
CITY OF KELOWNA

MEMORANDUM

Date: September 25, 2001
File No.: 0760-20
To: City Manager
From: Acting Cultural Services Manager
Subject: Rotary Centre for the Arts - Award of Contract

RECOMMENDATION:

THAT Council approve the award of a contract for the electrical installation and related works at the Rotary Centre for the Arts to Keldon Electric and Data Ltd. in the amount of \$683,242.00.

BACKGROUND:

Competitive request for proposals for all the electrical construction at the Rotary Centre for the Arts was completed in July 2001. There were 3 (three) proposals received; Keldon Electric and Data Ltd., Colwin Electric Group, and Harbourview Electric Ltd. Harbourview Electric Ltd. was disqualified because they did not comply with all the mandatory requirements.

The results of the evaluation of the 2 (two) qualifying proposals is as follows:

Item	Weight	Keldon Electric And Data Ltd.	Colwin Electric Group
Basic Price	55	(\$762,960) 55	(\$858,500) 47.3
Schedule	15	14.3	15
Unit prices / cost plus	15	15	9.4
Alternate equipment	10	3	3
Quality & Completeness	5	4.5	5
Total	100	91.8	79.7

Keldon Electric and Data Ltd. submitted the most favourable proposal and the best price for this work. However, the budget estimates for the electrical work is \$500,000. The Design and Construction Team then made several cost reducing revisions to the electrical design that resulted in a reduction of \$79,718.00. The adjusted price from Keldon Electric and Data Ltd. is therefore \$683,242.00.

The variance between the budget estimates and the adjusted price is \$183,242.00. This variance represents the difference in the quality of the many different electrical fixtures, as well as the extent of the electrical systems as they are now specified, as compared to the pre-design assumptions made during the preparation of the budget estimates. There has also been a significant investment in conduits for future enhancements to electrical systems such as theatre lighting, sound systems and the outdoor performance area.

A substantial overall project contingency of \$564,900 was established to accommodate the level of design detail available when the construction budget was finalized.

The additional \$183,242 required for this contract will reduce the contingency to \$363,658.

J. W. Reid Oddleifson
Acting Cultural Services Manager

JWR

Cc Acting Director of Parks & Leisure Services