



IMPROVEMENT DISTRICT

Report Date: January 23, 2025
Meeting Date: January 30, 2025
From: James Moller, Administrator
Subject: Thompson Clarke West Watermain Remediation Work

Background

The Thompson Clarke West Watermain Replacement project is nearing completion, with only site remediation and the removal of the registered Right of Way remaining. In line with the district’s purchasing policy, the district sought three quotes for the project, as costs are expected to exceed the \$3,000 threshold. However, only two suppliers provided quotes for the removal and disposal of the existing watermain and backfilling with native material.

1. Leuco Construction Inc.
#4 – 175 2nd Avenue W Box 356
Qualicum Beach, BC V9K 1S8
\$22,850.00 plus GST

2. Edgett Excavating Ltd.
2 -3132 Grant Road
Cumberland, BC V0R 1S0
\$29,881.50 plus GST

Decision Requested

1. THAT the Deep Bay Improvement District enter into a contract with Leuco Construction Inc. for the tendered amount of \$22,850.00 plus GST for the Thompson Clarke West watermain remediation.

2. THAT the Deep Bay Improvement District instruct the Administrator to contact the Provincial Lands Branch to begin the work to extinguish the existing registered Right of Way agreement on Lot 1, Plan VIP31751, DL 82.

Discussion

On December 2, 2024, the DBID Board met with the property owners of Lot 1, Plan VIP31751, DL 82, to discuss the removal of only 235 feet of decommissioned asbestos cement waterline. The section in question runs from the end of the property boundary at

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IMPROVEMENT DISTRICT

Thompson Clarke Drive West to the top of the hill near the first creek. It was noted that removing the remainder of the waterline in the ravine could potentially destabilize the slope, leading to significant erosion issues on this and neighboring properties.

Financial Implications

The district has approved the remediation cost of \$90,000, which is included in the 2024 capital budget for this project. The organization's long-term capital replacement budget highlights the next major projects scheduled for 2033, including miscellaneous improvements to wells and reservoirs, as well as the Crome Point/Burne Road Replacement.

Attachments

1. Schedule A – William Cottrell – Leuco Construction Inc. – Thompson Clarke West watermain remediation quote
2. Schedule B – Bruce Henderson – Edgett Excavating – Thompson Clarke West watermain remediation quote

Respectfully submitted,

James Moller

James Moller

Administrator



Leuco Construction Inc.
#4 – 175 2nd Avenue W Box 356
Qualicum Beach, BC
V9K 1S8

January 16, 2025

Deep Bay Improvement District
5031 Mountain View Road
Bowser, BC
V0R 1G0

Attention: Mr. Craig Kerstens

Re: RFQ – Thompson Clark West AC Pipe Removal - Civil

We are pleased to offer you a quotation for the captioned Project based on the site meeting conducted on January 14, 2025.

Our price to complete the works per the scope below is:

\$22,850.00 + GST

Scope of Work:

- Removal and disposal of existing AC watermain
- Backfill with native material

Notes:

- Additional costs due to environmental / archaeological impacts or delays are not included.
- Prices do not include any additional work outside the proposed scope.
- Pricing assumes mutually agreeable terms and conditions.
- Quotation is valid for 30 days from date of issue.
- Pricing assumes one (1) mobilization only – additional mobilizations at force account rates.

Excludes:

- GST
- Project bonding
- Surface restoration



- Tree removal / disposal
- Import backfill
- Environmental protection
- Fence removal and reinstatement

Should you have any questions contact the undersigned.

Sincerely,

A handwritten signature in blue ink, appearing to read 'William R Cottrell', with a long horizontal flourish extending to the right.

William R Cottrell
President

Mobile: (778) 997-6482

William.Cottrell@Leuco.ca



EDGETT
EXCAVATING

EDGETT EXCAVATING LTD.

2-3132 Grant Road
Cumberland, BC V0R1S0
Ph. 250-339-6100
www.edgettexcavating.ca

Deep Bay Improvement District
Attn: Craig Kerstens

Jan 21, 2025

Craig,

Our price to remove 235 feet of 10-inch diameter asbestos concrete pipe from George Cousineau's property would be \$29,881.50 plus GST.

This work includes:

Excavating down to find the existing pipe and removing this pipe. The pipe will be in lengths no longer than 1.8 meters, double wrapped in 6 mm poly and labeled with warning tape. This pipe will then be disposed of at a licensed facility. The cost of this pipe disposal is included in my price. Our crew are trained and certified in asbestos awareness and safe removal procedures.

Once the pipe is removed, we will backfill the trench with existing material. Any surplus material will be spread out on the site at the owner's direction.

This price does not include:

- Any fence removal or replacement.
- Dealing with any contaminated material.
- Any necessary permits.

Thank you

Sincerely,

Bruce Henderson

Edgett Excavating Ltd.

We carry commercial liability insurance and have a strong safety record which was recognized by the BC Construction Safety Alliance in 2020 making us COR Certified. We have maintained continuous Work Safe BC coverage since 1968. We would be happy to provide you with a copy of our WCB coverage or insurance upon your request.