



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.1.3

**Halifax Regional Council
February 24, 2009**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

Dan English, Chief Administrative Officer

Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: February 12, 2009

SUBJECT: **Award - Tender No. 09-158, Eric Spicer Building
Provincial Emergency Management Offices (EMO) Expansion
Tenant Leaseholds**

ORIGIN

The report originates from the expansion of the Provincial Emergency Management Office and lease of additional space at the Eric Spicer Municipal Building and the subsequent requirement to complete leasehold improvements.

RECOMMENDATION

It is recommended that Council:

1. Award Tender No. 09-158, EMO Leasehold Construction, 21 Mount Hope Avenue, to Gaudet Building Contractors Ltd. for a Total Tender Price of \$266,204.53 (net HST included) with funding from capital project CBX01042, Facilities Upgrades;
2. Approve an increase to capital project CBX01042, Facilities Upgrades, by \$209,204.28 with funding from Operating Account W202, RPAM Facility Leases, as outlined in the Budget Implications section of this report.
3. Approve an increase to capital project CBX01042, Facilities Upgrades, by \$57,000.00 for EMO Leasehold Construction 21 Mount Hope Avenue. Funded as per the Budget Implications section of this report to reflect the cost sharing from the Province of Nova Scotia.

BACKGROUND

In the spring of 2007, staff received a request from the Province of Nova Scotia EMO administration for additional space at the Eric Spicer Municipal Building to expand their operations along side the Municipal and Federal EMO occupancies at this location. At the time of the request the building was fully occupied.

In support of HRM's continuing commitment to the Eric Spicer Building as a Joint Emergency Measures Operations Center, staff undertook a review of the current occupant mix to determine if the Provincial EMO requirement could be accommodated. The review identified an opportunity to relocate Dartmouth Police Patrol Offices and provide for further operational consolidation of HRP functions. The outcome of this process was Regional Council's approval of the new Mellor Avenue location for HRP's Dartmouth Patrol Office.

The premises vacated by HRP at the Eric Spicer Municipal Building has been leased, at market rate, to the Province of Nova Scotia EMO for a lease term of 5 years. The purpose of this report is to formally authorize the funding for the leasehold fit up of the interior space. The cost of the leasehold work is fully offset by the revenue stream and additional cost sharing from the Province as per the budget implications below. The gross revenue from the 5 year lease is approximately \$790,000.

DISCUSSION

This Tender was publically advertised on January 31 and February 4, 2009. A mandatory site meeting was held on February 5, 2009 and was attended by 3 General Contractors. The Tender closed on February 13, 2009 and bids were submitted from the following firms.

Company	Lump Sum Price (Before Net HST)	Total Cost (Incl. Net HST)
Avondale Construction Ltd.	\$294,956.00	\$305,070.04
White Rock Construction Ltd	\$290,000.00	\$299,944.10
Gaudet Building Construction	\$257,379.00	\$266,204.53 *

*Recommended bid.

BUDGET IMPLICATIONS

Based on tender bid of \$266,204.53, including net HST, funding is available from CBX01042, Facilities Upgrades. Budget availability has been confirmed by Financial Services.

Budget Summary: CBX01042, Facilities Upgrades

Cumulative Unspent Budget	\$ 804.24
Add: Funding from W202	\$ 209,204.28
Add: Provincial Cost Sharing	\$ 57,000.00
Less: Tender No. 09- 158	<u>\$ 266,204.53</u>
Balance	\$ 803.99

* This project was not estimated in the Approved 2008/09 Capital Budget.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation. If approved, this report will increase the gross capital budget but not the net.

ALTERNATIVES

Council may choose not to award this tender. This is not recommended by staff. Provincial EMO is currently a tenant in the Eric Spicer Building which has emergency services designation. Required additional space is necessary for consolidation of their operation in this building.

ATTACHMENTS

Appendix A - Floor plan outline

**Award of Tender 09 -158
Eric Spicer Building - EMO Expansion
Council Report**

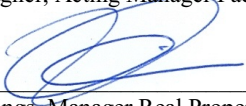
- 4 -

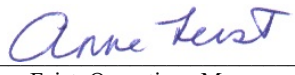
February 24, 2009


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


Report Prepared by: Bogdan Hadlaw, Project Manager Facility Development, IAM, 490-6050
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Report Reviewed by: 
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Report Reviewed by: 
Peter Stickings, Manager Real Property - TPW 490-7129

Procurement Approval by: 
Anne Feist, Operations Manager, Procurement 490-4200

Report Approved by: 
Phillip Townsend, Acting Director, IAM, 490-7166

Report Approved by: 
Mike Labrecque, Director TPW, 490-4855

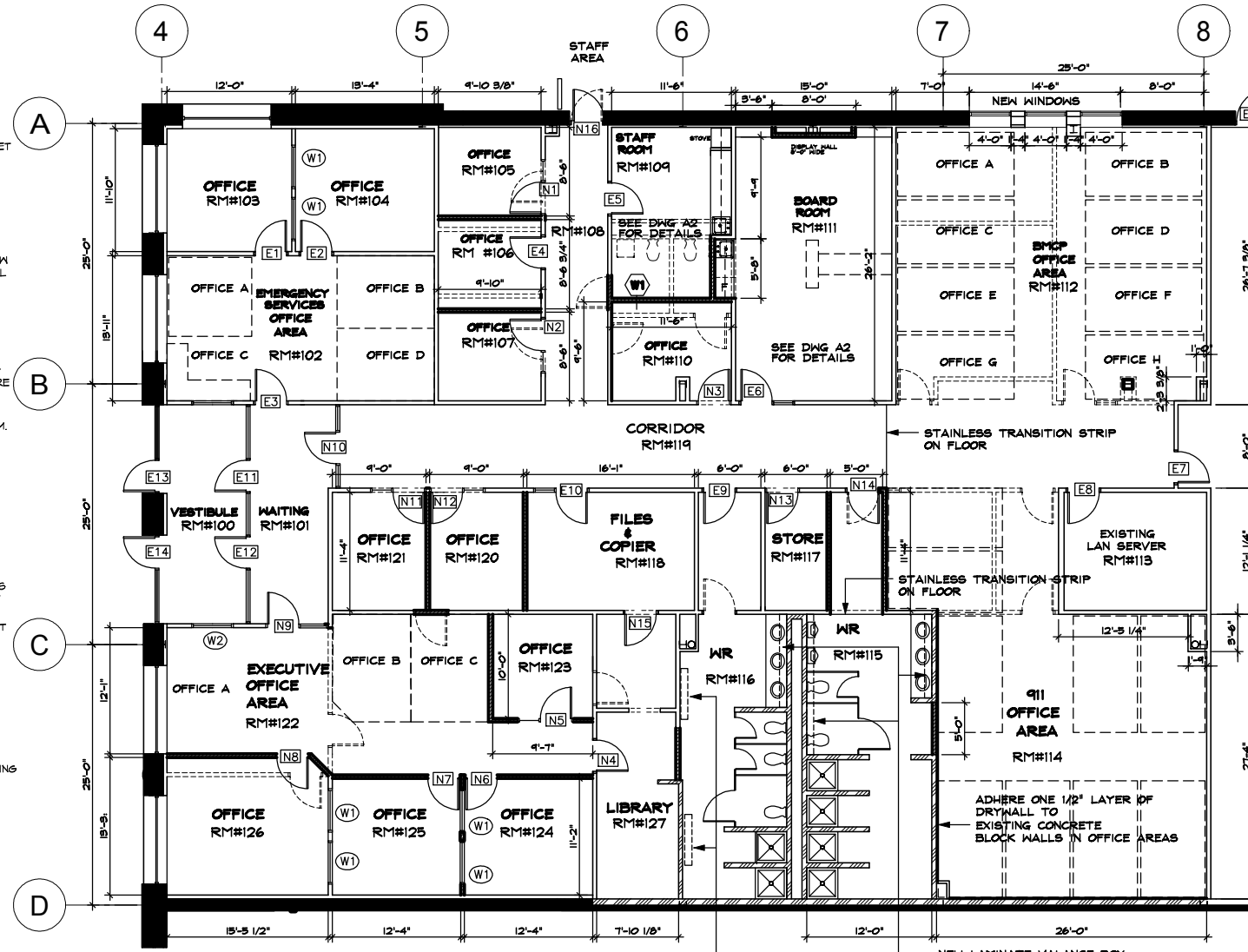
Scope of Work RENOVATION

ADD NEW WALLS, DOORS, WINDOWS, CEILINGS, FLOORING, FIXTURES & FITTINGS, WORK INCLUDES ELECTRICAL, CONTROLS, DATA SECURITY, PLUMBING. EXISTING SYSTEMS TO REMAIN TO BE PATCHED, REPAIRED & UPGRADED TO LIKE NEW CONDITION.

NOTE

1. NEW WALLS TO BE CONSTRUCTED C/M 5/8" GMB TO BOTH SIDES OF 3/8" STEEL STUDS WITH 2 1/2" SOUND ATTENUATION BLANKET WALLS TO EXTEND 4" ABOVE CEILINGS (9.5')
2. PATCH & REPAIR EXISTING WALLS WHERE EQUIPMENT, FIXTURES AND FITTINGS HAVE BEEN REMOVED TO LIKE NEW CONDITION.
3. RELOCATE EXISTING DOORS REMOVED DURING DEMOLITION TO NEW LOCATIONS INDICATED ON THIS PLAN XXX INSPECT HARDWARE AND REINSTALL EXISTING HINGES, LEVER HANDLES, LOCKSET, SUPPLY NEW HARDWARE WHERE REQUIRED TO SUITE GENERAL OFFICE FUNCTIONS & SECURITY FUNCTIONS PATCH & REPAIR DOORS, CLEAN HARDWARE, PAINT DOOR
4. NEW DOORS AND FRAMES WITH HARDWARE AS INDICATED ON DOOR SCHEDULE & IN SECURITY PACKAGE
5. EXISTING DOOR & HARDWARE THAT WILL REMAIN TO BE CLEANED AND SERVICED TO ENSURE EVERYTHING IS IN GOOD WORKING ORDER
6. REPLACE SLAB WHERE ELECTRICAL TRENCHING IS BEING INSTALLED IN BOARDROOM. PROVIDE SMOOTH & LEVEL FLOOR
7. NEW MILLWORK IN RM 104, 110, 115 & 116 SEE DETAILS ON A2 PLYWOOD, KEY PADS & OTHER WALL MOUNTED EQUIPMENT
8. ALL GMB CEILINGS, BULKHEADS & CEILING TILES TO RECEIVE A MINIMUM OF ONE COAT OF WHITE CEILING PAINT.
9. ALL DOORS AND FRAMES TO RECEIVE ONE COAT OF PRIMER AND ONE COAT OF SEMI GLOSS LOW ODOR LATEX PAINT.
10. ALL GMB WALLS & CONCRETE BLOCK WALLS TO RECEIVE ONE COAT PRIMER AND ONE COAT SATIN LOW ODOR LATEX PAINT
11. WALLS INDICATED TO RECEIVE ACCENT PAINT COLOR MAY REQUIRE ADDITIONAL COATS TO ACHIEVE CONSISTANT COVERAGE
12. REFER TO FINISH SCHEDULE FOR FLOOR FINISHES. EXISTING FLOORING TO BE CLEANED AND SEALED.
13. INSTALL NEW INNER & OUTER SHOWER CURTAIN FOR EACH SHOWER STALL - WHITE HOOKLESS CURTAIN WITH CLEAR VINYL WINDOW STRIP - 2 TOTAL
14. PROVIDE STAINLESS TRANSITION STRIP AT ALL TRANSITIONS BETWEEN DISSIMILAR FLOORING
15. INSTALL BACKER ROD AND SEAL ALUM. ENTRANCE SYSTEM CONTAINING E11 & E12

CONTRACTOR TO REPORT AND DISCREPANCIES, ERRORS OR OMISSIONS TO ARCHITECT PRIOR TO BEGINNING WORK.



FLOOR PLAN

- #### LEGEND
- GYPSUM BOARD WALL TO BE REMOVED
 - ===== GYPSUM BOARD WALL TO REMAIN
 - ===== CONCRETE BLOCK WALL TO REMAIN
 - ===== NEW GMB PARTITION WITH SOUND ATTENUATION
 - PROPOSED OFFICE PARTITIONS N.I.C.
 - ⌋ NEW DOOR LOCATION
 - ⌋ EXISTING DOOR REMAINING

ARCHITECT
SNMA ARCHITECT LTD.
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ENGINEER

#	REVISION - DESCRIPTION	DATE
0	ISSUE FOR TENDER - TENDER # 04-06	06/01/04

OWNER
HALIFAX REGIONAL MUNICIPALITY
INFRASTRUCTURE AND ASSET MANAGEMENT DIVISION

TENANT
NOVA SCOTIA EMERGENCY MANAGEMENT OFFICE

SUBJECT
ARCHITECTURAL FLOOR PLAN

PROJECT
EMO EXPANSION ERIC SPICER BUILDING

SCALE
3/32" = 1'-0"

DATE
JANUARY 30, 2004

FIG. NO.
A1