

CITY OF PRINCE ALBERT

SPECIAL CITY COUNCIL MEETING

AGENDA



MONDAY,
APRIL 30, 2007

4:00 P.M.

COUNCIL CHAMBER
CITY HALL

1. **CALL TO ORDER:**

Mayor J. Scarrow will call the meeting to Order.

2. **PRAYER:**

The City Clerk will offer the prayer.

3. **REPORTS OF ADMINISTRATION & COMMITTEES:**

Page No.

- 3.1 **Ratification of the Confidential Issues related to Legal, Land, Labour and Advise from Administration matters that will be considered at the Incamera Budget Committee Meeting held following the Budget Committee Meeting on Friday, April 27, 2007.**

3.2 Adoption of Recommendations from Budget Committee Meetings with respect to the 2006 Operating and Capital Budgets.

Details of the 2007 City of Prince Albert Operating and Capital Budgets and related reference material are available for viewing at the City Clerk's Office, Room 208, City Hall, 1084 Central Avenue, or on The City of Prince Albert website at www.citypa.ca.

Recommendations:

- 1. That the Issues Detail List of the 2007 City of Prince Albert Operating Budget and the recommendations contained therein be approved, as amended.***
- 2. That The City of Prince Albert 2007 Operating Budget in the amount of \$_____, be approved.***
- 3. That the Issues Detail List of the 2007 City of Prince Albert Capital Budget and the recommendations contained therein be approved, as amended.***
- 4. That The City of Prince Albert 2007 Capital Budget in the amount of \$_____, including the Police Service Capital Budget, be approved.***
- 5. That the Prince Albert Police Services Operating Budget in the amount of \$_____, be approved.***
- 6. That the Prince Albert Police Services Capital Budget in the amount of \$_____, be approved.***

3.3 Report from City Assessor dated April 18, 2007, with respect to The Property Tax Bylaw (BYLAW NO. 21 OF 2007)

1

Recommendations:

- "1. That City Council, upon finalizing the 2007 Operating Budget, set the mill rate at a number necessary to raise the required tax revenue***

from the taxable assessment of \$_____, as outlined in the proposed Bylaw No. 21 of 2007; and,

2. That Bylaw No. 21 of 2007 be laid on the table and brought up under the Order of Business "Introduction and Consideration of Bylaws".

3.4 Report from City Assessor dated April 18, 2007, with respect to Mill Rate Factors. (BYLAW NO. 22 OF 2007) 5

Recommendations:

"1. That City Council set mill rate factors as outlined in the Report from the City Assessor dated April 18, 2007, and as outlined in the proposed Bylaw No. 22 of 2007; and,

2. That Bylaw No. 22 of 2007 be laid on the table and brought up under the Order of Business "Introduction and Consideration of Bylaws".

4. INTRODUCTION & CONSIDERATION OF BYLAWS:

4.1 Bylaw No. 21 of 2007, A Bylaw to raise the amount of Taxes required for General Municipal, Debt Elimination and School purposes in The City of Prince Albert for 2007. (3 Readings) 3

4.2 Bylaw No. 22 of 2007, A Bylaw to establish Mill Rate Factors. (3 Readings) 7

5. ADJOURNMENT:



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	Bylaw 21 of 2007 - The 2007 Property Tax Bylaw	Date:	April 18, 2007
Prepared By:	Joe Day, City Assessor		
Prepared For:	Other - Define Below		
	Budget Committee		
Approval Required By:		Report Type:	
		Routine <input type="checkbox"/>	
		Substantive <input checked="" type="checkbox"/>	
		Financial <input checked="" type="checkbox"/>	
City Manager	<input checked="" type="checkbox"/>	<u><i>[Signature]</i></u>	
Director of Financial Services	<input checked="" type="checkbox"/>	<u><i>[Signature]</i></u>	
Director of Public Works	<input type="checkbox"/>	_____	
Director of Community Services	<input type="checkbox"/>	_____	
Director of Ec.Dev& Planning	<input type="checkbox"/>	_____	
Fire Chief & Dir. of Emerg. Services	<input type="checkbox"/>	_____	
Chief of Police	<input type="checkbox"/>	_____	
City Solicitor	<input type="checkbox"/>	_____	
Human Resources Manager	<input type="checkbox"/>	_____	

Report Type ~ Definitions:

Routine	Matters that are routine in nature and/or follow existing Council policy require Department Head approval only
Substantive	Matters that require the concurrence of more than one department and/or are complex in nature and require the approval of the City Manager prior to being provided to elected officials
Financial	Matters that have substantial or unusual financial implications require the approval of the Director of Financial Services



City of Prince Albert REPORT

Report Title: Bylaw 21 of 2007 – The Property Tax Bylaw
Date: April 18, 2007
Prepared By: Joe Day, City Assessor
Prepared For: Budget Committee

RECOMMENDATION:

That City Council give consideration to Bylaw 21 of 2007. Any revisions required as a result of discussions during budget deliberations regarding the amount of revenue to be raised from the municipal or debt elimination levy will need made as amendments to this bylaw.

BACKGROUND:

Each year the City must pass a property tax bylaw to set the mill rates for the City and for the Schools.

DISCUSSION:

Attached is a draft of Bylaw 21 of 2007. At this point representatives from each of the respective School Divisions have advised that it is unlikely that they will provide their mill rates to the City prior to April 30th. The attached draft bylaw includes only the municipal mill rates. Once the school mill rates are received, this bylaw will require an amendment to include that mill rate information, or alternatively an additional bylaw for the Schools' mill rates will be required.

FINANCIAL IMPLICATIONS:

The mill rate is the calculation of dollars of revenue required from taxes divided by the total taxable assessment. The draft bylaw contains the mill rates necessary to raise the tax revenue pursuant to the budget documents of this date.

ATTACHMENTS:

Draft of Bylaw 21 of 2007

CONCLUSION:

Council will determine during its budget deliberations to increase, decrease, or maintain the budgeted tax revenue requirements. The attached bylaw will need to be amended if Council requires more or less than the amounts shown on the bylaw.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Joe Day', written over a horizontal line.

CITY OF PRINCE ALBERT BYLAW NO. 21 OF 2007

A Bylaw of The City of Prince Albert to raise the amount of Taxes required for General Municipal, Debt Elimination and School purposes in the City of Prince Albert for 2007

WHEREAS pursuant to Section 253 of *The Cities Act* a Council shall pass a Property Tax Bylaw annually;

AND WHEREAS the Property Tax Bylaw authorizes the Council to impose a tax on all taxable assessments in the City:

- a) at a uniform rate considered sufficient to raise the amount of taxes required to meet the estimated expenditures and transfers, having regard to estimated revenues from other sources, set out in the budget of the City; and
- b) at any other rates required by *The Cities Act* or any other Act;

AND WHEREAS it has been determined that the taxable assessment for the City of Prince Albert for the year 2007 is as follows:

General Municipal Purposes	\$ 900,496,650
Municipal Debt Elimination Purposes.....	\$ 900,496,650
Public School Purposes	\$ 623,678,570
Separate School Purposes	\$ 276,818,080

AND WHEREAS it is deemed necessary to raise **\$18,511,540** from taxable assessments for General Municipal Purposes for the year 2007 with a Mill Rate of **20.557** Mills;

AND WHEREAS it is deemed necessary to raise **\$900,496** from taxable assessments for Municipal Debt Elimination Purposes for the year 2007 with a Mill Rate of **1.00** Mills;

NOW THEREFORE THE COUNCIL OF THE CITY OF PRINCE ALBERT IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. This Bylaw may be cited as "The 2007 Property Tax Bylaw".
2. There shall be levied, raised and collected as taxes in respect of the purposes aforesaid upon the taxable assessment as shown in the Preliminary Assessment Roll for the year 2007, insofar as the assessment of lands and improvements are subject thereto, a rate of 20.557 Mills as follows:

(a) General Municipal Purposes	20.557	Mills
(b) Municipal Debt Elimination Purposes	1.000	Mills
	21.557	Mills

3. The rates imposed for 2007 are deemed to be imposed and due on and from January 1, 2007.

INTRODUCED & READ A FIRST TIME THIS	DAY OF	MAY, A.D. 2007.
READ A SECOND TIME THIS	DAY OF	MAY, A.D. 2007.
READ A THIRD TIME AND PASSED THIS	DAY OF	MAY, A.D. 2007.

MAYOR

CITY CLERK



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	Bylaw 22 of 2007 - Mill Rate Factors	Date:	April 18, 2007
Prepared By:	Joe Day, City Assessor		
Prepared For:	Other - Define Below		
	Budget Committee		
Approval Required By:		Report Type:	
		Routine <input type="checkbox"/>	
		Substantive <input checked="" type="checkbox"/>	
		Financial <input checked="" type="checkbox"/>	
City Manager	<input checked="" type="checkbox"/>	<i>A Martuk</i>	
<i>J</i> Director of Financial Services	<input checked="" type="checkbox"/>	<i>Jammy McKay CA</i>	
Director of Public Works	<input type="checkbox"/>	_____	
Director of Community Services	<input type="checkbox"/>	_____	
Director of Ec.Dev& Planning	<input type="checkbox"/>	_____	
Fire Chief & Dir. of Emerg. Services	<input type="checkbox"/>	_____	
Chief of Police	<input type="checkbox"/>	_____	
City Solicitor	<input type="checkbox"/>	_____	
Human Resources Manager	<input type="checkbox"/>	_____	

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Financial	Matters that have substantial or unusual financial implications require the approval of the Director of Financial Services



City of Prince Albert REPORT

Report Title: Bylaw 22 of 2007 – Mill Rate Factors

Date: April 18, 2007

Prepared By: Joe Day, City Assessor

Prepared For: Budget Committee

RECOMMENDATION:

That City Council give consideration to Bylaw 22 of 2007. Any revisions required as a result of discussions during budget deliberations to shift taxes will need made as amendments to this bylaw.

BACKGROUND:

Each year the City must pass a mill rate factor bylaw to control the shifting of taxes between different classes of property.

DISCUSSION:

Attached is a draft of Bylaw 22 of 2007 and contains the mill rate factors for each tax class necessary to maintain the same proportion of the tax rates between commercial and residential properties as was used in 2006.

FINANCIAL IMPLICATIONS:

A shift in taxes from one class of property to another does not affect the overall tax revenues received by the City.

A minor rebalancing of mill rate factors from those used in 2006 has been incorporated into the draft bylaw to ensure that the total taxes raised when mill rate factors are used is equal to what the revenue would be if mill rate factors were not used.

ATTACHMENTS:

Draft of Bylaw 22 of 2007

CONCLUSION:

Council will determine during its budget deliberations if it wishes to cause any tax shifting between commercial and residential properties. The attached bylaw will need to be amended if Council wishes to shift taxes from the status quo.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Joe Day', written over a horizontal line.

CITY OF PRINCE ALBERT BYLAW NO. 22 OF 2007

A Bylaw of The City of Prince Albert to establish Mill Rate Factors.

WHEREAS Section 255(1) "The Cities Act" authorizes the Council, by Bylaw, to set mill rate factors;

AND WHEREAS, the Council of The City of Prince Albert, in the Province of Saskatchewan, deems it advisable and expedient that mill rate factors be established;

NOW THEREFORE the Council of The City of Prince Albert, in the Province of Saskatchewan, enacts as follows:

1. That The City of Prince Albert, in the Province of Saskatchewan, will establish a mill rate for the purpose of taxation pursuant to Section 255 "The Cities Act" and will apply to the aforementioned mill rate the mill rate factors as set forth in this Bylaw.
2. That the **municipal** mill rate factors shall be as follows:
 - a) That the mill rate factor to be utilized with respect to the land, improvements or both of the **residential** class and **seasonal residential** class shall be 0.8443.
 - b) That the mill rate factor to be utilized with respect to the land, improvements or both of the **non-arable (range)** class and **other agricultural** class shall be 1.0746.
 - c) That the mill rate factor to be utilized with respect to the land, improvements or both of the **condominium** sub-class shall be 0.7599.

- d) That the mill rate factor to be utilized with respect to the land, improvements or both of the **multi-unit residential** class shall be 1.2665.
 - e) That the mill rate factor to be utilized with respect to the land, improvements or both of the **commercial and industrial** class shall be 1.3889.
 - f) That the mill rate factor to be utilized with respect to the land, improvements or both of the **elevators** class shall be 1.8519.
 - g) That the mill rate factor to be utilized with respect to the land, improvements or both of the **railway rights of way and pipeline** shall be 1.8519
3. That the mill rate factors for the Board of Education of the Saskatchewan Rivers School Division No. 119 and the Board of Education of the Prince Albert Roman Catholic Separate School Division No. 6 be established as outlined in Section 2 above.
 4. This Bylaw shall come into force and take effect on, from and after the 1st day of January, 2007.
 5. That Bylaw No. 15 of 2006 is hereby repealed.

INTRODUCED & READ A FIRST TIME THIS	DAY OF MAY, A.D. 2007.
READ A SECOND TIME THIS	DAY OF MAY, A.D. 2007.
READ A THIRD TIME AND PASSED THIS	DAY OF MAY, A.D. 2007.

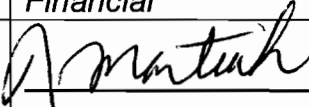
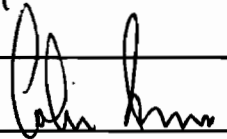
MAYOR

CITY CLERK



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	4 th Avenue West Storm Sewer Tender	Date:	April 25, 2007
Prepared By:	Nykol Miller, Operations Coordinator		
Prepared For:	City Council		
Approval Required By:		Report Type:	
		Routine <input type="checkbox"/>	
		Substantive <input checked="" type="checkbox"/>	
		Financial <input type="checkbox"/>	
City Manager	<input checked="" type="checkbox"/>		
Director of Financial Services	<input type="checkbox"/>		
Director of Public Works	<input checked="" type="checkbox"/>		
Director of Community Services	<input type="checkbox"/>		
Director of Ec.Dev& Planning	<input type="checkbox"/>		
Fire Chief & Dir. of Emerg. Services	<input type="checkbox"/>		
Chief of Police	<input type="checkbox"/>		
City Solicitor	<input type="checkbox"/>		
Human Resources Manager	<input type="checkbox"/>		

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City of Prince Albert

REPORT

Report Title: 4th Avenue West Storm Sewer Tender

Date: April 25, 2007

Prepared By: Nykol Miller, Operations Coordinator

Prepared For: City Council

RECOMMENDATION:

1. That Tender "4th Avenue West Storm Twinning (28th Street W. to 20th Street W.)" be cancelled and the consultant UMA Engineering Ltd. notify the bidders.
2. That the Public Works Department be authorized to investigate alternative projects that can utilize the \$727,572 funding approved from the Canada-Saskatchewan Municipal Rural Infrastructure Fund in conjunction with the funding sources.
3. That the Public Works Department investigate accompaniments to the existing Flood Protection Program to assist all residents in preventing basement flooding.
4. That the Public Works Department be instructed to have a design done to facilitate development of storm infrastructure on 6th Ave W.

JUSTIFICATION FOR INCAMERA:

N/A

BACKGROUND:

On August 24, 2005 the City experienced a heavy rainfall which resulted in 39.2 mm of precipitation. This precipitation resulted in a surcharge of water at the intersection of 4th Avenue West and 28th Street, and the surcharge of the sanitary system into basements.

The issue of flooding in the West Hill is actually a combination of two distinct yet interrelated issues. The first issue is that water is entering into basements from the sanitary sewer. The second issue is that the storm sewer does not have sufficient capacity to handle a 1 in 2 year rainfall event, so surface flooding occurs on the roadway surface. To the layperson, these events are observed to occur simultaneously and are perceived to be directly related. However, since these two

systems are independent, it must be recognized that these two issues are distinct from one another. These events occur within the same timeframe because both events occur during the same rainfall event.

To address the issue of water entering into basements from the sanitary sewer, the City has implemented a protective plumbing program. Under this program, affected homeowners are able to receive a rebate up to \$2500 for the installation of a backwater valve and to have the weeping tile of the home disconnected from the sanitary sewer. This program deals directly with the basement flooding issue and is of greatest direct benefit to the homeowner.

In order to address the second issue of storm sewer flooding, a Consultant was hired to review and prepare a design to bring the storm system to the 1 in 2 year standard. After considering several options, the Consultant recommended a "twinning" of the storm sewer to provide for the 1 in 2 year capacity requirement. The design was completed and a tender titled "Fourth Avenue West Storm Sewer Twinning – 28th Street to 20th Street" was issued for this project.

DISCUSSION:

Storm and sanitary sewer systems are installed as separate systems to prevent water from one system from entering into the other system. This practice was not always observed by municipalities, however, the separation of any formerly interconnected storm and sanitary systems have been considered as standard practice for many years.

Issue 1: Sanitary Sewer Flooding

Administration looked at ways that sanitary sewer backups could be alleviated. Above normal precipitation occurred in 2004/2005, the ground at the time of the August 24, 2005 rainfall event was highly saturated and would have little ability to absorb the rainfall. This resulted in an increased amount of surface runoff being forced into weeping tile systems. Houses constructed after 1960 are likely to have a weeping tile system installed, but many of these systems direct the water from the weeping tile into the floor drain in the basement. This results in the foundation drainage removing water from around the house via the sanitary sewer. In newer homes, the water in the weeping tile drains by gravity into a sump pit. This water is then pumped out of the pit by a sump pump and discharged to the surface outside of the home, thus avoiding introduction of this water into the sanitary sewer.

Since many of these weeping tile systems are connected to the sanitary sewer service, it causes an increased demand on the sanitary system. Sanitary systems are not designed for the large capacity fluctuations that are typically encountered in a storm sewer, so the introduction of a large volume of storm water into the sanitary system can result in a surcharge. This surcharge can flood basements through two mechanisms. First, if the home does not have a properly functioning backwater

valve, water from the sanitary system will surcharge into the basement of the home. Second, if the backwater valve is functioning, flooding can still occur since the weeping tile empties into the blocked floor drain. This can result in the water from the weeping tile collecting in the basement.

At the June 26, 2006 City Council meeting, City Council resolved and implemented a Flood Protection Policy in the West Hill, and at the September 11, 2006 City Council meeting, City Council resolved to expand the area for eligible property owners. The Prince Albert Flood Protection Policy provides a maximum reimbursement of \$2,500 to residents within the expanded West Hill area for the installation of protective plumbing to disconnect weeping tile systems from the sanitary system and ensure that homes have a properly functioning backwater valve.

After the August 24, 2005 storm, there were 7 claims against the City and 4 claim inquiries in the West Hill. To date there have been 16 applications made for reimbursement. Of those applications, there are only 4 that had made claims against the City and 1 that had made a claim inquiry after the August 24, 2005 rainfall.

Issue 2: Storm Sewer Flooding

Since the administration had addressed the issue of sanitary flooding with the Flood Protection Program, a review was undertaken to determine the options for providing a 1 in 2 year storm sewer capacity along 4th Avenue West. This investigation was done to look at what steps would be required to prevent roadway surface flooding.

The Consultant reviewed several options for providing sufficient capacity for the 1 in 2 year storm. Of the options reviewed, the Consultant indicated that the "twinning" of the storm sewer was the most feasible option for providing the additional capacity. The Administration reviewed the design with the consultant and is confident that the design is sufficient to provide capacity for the 1 in 2 year storm event, for the section of 4th Avenue West located between 20th and 28th Street.

During the review of the design, the Consultant indicated to the Administration that surcharging was expected at 18th Street as soon as the 1 in 2 year threshold had been reached. Therefore, although the design would meet the 1 in 2 year standard, flooding would be expected at 18th Street, unless a "twinning" or some other capacity was provided at this location. Since the cost of twinning the remainder of 4th Avenue West from 18th Street to the outfall would result in a doubling of the scope of the project, another means of providing some capacity at this location was sought. The Administration identified that a storm water overflow pond could be constructed in the vicinity, since the grade at this location is sufficient to allow the surcharged overflow to reach the pond. However, the Administration does caution that this does amount to moving surface ponding from one location to another, albeit in a controlled manner. This scenario is better than uncontrolled ponding at the

intersection of 4th Avenue West and 28th Street and has been utilized successfully by the City to deal with storm sewer surcharging issues elsewhere.

In order to assess the market value of this work, the Consultant issued a Tender titled "Fourth Avenue West Storm Sewer Twinning – 28th Street to 20th Street". The tender covered the majority of the scope of the issue, excepting the surface work (Asphalt, Base), construction of the storm retention pond, engineering, project management costs and did not allow for any contingency.

The results of the Tendering process have revealed that the market value for this work is \$2,235,191, plus an additional \$1,043,500 is estimated for the remainder of the project expenses. Therefore, the market value of providing 1 in 2 year storm water capacity along 4th Avenue West from 28th to 20th Street is **\$ 3,278,710**.

It needs to be reiterated that this expenditure would alleviate the surface water ponding issue only and would not provide any direct relief to home owners who are experiencing basement flooding.

OPTIONS:

1. Approve and award the tender 4th Avenue West Storm Twinning (28th Street West to 20th Street West) to Unicon Pipeline in the amount of \$2,235,191.00 plus GST.
2. Cancel the tender 4th Avenue West Storm Twinning (28th Street West to 20th Street West).
3. Cancel the tender 4th Avenue West Storm Twinning (28th Street West to 20th Street West), and instruct Administration to investigate alternative projects that can utilize the \$727,572 funding approved from the Canada-Saskatchewan Municipal Rural Infrastructure Fund in conjunction with the funding sources.
4. Cancel the tender 4th Avenue West Storm Twinning (28th Street West to 20th Street West), and instruct Administration to investigate the expansion of the flood protection program.

FINANCIAL IMPLICATIONS:

Three bids were received for this tender and are summarized in the following table:

Contractor	Time to Complete	Bid Price (GST Excluded)
Unicon Pipeline Ltd.	180 Calendar days	\$ 2,235,191.00
Saskcon Repair	180 Calendar days	\$ 2,758,400.00
Mi-Sask Industries	120 Calendar days	\$ 3,299,326.50

The Consultant reviewed the low bid and found it to be complete with no errors or omissions. They also believe that the City is receiving an accurate market price for the project. The Consultant has worked on many projects with Unicon Pipeline Ltd. and is confident with their capabilities and quality of work.

City administration has also reviewed the tender documents and has found no errors or omissions. The bids have come in higher than the estimate, but considering that the City received three bids, administration feels that it is true to the current market.

There would be additional expenses incurred in addition to the bid prices. These expenses were either not included in the tender or are expenses that would be incurred in the future. The following table summarizes the total project cost that the Public Works Department is estimating:

Item	Expense
Construction Cost – as per Bid Price	\$ 2,235,191
Surface Work (Asphalt, Base)	\$ 500,000
Storm Retention Pond & Land	\$ 70,000
Engineering & Project Management	\$ 150,000
City Direct & Incidental Cost (Allowance)	\$ 100,000
Contingency (10%)	\$ 223,519
Total Cost	\$ 3,278,710

The Public Works Department is estimating that the total cost of the project will be \$3,278,710 if the tender is awarded.

COMMUNICATIONS:

ATTACHMENTS:

Tender results for the 4th Avenue West Storm Twinning (28th Street West to 20th Street West) from UMA Engineering Ltd.

CONCLUSION:

While the Public Works department is confident that the storm sewer twinning project would provide a solution to the surcharging of the storm sewer in the vicinity of 4th Avenue West and 28th Street, it does not believe that the project will provide a solution that warrants the spending of \$3.3 million dollars. The money would be better spent addressing solutions including sanitary sewer capacity issues, new infrastructure and protective plumbing and proper landscaping initiatives.


Further, this project will alleviate the surcharging of the Storm Sewer, but will not protect residences that are currently tying their weeping tile into the sanitary sewer or do not have properly functioning backwater valves. Therefore, if the City were to award this tender and residents did not follow the measures provided for under Flood Protection Program, then the City can expect that basement flooding will still occur with these kinds of rainfall events. Worse, the City will likely be highly criticized by residents (who believe that the “twinning” of the storm sewer will alleviate their basement flooding issue) for expending \$3.3 million dollars on a solution that will be perceived as being incorrectly designed.

The original project was estimated in the \$500,000 range. That project provided relief to an existing area and little capacity for additional development. Given the magnitude of the expenditure it would be prudent to expand the scope of review to determine if installation of drainage works on 10th Avenue West could provide relief to this area and open up development opportunity. Such a project might justify this level of expenditure.

To provide a further solution to basement flooding, administration would like City Council to consider expanding the current Flood Protection Program to also include landscaping. This would be a program that would focus on ensuring that residences have positive drainage away from their homes. This would be done in conjunction with the existing protective plumbing and disconnection of foundation drainage to the sanitary sewer system through sump pumping systems and a backwater valve.

Administration believes that awarding the tender for \$2,235,191, plus the additional \$1,043,500 in estimated expenses that will be incurred with the project will not provide the City or its citizens with value for what the cost will be. The project will alleviate the surcharging of the Storm Sewer, but will not protect residences that are currently tying their weeping tile into the sanitary sewer or do not have properly functioning backwater valves.

Respectfully Submitted,



Nykol Miller
OPERATIONS COORDINATOR

UMA Engineering Ltd.
 200 - 2100 8th Street East, Box 539
 Saskatoon, Saskatchewan S7H 0V1
 T 306.955.3300 F 306.955.0044

April 17, 2007

File Name: 31-0035-074-00(5.2.9)

Colin Innes
 Director of Public Works and Engineering
 City of Prince Albert
 1084 Central Avenue
 Prince Albert, SK S9A 2Y6

Dear Colin:

Re: City of Prince Albert
4th Avenue West Storm Twinning (28th Street W. to 20th Street W.)
Tender Results

We received three bids on April 17, 2007 for the above noted project. The bids we received are summarized in the following table:

Summary of Bids

Contractor	Time to Complete	Bid Price (GST Excluded)
Unicon Pipeline Ltd.	180 calendar days	\$ 2,235,191.00
Saskcon Repair	180 calendar days	\$ 2,758,400.00
Mi-Sask Industries	120 calendar days	\$ 3,299,326.50

The low bid price, as shown in the table, is \$2,235,191.00 from Unicon Pipeline Ltd of North Battleford. Subcontractor's listed in the bid were Wheatland Builder's & Concrete (Concrete curb/sidewalk) and KB Clark Construction (Concrete Manhole bases). All required documentation and information was provided with the bid. Please refer to the attached bid comparison sheet for a detailed breakdown of the three bids.

We have reviewed Unicon Pipeline's bid and have found it to be complete with no errors or omissions, when comparing the prices versus UMA's cost estimate they are slightly higher than we had projected. However, considering three bids were received we feel confident the City is receiving accurate market prices for this project. UMA Engineering works with Unicon Pipeline on an annual basis in the City of North Battleford to complete the Annual Capital Works Projects and we are very aware of Unicon's capabilities and also the good quality of work they do. We have successfully completed many projects with Unicon Pipeline in different communities across Saskatchewan in the past 20 years.

We recommend the 4th Avenue W. Storm Sewer Twinning be awarded to Unicon Pipeline Ltd at their bid price of \$2,235,191.00. We are available at anytime to discuss tender results or answer any questions that Council & Administration may have. We trust that you will find this in order and look forward to further assisting the City with this project.

Colin Innes
April 17, 2007
Page 2

Sincerely,

UMA Engineering Ltd.

A handwritten signature in black ink, appearing to read 'R. King', written over the printed name.

Ryan King
Project Manager
ryan.king@uma.aecom.com

RK:rml

Encl.

cc. Nykol Miller, City of Prince Albert

City of Prince Albert - 4th Avenue Storm Sewer Twinning (28th Street W. to 20th Street W.)
Schedule "A & B" - Unit Price Schedule Comparison

UMA AECOM

ITEM	DESCRIPTION	UNIT	QUANTITY	Unicon Pipeline Ltd.		Saskcon Repair Services		Mi-Sask Industries	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
SCHEDULE "A" - UNDERGROUND UTILITIES									
1.0	STORM SEWER								
1	600mm Diameter PVC (Ultra-Rib) Storm Sewer (0.0 - 3.0m Deep)	lin.m	15	\$ 480.00	\$ 7,200.00	\$ 800.00	\$ 9,000.00	\$ 881.00	\$ 13,215.00
2	900mm Diameter PVC (Ultra Rib) Storm Sewer Equalizing Pipes	lin.m	45	\$ 1,600.00	\$ 72,000.00	\$ 1,000.00	\$ 45,000.00	\$ 1,007.00	\$ 45,315.00
3	900mm Diameter Class III Reinforced Concrete Storm Sewer Man (4.0 - 5.0m deep)	lin.m	40	\$ 1,025.00	\$ 41,000.00	\$ 1,300.00	\$ 52,000.00	\$ 1,162.00	\$ 46,480.00
4	900mm Diameter Class III Reinforced Concrete Storm Sewer Man (5.0 - 6.0m deep)	lin.m	103	\$ 1,125.00	\$ 115,875.00	\$ 1,500.00	\$ 154,500.00	\$ 1,182.00	\$ 121,746.00
5	900mm Diameter Class III Reinforced Concrete Storm Sewer Man (6.0 - 7.0m deep)	lin.m	159	\$ 1,325.00	\$ 210,675.00	\$ 1,700.00	\$ 270,300.00	\$ 1,482.00	\$ 235,638.00
6	1200mm Diameter Class III Reinforced Concrete Storm Sewer Man (0.0 - 3.0m deep)	lin.m	290	\$ 1,270.00	\$ 368,300.00	\$ 1,300.00	\$ 377,000.00	\$ 1,482.00	\$ 429,780.00
7	1200mm Diameter Class III Reinforced Concrete Storm Sewer Man (3.0 - 4.0m deep)	lin.m	120	\$ 1,370.00	\$ 164,400.00	\$ 1,900.00	\$ 228,000.00	\$ 1,582.00	\$ 189,840.00
8	1050mm Diameter Class III Reinforced Concrete Storm Sewer Man (4.0 - 5.0m deep)	lin.m	80	\$ 1,240.00	\$ 99,200.00	\$ 2,400.00	\$ 192,000.00	\$ 1,382.00	\$ 110,560.00
9	1050mm Diameter Class III Reinforced Concrete Storm Sewer Man (5.0 - 6.0m deep)	lin.m	25	\$ 1,440.00	\$ 36,000.00	\$ 2,700.00	\$ 67,500.00	\$ 1,482.00	\$ 37,050.00
10	1050mm Manhole	vt.m	29	\$ 800.00	\$ 23,200.00	\$ 1,500.00	\$ 43,500.00	\$ 2,200.00	\$ 63,800.00
11	Type IA Manhole Base	each	3	\$ 15,000.00	\$ 45,000.00	\$ 18,000.00	\$ 54,000.00	\$ 11,300.00	\$ 33,900.00
12	Type II Manhole Base	each	6	\$ 18,000.00	\$ 108,000.00	\$ 18,000.00	\$ 108,000.00	\$ 15,200.00	\$ 91,200.00
13	Storm Inlet Manhole (28th Street & 4th Avenue)	each	1	\$ 25,000.00	\$ 25,000.00	\$ 18,000.00	\$ 18,000.00	\$ 30,500.00	\$ 30,500.00
14	Storm Outlet Manhole (20th Street & 4th Avenue)	each	1	\$ 35,000.00	\$ 35,000.00	\$ 18,000.00	\$ 18,000.00	\$ 36,500.00	\$ 36,500.00
15	Manhole Frame and Cover (Type TF-105)	each	11	\$ 400.00	\$ 4,400.00	\$ 800.00	\$ 8,800.00	\$ 885.00	\$ 7,535.00
16	250mm Diameter PVC Catch Basin Leads	lin.m	125	\$ 185.00	\$ 23,125.00	\$ 250.00	\$ 31,250.00	\$ 247.00	\$ 30,875.00
17	300mm Diameter PVC Catch Basin Leads	lin.m	25	\$ 220.00	\$ 5,500.00	\$ 300.00	\$ 7,500.00	\$ 262.00	\$ 6,550.00
18	250mm Diameter PVC Plug	each	1	\$ 150.00	\$ 150.00	\$ 400.00	\$ 400.00	\$ 300.00	\$ 300.00
19	600mm Diameter Catch Basin Barrel	each	7	\$ 1,200.00	\$ 8,400.00	\$ 1,500.00	\$ 10,500.00	\$ 3,000.00	\$ 21,000.00
20	Catch Basin Frame & Cover (Type TF-33 COS)	each	7	\$ 900.00	\$ 6,300.00	\$ 1,200.00	\$ 8,400.00	\$ 900.00	\$ 6,300.00
21	Tie into Existing Storm Sewer	each	1	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 20,000.00	\$ 20,000.00
22	Remove Existing Catch Basin	each	4	\$ 600.00	\$ 2,400.00	\$ 1,000.00	\$ 4,000.00	\$ 1,500.00	\$ 6,000.00
	Sub-Total				\$ 1,405,125.00		\$ 1,711,650.00		\$ 1,584,084.00
2.0	SANITARY SEWER REPLACEMENT								
1	200mm Diameter PVC SDR 35 Sanitary Sewer Man Replacement (3.0 - 3.5m deep)	lin.m	68	\$ 312.00	\$ 21,216.00	\$ 200.00	\$ 13,800.00	\$ 712.00	\$ 48,416.00
2	200mm Diameter PVC SDR 35 Sanitary Sewer Man Replacement (4.0 - 4.5m deep)	lin.m	25	\$ 357.00	\$ 8,925.00	\$ 400.00	\$ 10,000.00	\$ 732.00	\$ 18,300.00
3	250mm Diameter PVC SDR 35 Sanitary Sewer Man Replacement (3.0 - 3.5m deep)	lin.m	205	\$ 328.00	\$ 66,830.00	\$ 250.00	\$ 51,250.00	\$ 732.00	\$ 150,060.00
4	375mm Diameter PVC SDR 35 Sanitary Sewer Man Replacement (0.0 - 3.0m deep)	lin.m	260	\$ 392.00	\$ 101,920.00	\$ 600.00	\$ 156,000.00	\$ 782.00	\$ 203,320.00
5	375mm Diameter PVC SDR 35 Sanitary Sewer Man Replacement (3.0 - 3.5m deep)	lin.m	40	\$ 441.00	\$ 17,640.00	\$ 700.00	\$ 28,000.00	\$ 807.00	\$ 32,280.00
6	375mm Diameter PVC SDR 35 Sanitary Sewer Man Replacement (3.5 - 4.0m deep)	lin.m	65	\$ 491.00	\$ 31,915.00	\$ 800.00	\$ 52,000.00	\$ 832.00	\$ 54,080.00
7	375mm Diameter PVC SDR 35 Sanitary Sewer Man Replacement (4.0 - 4.5m deep)	lin.m	50	\$ 541.00	\$ 27,050.00	\$ 900.00	\$ 45,000.00	\$ 857.00	\$ 42,850.00
8	1050mm Manholes	vt.m	25	\$ 800.00	\$ 20,000.00	\$ 1,100.00	\$ 27,500.00	\$ 2,200.00	\$ 55,000.00
9	Manhole Frame & Cover (Type TF-105)	each	8	\$ 400.00	\$ 3,200.00	\$ 800.00	\$ 6,400.00	\$ 885.00	\$ 5,480.00
10	Tie into Existing Sanitary Sewer	each	15	\$ 1,000.00	\$ 15,000.00	\$ 3,000.00	\$ 45,000.00	\$ 15,500.00	\$ 232,500.00
	Sub-Total				\$ 313,996.00		\$ 434,750.00		\$ 842,286.00
3.0	WATERMAIN REPLACEMENT								
1	150mm Diameter PVC C-900 Water Main Replacement	lin.m	75	\$ 266.00	\$ 19,950.00	\$ 200.00	\$ 15,000.00	\$ 767.00	\$ 57,525.00
2	200mm Diameter PVC C-900 Water Main Replacement	lin.m	140	\$ 342.00	\$ 47,880.00	\$ 250.00	\$ 35,000.00	\$ 797.00	\$ 111,580.00
3	150mm w/ Water Valves & Boxes	each	6	\$ 1,400.00	\$ 8,400.00	\$ 3,000.00	\$ 18,000.00	\$ 1,750.00	\$ 10,500.00
4	200mm w/ Water Valves & Boxes	each	3	\$ 1,800.00	\$ 5,400.00	\$ 3,200.00	\$ 9,600.00	\$ 1,975.00	\$ 5,925.00
5	200x200x150x150 Cross	each	1	\$ 1,000.00	\$ 1,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00
6	200x150x150mm Tee	each	1	\$ 450.00	\$ 450.00	\$ 3,000.00	\$ 3,000.00	\$ 1,100.00	\$ 1,100.00
7	150mm 2 45 Degree Bends (Includes Mechanical Restraints and "Class A" Bedding)	each	4	\$ 800.00	\$ 3,200.00	\$ 2,000.00	\$ 8,000.00	\$ 4,000.00	\$ 16,000.00
8	Tie into Existing Water Main	each	11	\$ 2,000.00	\$ 22,000.00	\$ 2,500.00	\$ 27,500.00	\$ 12,900.00	\$ 141,900.00
	Sub-Total				\$ 108,280.00		\$ 119,100.00		\$ 346,030.00
4.0	MISCELLANEOUS								
1	Bedding Stone	cu.m	500	\$ 30.00	\$ 15,000.00	\$ 60.00	\$ 30,000.00	\$ 65.00	\$ 32,500.00
2	Unstable Subgrade	cu.m	100	\$ 30.00	\$ 3,000.00	\$ 60.00	\$ 6,000.00	\$ 78.50	\$ 7,850.00
3	Boulder Excavation	cu.m	25	\$ 10.00	\$ 250.00	\$ 120.00	\$ 3,000.00	\$ 100.00	\$ 2,500.00
	Sub-Total				\$ 18,250.00		\$ 39,000.00		\$ 42,850.00
	TOTAL SCHEDULE "A"				\$ 1,845,351.00		\$ 2,304,500.00		\$ 2,815,250.00

City of Prince Albert - 4th Avenue Storm Sewer Twinning (28th Street W. to 20th Street W.)
 Schedule "A & B" - Unit Price Schedule Comparison

UMA | AECOM

ITEM	DESCRIPTION	UNIT	QUANTITY	Unicon Pipeline Ltd.		Saskcon Repair Services		Mi-Sask Industries			
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL		
SCHEDULE "B" - STREET RESTORATION											
1.0	REMOVALS										
1	Concrete Curb and Sidewalk Saw Cutting	each	30	\$ 200.00	\$ 6,000.00	\$ 200.00	\$ 6,000.00	\$ 173.00	\$ 5,190.00		
2	Remove and Dispose of Concrete Curb	lin. m.	1060	\$ 16.50	\$ 17,490.00	\$ 40.00	\$ 42,400.00	\$ 18.00	\$ 19,080.00		
3	Remove and Dispose of Concrete Curb & Sidewalk	lin. m.	570	\$ 35.00	\$ 19,950.00	\$ 50.00	\$ 28,500.00	\$ 36.00	\$ 20,520.00		
4	Common Excavation and Disposal	cu. m.	1000	\$ 10.00	\$ 10,000.00	\$ 15.00	\$ 15,000.00	\$ 16.50	\$ 16,500.00		
	Sub-Total				\$ 53,440.00		\$ 91,900.00		\$ 61,290.00		
2.0	CONCRETE & STREET PREPARATION										
1	Rolled Face Concrete Curb and Gutter	lin. m.	895	\$ 108.00	\$ 96,660.00	\$ 70.00	\$ 62,650.00	\$ 110.50	\$ 98,897.50		
2	Monolithic Rolled Face Concrete Curb, Gutter and Sidewalk	lin. m.	735	\$ 152.00	\$ 111,720.00	\$ 150.00	\$ 110,250.00	\$ 158.00	\$ 114,660.00		
3	Catch Basin Adjustments	each	28	\$ 350.00	\$ 9,800.00	\$ 300.00	\$ 8,400.00	\$ 493.00	\$ 13,804.00		
4	Sidewalk/Concrete Driveway Replacement	sq. m.	300	\$ 130.00	\$ 39,000.00	\$ 200.00	\$ 60,000.00	\$ 140.00	\$ 42,000.00		
5	Sidewalk Ramps	each	30	\$ 520.00	\$ 15,600.00	\$ 1,500.00	\$ 45,000.00	\$ 650.00	\$ 19,500.00		
6	Curb and Gutter Lane or Driveway Crossings	each	25	\$ 1,100.00	\$ 27,500.00	\$ 1,500.00	\$ 37,500.00	\$ 1,125.00	\$ 28,125.00		
7	Subgrade Preparation (150mm Deep)	sq. m.	10400	\$ 2.80	\$ 29,120.00	\$ 3.00	\$ 31,200.00	\$ 6.50	\$ 68,000.00		
8	Materials Testing	Prime Sum			\$ 7,000.00		\$ 7,000.00		\$ 7,000.00		
	Sub-Total				\$ 336,400.00		\$ 362,000.00		\$ 422,786.50		
	TOTAL SCHEDULE "B"				\$ 389,840.00		\$ 453,900.00		\$ 484,076.50		
	SUB-TOTAL (SCHEDULE "A & B")				\$ 2,235,191.00		\$ 2,758,400.00		\$ 3,299,326.50		
	GST @ 8%				\$ 134,111.46		\$ 165,504.00		\$ 197,959.59		
	TOTAL				\$ 2,369,302.46		\$ 2,923,904.00		\$ 3,497,286.09		