
CITY OF KELOWNA

MEMORANDUM

Date: June 24, 2004
File No.: 0760-20-24
To: City Manager
From: Civic Properties Projects Supervisor
Subject: Award of Contract for Athans Pool Roof and Siding Replacement 2004 (Project File: 0760-20-33)

RECOMMENDATION:

THAT the contract for the Athans Pool Roof and Siding Replacement 2004 be awarded to Tomtar Roofing Sheet Metal Ltd. for the amount of \$263,550.00 (GST excluded);

AND THAT the 2004 Financial Plan be amended to fund an additional \$96,500 from the Building Repair Reserve to the Athans Pool Roof and Siding Replacement project (242-C525-5022).

BACKGROUND:

In January 2004, Council approved renovations to Athans Pool to replace the roofing and some stucco siding. The new roofing material will be a high-end asphalt shingle to imitate the existing cedar shakes. The new stucco is confined to a portion of the west elevation. Design and working drawings were completed in April of 2004 and the project was tendered on April 22, 2004. In response to the City's invitation to Tender T04-049, three (3) bids were received and evaluated by the Civic Properties Projects Supervisor, Purchasing Manager, and the various consultants. Only one tender, noted below, was found to be acceptable. The bid summary for the acceptable bidder is scheduled as follows:

Tomtar Roofing & Sheet Metal Ltd. Bid Summary	
	Price
Tender Price	\$271,000.00
Negotiated Deductions	\$7,450.00
Contract Price	\$263,550.00

The contract price is substantially above the construction budget for the project, which was established in 2003 at \$167,000. The difference between the construction budget and the Contract Price is \$96,500.00. Local construction market experts have identified the recent inflationary increases in petroleum and plywood costs and the volatile residential shingle market as reasons for the unexpected cost increases. The market is not expected to stabilize this year.

One other potential cost saving, not included in this recommendation, is substituting 40-year shingles in lieu of 50-year shingles, which may result in a \$30,000 credit.

Construction is expected to begin July 2004, pending Council approval, and complete by September 2004.

Blaine Germaniuk
Projects Supervisor

cc: Director of Parks and Leisure Services
Civic Properties Manager
Recreation Manager
Director of Financial Services