
CITY OF KELOWNA

MEMORANDUM

Date: March 13, 2007
File No.: 0760-20

To: City Manager

From: Civic Properties Project Supervisor

Subject: Award of Construction Contract for Renovations to 1953 Windsor Rd.

RECOMMENDATION:

THAT Council approve the award of the construction contract for the renovation of 1953 Windsor Road to Sawchuck Developments Co Ltd.

AND THAT the Mayor and City Clerk be authorized to execute the contract on behalf of the City.

BACKGROUND

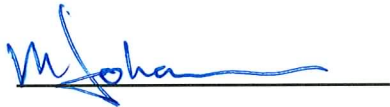
At final budget 2006 Council approved renovations to the Old Transit Garage at 1953 Windsor Road and directed staff to enter into a lease agreement with the RCMP for that facility. The incumbent Tenants, the Province of BC, have evacuated the premises as needed. The RCMP intend to re-locate a 20 person traffic division, the forensic identification division, the dog patrol unit and over 3,500 square feet of exhibit and file storage along with associated staff.

Meiklejohn Architects Ltd. was retained to act as the prime consultant to coordinate the design work for the renovation to 1953 Windsor. Detailed construction drawings and specifications were completed in January of 2007, and approvals were quickly secured from all levels of the RCMP given a high degree of cooperation from the local detachment. Tenders were called immediately thereafter and closed on March 13, 2007. The City received bids from six contractors ranging from the lowest bid of \$779,569.68 to the highest bid of \$885,000. The prime consultant, Cal Meiklejohn, the Civic Properties Manager, the Civic Properties Projects Supervisor and the Senior Buyer from Purchasing reviewed the bid submissions and are recommending the acceptance of the low bid from Sawchuck Development Co. Ltd. This bid falls within the estimated construction budget for this project.

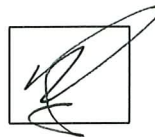
Upon award, construction will commence the week of March 26th, 2007 with substantial completion scheduled for August 1st, 2007.

Based upon the above information, Council's support of this action is respectfully requested.

Bid Summary	
Company	Bid
Sawchuck Developments Co. Ltd.	\$779,569.68
Omicron	\$809,906.00
Kelmont Construction Ltd.	\$825,559.00
Chriscan	\$842,206.00
Mailey Development	\$858,600.00
Cormode & Dickson Construction	\$885,000.00



Martin Johansen
Civic Properties Projects Supervisor



Approved for inclusion:
David Graham
Director of Recreation, parks and Cultural Services

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

FORM OF THE TENDER
PROJECT:

TO: City of Kelowna
Office of City Clerk
1435 Water Street
Kelowna, BC V1Y 1J4
Attention: City Clerk

FROM: Sawchuk Developments Co. Ltd.
(Name of Contractor)

1.0 WE, THE UNDERSIGNED:

- 1.1 have received and carefully reviewed all of the Contract Documents, as listed in the Instructions to Tenderers, and the following Addenda:

(Addenda, if any) APPENDUM ONE , APPENDUM TWO

- 1.2 have full knowledge of the Place of the Work, and the Work required;
- 1.3 have complied with the Instructions to Tenderers; and
- 1.4 have complied with the minimum qualifications necessary for tendering, as confirmed in Appendix 6.

2.0 ACCORDINGLY, WE HEREBY OFFER:

- 2.1 to perform and complete the Work and to provide all the labour, equipment and material all as set out in the Tender Documents, in strict compliance with the Tender Documents; and

- 2.2 to achieve Substantial Performance of the Work, on or before 5 MONTHS; and
(Work Duration or Date)

- 2.3 to do the Work for a fixed price of seven hundred seventy nine thousand five hundred dollars sixty nine
(\$ 779,569.69) in Canadian funds (Tender Price), which price dollars
includes applicable taxes and duties in force at this date, but excludes the Federal Goods sixty-eight
and Services Tax (GST). Said Tender Price is comprised of the component prices set out cents
in Appendix 1 - Breakdown of Tender Price.

3.0 WE CONFIRM:

- 3.1 that the following are attached to and form a part of this tender:

- .1 Appendices 1 to 8, inclusive as required by paragraph 5.4 of the Instructions to

Tenderer's Initials

J.

COPY

KELOWNA RCMP DETACHMENT
RENOVATION
DIVISION 0

FORMAT OF TENDER

SECTION 00310
PAGE 15

**FORM OF THE TENDER
PROJECT:**

TO: City of Kelowna
Office of City Clerk
1435 Water Street
Kelowna, BC V1Y 1J4
Attention: City Clerk

FROM: CHRISCAN ENTERPRISES LTD.
(Name of Contractor)

1.0 WE, THE UNDERSIGNED:

- 1.1 have received and carefully reviewed all of the Contract Documents, as listed in the Instructions to Tenderers, and the following Addenda:

(Addenda, if any) ADDENDUM ONE
ADDENDUM TWO

- 1.2 have full knowledge of the Place of the Work, and the Work required;
- 1.3 have complied with the Instructions to Tenderers; and
- 1.4 have complied with the minimum qualifications necessary for tendering, as confirmed in Appendix 6.

2.0 ACCORDINGLY, WE HEREBY OFFER:

- 2.1 to perform and complete the Work and to provide all the labour, equipment and material all as set out in the Tender Documents, in strict compliance with the Tender Documents; and
- 2.2 to achieve Substantial Performance of the Work, on or before 18 WEEKS; and
(Work Duration or Date)
- 2.3 to do the Work for a fixed price of EIGHT HUNDRED + FOURTY TWO THOUSAND TWO HUNDRED SIX dollars (\$ 842 206 08) in Canadian funds (Tender Price), which price includes applicable taxes and duties in force at this date, but excludes the Federal Goods and Services Tax (GST). Said Tender Price is comprised of the component prices set out in Appendix 1 - Breakdown of Tender Price.

3.0 WE CONFIRM:

- 3.1 that the following are attached to and form a part of this tender:

.1 Appendices 1 to 8, inclusive as required by paragraph 5.4 of the Instructions to

Tenderer's Initials

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FORM OF THE TENDER
PROJECT:

TO: City of Kelowna
Office of City Clerk
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: City Clerk

FROM: Cormode & Dickson Construction (1983) Ltd.
(Name of Contractor)

1.0 WE, THE UNDERSIGNED:

1.1 have received and carefully reviewed all of the Contract Documents, as listed in the Instructions to Tenderers, and the following Addenda:

(Addenda, if any)

1.2 have full knowledge of the Place of the Work, and the Work required;

1.3 have complied with the Instructions to Tenderers; and

1.4 have complied with the minimum qualifications necessary for tendering, as confirmed in Appendix 6.

2.0 ACCORDINGLY, WE HEREBY OFFER:

2.1 to perform and complete the Work and to provide all the labour, equipment and material all as set out in the Tender Documents, in strict compliance with the Tender Documents; and

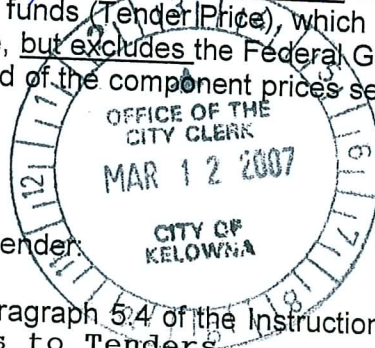
2.2 to achieve Substantial Performance of the Work, on or before 3 months from award and (Work Duration or Date)

2.3 to do the Work for a fixed price of Eight Hundred Eighty Five Thousand dollars (\$ 885,000.00) in Canadian funds (Tender Price), which price includes applicable taxes and duties in force at this date, but excludes the Federal Goods and Services Tax (GST). Said Tender Price is comprised of the component prices set out in Appendix 1 - Breakdown of Tender Price.

3.0 WE CONFIRM:

3.1 that the following are attached to and form a part of this tender:

.1 Appendices 1 to 5, inclusive as required by paragraph 5.4 of the Instructions to Tenders



Tenderer's Initials

KELOWNA RCMP DETACHMENT
RENOVATION
DIVISION 0

FORMAT OF TENDER

SECTION 00310
PAGE 15

**FORM OF THE TENDER
PROJECT:**

TO: City of Kelowna
Office of City Clerk
1435 Water Street
Kelowna, BC V1Y 1J4
Attention: City Clerk

FROM: Mailey Developments (2007) Ltd.
(Name of Contractor)

1.0 WE, THE UNDERSIGNED:

1.1 have received and carefully reviewed all of the Contract Documents, as listed in the Instructions to Tenderers, and the following Addenda:

(Addenda, if any) 1, 2

1.2 have full knowledge of the Place of the Work, and the Work required;

1.3 have complied with the Instructions to Tenderers; and

1.4 have complied with the minimum qualifications necessary for tendering, as confirmed in Appendix 6.

2.0 ACCORDINGLY, WE HEREBY OFFER:

2.1 to perform and complete the Work and to provide all the labour, equipment and material all as set out in the Tender Documents, in strict compliance with the Tender Documents; and

2.2 to achieve Substantial Performance of the Work, on or before 08/10/2007; and
(Work Duration or Date)

2.3 to do the Work for a fixed price of eight hundred fifty eight thousand six hundred dollars (\$ 858,600.00) in Canadian funds (Tender Price), which price includes applicable taxes and duties in force at this date, but excludes the Federal Goods and Services Tax (GST). Said Tender Price is comprised of the component prices set out in Appendix 1 - Breakdown of Tender Price.

3.0 WE CONFIRM:

3.1 that the following are attached to and form a part of this tender:

.1 Appendices 1 to 8, inclusive as required by paragraph 5.4 of the Instructions to

Tenderer's Initials ATM

**FORM OF THE TENDER
PROJECT:**

COPY

TO: City of Kelowna
Office of City Clerk
1435 Water Street
Kelowna, BC V1Y 1J4
Attention: City Clerk

FROM: Omicron Construction Management Ltd.

1.0 WE, THE UNDERSIGNED:

1.1 have received and carefully reviewed all of the Contract Documents, as listed in the Instructions to Tenderers; and the following Addenda: #1 Feb. 23/07 (20 PAGES)
(Addenda, if any) #2 MAR 7/07 (8 PAGES)

1.2 have full knowledge of the Place of the Work, and the Work required;

1.3 have complied with the Instructions to Tenderers; and

1.4 have complied with the minimum qualifications necessary for tendering, as confirmed in Appendix 6.

2.0 ACCORDINGLY, WE HEREBY OFFER:

2.1 to perform and complete the Work and to provide all the labour, equipment and material all as set out in the Tender Documents, in strict compliance with the Tender Documents;

2.2 to achieve Substantial Performance of the Work, on or before
78 WORKING DAYS; and
(Work Duration or Date)

2.3 to do the Work for a fixed price of
eight hundred nine thousand nine hundred six dollars

(\$ 809,906⁰⁰) in Canadian funds (Tender Price), which price includes applicable taxes and duties in force at this date, but excludes the Federal Goods and Services Tax (GST). Said Tender Price is comprised of the component prices set out in Appendix 1 – Breakdown of Tender Price.

3.0 WE CONFIRM:

3.1 that the following are attached to and form a part of this tender:

COPY ORIGINAL

**FORM OF THE TENDER
PROJECT:**

TO: City of Kelowna
Office of City Clerk
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: City Clerk

FROM: KELMONT CONSTRUCTION LTD.
(Name of Contractor)

1.0 WE, THE UNDERSIGNED:

- 1.1 have received and carefully reviewed all of the Contract Documents, as listed in the Instructions to Tenderers, and the following Addenda:

(Addenda, if any)

- 1.2 have full knowledge of the Place of the Work, and the Work required;
- 1.3 have complied with the Instructions to Tenderers; and
- 1.4 have complied with the minimum qualifications necessary for tendering, as confirmed in Appendix 6.

2.0 ACCORDINGLY, WE HEREBY OFFER:

- 2.1 to perform and complete the Work and to provide all the labour, equipment and material all as set out in the Tender Documents, in strict compliance with the Tender Documents; and
- 2.2 to achieve Substantial Performance of the Work, on or before 16 WEEKS; and
(Work Duration or Date)
- 2.3 to do the Work for a fixed price of ONE million ~~XX~~ dollars (\$1,000,000.00) in Canadian funds (Tender Price), which price includes applicable taxes and duties in force at this date, but excludes the Federal Goods and Services Tax (GST). Said Tender Price is comprised of the component prices set out in Appendix 1 - Breakdown of Tender Price.

3.0 WE CONFIRM:

- 3.1 that the following are attached to and form a part of this tender:

.1 Appendices 1 to 8, inclusive as required by paragraph 5.4 of the Instructions to

COPY

Kelmont Construction Ltd.

P.O. box 26100
Westbank, B.C. V4T 2G3

Facsimile Transmittal

Tender Revision

**Re: Kelowna RCMP Detachment Reno.
File No. T07 - 002**

Ph. (250) 768-3440
Fax. (250) 768-3527

**To the attention of: City Clerk
Company: City of Kelowna**

**From: Warner Kunz
Date: March 13, 2007**

Fax #: 862-3315
Number of pages (including this page) 3

Please adjust my tender as follows:

- Please Decrease my Fixed Price By: *174,442.00* *One Hundred & Seventy Four Thousand,
Four Hundred & Forty Two, ~ Dollars*
- I have seen 2 Addendum
 - Please see page 2 for Appendix 1 Breakdown of Tender Price
 - Please see page 3 for Appendix 2 List of subcontractors

Sincerely,



Warner Kunz