



PO Box 1749
Halifax, Nova Scotia
B3J 3A5, Canada

Item No. 10.1.2
Halifax Regional Council
September 29, 2009

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "Dan English".

Dan English, Chief Administrative Officer

A handwritten signature in cursive script, appearing to read "Paul Dunphy".

Paul Dunphy, Acting Deputy Chief Administrative Officer - Operations

DATE: September 11, 2009

SUBJECT: **Award - RFP No. 09-151, Exterior Masonry Restoration,**
Halifax City Hall Architectural Services

ORIGIN

Approved 2009/2010 Capital Budget

RECOMMENDATION

It is recommended that Halifax Regional Council award RFP No. 09-151 to the highest scoring proponent, G.F. Duffus and Company Ltd. for a Total Cost of \$557,740.88 (net HST included) with funding from Capital Account No. CBX01046 - Halifax City Hall Stone Restoration, as outlined in the Budget Implications section of this report.

BACKGROUND

The current Halifax City Hall is a National Historic Site, designated in 1987 by the Historic Sites and Monuments Board of Canada. It replaced temporary and inadequate facilities located on the Halifax waterfront and was built on the grounds of the original Dalhousie College at the north end of the Grand Parade. Edward Elliot was the architect and his design, in the flamboyant Second Empire style, was completed between 1887-1889. Its two foot thick solid masonry walls, faced with Wallace sandstone, sit on a solid granite foundation. The building survived the Halifax Explosion of 1917 with apparently minimal structural damage but was not as fortunate with more modern maintenance or restorative interventions.

The building received an acid/steam cleaning in 1948, the original slate roof was removed c.1950 and a major restoration effort to the exterior masonry was carried out in 1982-1983. Despite the best of intentions, the parging, re-pointing and coating of the sandstone and decorative elements did more harm than good. There were also structural renovations carried out within the clock tower in 1996-1997.

Today, the overall condition of the masonry is very poor, with extensive deterioration and damage evident. Stones are delaminated, discoloured, cracked and previous patches have fallen off. As might be expected, there are multiple causes - from inadequate original architectural details to incorrect masonry practices to inappropriate restoration work. In addition, open joints and cracks; flat sills and ledges; and down spouts too tight to vertical corners have promoted accelerated damage from the freeze/thaw cycle. There is also some evidence that there could be structural conditions within the frame of the building that may be contributing to the cracking of the stone facade. These structural conditions may include: incorrect roof connection to the stone facade; structural movement after the weight of the original 60 tonne slate roof was removed; settlement of the granite foundation, structural interventions in the clock tower; and possible damage from the Halifax Explosion.

DISCUSSION

Halifax Regional Municipality is committed to providing cost effective, high quality services to its residents. Inherent in this goal is the effective conservation of its historical assets and City Hall is perhaps its most prominent historic building. A new comprehensive restoration effort must begin immediately, as protective staging has been erected to protect pedestrians from pieces of falling masonry. A systematic, progressive restoration program needs to be established, over a period of four or five years and adequate funding committed.

Award of RFP No. 09-151
Exterior Masonry Restoration, Halifax City Hall
Architectural Services
Council Report

September 29, 2009

The phasing strategy prioritizes the three facades adjacent to sidewalks where pedestrians are at risk from falling masonry. The moat in front of the Grand Parade facade serves to protect the public on the fourth side of the building without the need for protective hoarding.

Phase 1: The west (Argyle St.) elevation plus one bay on the north facade. Construction period: April to November, 2010.

Phase 2: The remainder of the north elevation plus the east (Barrington) elevation. Construction period: April to November, 2011.

Phase 3: South (Grand Parade) elevation. Construction period: April to November, 2012.

The current proposed 5-year capital budget had identified sufficient funds to accommodate current construction estimates. With the consultant's input, this schedule and budget are subject to change.

To achieve this goal, Architectural services are required for the following main project elements, in accordance with the RAIC Canadian Standard Form of Contract for Architectural Services, Document 6, 2006. The work of this contract will include, but is not limited to:

- ◆ Conservation Plan
- ◆ Construction Documents - four consecutive phases
- ◆ Detailed Cost Estimates
- ◆ Construction Phases – Contract Administration
- ◆ As Built drawings

RFP for Architectural Services was publicly advertised on July 22 and 25, 2009 and closed on August 20, 2009. Proposals were received from the following Consultants:

Proponent	Score (Max 100)
GF Duffus & Company Ltd.	83
SP Dumaresq Architect Ltd.	78
Connors Architects	66

The Scoring Matrix for these proposals (see attached) was heavily weighted (50%) in favour of Architectural/Engineering firms who demonstrated extensive expertise and relevant experience in this highly specialized field of heritage conservation in general and masonry restoration in particular.

GF Duffus & Company Ltd., was the highest scoring proponent and incidentally also the lowest cost proponent.

**Award of RFP No. 09-151
Exterior Masonry Restoration, Halifax City Hall
Architectural Services
Council Report**

- 4 -

September 29, 2009

BUDGET IMPLICATIONS

Based on GF Duffus & Company cost of \$557,740.88, including net HST, funding is available from Capital Account No. CBX01046 - City Hall Stone Restoration. The budget availability has been confirmed by Financial Services.

Budget Summary: Capital Account No. CBX01046 - Halifax City Hall Stone Restoration

Cumulative Unspent Budget	\$1,923,050.83
Less: RFP No. 09-151	<u>\$ 557,740.88</u>
Balance	\$1,365,309.95

This phase of the project was estimated in the approved 2009/10 budget at \$1,000,000.00. The balance of funds will be used for other phases of the restoration project.

HRM has been advised that the funding application under the Infrastructure Stimulus Fund has been successful in the amount of \$2,000,000 for this project. Funding for this program comes from a joint Federal/Provincial commitment initially made in the spring of 2009 and finalized with the funding announcement on September 13, 2009.

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.

ALTERNATIVES

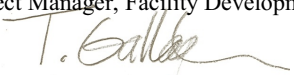
There are no recommended alternatives.

ATTACHMENTS


Appendix A - Scoring Matrix

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.

Report Prepared by: Scott Smith, Project Manager, Facility Development (490-2014)

Report Approved by: 
Terry Gallagher, Manager, Facility Development (476-4067)

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

Report Approved by: 
Phillip Townsend, Director Infrastructure and Asset Management (490-7166)

**APPENDIX A:
PROPOSAL EVALUATION MATRIX**

	Weight	GF Duffus	Connor Architects	SP Dumaresq
<p>Proponent's team including :</p> <ul style="list-style-type: none"> team composition and representation by all necessary disciplines and sub-consultants, including estimating. relevant experience in completing assignments of similar scope and complexity on time and on budget. experience of the proponent and key personnel with similar projects and the range of specified services. 	50	46	28	38
<p>Methodology and Approach</p> <ul style="list-style-type: none"> approach to scope of services, management of project (budget and schedule) and suitability of proposed work plan, including work breakdown. Contribution matrix of all personnel, showing anticipated hours of involvement. 	25	14	16	20
Submission quality	5	3	3	4
Cost	20	20 (\$557,740.88) net HST included	19 (\$573,255.23) net HST included	16 (\$716,142.39) net HAT included
Total	100	83*	66	78

*recommended proponent