

**MINUTES  
CITY OF IQALUIT  
ENGINEERING AND PUBLIC WORKS  
COMMITTEE OF THE WHOLE MEETING #05  
August 8, 2013 AT 6:00 PM  
CITY COUNCIL CHAMBERS**

**PRESENT FROM COUNCIL**

Mayor John Graham  
Deputy Mayor Mary Wilman  
Councillor Joanasie Akumalik  
Councillor Romeyn Stevenson  
Councillor Simon Nattaq

**ABSENT**

Councillor Kenneth Bell  
Councillor Terry Dobbin  
Councillor Mark Morrissey

**PRESENT FROM ADMINISTRATION**

John Mabberi-Mudonyi, A/Chief Administrative Officer  
Valerie Collin, A/City Clerk  
Meagan Leach, Director, Engineering and Sustainability  
Jeanie Eeseemailee, Senior Interpreter/Translator  
Rachel Ootoova, Senior Interpreter/Translator

**ADOPTION OF AGENDA**

**Motion #EPW13-16**

Moved by: Mayor Graham  
Seconded by: Councillor Stevenson

That the agenda be adopted as presented.

**Unanimously Carried**

**1. MINUTES**

None

**2. DECLARATION OF INTEREST**

None

**3. DELEGATIONS**

None

**4. DEFERRED BUSINESS AND TABLED ITEMS**

None

**5. NEW BUSINESS**

- a) Verbal Presentation – Water Booster Station No. 1 Tender Update  
Meagan Leach, Director, Engineering and Sustainability

Administration stated that the objectives of the Water Booster Station No. 1 Upgrade Project include:

- upgrade Water Booster Station No. 1 to meet the needs of its current pressure district for the next twenty (20) to twenty five (25) years (including future infill anticipated in this district)
- prepare for future upgrades that will be required when Future Development Areas A and B identified in the city's 2010 General Plan are developed
- carry out the distribution system upgrades identified in the Water Distribution Study to achieve the preferred flow pattern
- minimize disruptions to Water Booster Station No. 1 service area and truck fill station during construction
- upgrade the truck fill station to meet all relevant occupational health and safety regulations
- improve drainage and complete pavement repairs on site and in adjacent areas impacted by the site

In March, EXP Services was awarded the contract for Water Booster Station No.1 Upgrade Project design, contract administration and construction management. Due to the wide scope of this project, it was divided into two separate tenders; one focused on required upgrades inside the facility and one focused on those required outside the facility.

On July 3, 2013, the Department of Engineering advertised both tenders separately; tender submissions were received until 4:00pm on July 31, 2013. Kudlik Construction was the only firm who made a submission on the two tenders. After reviewing the submissions, it was determined that both of Kudlik's submissions met the requirements of the respective requests for tender.

Administration advised that Table 2, in the provided document, summarizes the pre-tender estimate, the tender costs and the funding required to complete the project, including engineering services and both tenders. It shows that the total

cost of the tenders is approximately one million (\$1,000,000.00) dollars higher than the original estimates.

The funding required, including a fifteen (15) percent construction contingency amount, can be made available by:

- reallocating funds from Capital Projects which have been postponed to 2014
- reallocating a Water and Sewer Fund project funding for Water and Sewer System Upgrade (#28) and replacing it with Gas Tax Funding, and
- using additional Government of Nunavut Block Funding (two hundred seventy five thousand (\$275,000.00) dollars) and Gas Tax Funding (approximately one hundred forty six thousand (\$146,000.00) dollars) from the city's related savings accounts

Councillor Stevenson asked for clarification as to why the estimated cost for this project was significantly under estimated and why there was only one submission received.

Administration explained that estimates are based on detailed designs and the consultants provided the city an estimated cost for the project based on that; it is difficult to determine what the cost could have been when only one submission was received and the reason for the significant difference could be due to the fact that there are many different types of work to be completed. There is no explanation as to why only one submission was received; the tender was advertised everywhere the city normally advertises tenders. If the project is cancelled the city may not receive a better submission when re-advertising, the project would not be completed in 2013 as scheduled and the city would lose available funding to assist with the cost of the project.

Councillor Stevenson believed that companies often submit a significantly higher bid than normal with the hopes that they would be the only bidder and be awarded the contract. He asked if EXP Services was involved in the review of the submissions and if they commented on the overestimated submission.

Administration confirmed that the consultants reviewed the submission; the consultants advised that their provided estimated cost for the project is based on the assumption that more than one submission would be received. EXP Services was also surprised with the submission and did not have an explanation as to why their submission was significantly higher than the estimated cost for the project.

Councillor Stevenson asked if Council could award the tender for the site work to Kudlik as per their submission and re-advertise the other tender independently to see if the city can receive a better submission.

Administration stated that a lot of consideration was given for this project and due to the different funding sources allocated for the project, different areas of the project needed to be completed separately in order to be eligible for the funding. One of conditions for the Cannor funding was that the project be completed by March 2014; if the project is not completed, the city will not receive the funding from Cannor and will need to find another source of funding.

Councillor Stevenson believed that re-advertising the request for proposal would only delay the project by approximately two months and would not need to cancel the project, but to change the timeline of the project. The city could advise Kudlik that the bid received is too significant and that the city cannot afford to pay their submitted amount and express their interest for having them complete the work; perhaps Kudlik would consider lowering their total cost for the project.

Administration noted that this type of negotiation has never been done in the past; normally negotiations on a tender are relating to mistakes made in the submission. Perhaps the city could request further information from Kudlik as to why the quote was significantly higher than the estimated cost provided by EXP Services.

Councillor Stevenson stated that he would not support the request as presented.

Deputy Mayor Wilman stated that she would like further clarification as to why the provided cost by Kudlik is significantly higher than EXP's estimated cost for the project.

Mayor Graham asked if the tender submission is detailed or if it simply provides a total cost for the project.

Administration confirmed that the submission is itemized and detailed.

Deputy Mayor Wilman suggested that further clarification be provided to the committee prior to making a decision.

b) Verbal Presentation – Cemetery Project Update  
Meagan Leach, Director, Engineering & Sustainability

Administration stated that the department has been working very hard on the cemetery project in order to meet deadlines; the tender was released today and is expected to be presented to Council for approval on September 10, 2013. When the concept design was approved the proposed sculptural feature was a cross based on recommendations received from the public; a letter was later received from a concerned resident indicating that due to past experiences with the church, they were not comfortable being buried in a cemetery with a cross. The concern was taken into consideration and discussed with the consultants; it was recommended that the concern be considered and discussed with Council.

The consultants recommended that the cross be replaced as the central feature with another item, such as the bow head whale bones, previously recommended by Councillor Stevenson.

Councillor Stevenson believed that a cross was a symbol of burial and understood that not everyone is comfortable with a cross; the city should ensure that the individual who expressed their concern with the cross being the central feature is not the only individual concerned with the feature. He expressed his support for acquiring the bow head whale bones and suggested that the city consider having more than one central feature item to represent all religions.

Deputy Mayor Wilman believed that most of the elders had expressed interest in having a cross as the central feature but the city also needs to consider possible concerns from other residents regarding different religions in Iqaluit and their opinions of crosses or other symbols that may be used.

Mayor Graham believed that the proposed design of the cemetery was beautiful and that the city should begin discussions with the appropriate individuals to acquire the whale bones for the cemetery. He also believed that a cross should be located within the cemetery, at a location suitable to everyone; perhaps the size and proposed location of the cross should be reconsidered and perhaps the city could use the cross made for the original site.

Administration noted that further information will be sought to acquire the bow head whale bones. Individuals will be permitted to use whatever type of marker on their graves as they wish.

Deputy Mayor Wilman believed that Council should accept recommendations and suggestions provided by the consultants for the project but also consider what the residents have suggested and requested during public meetings.

Administration stated that the city does its best to represent what residents are requesting and suggesting; some individuals may have difficulties expressing their concerns during a public meeting for personal reasons and it is important to take those concerns into consideration. The cross was not originally part of the tender documents and perhaps it should be included.

Councillor Stevenson noted that the original cemetery site located on Road to Nowhere has a cross and perhaps the city should simply relocate this cross to the new cemetery site.

Administration noted that discussions will take place with the consultants to include the existing cross and bow head whale bones into the cemetery design. A name will also need to be identified for the cemetery to be included on the sign; Council could choose to use the existing name or could choose another one.

Councillor Stevenson believed that the cemetery name should Iqaluit Municipal Cemetery.

Deputy Mayor Wilman agreed with Councillor Stevenson and suggested that the name be Iqaluit Municipal Cemetery.

Administration noted that discussions took place in a previous meeting regarding the possibility of using grave boxes; Council requested further information relating to the cost and feasibility of the grave boxes. Estimates were provided but the true cost will be determined once bids are received; this will be included in the tender document as a possible option that Council can approve or not after further information is received.

Councillor Stevenson asked how many grave boxes would be included in the tender document.

Administration stated that approximately twenty five grave boxes would be included in the tender document; it would be a one year supply.

Tests have been done on the site and it was identified that graves would be dug with no issues but with significant time spent as the material is very thick and frozen. One issue identified is that beautiful, natural tundra is located everywhere on the site and once construction of the cemetery begins, the tundra will be ruined; boundaries will be set so that only the required area to be developed is disturbed and nothing more. The tundra needing to be disturbed for construction will be carefully removed and replanted once construction is finished; this will take significant time and attention. The cemetery will be developed as needed for one year at a time to limit the disturbance to the land and addressing water issues as they arise, if any, in addition to what was identified by the consultants. Some ponding may be formed in certain areas of the new site but it is not significant and will only be during spring when the snow is melting; if it is determined that the ponding should be addressed, the department will address the issue.

Administration stated that every effort will be made to disturb as little as possible to keep the site as beautiful as possible.

Councillor Stevenson asked who will be responsible to ensure that contractors are careful and disturb as little as possible. He believed that Jim Little had grass seeds that may be able to be used on the site to return it as it was. He asked if the smaller equipment would be used for digging of graves prior to a funeral or if the heavier equipment would be required.

Administration noted that the objective of the cemetery development is to have it as ready as possible to minimize impact during grave digging; the Public Works Department will also need to pay attention to detail when finishing the graves.

The contract documents include the drawings for the cemetery and identify the areas to be developed first; fencing will be installed to prevent contractors from accessing other areas of the site. Specific details are also included on the plan such as the areas where tundra where be replanted and where drainage will be located.

**6. IN CAMERA SESSION**

**Motion #EPW13-17**

Moved by: Councillor Stevenson

Seconded by: Mayor Graham

That committee go In Camera at 7:50pm.

**Unanimously Carried**

**Motion #EPW13-18**

Moved by: Councillor Stevenson

Seconded by: Mayor Graham

That committee return to Regular Session at 7:55pm.

**Unanimously Carried**

**Motion #EPW13-19**

Moved by: Deputy Mayor Wilman

Seconded by: Mayor Graham

That committee recommends approving Kudlik's request to extend a road in their North 40 work area for the purpose of installing caches as per all applicable regulatory requirements. This approval is conditional on Kudlik receiving approval from the Mine Health and Safety Inspector for the installation of the caches in that location.

**Unanimously Carried**

**7. ADJOURNMENT**

**Motion #EPW13-20**

Moved by: Councillor Stevenson

Seconded by: Mayor Graham

That the meeting be adjourned at 8:00pm.

**Unanimously Carried**

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Councillor Akumalik  
Chairperson

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Meagan Leach  
Director, Engineering and  
Sustainability

Approved by City Council on this **26<sup>th</sup>** day of **November**, 2013, A.D.