



Public Notice of Upcoming CMAR Project

The City of Salmon Arm (City) will be soliciting proposals this summer for an upcoming Construction Manager at Risk (CMAR) Project – the Stage IV Upgrades at the City’s Water Pollution Control Centre (WPCC).

Brown and Caldwell (BC) has been contracted as the conceptual design firm for the WPCC Stage IV Upgrades and Stantec has been contracted as the Owner’s Project Manager for the project management.

The project will address key upgrades to the WPCC, ensuring long-term operability, addressing aging infrastructure, and meeting future environmental standards. The upgrade is estimated to cost between \$50 - \$70M.

The project will upgrade various components of the plant that are nearing or at end of life. The primary goals of the project are to:

- Remove/demolish the WPCC’s existing secondary treatment process and install a new process/technology; and
- Increase the treatment capacity of the WPCC.

The CMAR Request for Proposals (RFP) will solicit a qualifications-based proposal, with a potential for short-listed proponents to be invited to in-person interviews. The CMAR RFP is expected to be released in August/September 2025 with initial award for Phase 1A (Conceptual Design) to be issued September/October and the constructability review and cost estimating to being immediately following award. The intent is to allow for sole sourced follow-on work for Phase 1B (Design and Pre-Construction Services) and Phase 2 (Construction Services) scopes of work contingent upon performance of Phase 1A.

This CMAR procurement will be advertised on BC Bid. The primary point of contact for this CMAR procurement will be the City’s Project Managers, Mustafa Zakreet (City) and Joel Sawatzky (Stantec). For any questions related to this procurement, please contact Joel Sawatzky at joel.sawatzky@stantec.com

Background

The City of Salmon Arm's Water Pollution Control Centre (WPCC) is a Biological Nutrient Removal (BNR) facility with tertiary treatment, classified as a Level IV wastewater treatment plant. Originally constructed in 1975, the WPCC has undergone various upgrades over the years to improve capacity and performance. The plant currently has treatment capacity to serve up to 15,000 population equivalents (PE), which corresponds to an annual average day flow (AADF) of approximately 4,875 m³/d based on historical flow data. However, with the City's growing population and increasing wastewater demands, the facility is approaching its capacity limits. Additionally, much of the WPCC's infrastructure and equipment, particularly within its secondary treatment processes, have reached the end of their operational lifespan and require replacement to ensure future effluent standards are met and treatment efficiency is maintained.

The Stage IV Upgrades project will focus on expanding and modernizing the City's wastewater treatment infrastructure to accommodate future population growth and meet increasingly stringent environmental standards. The project aims to increase the plant's capacity from its current limit of 15,000 PE preparing the facility for anticipated service demands over the coming years. To achieve this, the upgrades will replace or augment critical components of the treatment process, improve operational efficiency, and ensure regulatory compliance with effluent discharge standards. A key element of the Stage IV Upgrades project is construction and integration of a new secondary treatment process to replace the WPCC's existing fixed growth reactors (FGRs).

Another central objective of the Stage IV Upgrades project is to maximize the reuse of existing infrastructure through the upgrades. Much of the WPCC's infrastructure, including concrete tanks, pipes, and certain treatment components, may have the potential to be rehabilitated and integrated into the upgraded treatment process. By prioritizing reuse, the City aims to extend the useful life of these assets, reduce overall project costs, and minimize the environmental impact associated with new construction. To support this goal, the Consultant will evaluate existing infrastructure's condition and suitability for incorporation into the planned upgrades. This approach not only aligns with the City's commitment to fiscal responsibility but also supports a resource-efficient design that reflects the City's commitment to sustainable municipal development.

CMAR Delivery and Scope

The City has selected the Construction Management at Risk (CMAR) delivery model for the WPCC Stage IV Upgrades project due to its flexibility, collaborative approach, and ability for enhanced cost control. CMAR allows for early contractor involvement during the design phase, which promotes informed decision-making on constructability, scheduling, and 'best value' engineering. The CMAR model enables the City to adjust project scope as needed while maintaining budget alignment. Additionally, CMAR fosters a strong partnership between the City, consultants, and contractors, which is essential for coordinating complex upgrades within an operational wastewater facility. By selecting CMAR, the City aims to achieve cost certainty, reduce project risks, and ensure that project milestones are met efficiently and collaboratively.

The City is contracting with the CMAR partner during the conceptual design phase so that the CMAR can provide early constructability and cost input into the project.

The anticipated delivery of this project will occur in three phases:

- Phase 1A – Conceptual Design Support Services
- Phase 1B – Preliminary and Detailed Design Support and Preconstruction Services
- Phase 2 – Construction

The initial CMAR contract will be for conceptual design only (Phase 1A). Future project phases (i.e. Phase 1B – full design and Phase 2 – construction) will be contingent on the approval of the LWMP by the Ministry of Environment, budget approval, and CMAR performance.

Project Schedule

The anticipated procurement schedule and delivery milestones for this Project are included below:

Anticipated Procurement Schedule

08/2025	Issue RFP
09/2025	Proposals Due
09/2025	Notification to Interview (if applicable)
10/2025	Select CMAR
10/2025	CMAR Notice to Proceed

High-Level Project Schedule

	<u>Phase 1A:</u>
10-12/2025	CMAR Cost Estimate Development and Process Selection Workshop
01-06/2026	Conceptual Design Development
	<u>Future Phases</u>
Q3 2026	Start of Phase 1B – Preliminary and Detailed Design and Preconstruction
2028	Start of Phase 2 - Construction