Gate 3; these proponents included:

- Chandos Construction and hcma architecture + design
- Bird Construction Group and Diamond Schmitt Architects

Gate 4 required the Evaluation Team to determine a consensus format scoring applied to predetermined weighted criteria based on in-person interviews. Results of Gate 4 scoring are the following:

| General Contractor and Architect | Gate 4 Total |
|--|--------------|
| Chandos Construction and hcma architecture + design | 159.5 |
| Bird Construction Group and Diamond Schmitt Architects | 140.0 |

Financial Total Score

At the conclusion of the Gate 4 evaluations, only then was the Financial Total Score revealed to the Evaluation Team. The Financial Total Score is a mathematical calculation based on submitted overhead, profit, and validation budget amounts in accordance with the RFP documents. Results of Financial Total Score are the following:

| General Contractor and Architect | Financial Total |
|--|-----------------|
| Chandos Construction and hcma architecture + design | 48.5 |
| Bird Construction Group and Diamond Schmitt Architects | 45.8 |

The proponents' validation budgets, including appropriate travel allowances and disbursements for their involvement in the Validation Phase, are the following:

| General Contractor and Architect | Validation Budget |
|--|-------------------|
| Chandos Construction and hcma architecture + design | \$1,360,037.00 |
| Bird Construction Group and Diamond Schmitt Architects | \$1,868,500.00 |

Overall Score

The Overall Score was calculated as follows:

Overall Score = Gate 3 Total x 40% + Gate 4 Total x 40% + Financial Total

The final Overall Score of the proposal submissions, ranked from highest to lowest score, are as follows:

| Rank | General Contractor and Architect | Overall Scoring |
|------|--|-----------------|
| 1 | Chandos Construction and hcma architecture + design | 185.9 |
| 2 | Bird Construction Group and Diamond Schmitt Architects | 170.8 |

Date: May 1, 2026
File: 1958.0505.01
Attention: Darrell Blades, Deputy CAO
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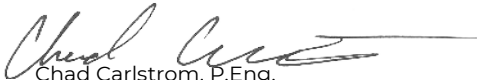


Recommendation

After completion of the proposal evaluations, interviews, and financial scoring, it is the unanimous recommendation of the Evaluation Team that the City of Fort St. John proceed to the Validation Phase with the proposal submission by **Chandos Construction and hcma architecture + design.**

Sincerely,

URBAN SYSTEMS LTD.


Chad Carlstrom, P.Eng.
Facilitator

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