



Item No. 11.1.3
Halifax Regional Council
August 14, 2012

TO: Mayor Kelly and Members of Halifax Regional Council

Original signed by 

SUBMITTED BY: _____

Richard Butts, Chief Administrative Officer

Original signed by 

Brad Anguish, Acting Deputy Chief Administrative Officer

DATE: July 27, 2012

SUBJECT: Advanced Capital, Stone Masonry Restoration, Halifax City Hall - Phase 4

ORIGIN

Proposed 2013/2014 Project Budget.

RECOMMENDATION

It is recommended that Halifax Regional Council:

- 1) Provide advance approval of the Proposed 2013/2014 Project Budget in the amount of \$1,500,000 for Project No. CBX01046, Halifax City Hall Stone Restoration, as outlined in the Budget Implications section of this report; and
- 2) Direct staff to tender Phase 4 City Hall Stone Restoration immediately.

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 and 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.

A summary of the project costs are as follows:

1. Estimated Project Cost (2009)	\$8,000,000.00
2. Phase 1 to 3 Expended and Committed to Date	\$6,239,911.00
3. Phase 4 Estimated	\$1,500,000.00
4. Revised Total Project Cost Estimate	\$7,739,911.00
5. Funding-Canada Nova Scotia Infrastructure Stimulus Program.	\$1,125,633.00
6. Revised Estimated Project Cost to HRM (2012)	\$6,614,278.00

The cost of the project to the Municipality has been reduced by \$1,125,633 due to funding received from the Canada Nova Scotia Infrastructure Stimulus Program.

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.

The advantages to the Municipality with proceeding with the tender as soon as possible are as follows:

1. Competition in the marketplace

The 21 certified stone masons currently working in the Province of Nova Scotia cannot keep up with the demand for their skills. Our restoration architect advises that there are plans to tender several significant projects within the province in the spring of 2013. As a result, the marketplace will be less competitive than it is now. Tendering the project now will improve HRM's competitive advantage.

2. Disruption to Duke Street

For public safety, pedestrian traffic on the south side of Duke Street from Argyle Street to Barrington Street will be cut off for Phase 3 and Phase 4 construction work. This closure is very disruptive to the public. The tendering of Phase 4 would reduce the sidewalk closure by 4 months with completion of the project in the fall of 2013 instead of the winter 2013/14.

BUDGET IMPLICATIONS

The budget availability in the Proposed 2013/14 Project Budget has been confirmed by Finance.

Budget Summary: Project No. CBX01046 – Halifax City Hall Stone Restoration

Cumulative Unspent Budget	\$ 501,822
Add: 2013/14 Budget Pre-Approval	<u>\$ 1,500,000</u>
Balance	\$ 2,001,822

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

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.

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Original Signed