



June 5, 2012

Dear Resident:

### **Central Water Project Update**

**On behalf of the Town of Pilot Butte Council, this is to provide you with an update on your Central Water Project.**

#### **Water Project Costs**

Attached is the information Council has requested the Town engineer, Bullee Consulting to provide as details to our water project.

- The amount of the contingency used will affect the final cost in each portion of the project.
- The engineer number for service connection fee now includes a higher cost for school, recreation centre, and trailer park due to their larger services requirement, thus reducing the estimated residential service connection fee from \$2100 to \$1945.

#### **Line Boring by Town Contractor**

Based on the scope of the work, **the total cost of this service is \$3500**, which includes the sewer line locating fee of \$100.

**It has been discussed by Council, once the line boring portion of the work is completed, the total cost for the work will be confirmed, and if the total cost divided between the number of houses in Contract A & B is lower than \$3500, the Town will provide a rebate to each homeowner who had the line boring work done by the Town contractor. The homeowner will not be charged more than \$3500 for this work**

The Town contractor is continuing with the line boring work for water service connections in **Area 2 and Area 3**. For those who have not returned the signed agreements for the work for Area 1, 2 or 3 and Butte St. we ask you to **return these by Friday, June 8, 2012** in order to keep the crew on schedule.

**For those residents in Areas 1 and 2 who have signed agreements with the Town, and the warranty clause under clause 4.b) was not added, please bring back your agreement to the office, and we will add the clause as a revision to your agreement.**

**Notices with the lot owner agreements will be delivered to each area, as to the exact dates for the line boring work**, prior to the work being done in your area. The next area will be Area #4.

Please contact me to arrange for the line boring appointment and provide me with the signed agreements in order for the work to be scheduled.

#### **Water Mains/Service Connections Work to Begin**

**This is to advise residents in Area 1(1<sup>st</sup> St., 2<sup>nd</sup> St., 4<sup>th</sup> Ave. and portion of 3<sup>rd</sup> Ave. the water mains/service connections work is planned to start in this area on June 11, 2012**

#### **Water Service Connection Lines Installed by Others**

**If a water line exists on your property or if you have your own contractor install the water service from your home to the property line**, the Town will try to accommodate the hook up of the existing line to the Town distribution system. The **hook up cost is \$750.00**. This cost includes a \$500 cost by the Town contractor for locating, testing, flushing and hook up of the water line to the Town curb box, and \$250 for engineering fees, as a Town cost related to the line boring portion of the contract. Any failure of the existing service piping shall remain the responsibility of the homeowner.

We request you to **install your water service line prior to the installation of the water mains/service connections in your area**. Should the connection be done at a later date, hook up fees will apply as required, any costs for repairs to road surface would become the responsibility of the homeowner and line boring may be more difficult. The curb valve box at your property line also may not be at your preferred location.

Anyone who does not use the Town contractor for their water service line connection must contact the Town Office for connection information with **town approval required for the hook up to the Town curb box**. Any work done by any parties not in the Town's contract is not covered by the Town's warranty and therefore any defect in workmanship will be a possible liability to the homeowner.

**Please check the Town's website for regular updates on the project at [www.pilotbutte.ca](http://www.pilotbutte.ca)**. Please don't hesitate to contact me, at the Pilot Butte Town Office at 781-4547 or e-mail me at [pbprojectmgr@sasktel.net](mailto:pbprojectmgr@sasktel.net) if you have any questions.

Darlene Woloshyn,  
Town of Pilot Butte Project Manager

June 4, 2012  
File #181.04-2

Ms. Darlene Woloshyn  
Town of Pilot Butte  
Box 253  
Pilot Butte, Saskatchewan  
S0G 3Z0

Dear Ms. Woloshyn:

**Re: Water Distribution System – Project Overview**

As requested, we are pleased to provide the following information related to the scope of work for the construction of the Water Distribution System for the Town of Pilot Butte.

The overall project scope includes:

- construction of a conventional water distribution system, consisting of approximately 12,500 lin.m. of PVC water main, with sizes ranging from 150 to 300 mm dia.;
- installation of approximately 159 gate valves, 83 fire hydrants and all required fittings;
- installation of approximately 560 building services extending from the proposed water main to the property line, terminating with a curb stop;
- connection of all existing homes to the distribution system by trenchless excavation methods to minimize disturbance to private property;
- repair of all disturbed roadways for the full driving width, including approximately 73,000 sq. m of base course and asphalt surface course.

Due to the magnitude of the project, it was separated into two contracts (Contract A and Contract B). This was completed to ensure competitive pricing and to ensure bonding capabilities of a wider range of local contractors. A portion of the Distribution System has already been completed under the Fifth Avenue Underground Utilities Contract.

The method of tendering ensures the project is completed in a manner in which all specifications are met and adheres to the schedule as per the contract document. Furthermore, a project of this magnitude is the best value for the client, as the economies of scale are realized.

Each portion of the project was publically advertised and received a high level of interest. In total, approximately 13 general contractors, subcontractors and suppliers requested plans and specifications for the project. A list of the plan holders for each of the contracts is enclosed for reference.



Ms. Darlene Woloshyn

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Four bids were received for Contract A and two for Contract B. The successful bidder for each of the contracts was KMS Construction of Tuxford, Saskatchewan. The tender results for each of the contractors are also enclosed for your reference.

The total cost for the project is as follows:

|                            | <b>Contract A</b>  | <b>Contract B</b>  | <b>Total Project Cost</b> |
|----------------------------|--------------------|--------------------|---------------------------|
| Water Mains                | \$1,586,200        | \$1,505,050        | \$3,091,250               |
| Building Services (Town)   | 436,000            | 405,000            | 841,000                   |
| Building Services (Boring) | 803,250            | 717,150            | 1,520,400                 |
| Roadway Repair             | 1,573,000          | 1,487,460          | 3,060,460                 |
| Miscellaneous              | <u>314,200</u>     | <u>391,500</u>     | <u>705,700</u>            |
| <b>TOTAL</b>               | <b>\$4,712,650</b> | <b>\$4,506,160</b> | <b>\$9,218,810</b>        |

The tender analysis found that the low bid prices were consistent with current market conditions and it was recommended that the contracts be awarded to KMS Construction. It should be further noted that the next bidder (Ed's Contracting and Consulting Ltd.) was approximately \$1,965,000 higher than the bid received from KMS Construction for the total project.

As each of the components is financed through difference programs, the following information is provided to clarify and support the rates which have been distributed by the Town of Pilot Butte.

### **Water Distribution System**

The water distribution system including water mains, valves, hydrants, fittings and all necessary roadway repairs will be completed as a Local Improvement, under the Local Improvement Act. To satisfy inquiries of local residents, the following is a detailed breakdown of the total project cost of each component. It should be noted that the total length of water mains, within the Contract, is estimated at 11,675 lin. m., which is used to represent a 'unit rate' for each component.

|                 | <b>Tendered Cost</b> | <b>Unit Rate</b>        |
|-----------------|----------------------|-------------------------|
| Water Mains     | \$2,249,200          | \$192.65/ lin.m.        |
| Hydrants        | 326,400              | 27.96/ lin.m.           |
| Valves          | 269,500              | 23.09/ lin.m.           |
| Fittings        | 246,150              | 21.09/ lin.m.           |
| Roadway Repairs | 3,060,460            | 262.14/ lin.m.          |
| Miscellaneous   | 705,700              | 60.45/ lin.m.           |
| Engineering     | 822,890              | 70.48/ lin.m.           |
| Contingency     | 250,000              | 21.41/ lin.m.           |
| Financing       | <u>291,284</u>       | <u>24.95/ lin.m.</u>    |
| <b>Total</b>    | <b>\$8,221,584</b>   | <b>\$704.21/ lin.m.</b> |

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Miscellaneous items include allowances for unforeseen construction related items, including unstable subgrade, manhole repair or replacement, utilities crossings, topsoil replacement and material testing.

To obtain the Final Assessment value, the Project Manager has included costs incurred to date of previous work in the amount of \$563,943 for the Fifth Avenue Underground Utilities work. Furthermore, since other projects (including the water treatment plant and sewage pumping station) have been slightly under budget, a credit in the amount of \$2,300,000 from the Provincial / Territorial BaseFund should be applied for a total project cost as follows:

|                             |                    |
|-----------------------------|--------------------|
| Estimated Dist. System Cost | \$8,221,584        |
| Work Completed To Date      | 563,943            |
| Less Remaining BaseFund     | <u>(2,300,000)</u> |
| <b>Remaining Balance</b>    | <b>\$6,485,527</b> |

This balance is the amount which will require financing through the Local Improvement. Although the total construction length is 11,675 lin.m., the actual assessment is 17,367.96 lin.m., due to adjustments for flankages and double sided loading on many of the streets.

Based on the above, the estimated assessment cost at this time is:

|                        |                     |
|------------------------|---------------------|
| Remaining Balance      | \$6,485,527         |
| Actual Assessment      | <u>17,367.96 m</u>  |
| <b>Assessment Cost</b> | <b>\$373.42 / m</b> |

### **Service Connections**

The service connections (water service to each house) essentially have two components. The first extends from the main to the property line, terminating with a curb stop. The second component extends from the curb stop into each individual house within private property. To accommodate all property owners, minimize disruption and to provide the most economical option for each homeowner, both of the components are included within the same contract. The following information is provided to clarify and support the rates presented by the Town of Pilot Butte.

#### **Service Connection (Main to Property Line)**

This component includes the connection to the existing main (corporation stop), service line installation (by open cut trenching) and installation of the curb stop at the property line. The estimated length and tendered unit rate are as follows:

Ms. Darlene Woloshyn

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|                           | <b>Quantity</b> | <b>Unit Rate</b> | <b>Total</b>   |
|---------------------------|-----------------|------------------|----------------|
| Service Line Installation | 10              | \$100 / m        | \$1,000        |
| Corporation Stop          | 1               | 100 each         | 100            |
| Curb Stop                 | 1               | 350 each         | 350            |
| Engineering               |                 |                  | 175            |
| Contingency               |                 |                  | 225            |
| Financing                 |                 |                  | <u>95</u>      |
| <b>Total</b>              |                 |                  | <b>\$1,945</b> |

**Service Connection (Property Line into Existing House)**

This component includes the connection into the existing home, extending from the curb stop into the existing home. This component will be completed by directional drilling to minimize disturbance of the existing home and yard features. The estimated length and tendered unit rates are as follows:

|                              | <b>Quantity</b> | <b>Unit Rate</b> | <b>Total</b>   |
|------------------------------|-----------------|------------------|----------------|
| Service Line Installation    | 22              | \$110 / m        | \$2,420        |
| Connection to Existing House | 1               | 350 each         | 350            |
| Engineering                  |                 |                  | 345            |
| Contingency                  |                 |                  | 288            |
| Sewer Line Location          |                 |                  | <u>100</u>     |
| <b>Total</b>                 |                 |                  | <b>\$3,503</b> |

The contractor is bonded in whole (50% Performance, 50% Labour and Materials) and insured for all aspects of the work. The Contractor is responsible to complete the work as outlined in the contract or as directed by the Engineer. As required by the Contract, the Contractor shall be responsible for locating and protecting from damage all underground and surface structures, utility pipelines, overhead lines, water and sewer mains, building services, cables, culverts, sidewalks and any other obstructions encountered in the progress of the Work. Any such damage shall be repaired by the Contractor at his expense. Upon completion of the Work, the Contractor shall be responsible for testing, flushing, and disinfecting and bacteriological testing of all domestic water lines prior to placing the system into service. A warranty period of one year from the date of Substantial Completion of the Contract will be in place for all aspects of the work.



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We trust this provides the information you require at this time. If you have any questions or concerns, please do not hesitate to contact our office.

Yours truly,

BULLÉE CONSULTING LTD.



K. J. Traves, P.Eng.



TOWN OF PILOT BUTTE  
WATER DISTRIBUTION SYSTEM – CONTRACT A

PLAN HOLDERS

|                      | Phone              | Fax      |
|----------------------|--------------------|----------|
| ASL Paving Ltd.      | Saskatoon 652-5525 | 665-0087 |
| BLS Asphalt          | Regina 775-0080    |          |
| Ed's Contracting     | Raymore 746-4363   | 746-5708 |
| Emco Waterworks      | Regina 569-5250    | 569-0731 |
| Gabriel Construction | Regina 757-1399    | 565-2821 |
| Gee Bee Construction | Kipling 736-2332   | 736-8236 |
| IPEX                 | Saskatoon 933-4664 | 934-2020 |
| KMS Construction     | Tuxford 693-2631   | 692-0961 |
| Sapphire Water       | Humboldt 682-6125  | 682-6145 |
| Ungar Construction   | Theodore 647-2511  | 647-2017 |
| Wappel Construction  | Regina 569-3000    | 565-2400 |
| Sprague-Rosser       | Edmonton 463-5862  | 468-2668 |
| Emco Waterworks      | Saskatoon 343-3626 | 244-6464 |
| Pasqua Paving        | Regina 545-7155    | 545-3074 |
| JDJL Underground     | Biggar 948-2298    | 948-4811 |

As of February 2, 2012

3550 Taylor Street East  
Saskatoon, SK S7H 5H9  
(306) 477-2822 fax (306) 955-3755



TOWN OF PILOT BUTTE  
WATER DISTRIBUTION SYSTEM – CONTRACT A

TENDER RESULTS\*  
February 16<sup>th</sup>, 2012

|                      |             |
|----------------------|-------------|
| KMS Construction     | \$4,712,650 |
| Ed's Contracting     | \$5,662,790 |
| Gee Bee Construction | \$5,948,100 |
| JDJL Underground     | \$6,572,626 |

\*Unofficial  
Not including GST

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BULLÉE CONSULTING LTD.



BULLÉE CONSULTING LTD.

TOWN OF PILOT BUTTE

WATER DISTRIBUTION SYSTEM – CONTRACT B

PLAN HOLDERS

|                      | Phone                   | Fax      |
|----------------------|-------------------------|----------|
| ASL Paving Ltd.      | Saskatoon 652-5525      | 665-0087 |
| BLS Asphalt          | Regina 775-0080         | 775-2267 |
| Gee Bee Construction | Kipling 736-2332        | 736-8236 |
| Ed's Contracting     | Raymore 746-4363        | 746-5708 |
| Emco Waterworks      | Regina 569-5250         | 569-0731 |
| Emco Waterworks      | Saskatoon 343-3626      | 244-6464 |
| IPEX                 | Saskatoon 933-4664      | 934-2020 |
| KMS Construction     | Tuxford 693-2631        | 692-0961 |
| Pasqua Paving        | Regina 545-7155         | 545-3074 |
| Tulik Excavating     | Ft. Qu'Appelle 332-1500 | 332-4166 |
| Ungar Construction   | Theodore 647-2511       | 647-2017 |
| United Paving        | Swift Current 773-9600  | 773-7745 |
| Wolseley             | Saskatoon 931-2900      | 931-0037 |

As of March 16, 2012

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TOWN OF PILOT BUTTE

WATER DISTRIBUTION SYSTEM – CONTRACT B

TENDER RESULTS\*  
March 20, 2012

|                  |             |
|------------------|-------------|
| KMS Construction | \$5,131,150 |
| Ed's Contracting | \$6,146,235 |

\*unofficial

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