
CITY OF KELOWNA

MEMORANDUM

Date: June 18, 2008
File No.: 5480-08
To: City Manager
From: Transportation Manager
Subject: Tender Award TE-08-09 St. Paul Parking Lot

Report Prepared by: Jerry Dombowsky, Transportation Demand Supervisor

RECOMMENDATION:

THAT Contract TE-08-09 for the construction of the parking lot at St. Paul Street and Cawston Avenue be awarded to Bennett Contracting Ltd. In the amount of \$561,808.28 including GST;

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

BACKGROUND:

The lot located at the northeast corner of St. Paul Street and Cawston Avenue was acquired by the City in September 2000, for the purpose of providing future parking to manage increased demand due to densification and overflow from special events at Prospera Place. The recent increased residential base from multi-family development, the advancing level of event activity in the adjacent cultural district, and the loss of other public and private lots due to development has created sufficient demand for parking making development of this lot timely.

In February 2005 staff received Council's approval to issue an rfp for landscape design for a number of downtown City parking lots slated for redevelopment over the next 10 years. The Parking Committee, the Downtown Planning Committee, Transportation Division, Parks and Planning Departments were extensively consulted to develop concept plans utilizing some of the proposed streetscape design aspects while maintaining a usable surface parking area. In August 2005 the "lot landscape concept" plan was endorsed by Council with the recommendation to proceed.

The subject lot is the second project proposed to be developed under the lot landscape plan concept, as the re-development of the lot at Lawrence Avenue and Ellis Street was completed in early 2007. The new lot development standard includes significant landscaping,

plantings of shrubs and trees, decorative paving stone, heritage style lighting and bollards, and the retention of an existing tree to be developed into a corner courtyard. In addition, given that the lot is on the residential/commercial interface, an area of the lot will be developed as an urban garden, to be used by area residents under the management of the Central Okanagan Community Garden Society.

The major items of work performed under this contract include:

- Paving and sidewalks including landscape pavers
- Curbing, drainage works, topsoil
- 10 lot lights
- 5 trees and tree wells/grates
- 28 bollards/ 1 rialto bench
- community garden sidewalk, irrigation and planter boxes

In response to the City's invitation to tender TE-08-09, four bids were received and summarized as follows:

- Bennett Contracting Ltd. \$561,808.28 (including GST)
- Sierra Landscaping Ltd. \$598,033.17 (including GST)
- OK Excavating Ltd. \$601,283.03 (including GST)
- West-Wind Nurseries Ltd. \$623,062.65 (including GST)

The pre-tender estimate for the work was \$503,370 (including GST). The discrepancy between the Engineer's estimate and bids received was reviewed, and in light of other projects is considered to be typical given the state of the economy in the local development sector.

Bennett Contracting Ltd. has complied with the tendering requirements.

FINANCIAL/BUDGETARY CONSIDERATIONS:

Sufficient budget to complete this project is available under Parking Lot Construction 2008 approved budget. The source of this funding is the Parking Reserve with no direct taxation impacts. The re-development of lots is factored into the 10 year capital plan.

CONCLUSION:

Recommend the tender be awarded to Bennett Contracting Ltd. for completion of the parking lot development at St. Paul Street and Cawston Avenue.

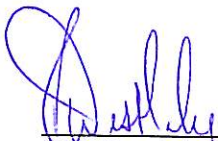
INTERNAL CIRCULATION TO:

- Financial Services Department
- Parks Department

Considerations that were not applicable to this report:

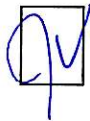
LEGAL/STATUTORY AUTHORITY: N/A
LEGAL/STATUTORY PROCEDURAL REQUIREMENTS: N/A
EXISTING POLICY: N/A
PERSONNEL IMPLICATIONS: N/A
TECHNICAL REQUIREMENTS: N/A
EXTERNAL AGENCY/PUBLIC COMMENTS: N/A
ALTERNATE RECOMMENDATION: N/A

Submitted by:



R. Westlake, Transportation Manager

Approved for Inclusion:



J. Vos, P.Eng. Director of Works & Utilities

Cc: *Director of Financial Services*
Director of Recreation, Parks & Cultural Services / Civic Properties