



Project
Leaders

Lytton Town Hall

Recovery Update

Date: January 18, 2023

Presented by: James Heigh and Matt Lane



Agenda

01 Project Team

02 Scope

03 Schedule

04 Typical Rebuild
Schedule

05 Budget

06 Reporting

Project Team

CCDC4:
Remediation Contractor



Consulting Services Agreement:
Owner's Representative



Consulting Services Agreement:
Archaeology Consult/Monitoring



Consulting Services Agreement:
Civil Engineering/Design/Access



Consulting Services Agreement:
Environmental Consultant



Scope

- Assessment / Remediation
- Archaeology
- Environment
- Engineering
- Critical Infrastructure
- Housing support
- Procurements
- Budgeting / Planning and Tracking
- Insurers Coordination
- Communications
- Rebuild



Scope Assessment / Remediation

Legislation

- Environmental Protection Act
 - Contaminated sites branch – schedule 2 activities
- Hazardous Waste Regulation Act

Particulars

- Originally estimated 24,100 metric tonnes of debris and soil removal
- On track to surpass +50,000 metric tonnes in total

Deliverables

- Contract Administration
- Coordination & Tracking
- HCA s12.2 Investigation Permit, and S12.4 Alteration Permit
- On site project support support (Owen Collings)



Scope Archaeology

Legislation

- BC Heritage Conservation Act (1996)

Particulars

- EMCR staff presently hold:
 - S12.2 Investigation Permit, to support Archaeological Assessments
 - S21.4 Alteration Permit, to authorise impacts to protected archaeological sites
- Site Monitoring began with 4 Monitors, grew to between 12 - 18
- Kumsheen Heritage Committee (KHC)
 - Village sits on Committee

Deliverables

- Contract Administration
- Coordination
- Represent the Village and Residential properties for:
 - Heritage investigation permit
 - Site alteration permit
 - Amendments
- Monitoring and Tracking:
 - Chance Finds
 - Known Archaeological Sites



Scope Environment

Legislation

- Environmental Management Act (2003)
- Hazardous Waste Regulations (Reg. 63/88)

Particulars

- Initial soil and debris testing for contamination
- Delineation subsurface contamination
- Submitting NOIRs for provincial awareness
- Confirmatory sampling
- Removal of underground storage tanks
- Ground water monitoring (2023/24)

Deliverables

- Testing and reporting



Scope Engineering

Particulars

- Damage assessments
- Design for Critical Infrastructure repairs
- Long-term engineering / planning
- Watershed assessments

Deliverables

- Contract Administration
- Coordination
- Geo technical reports and surveys
- Damage reports
- Engineering RFPs
- Source Water Protection Plan



Scope

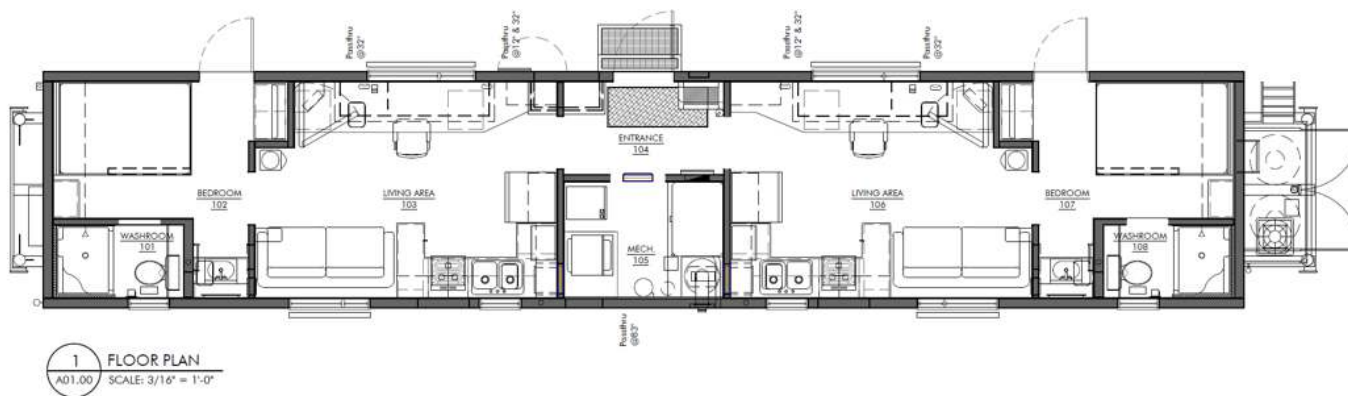
Critical Infrastructure

- **Water / Sewer**
 - Fire flows investigation
 - Leak detection
 - Emergency repairs (public works support)
 - Long term repairs
- **Fire Department**
 - Temporary fire hall & Municipal office
 - Lease agreement for temporary property usage of wildfire management branch
 - Temporary property upgrades of wildfire management branch
 - Interim property upgrades
- Coordination with BC Hydro, MOTI, and Public Works



Scope Housing

- Development of a Business Case for Essential & Interim Housing
- Development resident survey framework and questionnaire
- Analyzing data collected from 66 households who were interviewed
- Drafting the business case for Interim Housing to support return of residents to Lytton
- Drafting RFP for interim housing units



Scope Procurement

Completed or planned procurements to support Recovery efforts in 2023, including:

- Engineering and Construction consultants
- Watershed assessment
- Alternative energy study (net zero)
- Community planning (OCP)
- Architects (Municipal Buildings)
- Temporary structures
- Public fixtures (signage, planters, benches, etc)
- Others as directed

Deliverables:

- RFPs (budget development, scope of work, schedules, methodologies, evaluations, recommendations, etc.)
- Contracts (form of contract, negotiations, change management)

Scope

Upcoming / Potential Works

- Confirmatory Archaeology Testing
- Grant Approved Watermain Upgrades
- Water System Repairs
- Water System Fire Flow and Capacity Upgrades
- Sanitary System Repairs
- Wastewater Treatment Plant Upgrades
- Lytton Creek Watershed Assessment
- Lytton Creek Intake and Debris Pond Repairs
- Temporary Village Office
- New Village Office
- Temporary Fire Hall
- New Fire Hall
- Temporary / Interim Housing
- Affordable Housing
- Pool
- Library
- Museum
- Public Works Building
- New Official Community Plan
- Alternative Energy Study
- Propane / Gas Grid Investigation
- Streetlights
- Street Signs
- Planters and Benches
- Public Works Equipment Replacement
- Regional Water System / Water Supply Expansion Review
- Cultural Center
- Infrastructure Assessments
- Fire Protection System
- Redundant Power Systems
- Green Space Restoration / Caboose Park

Scope

Budgeting/Planning & Tracking

Budgeting

- Financial Development for BC and Fed's
- Financial tracking and reporting on budgets and invoicing
- Funding partners (EMCR, PacifiCan)
- Grant writing support

Deliverables

- Workplan Budget Development for Grants (BC and Fed's)
- Payment Recommendations
- Monthly Project Status Reports (PSR)

Planning & Tracking

- Geo BC updates
- Right of entry permits (ROEP)
 - Special instructions
- Water quality



Scope

Insurers Coordination

- Tracking and reporting on loss for municipal properties
- MOU between residents and the Village (includes insurers)
 - Financial & Physical Remediation of insured lots
- Budgeting, purchasing and repairing of new and existing assets
- Developed funding framework to support underinsured individual property owners
- Federal Grant (PacifiCan) communications
- Rebuild coordination



Scope

Communications

- Stakeholder collaboration
- Public communications technical input and review
- Participate in Recovery and Administrative weekly meetings
- Participate in Council meetings
- Interagency communications (RCMP, IHA, MoTI, LFN recovery team)

Deliverables:

- Integrated Project Team (IPT) meetings
 - Remediation & Archaeology
 - Water & Waste-water
 - Hosting and Minutes
- Council reports and presentations
- Monthly Project Status Reports (PSR)

Schedule

- **Initial remediation timeline:** September 30, 2022
 - Based on extrapolation from Lytton First Nations recovery timeline on IR 17 and IR 18
- **Revised remediation timeline:** February 15, 2023
 - Volumes of contaminated materials significantly exceeded estimates
 - Significant Archaeological work occurring in parallel to remediation
 - Northwest end of Village (Zone 7) will be remediated in springtime
 - Matcon will start to demob significant resources from site and return once backfilling can be completed.
 - Target to commence backfill in May 2023

3 Separate schedule scenarios:

1. Revised schedule based on current scope
2. Revised schedule based on shovel tests for lots with identified archaeological sites (Council preferred option)
3. Revised schedule based on shovel tests based on all lots in the Village

• Additional Schedule Items

- Leak detection is currently being completed
- Significant Procurements planned in 2023
- Developing scopes of work to address repairs for Spring 2023
- BC Heritage Conservation Act is under review and will dictate requirements moving forward

Typical Rebuild Schedule for Municipal Buildings

Timeline	Actions
Q1 2023	• Funding approval • Procurement of Architects and Engineers (1 – 2 months)
Q2 2023 – Q2 2024	• Design (6 – 12 months) • Municipal Approvals & Permits (2 – 4 months)
Q3 2024	• Tendering for Construction (1 – 4 months)
Q4 2024	• Construction (12 – 24 months)
Q4 2025	• Occupancy

Recovery Budget

18.4 Million (+ \$5M) – 100% Recovery

- Based on extrapolation from Lytton First Nations recovery quotes, tenders and actual pricing
- Based on Insurance Industry quotes and tenders
- Committed to:
 - Environmental Testing & Reporting
 - Remediation (surface and soil)
 - Archaeology, Monitoring and Reporting
 - Engineering for Infrastructure Testing, Inspection and Planning
- **Currently at Risk**
 - Archaeology work exceeding planned budget
 - Volumes of contaminated materials exceeded estimates

\$8.3 Million - \$6.4M for Recovery

- Damage Assessment
- Early Contracts and mobilization

\$21 Million - \$4.3M for Recovery

- Infrastructure Design and Construction
- Water Plant Operator and other Staff
- Public Works Vehicle and Equipment
- Architectural Design for Municipal Buildings
- **Not fully committed**

Project Status Reports

- Monthly
- Dashboard:
 - Phase of Project
 - Change since last reporting period
- Executive Summary
- Key Risk Changes
- Budget Status
- Schedule Status
- Photos



PROJECT STATUS REPORT

To:	Village of Lytton	Contact:	CAO – Michael Baker
Project:	Lytton Recovery	From:	Recovery Project Manager - James Heigh
Report Period:	September 2022	Date Issued:	Oct 11, 2022

1. Project Dashboard

Current Project Phase:



Status	Overall Status	Scope	Budget	Schedule
Last Period	Moderate Risk	Moderate Risk	Low Risk	Moderate Risk
This Period	High Risk	Moderate Risk	High Risk	High Risk

Project Status Executive Summary





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Questions?



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Thank you