
CITY OF KELOWNA

MEMORANDUM

Date: April 24, 2003
File No.: 0710-20
To: City Manager
From: Civic Properties Project Supervisor
Subject: Contract Award for partial deconstruction of former Kelowna Secondary School

RECOMMENDATION

THAT City Council award the contract for the partial deconstruction of the former Kelowna Secondary School (KSS) at 575 Harvey Avenue to Napp Enterprises Ltd for the amount of \$676,000;

AND THAT Council authorize the Mayor and City Clerk to execute the contract on behalf of the City of Kelowna.

BACKGROUND

On September 30, 2002, the City took possession of the old KSS property. A staff cross-development team was formed which consisted of the Civic Properties Manager, City Clerk, and the Long Range Planning Manager. The Civic Properties Manager and his team took the lead for the deconstruction process.

The architectural firm of Maltby and Hill was retained to act as the prime consultant to coordinate the plans and specifications for deconstruction. Deconstruction consists of all buildings on site except for the gymnasium and the brick building, which will be the subject of a later report. Detailed deconstruction drawings and specifications were completed in March of 2003, and tenders were called for immediately thereafter. The tender closed on March 27, 2003, and the City received bids from nine contractors. The closing bids ranged from the lowest bid of \$ 676,000 to the highest bid of \$984,450. The prime architect, Michael Hill, the Civic Properties Manager, the Purchasing Manager and the Civic Properties Project Supervisor then met with the low bidder (Napp Enterprises) at which time they submitted their *Green Demolition Plan* (see attached). It is their plan to reuse/recycle/salvage as much of the materials as possible. They anticipate being able to divert 80 – 85 % of the material from the Kelowna landfill. The disposal of the materials will be through local organizations, public auction, and recycling. The concrete will be used to build the north berm at the Kelowna landfill. A large component of this project is asbestos abatement. This material will be properly bagged and disposed of at the Kelowna landfill.

Therefore, it is recommended that Council accept the low bid from Napp Enterprises. This bid falls within the estimated deconstruction budget for this project. The following is a summary of the bids received:

BID SUMMARY:

Company	Base Bid	Pre Closing Revision	Bid at Closing
Napp Enterprises	\$ 650,000	+ 26,000	\$ 676,000
Maddock's	\$ 1,000,000	- 310,204	\$ 689,796
Grayhawk	\$ 695,550	--	\$ 695,550
Ledcor	\$ 697,491	--	\$ 697,491
H and M	\$ 722,600	--	\$ 722,600
K-Lor	\$ 798,607	--	\$ 798,607
McColman	\$ 823,400	--	\$ 823,400
Dewar	\$ 865,500	--	\$ 865,500
OK Excavating	\$ 984,450	--	\$ 984,450

Mirko Slivar
Civic Properties Project Supervisor

MS/kv

Attachment

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

bcc.City Clerk
Long Range Planning Manager