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Item No. 11.1.1
Halifax Regional Council
December 9, 2014

TO: Mayor Savage and Members of Halifax Regional Council

Original signed by

SUBMITTED BY:

Richard Butts, Chief Administrative Officer

Original Signed by

Mike Labrecque, Deputy Chief Administrative Officer

DATE: November 24, 2014

SUBJECT: Award Tender No. 14-096 - Scotiabank Center, Washroom Upgrades

ORIGIN

The approved 2014/15 Project Budget, Supplemental Report Page A26 (Metro Centre).

LEGISLATIVE AUTHORITY

Under the HRM Charter, Section 79, Halifax Regional Council may expend money for municipal purposes. Administrative Order #35, the Procurement Policy, requires Council to approve the award of contracts for sole sources exceeding \$50,000 or \$500,000 for tenders and RFP's. See Charter Sections 79(1) and 322(3).

RECOMMENDATION

It is recommended that Halifax Regional Council award Tender No. 14-096, Scotiabank Center – Washroom Upgrades, to the lowest bidder meeting specifications, Avondale Construction Limited, for a total tender price of \$751,025.00 (HST Fully Refundable). Funding is available from Project No. CB000028 – Scotiabank Centre, as outlined in the Financial Implications section of this report.

BACKGROUND

On November 12, 2013, Regional Council directed staff to explore the sale of naming rights for the Halifax Metro Centre. The sale of naming rights process was intended to support the refurbishment of the building, in particular through the replacement of seats, expanded washroom facilities and improved concession areas. Subsequent to Regional Council's direction, staff issued a request for proposals for the sale of naming rights. On June 24, 2014, Regional Council approved the sale of naming rights to Scotiabank and on September 19, 2014, the building was renamed Scotiabank Centre.

The Scotiabank Centre has a planned expenditure of approximately \$7.4M over five years. The main focus areas are washrooms (2014/15), new seating (2015/16), and new roof & ice slab (2016/17). Initial work on the concession areas is currently underway.

The facility was constructed in 1978 and although minor washroom upgrades and repairs have occurred, the facility is due for a major washroom upgrade to address:

- a) customer dis-satisfaction with long waiting times at most events;
- b) improved accessibility;
- c) reduced water consumption;
- d) maintenance associated with aged finishes, fixtures and services; and
- e) improved circulation.

DISCUSSION

To address the washroom concerns raised by staff and customers, the proposed solution includes improvements for eight (8) washrooms on the Mezzanine and Concourse levels. These improvements include:

- Increasing washroom floor area for three washrooms
- Additional 30 stalls (4 barrier free for improved accessibility)
- New water efficient plumbing fixtures
- New finishes
- New piping
- Improved flow through redesigned entrances and use of circular wash fountains
- Improved ventilation and energy efficient lighting

Priority Rationale:

The renovations will improve customer experiences by reducing waiting times and improving accessibility and space conditions. Operating costs and water consumption will be reduced helping to address environmental objectives.

Tenders were called and posted to the Province of Nova Scotia's Procurement website on September 16, 2014, with the tender closing on October 10, 2014. Bids were received as a Lump Sum for each phase as noted below. The intent of the Tender was to obtain bids from qualified individuals/firms for the furnishing and delivery of a complete job for the phases listed below:

Company Name	Phase 1 Tender Price	Phase 2 Tender Price	Phase 1 & 2 Total Tender Price
*Avondale Construction Limited	\$558,200.00	\$192,825.00	\$751,025.00
PCL Constructors Canada Inc.	\$562,500.00	\$194,000.00	\$756,500.00
Gaudet Building Contractors	\$567,036.00	\$201,539.00	\$768,575.00

Macro Maritimes Limited	\$546,000.00	\$225,000.00	\$771,000.00
APM Construction	\$597,884.00	\$208,178.00	\$806,062.00
Blunden Construction Limited	\$616,000.00	\$232,000.00	\$848,000.00
Aecon Construction Group Inc	\$780,000.00	\$310,000.00	\$1,090,000.00

**Recommended bidder.*

Scope of Work and Schedule:

- Phase 1: Washroom Upgrades to the Mezzanine Level 109:
 - Renovation of five washrooms. Expanded footprint for three of the five washrooms;
 - All new water efficient plumbing fixtures – 30 additional stalls over existing quantity;
 - Replacement of lavatories with circular wash fountains;
 - New finishes;
 - New plumbing, ventilation & electrical;
 - Redesigned entrances.
- Phase 2: Washroom Upgrades to the Concourse Level 120:
 - Renovation of three washrooms;
 - All new water efficient plumbing fixtures;
 - New finishes;
 - New plumbing, ventilation & electrical.

It is anticipated that the work will commence within two weeks following the award of the Tender and take approximately twelve months to complete.

FINANCIAL IMPLICATIONS

Based on the lowest bid price of \$751,025.00 (HST Fully Refundable), funding is available in the approved 2014/15 Project Budget from Project No. CB000028 – Scotiabank Centre. Budget availability has been confirmed by Finance.

Budget Summary:	<u>Project No. CB000028 – Scotiabank Centre</u>	
	Cumulative Unspent Budget	\$ 887,102.82
	Less: Tender No. 14-096	<u>\$ 751,025.00</u>
	Balance	\$ 136,077.82

This project was originally estimated in the approved 2014/15 Project Budget as follows:

- Phase I: "Washroom maintenance and expansion" was estimated at \$675,000
- Phase II: "Concession and concourse upgrades" was estimated at \$385,000 which included both the concourse washrooms (\$100,000) and Sports Bar Infill (\$285,000).

ENVIRONMENTAL IMPLICATIONS

No implications identified.

ALTERNATIVES

Regional Council may choose not to approve the recommendation in the report; this is not recommended by staff as this work is part of improved customer satisfaction components outlined through the sale of naming rights process.

ATTACHMENTS

None

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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