

HALIFAX REGIONAL MUNICIPALITY

---

HALIFAX REGIONAL COUNCIL  
COMMITTEE OF THE WHOLE  
MINUTES  
NOVEMBER 14, 2000

PRESENT: Mayor Peter J. Kelly  
Deputy Mayor John Cunningham  
Councillors: Steve Streach  
Gary Hines  
Keith Colwell  
Ron Cooper  
Brian Warshick  
Condo Sarto  
Bruce Hetherington  
Jim Smith  
Jerry Blumenthal  
Dawn Sloane  
Sue Uteck  
Sheila Fougere  
Russell Walker  
Diana Whalen  
Linda Mosher  
Stephen Adams  
Brad Johns  
Robert Harvey  
Len Goucher  
Reg Rankin  
Gary Meade

REGRETS: Councillor Harry McInroy

STAFF: Mr. Dan English, Acting Chief Administrative Officer  
Mr. Wayne Anstey, Municipal Solicitor  
Ms. Julia Horncastle, Assistant Municipal Clerk

TABLE OF CONTENTS

|    |  |    |
|----|--|----|
| 1. | APPROVAL OF THE MINUTES - June 27, 2000 .....                                      | 03 |
| 2. | APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF<br>ADDITIONS AND DELETIONS ..... | 03 |
| 3. | HARBOUR SOLUTIONS PROJECT - PROPERTY UPDATE AND<br>EVALUATION PROCESS .....        | 03 |
| 4. | ADJOURNMENT .....  | 06 |

The meeting was called to order at 2:00 p.m. by Mayor Kelly.

**1. APPROVAL OF THE MINUTES - June 27, 2000**

**MOVED by Councillor Hetherington, seconded by Councillor Blumenthal, that the minutes of June 27, 2000 be approved, as circulated. MOTION PUT AND PASSED UNANIMOUSLY.**

**2. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

**MOVED by Councillor Hetherington, seconded by Deputy Mayor Cunningham, that the Order of Business be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

**3. HARBOUR SOLUTIONS PROJECT - PROPERTY UPDATE AND EVALUATION PROCESS**

- Report from Maurice E. Lloyd, Project Manager, dated November 10, 2000, on the above noted, was before Council.
- Budget Breakdown - Halifax Harbour Solutions Project was circulated to Council.
- Information outlining the process to date was circulated to Council.
- Report prepared for George McLellan, Deputy Chief Administrative Officer, dated November 8, 2000, entitled "Purchase of Property for Four Treatment Plant Sites" was circulated to Council.

Mr. Lloyd advised the current approved budget for Harbour Solutions does not include funds for the purchase of the treatment plant sites. He noted Council approved the purchase of the South End site. He indicated this recommendation is to approve an additional amount for the purchase of properties as they become available noting, the funds would come from the Pollution Control Reserve Fund.

Mr. Lloyd advised there is a legal title matter regarding a lease which has to be clarified regarding the Halifax North site on the corner of Barrington and Cornwallis. The Coast Guard Station is the proposed Dartmouth site. The purchase of the Halifax South site, which includes a parcel of land and building owned by VIA Rail, is currently being finalized. He noted a Herring Cove site has yet to be determined. He advised the request to Council is approval of an amount of \$11.77 million with the funding to come from the Environmental Protection Reserve.

In response to Mayor Kelly, Mr. Lloyd advised the South End property fronts on Marginal Road which is the road serving the port for truck traffic down to the container pier and all other port operations. He advised the road is owned by the Port Corporation and, at the

present time, there is no public access to the VIA Rail property. Mr. Lloyd advised they have requested VIA Rail secure a right-of-way to the property from the Port Corporation for HRM use.

**MOVED by Councillor Hetherington, seconded by Councillor Goucher that the Committee of the Whole recommend:**

- 1. Council authorize the HSP Land Acquisition Project in the 2000-01 capital budget for an amount of \$11.77 million with funding to come from the Environmental Protection Reserve**
- 2. Council approve the withdrawal from the Environmental Protection Reserve of the amount authorized above to be transferred to the HSP 2000-01 capital budget for the acquisition of property for each of four treatment plant sites plus net HST and directly associated professional fees. The proceeds of any short term lease and the sale of property not required for the Project would be credited to the Sale of Capital Assets Reserve account, and could be used toward acquisition of future properties.**

In response to Deputy Mayor Cunningham, Council was advised a number of public meetings have been held and a community liaison committee has been formed.

Councillor Walker noted that this report had not been circulated to Council prior to this meeting and, without a vote being taken on the motion on the floor, placed the following motion:

**MOVED by Councillors Walker, seconded by Councillor Fougere that this motion be deferred for one week. MOTION PUT AND PASSED (12 in favour, 11 against)**

Mr. Lloyd noted the current approved budget is \$4.8 million with \$2.810 million spent to date. He noted the handout indicated how the balance was being distributed and overviewed same for the information of Council.

Mr. Lloyd overviewed the Draft Selection Process. He advised two proposals and a reference estimate have been received. He advised the financial proposals have been separated from the technical proposals and sealed in separate envelopes. He advised the detailed evaluation criteria is currently being finalized.

In response to Councillor Hetherington, Mr. English, Deputy CAO, advised the proponents would have two options, either go through the Municipal Finance Corporation or to obtain their own financing. Mr. Lloyd stated an option in the RFP gave provision for the proponents to finance the project themselves while demonstrating to HRM that they could

do it cheaper than the Municipality could through the Municipal Finance Corporation.

Mr. Lloyd indicated that the evaluation had been broken down into two stages, the first being the technical evaluation and the second being the financial evaluation. He stated the first step in stage one is to undertake the completeness evaluation for the non-financial aspects which looks at whether they have provided everything that was asked for in the RFP such as the correct drawings, information, all the required documentation, insurance and whether the documentation is complete.

Mr. Lloyd advised the following steps would be undertaken after the completeness evaluation:

- non-financial and technical compliance
- project agreement compliance
- examination of the technical merit
- examination of the environmental merit
- community integration

Mr. Lloyd advised there are committees associated with all of these which are comprised of HRM staff and consultants. He advised it is expected stage one would be completed by mid January.

In response to Councillor Cooper, Mr. Lloyd advised that if a proposal is broken down into individual proposals, each proposal will be evaluated individually.

In response to Councillor Warshick, Mr. Lloyd advised that if it was found that one of the bids was not complete in some way, the proponent would be provided an opportunity to provide the required information.

Mr. Lloyd stated that at the end of stage one the technical review should be complete and it will be known whether the proposals will meet the requirements to do the job. They will then proceed to stage two which is the financial proposals, open them and the reference bid. The financial proposals will be opened only to check for completeness, financial merit and risk management, not to do the evaluation on the 85 points.

Following this they will look at the financial and risk management compliance to see if the proponents have provided the levels of insurance that were requested as well as the financial guarantees. He noted a review team will look at the reference estimates to make sure that everything is there that should be there at the same time. He advised this would be the last step before comparing the 85 points.

Following these steps, the examination of the economic and other financial merit will be

looked at, which is the allocation of the 85 points, based on reducing the capital and operating costs to net present value. All this will then filter down through the Proposal Review Committee to the Selection Committee and from the Selection Committee to HRM Council.

In response to Councillor Goucher, Mr. Lloyd advised the reference bid was prepared by consultants and HRM staff.

In response to Councillor Hetherington, Mr. Lloyd confirmed the points had gone out to the proponents today and they have not seen them prior to this. He stated the proponents did not receive a specific numerical breakdown in the RFP but they were advised such things as technical superiority, impact on the economy and community integration would be looked at.

**MOVED by Councillor Hetherington, seconded by Councillor Rankin that current Councillor representation on the Harbour Solutions Ad Hoc Committee remain in place until the process is complete and any vacancies resulting from the municipal election be filled. MOTION PUT AND PASSED UNANIMOUSLY.**

Mr. Lloyd outlined the organizational structure of the evaluation teams which are:

- HRM Council
- Proposal Selection Committee
- Proposal Review Committee
- Question Review Panel
- Due Diligence Review
- Administrative

Councillor Hetherington suggested the Mayor review the possibility of Mr. Carl Yates, Halifax Regional Water Commission, being added to the Due Diligence Review team.

#### **4. ADJOURNMENT**

**MOVED by Councillor Hetherington, seconded by Councillor Sarto that the meeting be adjourned at 3:30 p.m. MOTION PUT AND PASSED.**

Julia Horncastle  
Assistant Municipal Clerk

