


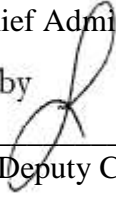
Item No. 10.1.1
Halifax Regional Council
October 9, 2012

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: September 24, 2012

SUBJECT: Award of Tender No. 12-169, Stone Masonry Restoration,
Halifax City Hall - Phase 4

ORIGIN

Proposed 2013/2014 Project Budget.

2013/14 Advanced Project Funding as approved by HRC on August 14, 2012 (Agenda Item 11.1.3).

Also as approved by HRC on August 14, 2012 (Agenda Item 11.1.3), staff was directed to tender Phase 4, City Hall Stone Restoration immediately.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Award Tender No. 12-169, Stone Masonry Restoration, Halifax City Hall – Phase 4, to Coastal Restoration & Masonry Ltd., for a Total Tender Price of \$892,333.59 (net HST included) with funding from Project No. CBX01046, Halifax City Hall Stone Restoration, as outlined in the Budget Implications section of this report; and
2. Authorize the change to the scope of work to Project No. CBX01046, Halifax City Hall Stone Restoration, to utilize the balance in the account after Phase 4 is completed. Work is to include ‘state of good repair’ projects at both City Hall and Grand Parade as outlined in the Discussion 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 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 and had 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 in June of 2012. Phase Three, currently underway, is scheduled for completion in December 2012. To date, approximately \$6,270,300 has been expended or committed in this restoration effort. However, the actual cost to the Municipality has been reduced by \$1,125,633 due to funding received from the Canada Nova Scotia Infrastructure Stimulus Program. Phase Four, the final phase, is scheduled for completion in September 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.

Scope of work for Phase Four, the final phase, includes the following:

- Erection of full scaffolding over the central sections of the north face of City Hall – Duke Street;
- An elemental restoration of the stone components of this north facade;
- Removal of select decorative elements for restoration off site;
- Replacement of final section of roof with 50-year asphalt shingles;
- Miscellaneous woodwork repairs above the roof line, as required;
- Replacement of gutters and downspouts;
- Repairs to the stone retaining wall and railings on Duke Street;
- Repointing of the granite foundation, where exposed;
- Clean up and wash down of the stone façade;

- Staff training in proper maintenance techniques;
- Waterproofing of the stables including topsoil removal and reinstatement;
- Removal of scaffolding;
- Preparation and submission of As-Built Drawings; and
- Submission of final maintenance and conservation plans by Consultant.

Tender No. 12-169 was publicly advertised on the Province of Nova Scotia website on August 17, 2012, and closed on September 6, 2012. Bids were received from the following Contractors:

| Company | Lump Sum Price (Before net HST) | Total Cost (incl. net HST) |
|------------------------------------|--|---------------------------------------|
| Coastal Restoration & Masonry Ltd* | \$855,660.00 | \$892,333.59* |
| Masontech Inc. | \$1,287,225.00 | \$1,342,395.46 |

* 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.

This project is significantly under budget and the funds are available, with Regional Council approval, to continue the repairs of City Hall. Alternatively, this work would be included in the regular budget cycle. Staff is recommending the consideration of continuing the investigation of the scope of work, such as:

- restoration of other exterior elements of the Halifax City Hall Stone Restoration project;
- windows & doors restorations/replacements;
- restoration of the Barrington Street retaining wall;
- elevator upgrade;
- drainage and roofing; and
- for the associated Architectural, Engineering & Structural Engineering fees.

BUDGET IMPLICATIONS

Based on the lowest tender price of \$855,660.00, plus net HST of \$36,673.59, for a net total of \$892,333.59, advanced funding is available in the Proposed (2013/2014) Project Budget from Project No. CBX01046 – Halifax City Hall Stone Restoration. The budget availability has been confirmed by Finance.

Budget Summary:

| | |
|--|------------------------------|
| Project No. CBX01046, Halifax City Hall Stone Restoration | |
| Cumulative Unspent Budget | \$2,002,523.10 |
| Less: Tender No. 12-169 | <u>\$ 892,333.59*</u> |

Balance

\$1,110,189.51

* Phase 4 of this project was estimated in the Proposed 2013/2014 Project Budget at \$1,500,000

The balance of funds (\$1,110,189.51) would be used for other restorative projects as outlined above under the Discussion section.

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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