

---

## CITY OF KELOWNA

# MEMORANDUM

---

**Date:** February 13, 2003  
**File No.:** 0760-20

**To:** City Manager

**From:** Civic Properties Manager

**Subject:** **Award of Construction Contract:  
Simpson Pavilion at Knox Mountain**

---

### **RECOMMENDATION**

THAT the tender for the construction of the Simpson Pavilion at Knox Mountain Park be awarded to the low bidder, Sawchuck Developments Ltd. in the amount of \$689,130.

### **BACKGROUND**

The Upper Lookout/Simpson Pavilion is one of the development zones recognized in the Knox Mountain Management Plan. The architectural firm of Huber Turik McKenzie was retained to act as prime consultant to coordinate the design work for the redevelopment of the Simpson Pavilion area. This project will benefit from a substantial funding donation of approximately \$450,000 from the Simpson Trust Fund. The architects began working on this project utilizing staff input, budget constraints, and the principals of the Simpson Trust Fund. Included in the design discussions were Sharon Simpson, and The Friends of Knox Mountain. Most recently, an information flier was sent to the homes in the Woodpark Crescent area of Magic Estates (copy attached) informing them of the upcoming work in their "back yard". Detailed design drawings were completed late in 2002 and, upon completion, the tender was advertised. The tender closed on January 21, 2003 and six bids were received. The closing bids ranged from the low bid of \$571,552 to the high bid of \$883,262. After the tender closed, Clive McKenzie, principal architect, received a call from Maddocks Construction requesting to withdraw their bid due to an error in their submission. The Civic Properties Manager, Civic Properties Projects Supervisor, Purchasing Manager, and Huber Turik McKenzie Architects met with Mr. Maddocks to review his request. The overall consensus of this team was that Mr. Maddocks had made an honest error and should be allowed to withdraw his bid without penalty. This decision was conveyed to Mr. Maddocks and we proceeded to review the next lowest bid. After meeting with Sawchuck Developments, this tender was considered acceptable.

The City of Kelowna and the consultants have reviewed the bid submissions and are recommending the acceptance of the low bid of Sawchuck Developments. This bid falls within the estimated construction budget for the project. The following is a summary of the bids received:

**Bid Summary**

Company	Initial Bid	Pre Closing Revision	Bid at Closing
Maddocks <b>(bid withdrawn)</b>	\$787,500	(\$215,948)	\$571,552
Sawchuck	\$698,000	(\$8,870)	\$689,130
Ledcor	\$744,963	\$0	\$744,963
Tri City	\$784,300	\$0	\$784,300
Encan	\$1,000,000	\$209,711	\$790,289
Vic Van Isle	\$883,262	\$0	\$883,262

---

Jim Waugh  
Civic Properties Manager

JW/kv

cc: Director of Parks and Leisure Services  
Deputy Director of Finance  
Parks Manager