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**Item No. 11.1.1**  
**Halifax Regional Council**  
**March 23, 2010**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

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Dan English, Chief Administrative Officer

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Wayne Anstey, Deputy Chief Administrative Officer - Operations

**DATE:** March 1, 2010

**SUBJECT:** **Award - Tender No. 10-158, Stone Masonry Restoration, Halifax City Hall - Phase 1**

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**ORIGIN**

Approved 2009/2010 Capital Budget.

**RECOMMENDATION**

It is recommended that Council award Tender No. 10-158, Stone Masonry Restoration, Halifax City Hall - Phase 1 to Coastal Restoration and Masonry Ltd. for a Total Tender Price of \$1,031,991.81 (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 a temporary and inadequate facility 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. Open joints, cracks, flat sills, and down spouts that are too tight to corners have resulted in 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 outer stone wythe. These structural implications may include: incorrect roof connection to the outer wythe of stone, an inverse structural reaction due to the removal of the (60 ton) original slate roof, settlement of the granite foundation, structural interventions in the clock tower and possible damage from the Halifax Explosion.

HRM has received Stimulus Funding for this project in the amount of \$1,333,333.00

## **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. With the award of this Phase 1 contract, a new comprehensive restoration effort has begun. A systematic, progressive restoration program has been established, over a period of three or four years, and adequate funding committed.

To achieve this goal, Restoration Contractor services are required for the following main project elements. The work of this contract will include, but is not limited to:

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Stone Masonry Restoration, Halifax City Hall  
Phase 1**

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- ◆ Erection of full scaffolding over the west end of City Hall
- ◆ An elemental restoration of the stone components of the west facade - from repair or replacement of the individual stone blocks to scraping, scaling and cleaning off dirt, debris and previously-applied sealer. Some decorative elements may have to be removed from the building and restored off-site. The granite foundation, where exposed, will be repointed. Gutters and down spouts are to be replaced and there is miscellaneous roof and woodwork repair above the roof line.
- ◆ clean up
- ◆ staff training in proper maintenance techniques
- ◆ removal of scaffolding
- ◆ As Built drawings

Tender 10-158 was publicly advertised on February 3 and 6, 2010 and closed on March 4, 2010. Bids were received from the following qualified contractors:

<b>Company</b>	<b>Lump Sum Price (Before net HST)</b>	<b>Total Cost (incl. net HST)</b>
Coastal Restoration & Masonry Ltd	\$997,778.00	\$1,031,991.81*
Limen Group Construction Ltd.	\$1,237,823.00	\$1,280,267.95
Masontech Inc	\$1,357,776.60	\$1,404,334.76
Jones Masonry Ltd.	\$3,291,500.00	\$3,404,365.53

\*recommended bidder

All Contractors were asked to pre-qualify by stating that they had at least one certified restoration stone mason and a stone conservator on their team.

**BUDGET IMPLICATIONS**

Based on the lowest quoted price of \$1,031,991.81, including net HST, funding is available in the Approved 2009/10 Capital Budget from Account CBX01046. The budget availability has been confirmed by Financial Services.

<b>Budget Summary:</b>	<b>Capital Account No. CBX01046, Halifax City Hall Stone Restoration</b>	
	Cumulative Unspent Budget	\$2,334,611.56
	Less: Tender No. 10-158	<u>\$1,031,991.81</u>
	Balance	\$1,302,619.75

\* This project was estimated in the Approved 2009/2010 Capital Budget at \$1,500,000

**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**

Council could choose not approve this tender, but this is not recommended by staff. There is an urgency to this project. After 25 years of neglect and minimal maintenance, stone is deteriorating at an accelerated rate.


**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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