

Memo



Date: August 3, 2010
File: 1510-50
To: City Manager
From: Manager, Utility and Building Projects
Subject: Family Y Expansion T10-062

Recommendation:

THAT Council receives, for information, the report from the Manager of Utility and Building Projects, dated August 3, 2010, regarding the award of the construction contract for the expansion of the Family Y to BPR Construction Ltd.

Purpose:

The construction schedule to complete the expansion is tight because the funding agreement between the Family Y and the funding agency (Western Economic Diversification Canada) requires a significant portion of the work be complete by March 31, 2011. To expedite contract award and the start of construction, Council has previously approved (July 12, 2010) the award of the construction contract for the Kelowna Family Y to the lowest compliant tender in advance of the tenders actually closing. The construction contract was awarded on July 29th, 2010 to BPR Construction Ltd.

The following report outlines the project details and the award of the construction contract.

Background:

The City of Kelowna and YMCA YWCA (Family Y) have created a partnership to proceed with an addition to the Kelowna Family Y. The Project will include a 2 storey, 18,400 square foot addition on the northern side of the existing Kelowna Family Y facility. The main building design includes: gymnasium, 2 multipurpose program rooms, indoor running track, fitness room expansion, office space, meeting room, boiler replacement, pool dehumidifier, electrical service upgrade and civil works.

The tender for this work was issued June 15th to 10 pre-qualified tenderers. The tender period closed July 15th and 8 tenders were received as summarized below.

A handwritten signature in blue ink, appearing to be "J.V.", located at the bottom right of the page.

Contractor	Tender Price
BPR Construction Ltd.	\$4,199,269
Maple Reinders Inc	\$4,420,000
Sawchuk Developments Co. Ltd.	\$4,515,000
Scuka Enterprises Ltd.	\$4,516,882
Dominion Fairmile Construction Ltd.	\$4,670,911
PCL Constructors Westcoast Inc.	\$4,694,000
Mierau Contractors Ltd.	\$4,844,009
Greyback Construction Ltd.	\$8,000,000

The BPR tender had the lowest price of the eight that were received. City Staff, the Consultant and legal council reviewed the tender and determined that the tender was compliant. As authorized by Council Resolution (July 12/10), the City Manager approved the recommendation for award and the Contract was awarded on July 29th, 2010 to BPR Construction Ltd. in the amount of \$4,199,269 (excluding HST).

Construction is scheduled to begin in early August and be complete by May

Financial/Budgetary Considerations:

The Family Y expansion project is a jointly funded project between the City, YMCA/YWCA and a grant from Western Economic Diversification Canada. The current funding allocated for the project is as follows:

Family Y Funding			
Y Contribution	Building Expansion	\$2,544,000	\$3,136,200
	Office Addition	\$592,200	
City Contribution	Building Expansion	\$1,606,542	\$2,881,542
	Boiler Replacement	\$250,000	
	Electrical Upgrade	\$200,000	
	Energy Enhancement	\$350,000	
	Pool Dehumidifier	\$475,000	
Fed/Prov Funding	Building Expansion		\$1,000,000
Total Budget			\$7,017,742.00

The estimated project cost including construction, contingency, consulting fees, permitting and HST is \$6,906,445 as tabulated below. The project cost estimate is within the approved budget.

Project Construction Cost Summary	
Building Expansion Construction Total – BPR Tender Price	\$4,199,269
Contingency	\$250,000
Architect fees, Y Capital Campaign Costs, Furniture and Equipment, CoK staff costs, Finance costs, Insurance, testing and inspections	\$1,236,000
Building Permit, DCC, BMID	\$131,200
Site Electrical Upgrade	\$350,000
HST 12%	\$739,976
Total Project Cost	\$6,906,445


Considerations not applicable to this report:

Internal Circulation:
 Legal/Statutory Authority:
 Legal/Statutory Procedural Requirements:
 Personnel Implications:
 External Agency/Public Comments:
 Existing Policy:
 Community & Media Relations Comments:
 Alternate Recommendation:

Submitted by:



J. Shaw P.Eng., Manager, Utility and Building Projects

Approved for inclusion:  Bill Berry P.Eng., Director, Design and Construction Services

cc: Purchasing Manager
 General Manager, Community Services
 Director, Financial Services