

Monthly Status Report

Reporting Period: May 2026

1. Introduction

1.1. Project Overview

The Steveston Interchange Project (the Project) is a component of the Highway 99 Tunnel Program and is being delivered in advance of the new immersed tube tunnel project.

The Project will address many of the safety, congestion, and mobility challenges at the interchange for all modes of travel by:

- Upgrading the interchange to be consistent with modern design standards.
- Reducing vehicle queues for northbound off-ramp traffic and transit to Steveston.
- Improving mobility for east-west traffic on Steveston Highway.
- Improving transit operations at the interchange.
- Providing new separated cycling and pedestrian connections along Steveston Highway across Highway 99.

The Project will replace the existing two-lane overpass structure at Steveston Highway and Highway 99 with a new five-lane structure that accommodates two eastbound lanes and three westbound lanes (including a left turn lane). The Project will also include new pedestrian and cycling infrastructure, as well as improved connections to and from the overpass.

The replacement overpass is designed to integrate with the new eight-lane immersed tube tunnel replacing the existing George Massey Tunnel along Highway 99.

Additional information and updates about the Steveston Interchange Project can be found on the Highway 99 Tunnel Program website: <https://www.highway99tunnel.ca/project-overview>.

1.2. Project Delivery

Transportation Investment Corporation, a Provincial Crown Corporation, is delivering and overseeing the Project on behalf of the Ministry of Transportation and Infrastructure and the B.C. Transportation Financing Authority. The estimated cost of the Project including planning, construction, and financing during construction is \$87.5 million. The Project is being delivered through a Design-Build (DB) contract model and is currently in the close-out phase. Flatiron Constructors Canada Limited, comprised of Flatiron Constructors Canada Limited and Urban Systems Ltd., was selected as the Design-Builder on April 12, 2022. Construction on the Project began in 2022 and the new interchange opened to traffic in December 2025.

1.3. Project Goals

- Support sustainability of Fraser River communities.
- Facilitate increased share of sustainable modes of transportation.
- Enhance regional goods movement and commerce.
- Support a healthy environment.

2. Project Dashboard

Objectives			Project Status	Comments
Project Delivery	Scope	Project delivered within approved scope.	●	– The Project replaced the legacy two-lane overpass structure at Steveston Highway and Highway 99 with a new five-lane structure that accommodates two eastbound lanes and three westbound lanes (including a left turn lane) and new separated pedestrian and cyclist infrastructure, as well as improved connections to and from the overpass. – The Project is within the approved scope.
	Schedule	Project delivered within the approved schedule.	●	– All five new lanes and all turning movements opened in December 2025, with contractual substantial completion reached on May 19, 2026. – Project close-out will continue through fall 2026.
	Budget	Project delivered within approved budget of \$87.5 million.	●	– Project spending for the month of May was -\$0.2 million. – Total Project spending to date is \$66.6 million.
	Safety	Ensure that Project work is performed safely, in compliance with all applicable safety regulations, and in accordance with government policy.	●	– There have been zero (0) lost time injuries on the Project to date. – Lost Time Injury Frequency Rate (LTIFR) for the Project is zero (0), which is less than the 2024 WorkSafeBC rate of 1.7 for Construction sector - Large Employers (100+ employees).
	Quality	Maintain an effective Quality Management System.	●	– Continued review of quality documentation, including turnover packages as part of the Project close-out process. – Continued monitoring of the Design-Builder's quality management system, including quality records, test reports, audit reports, Non-Conformity Reports/Log, and the Opportunity for Improvement Log. – Continued site surveillance of the Design-Builder's remaining field construction activities.
	Environmental	Ensure Project work is performed in an environmentally responsible manner.	●	– The necessary permits and authorizations are in place for the Project as listed in Section 3: Project Documents and Achievements to Date.
	Design and Construction	Development of a reference concept, technical requirements/specifications, and related technical studies for the Project and manage activities on-site.	●	– The Project design has been finalized by the Design-Builder. – Continued weekly Construction and Quality Working Group meetings between the Province and the Design-Builder.

	Labour Model	Successfully implement the Special Project Needs Agreement (SPNA).	●	– The Design-Builder and its sub-contractors are required to carry out the Project in accordance with the SPNA. – Apprenticeship, trainee, and equity targets are included in the Design-Build Agreement (DBA), with incentive payments for exceeding the targets. – The Design-Builder's Community Benefits Plan is in place and quarterly reporting is provided.
Partners/Stakeholders	First Nations	Continue to build and maintain positive collaborative working relationships with First Nations.	●	– Continued consultation and engagement with First Nations. – The Design-Builder reports that targets for Indigenous contracting opportunities have been met.
	Third Parties	Continue to build and maintain positive relationships and collaborate on Project requirements with the City of Richmond (the City) and owners of interfacing infrastructure.	●	– Continued bi-weekly meetings with the City of Richmond on Project activities. – Continued bi-weekly meetings with TransLink and the Coast Mountain Bus Company.
	Public and Stakeholder Engagement	Continue to build and maintain positive relationships with the community and other stakeholders.	●	– Continued to provide information to community organizations, businesses, and residents that are in close proximity to the Project.

Status	Description
●	Managing critical issues, negotiating resolution; action required immediately
●	Managing some issues, negotiating resolution; action required in the near term
●	Managing day-to-day operations

3. Project Documents and Achievements to Date

Project Delivery	Project Planning and Development	– GMC Business Case (April 2021) – Cost Report (April 2021) – GMC Relationship Review Process Description (April 2021) – Request for Qualifications Issued (June 2021) and Closed (August 2021) – Request for Proposals Issued (September 2021) – Executed Design-Build Agreement (April 2022)
	Environmental	– Agricultural Land Commission (ALC) Approval (October 2021) – Fisheries and Oceans Canada (DFO) – Letter of Advice (October 2021) – Heritage Conservation Act (HCA) – Inspection Permit (November 2021) – City of Richmond Watercourse Crossing Permit (September 2023) – City of Richmond Non-Stormwater Discharge Permit (August 2024) – City of Richmond Tree Removal Permit (March 2025) – Water Sustainability Act (WSA) - Section 11 Amendment (December 2024) – Water Sustainability Act (WSA) - Section 10 Short Term Water Use Approval (December 2024)
	Design and Construction	– Reference Concept Design developed (August 2021) – Construction began (July 2022) – Final design completed (June 2023) – Phase 1 structure complete (January 2025) – Existing structure dismantled (February 2025) – Phase 2 structure complete (December 2025) – New overpass opened to traffic (December 2025)
	Labour	– Special Project Needs Agreement (SPNA) (June 2021)
Partners / Stakeholders	First Nations	– Ongoing engagement and consultation – Design-Builder reports that Indigenous contracting requirements have been met.
	Third Parties	– BC Hydro Protocol Agreement (December 2018) – City of Richmond Municipal Agreement (August 2022)
	Public and Stakeholder Engagement	– Presentations to various stakeholders (2021 – ongoing)

4. Monthly Highlights and Three Month Lookahead

4.1. Safety

Scope:	– Manage Project Occupational Health and Safety (OH&S) activities using a collaborative and proactive management approach with all principal stakeholders. – Monitor relevant OH&S performance metrics by setting measurable targets and objectives in the form of key performance leading and lagging indicators. – Ensure the Project complies with relevant Federal and Provincial Acts and Regulations and Municipal codes and by-laws, as well as applicable best industry practice guidelines. – Outline relevant health and safety management processes and activities to ensure the health and safety of the workforce and the public is always safeguarded.
Monthly Highlights:	– The Lost Time Injury Frequency Rate (LTIFR) for the Project is zero (0), which is less than the 2024 WorkSafeBC rate of 1.7 for Construction Sector – Large Employers (100+ employees). – Continued site safety monitoring of Project activities. – Reviewed documents and statistics submitted by the Design-Builder.
Three Month Lookahead:	– Review Design-Builder’s submitted documentation and monthly statistics. – Continue to inspect and monitor construction activities of the Design-Builder. – Continue spot audits of relevant Design-Builder activities.

4.2. Quality

Scope:	– Monitor the Design-Builder’s Project Quality Management System performance. – Monitor the Design-Builder’s on-site and off-site construction activities, including Quality Assurance and Quality Control inspections and testing. – Monitor the Design-Builder’s internal and external audits and participate in the Design-Builder’s audits as an observer. – Conduct Site Surveillance Audits. – Monitor the Design-Builder’s Non-Conformity Tracking System, Non-Conformity Reports, including Corrective Actions, and Opportunity for Improvement Log. – Review the Design-Builder’s quality documentation, including inspection and test plans, correlated check-sheets, other quality plans, and work method statements. – Lead internal quality meetings and attend quality-related Project team and Design-Builder meetings. – Monitor the Design-Builder’s quality control and quality assurance activities. – Review Design-Builder’s turnover documentation as part of the Project close-out process.
Monthly Highlights:	– Reviewed the Design-Builder’s quality documentation, including various quality plans and procedures, material documentation and third-party reports. – Reviewed the Design-Builder’s quality turnover packages as part of the Project close-out process. – Continued quality monitoring of remaining construction activities. – One (1) Non-Conformity Report (NCR) was issued this month related to construction activities. To date, there have been a total of 93 NCRs (six (6) open and 87 closed).
Three Month Lookahead:	– Continue to review the Design-Builder’s quality turnover packages, as part of the Project close-out process. – Monitor and conduct site surveillance of deficiency work and construction activities.

- Monitor the Design-Builder’s Non-Conformity Report tracking system, Non-Conformity Reports, and Opportunities for Improvement Log.

4.3. Environmental

Scope:	– Manage follow-up and compliance actions required under relevant environmental regulations and permits. – Liaise with regulators and stakeholders on matters related to the Project commitments made through the environmental and public engagement processes. – Manage outstanding environmental permits and associated environmental studies, monitoring, and compliance processes.
Monthly Highlights:	– Reviewed the Design-Builder’s monthly environmental reports. – Continued discussions on permit closeout conditions with the IEM.
Three Month Lookahead:	– Continue to review permit and Project closeout conditions with the Design-Builder. – Review final environmental completion report following vegetation planting and restoration.

4.4. Design and Construction

Scope:	– Provide technical advice to the Project team on a broad range of Project issues, and inputs into the Design-Build Agreement (DBA). – Oversee compliance with the design and construction requirements of the DBA, including undertaking reviews and audits, on-site monitoring, and other engagement with the Design-Builder.
Monthly Highlights:	– Participated in weekly Construction and Quality Working Group meetings with the Design-Builder to progress design and construction items. – Reviewed the Design-Builder's submittals, including the Final Deficiency List and the Final Construction Certificates. – Monitored the Design-Builder's on-site construction activities, primarily focused on deficiency works.
Three Month Lookahead:	– Monitor the Design-Builder’s on-site construction activities, including: - o MSE panel, coping, and handrail installation - o Permanent line painting and pavement markings - o Deficiency work

4.5. First Nations

Scope:	– Consultation and engagement with First Nations Project logistics, permitting, environmental plans, economic development opportunities, cultural awareness and recognition, and construction and archaeological monitoring.
Monthly Highlights:	– Continued close-out process with First Nations.
Three Month Lookahead:	– Facilitate further discussions between the Design-Builder and First Nations, as needed. – Finalize implementation of the Cultural Recognition Program.

- Continue Project close-out process with First Nations.

4.6. Third Parties

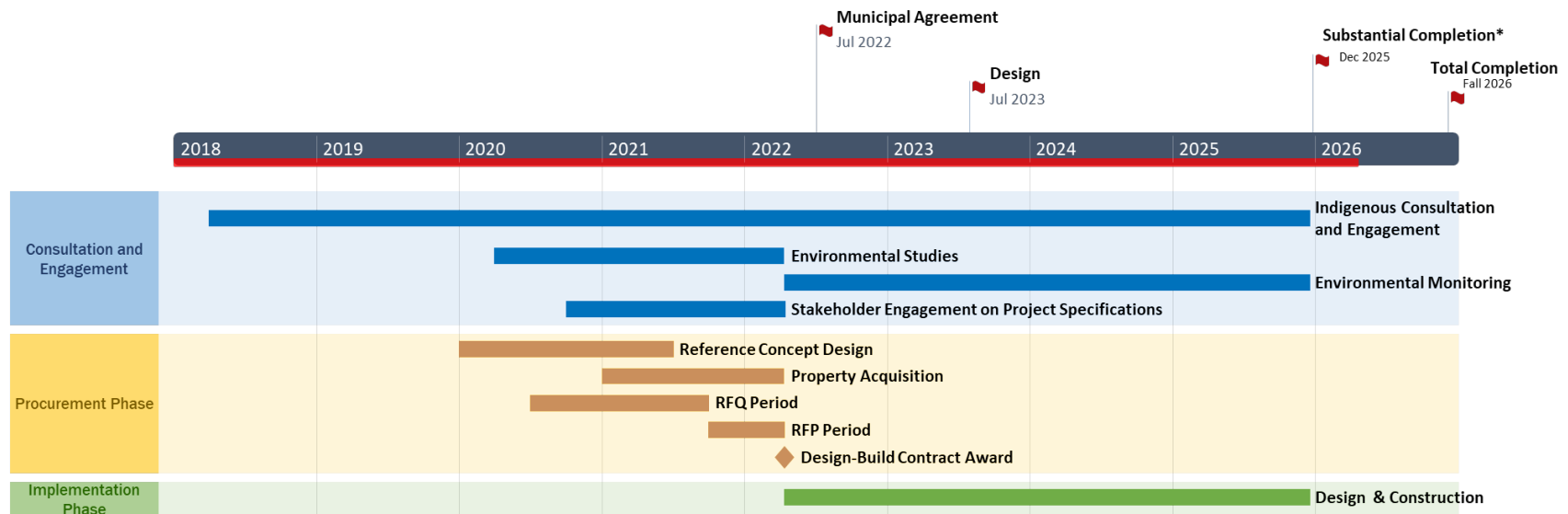
Scope:	– Project-specific Municipal Agreement (MA) with the City of Richmond. – Engagement with the City and TransLink on construction impacts, stakeholder concerns, and other inputs to the Project.
Monthly Highlights:	– City of Richmond: - o Continued bi-weekly meetings between the Project team, the Design-Builder, and City of Richmond staff. - o Continued discussions on the handover of City infrastructure and utilities to the City of Richmond upon Project completion, as per the Municipal Agreement. – TransLink and Coast Mountain Bus Company (CMBC): - o Coordinated traffic impacts and changes to bus routes related to upcoming construction activities and final configurations of bus stops.
Three Month Lookahead:	– Facilitate handover of City infrastructure and utilities to the City of Richmond, as per the Municipal Agreement. – Coordinate with City of Richmond and CMBC to finalize installation of bus shelters.

4.7. Public and Stakeholder Engagement

Scope:	– Overseeing and managing ongoing communications and engagement with the public and stakeholders. – Development and implementation of communication strategies. – Creation of compelling content and messaging, and the cultivation of relationships with key stakeholders.
Monthly Highlights:	– Conducted weekly meetings with the Design-Builder to assess potential public impacts and review proposed communication approaches.
Three Month Lookahead:	– Provide Project updates on construction activities to residents and stakeholders located near the Project site. – Continue to respond to public inquiries related to the Project.

5. Schedule

The following schedule depicts deliverables, milestones and associated dates and timelines for the implementation phase of the Project, as well as anticipated construction timelines.



* New 5-lane structure opened to traffic in December 2025.

6. Project Photos



Figure 1: Drone image of the Project site looking west.



Figure 2: Landscaping and drainage channels in the northbound loop ramp looking northwest.



Figure 1: Drone image of the new five-lane overpass looking west.