



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. 0109/26**
RFP Award - Adding Additional Partners to the Aquatic Facility Cost Validation Contract
Meeting: **Regular Council**
Meeting Date: **June 22, 2026**

RECOMMENDATION:

"THAT, Council approves adding the following parties to the current multi-party contract for the design and cost validation for the construction of a new Aquatic Facility and Indoor Fieldhouse complete with shared spaces using the validation budgets in their submissions dated June 4, 2026:

Structural Engineer Partner	Read Jones Christofferson Ltd
Structural Trade Partner	Spartan Steel Ltd.
Mechanical Engineer Partner	AME Consulting Group Ltd.
Mechanical Trade Partner	D. Bauer Mechanical Ltd. and Arpi's North Inc.
Electrical Engineer Partner	WSP Canada Inc.
Electrical Trade Partner	Westcana Electric Inc.
Civil Engineer Partner	Urban Systems Ltd.

AND FURTHER THAT, an additional \$1,200,000.00 be transferred from Capital Reserves to facilitate the cost validation of the construction estimate of the New Aquatic Facility."

CAO'S COMMENTS:

This report provides information for Council on the updated costs of the validation process as well as additional parties required to be named in the contract.

ALTERNATIVE RECOMMENDATION:

"THAT, Council instructs staff to pause the Aquatic Facility Replacement project until after the Assent Vote on October 17, 2026."

KEY ISSUES(S)/ CONCEPTS DEFINED:

An RFP was issued on May 21, 2026, to enlist the services of and add the following seven parties (signatories) to the multi-party contract to validate the construction cost estimate for the New Aquatic Facility:

- * Structural Engineer and Trade Partner
- * Mechanical Engineer and Trade Partner
- * Electrical Engineer and Trade Partner
- * Civil Engineer Partner

This RFP closed on June 4, 2026 and has been reviewed by the current signatories to the contract. The proposed partners now need to be added to the Multi-Party Contract.

These additional partners are required to get a validated and accurate construction budget as well as to gain momentum into the 2027 construction season and break ground that spring. Any delay in starting will result in cost escalation.

RELEVANT POLICY:

Council Policy No. 22/20 - 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:

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 work was awarded at the May 11 Council meeting with the initial parties

to the multi-party contract being the City of Fort St. John, Chandos Construction LP. of Calgary, Alberta and hcma architecture + design of Vancouver, BC.

The Integrated Project Delivery process is an established procurement method that is compliant with trade law and is legally binding. A similar method similar was used by the City in the construction of the new RCMP Facility.

The benefits of using the Integrated Project Delivery (IPD) Procurement method for a project as big and as complex as the City's New Aquatic Facility are:

- A Consultant (Architect) and a General Contractor are secured early in the process in a multi-signatory contract with the City and together work as a coordinated team,
- as the design progresses and more specialized information is required, additional contractors will 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.

The initial parties to the multi-party contract met and determined what additional Experts would be needed very early in the process to facilitate the cost validation of the project within the timeframe available. An RFP was issued for these experts and submissions were received from the following firms:

- Structural Engineer Partner
 - Entuitive Corporation
 - Glotman Simpson Consulting Engineers
 - Read Jones Christofferson Ltd.
 - Dialog Architecture Inc.
 - WSP Canada Inc.
 - Fast + Epp Structural Engineers Inc.
- Structural Trade Partner
 - Spartan Steel Ltd.
 - Collins Steel Ltd.
- Mechanical Engineer Partner
 - Englobe Corporation
 - MCW Consultants Ltd.
 - AME Consulting Group Ltd.
- Mechanical Trade Partner
 - Goldbar Contractors Inc.
 - Arpi's North Inc and D. Bauer Mechanical Ltd.
- Electrical Engineer Partner
 - AES Engineering Ltd.
 - O'M Engineering Inc.

- WSP Canada Inc.
- Electrical Trade Partner
 - Status Electrical Corporation
 - Houle Electric Ltd.
 - Westcana Electric Inc.
 - Bryant Electric Ltd.
- Civil Engineer Partner
 - VDZ+A Consulting Inc.
 - WSP Canada Inc.
 - Urban Systems Ltd.

The submissions were reviewed and interviews were held leading to the Council Recommendation.

ORGANIZATIONAL:

The cost estimate validation process will require continual involvement of the Deputy CAO, Chief Corporate Services Officer, Director of Community Services and the Capital Projects Manager. It will also require the involvement of all City departments as and when required.

FINANCIAL:

The initial budget allocated to the validation of the Aquatic Facility Replacement Project construction estimate was \$1,800,000. With this RFP process completed, to add the new parties/signatories to the multi-party contract, an additional \$1,200,000 will be required to complete the validation.

All expenses associated with the Validation Process will be included within the maximum budget for the project of \$185,000,000, as outlined in the presentation of the Project Charter to the Committee of the Whole on March 23, 2026.

FOLLOW UP ACTION:

If the resolution is passed, these parties will be added to the Multi-Party Contract and the detailed Validation will commence with an online meeting as soon as possible. In person meetings will commence mid-July.

COMMUNITY CONSULTATION:

This project as a whole has seen more public consultation than many other projects.

There were online surveys, "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 were 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:

IPD Partner Procurement Recommendation Letter

RESPECTFULLY SUBMITTED:

Jim Stewart, Capital Projects Manager



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

ATTN: Darrell Blades, Deputy CAO

**RE: City of Fort St. John – Aquatics Facility – Integrated Project Delivery (IPD) Partner, Request for Proposals 2025-63-03
RFP SUMMARY**

Summary for all Partner Categories

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 June 5, 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 Panoulias, Chief Corporate Services Officer, City of Fort St. John
- Jim Stewart, Capital Projects Manager, City of Fort St. John
- Jen Hancock, SMT & VP Collaborative Construction, Chandos Construction LP
- Scott Webster, PMT & Senior Project Manager, Chandos Construction LP
- David Dear, Senior Superintendent, Chandos Construction LP
- Dylan Buchanan, Project Manager, Chandos Construction LP
- Melissa Higgs, SMT & Principal, hcma architecture + design
- Federica Picone, PMT & Director of Project Delivery, hcma architecture + design
- Nathan Keebler, Project Architect, hcma architecture + design
- Nicolas Dagenais-Lussier, Project Architect, hcma architecture + design

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

Gate 4 consisted of virtual interviews conducted on June 10, 11, and 12, 2026, with shortlisted proponents based on the highest ranked scoring results of Gate 3. Gate 4 required the Evaluation Team to determine a consensus format scoring applied to predetermined weighted criteria based on the virtual interviews.



IPD Partner – Structural Engineer

Six (6) proposals were received at the City of Fort St. John, via an online bidding system Bids & Tenders, by 2:00:00 PM on June 4, 2026, for the above referenced Request for Proposal (RFP). The submissions received were from the following Structural Engineer teams, and ranked from highest to lowest score following Gate 3:

Rank	Structural Engineer
1	Read Jones Christoffersen
2	Fast + Epp Structural
3	Entuitive
4	Dialog Architecture and Design
5	WSP Canada
6	Glotman Simpson

The top two (2) shortlisted proponents based on the highest ranked scoring results of Gate 3 advanced to the Gate 4 Interview, when adding the interview score, the Overall Score is noted below:

Rank	Structural Engineer
1	Read Jones Christoffersen
2	Fast + Epp

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 for the Structural Engineer with the proposal submission by Read Jones Christoffersen.

IPD Partner – Structural Steel Trade

Two (2) proposals were received at the City of Fort St. John, via an online bidding system Bids & Tenders, by 2:00:00 PM on June 4, 2026, for the above referenced Request for Proposal (RFP). The submissions received were from the following Structural Steel Trade teams, and ranked from highest to lowest score following Gate 3:

Rank	Structural Steel Trade
1	Spartan Steel
2	Collins Steel

The top two (2) shortlisted proponents based on the highest ranked scoring results of Gate 3 advanced to the Gate 4 Interview, when adding the interview score, the Overall Score is noted below:

Rank	Structural Steel Trade
1	Spartan Steel
2	Collins Steel

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 for the Structural Steel Trade with the proposal submission by Spartan Steel.



IPD Partner – Mechanical Engineer

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 June 4, 2026, for the above referenced Request for Proposal (RFP). The submissions received were from the following Mechanical Engineer teams, and ranked from highest to lowest score following Gate 3:

Rank	Mechanical Engineer
1	AME Consulting
2	MCW Hemisphere
3	Englobe Corporation

The top shortlisted proponent based on the highest ranked scoring results of Gate 3 advanced to the Gate 4 Interview, when adding the interview score, the Overall Score is noted below:

Rank	Mechanical Engineer
1	AME Consulting

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 for the Mechanical Engineer with the proposal submission by AME.

IPD Partner – Mechanical Trade

Two (2) proposals were received at the City of Fort St. John, via an online bidding system Bids & Tenders, by 2:00:00 PM on June 4, 2026, for the above referenced Request for Proposal (RFP). The submissions received were from the following Mechanical Trade teams, and ranked from highest to lowest score following Gate 3:

Rank	Mechanical Trade
1	D Bauer / Arpi's North
2	Goldbar Contractors

The top two (2) shortlisted proponents based on the highest ranked scoring results of Gate 3 advanced to the Gate 4 Interview, when adding the interview score, the Overall Score is noted below:

Rank	Mechanical Trade
1	D Bauer / Arpi's North
2	Goldbar Contractors

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 for the Mechanical Trade with the proposal submission by D Bauer / Arpi's North.



IPD Partner – Electrical Engineer

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 June 4, 2026, for the above referenced Request for Proposal (RFP). The submissions received were from the following Electrical Engineer teams, and ranked from highest to lowest score following Gate 3:

Rank	Electrical Engineer
1	WSP Canada
2	AES Engineering
3	O'M Engineering

The top shortlisted proponent based on the highest ranked scoring results of Gate 3 advanced to the Gate 4 Interview, when adding the interview score, the Overall Score is noted below:

Rank	Electrical Engineer
1	WSP Canada

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 for the Electrical Engineer with the proposal submission by WSP Canada.

IPD Partner – Electrical Trade

Four (4) proposals were received at the City of Fort St. John, via an online bidding system Bids & Tenders, by 2:00:00 PM on June 4, 2026, for the above referenced Request for Proposal (RFP). The submissions received were from the following Electrical Trade teams, and ranked from highest to lowest score following Gate 3:

Rank	Electrical Trade
1	Westcana Electric
2	Houle Electrical
3	Bryant Electric
4	Status Electrical

The top two (2) shortlisted proponents based on the highest ranked scoring results of Gate 3 advanced to the Gate 4 Interview, when adding the interview score, the Overall Score is noted below:

Rank	Electrical Trade
1	Westcana Electric
2	Houle Electrical

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 for the Electrical Trade with the proposal submission by Westcana Electric.



IPD Partner – Civil Engineer

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 June 4, 2026, for the above referenced Request for Proposal (RFP). The submissions received were from the following Civil Engineer teams, and ranked from highest to lowest score following Gate 3:

Rank	Civil Engineer
1	VDZ +A Consulting
2	Urban Systems
3	WSP Canada

The top three (3) shortlisted proponents based on the highest ranked scoring results of Gate 3 advanced to the Gate 4 Interview, when adding the interview score, the Overall Score is noted below:

Rank	Civil Engineer
1	Urban Systems
2	VDZ +A Consulting
3	WSP Canada

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 for the Civil Engineer with the proposal submission by Urban Systems.

If accepted the IPD team would consist of the following trade partners:

- Owner - City of Fort St. John
- Architect – hcma architecture + design
- Contractor – Chandos Construction LP
- Structural Engineer – Read Jones Christofferson
- Structural Steel Trade – Spartan Steel
- Mechanical Engineer – AME
- Mechanical Trade – D Bauer / Arpi's North
- Electrical Engineer – WSP Canada
- Electrical Trade – Westcana Electric
- Civil Engineer – Urban Systems

Do not hesitate to call the undersigned should you have any questions.

Yours truly,

CHANDOS CONSTRUCTION LTD.


 Scott Webster
 Senior Project Manager
 PMT Member
 (587) 337-7169
webster@chandos.com

hcma architecture + design


 Federica Piccone
 Director of Project Delivery
 PMT Member
 (604) 732-6620
f.piccone@hcma.ca