

**Item No. 10.1.3**  
**Halifax Regional Council**  
**April 17, 2012**

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

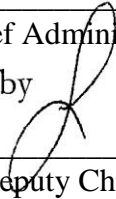
Original signed by



**SUBMITTED BY:**

Richard Butts, Chief Administrative Officer

Original Signed by



Mike Labrecque, Deputy Chief Administrative Officer

**DATE:** March 26, 2012

**SUBJECT:** Award of Tender No. 12-150, Stone Masonry Restoration  
Halifax City Hall - Phase 3

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**ORIGIN**

Proposed 2012/2013 Project Budget.

**RECOMMENDATION**

It is recommended that Halifax Regional Council award Tender No. 12-150, Stone Masonry Restoration, Halifax City Hall – Phase 3, to Coastal Restoration & Masonry Ltd., for a Total Tender Price of \$1,601,123.82 (net HST included) with funding from Project 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 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 exterior wall failure is due to a combination of inadequate original architectural details, removal of the slate roof, poor maintenance and unsuccessful attempts at parging, repointing and cleaning.

Previous Council Award Reports have documented the need to undertake this restoration project and have estimated the entire exterior restoration of the building at \$8,000,000, to be completed over four construction phases.

Phase one of this Project was completed in the winter of 2011 and Phase two is nearing completion. To date, approximately \$4,100,000 has been expended or committed in this restoration effort. Included in the expenses to date for this project is \$1,125,633 in funding received from the Canada Nova Scotia Infrastructure Stimulus Program. Phase four, the final phase, is scheduled to be tendered and construction completed in 2013.

## **DISCUSSION**

The 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.

Phase three includes the following scope of work:

- Erection of full scaffolding over the east side of City Hall – Barrington St.;
- A restoration of the stone components of the east facade and the first bay on the Duke St. side;
- Removal of decorative elements for restoration off site;
- Replacement of the gutters and downspouts;
- Restoration of the concrete and ironstone in the dry moat;
- Repointing of the granite foundation;
- Resetting of the front entrance stair;
- Waterproofing of the stables including topsoil removal and reinstatement; and
- Removal of scaffolding.

Tender No. 12-150 was publicly advertised on the Province of Nova Scotia website and closed on March 22, 2012. Bids were received from the following Contractors:

<b>Company</b>	<b>Lump Sum Price (Before net HST)</b>	<b>Total Cost (incl. net HST)</b>
Coastal Restoration & Masonry Ltd*	\$1,535,320.00	\$1,601,123.82*
Masontech Inc.	\$1,843,821.00	\$1,922,847.17

\* 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 quoted tender price of \$1,535,320.00, plus net HST of \$65,803.82, for a total of \$1,601,123.82, funding is available in the Proposed 2012/13 Project Budget from Project No. CBX01046 – Halifax City Hall Stone Restoration. The budget availability has been confirmed by Financial Services.

<b>Budget Summary:</b>	<b>Project No. CBX01046, Halifax City Hall Stone Restoration</b>
	Cumulative Unspent Budget \$ 40,436.90
	Plus: Proposed 12/13 Project Budget \$1,750,000.00
	<b>Less: Tender No. 12-150 <u>\$1,601,123.82</u></b>
	Balance \$ 189,313.08

\* Phase 3 of this project was estimated in the Proposed 2012/2013 Project Budget at \$2,250,000

The balance of the funds (\$189,313.08) will be used for Phase 4 of the City Hall Stone Restoration project.

### **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the proposed Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

**COMMUNITY ENGAGEMENT**

Not Applicable

**ALTERNATIVES**

Regional Council could decide to not continue or to delay the restoration of City Hall, but this is not recommended. City Hall is one of the most significant buildings in HRM and delaying the restoration will accelerate the deterioration and increase the restoration cost.

**ATTACHMENTS**

None

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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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