



REQUEST FOR DECISION

File # 1220-20

Report To: **Mayor and Council**
From: **Darrell Blades, Deputy Chief Administrative Officer**
Presenter: **Jim Stewart, Capital Projects Manager**
Subject: **Administration Report No. 0104/26**
Tender Award - Lower Bouffieux Coulee Dike Armouring
Meeting: **Regular Council**
Meeting Date: **June 8, 2026**

RECOMMENDATION:

"THAT, Council award the Lower Bouffieux Coulee Dike Armouring Project to Knappett Industries (2006) Ltd. of Fort St. John, BC, for the unit rates in their tender submission dated April 20, 2026, totaling \$2,418,875.00.

AND THAT, any un-allocated Grant Funds, if necessary, be used to pay for additional costs associated with accessing the site through or around the slide on the Old Fort Road."

CAO'S COMMENTS:

This project has been tendered, and Staff are recommending award to Knappett Industries (2006) Ltd. as the preferred bidder. This project is being awarded well within the authorized budget, funded entirely by a UBCM grant, and makes our storm drainage infrastructure more resilient against damage by major climate events.

ALTERNATIVE RECOMMENDATION:

"THAT, Administration Report No. 0104/26 - Tender Award - Lower Bouffieux Coulee Dike Armouring, be received for information and discussion."

KEY ISSUES(S)/ CONCEPTS DEFINED:

The City of Fort St. John received \$4,207,300 from the UBCM Community Emergency Preparedness Fund Disaster Risk Reduction Grant. The grant was awarded in three separate categories with a total of \$4,207,300 grant in 24/25, which included the work to repair the armoring on the sewage outfall that runs alongside properties in the Old Fort Community.

This work has been tendered; the submissions have been assessed and the tender 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:

Improvement to the City's infrastructure directly aligns with Council's strategic priority to Manage Assets. This project was approved in the Capital Budget.

GENERAL:

A portion of the City's stormwater drainage area in and around the Bouffieux Coulee has been experiencing landslide and erosion issues for decades, which has been documented in multiple reports in the area. One area that has seen erosion and scouring is the Gabion Basket armouring that was installed by the City in the Mid 1980s. This Gabion Basket armouring protects the City's sewage effluent outfall line where it is adjacent to and crosses the channel at the bottom of the Bouffieux Coulee.

The work required is relatively simple civil construction work but is located in a sensitive ecological area, therefore, the tender for this project was issued using the Best Value Procurement Model.

The work to be undertaken consists of:

- Removal of existing gabions and concrete rubble from the creek,
- Restoration of existing dike face with crushed granular gravel, and
- Installation of approximately 2,000 m³ of grouted and 2,200 m³ of un-grouted rip-rap.

A tender for the project was issued on March 31, 2026, and closed on April 20. There were four submissions received and these were reviewed April 21 and subsequent interviews were held with the top two submitters. The review team consisted of two members of City Staff and three key members of the City’s Civil/Environmental and Geotechnical consulting teams.

The bid submissions and rankings are summarized below:

Ranking	Company Name	Location	Tender Price
1	Knappett Industries (2006) Ltd.	Fort St. John, BC	\$2,418,875.00
2	S. Young Enterprises Ltd.	Fort St. John, BC	\$2,185,140.00
3	Swamp Donkey Oilfield Services	Dawson Creek, BC	\$3,541,073.13
4	Brocor Construction Ltd.	Dawson Creek, BC	\$2,167,836.19

Based on the bid submitted by Knappett Industries (2006) Ltd. project costs are identified below:

Budget Summary	
Total Tender Price (no GST)	\$ 2,418,875.00
Engineering Fees	\$ 314,600.00
Geotechnical Fees	\$ 367,200.00
Total Cost	\$ 3,100,675.00
Total Budget	\$ 3,800,000.00
Surplus (Deficit)	\$ 699,325.00

ORGANIZATIONAL:

N/A

FINANCIAL:

This project is funded through a UBCM Community Emergency Preparedness Fund Disaster Risk Reduction Grant and the work called for within this tender is anticipated to be completed within budget.

If the resolution is passed, un-allocated grant funds will be used, if required, to pay for any additional costs associated with accessing the site through or around the slide on the Provincial Old Fort Road.

FOLLOW UP ACTION:

If the recommended resolution is passed, a tender award letter will be issued, and construction will commence in mid-August.

COMMUNITY CONSULTATION:

Community consultation for these projects occurred during the 2025 and 2026 Capital Budget discussions.

COMMUNICATION:

For this project, communication to the community will be made through the City's web page and social media, and meetings will be held with the immediately neighbouring residents prior to the commencement of construction.

DEPARTMENTS CONSULTED ON THIS REPORT:

Public Works and Utilities

Engineering

ATTACHMENTS:

USL - Lower Bouffieux Coulee Armouring - Tender Summary Letter

Lower Bouffieux Coulee Armouring - Site Location Plan

RESPECTFULLY SUBMITTED:

Jim Stewart, Capital Projects Manager



April 30, 2026

File: 1958.0472.22

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

Attention: Jim Stewart, Capital Projects Manager

**RE: City of Fort St. John – Lower Bouffieux Coulee Armouring
TENDER SUMMARY**

Four (4) tenders 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 project. We have reviewed the tender submissions for completeness of submittals required by tender documents. All four (4) submitted tenders listed below passed this review and proceeded to the Best Value Procurement evaluation process per the tender documents.

Please find below a summary of the tender submissions following the evaluation process ranking from highest to lowest:

Rank	Submitted By	Tender Price (GST excluded)
1	Knappett Industries (2006) Ltd.	\$ 2,418,875.00
2	S. Young Enterprises Ltd.	\$ 2,185,140.00
3	Swamp Donkey Oilfield Services	\$ 3,541,073.13
4	Brocor Construction Ltd.	\$ 2,167,836.19

Tender Evaluation

This tender was created to be evaluated using the Best Value Procurement process as detailed in the tender documents and per the criteria and weighting listed in the table below:

Evaluation Criteria	Points
<i>Tender Price</i>	150
Project Plan	250
Risk Assessment Plan	250
Previous Applicable Experience	200
Value Assessment Plan	50
Interviews	100
Total	1000

The evaluation team consisted of the following people:

1. Jim Stewart, City of Fort St. John
2. Britney Carlstrom, City of Fort St. John
3. Andrew Mitchell, BCG Engineering
4. Beatrice Collier-Pandya, BCG Engineering
5. Chad Carlstrom, Urban Systems

Date: April 30, 2026
File: 1958.0472.22
Attention: Jim Stewart, Capital Projects Manager
Page: 2 of 2



On April 21, 2026, the evaluation team evaluated the following submissions from each of the four tenderers on the following criteria:

1. Project Plan
2. Risk Assessment Plan
3. Value Assessment Plan
4. Previous Applicable Experience

The scores provided by the evaluation team were scaled to the evaluation scoring matrix provided in the tender documents. These scores were added to the scoring of the tender prices. After this scoring process, tenderers were selected for interviews based on the ability of the tenderers to earn enough points in the interview to potentially be successful in the overall process. As a result, only two of the highest scoring tenderers were invited to interview.

The evaluation team conducted the interviews of the two tenderers on April 27, 2026. The final scores of the tenderers after the interviews, ranked from highest to lowest based on the evaluation criteria, are as follows:

Rank	Submitted By	Tender Price (GST excluded)
1	Knappett Industries (2006) Ltd.	\$ 2,418,875.00
2	S. Young Enterprises Ltd.	\$ 2,185,140.00


Recommendation

After completion of the tender evaluations, interviews, and cost reasonableness assessment, it is the unanimous recommendation of the evaluation team that the City of Fort St. John proceed to the clarification period with the tender submission by Knappett Industries (2006) Ltd. as the preferred tenderer.

Upon completion of your own review of these tender submissions, and of your satisfaction with the preferred tenderer during the clarification period, please notify the undersigned, in writing, with how you would like to proceed.

Sincerely,

URBAN SYSTEMS LTD.


Chad Carlstrom, P.Eng.
Contract Administrator

/rf

U:\Projects_FSJ\1958\0472\22\C-Correspondence\C1-Client\2026-04-30- Lower Bouffieux Coulee Armouring - Tender Summary Letter.docx

Lower Bouffieux Coulee Armouring

ISSUED FOR
TENDER
March 25, 2026
URBANSYSTEMS.CA

CITY OF FORT ST JOHN / LOWER BOUFFIUX COULEE ARMOURING / 1958.0472.22 / MARCH 25, 2026

List of Drawings

Civil	
C01	Legend
C02	Cadastral Information
C03	Existing Conditions and Removals
C04	Channel & Dike Armouring Plan & Profile
C05	Details
C06	Cross Sections
C07	Cross Sections
C08	Cross Sections
C09	Channel Armouring Plan & Profile
C10	Details

