



Item No. 10.1.2
Halifax Regional Council
March 5, 2013

TO: Mayor Savage 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: January 17, 2013

SUBJECT: Award - Tender No. 12-172, Eric Spicer Building Re-Roofing, Phase 1

ORIGIN

The Approved 2011/12 and 2012/13 Project Budgets (page AZ8 Capital Project Book 2012/13).

LEGISLATIVE/AUTHORITY

Under the HRM Charter, Section 79, Halifax Regional Council may expend money for municipal purposes. Administrative Order #35, The Procurement Policy, requires Council to approve the award of contracts for sole sources exceeding \$50,000 or \$500,000 for Tenders and RFP's.

The following report conforms to the above Policy and Charter.

RECOMMENDATION

It is recommended that the Halifax Regional Municipality award Tender No. 12-172, Eric Spicer Building Re-Roofing - Phase 1, to McCarthy's Roofing Limited, the lowest bidder meeting specifications, for a Total Tender Price of \$582,958.74 (net HST included) with funding from Project No. CBX01272 – Roof (Category 3), as outlined in the Financial Implications section of this report.

BACKGROUND

The Eric Spicer Building was originally constructed in the 1970's as a manufacturing facility/warehouse. It was subsequently purchased by the former City of Dartmouth, converted to office use and, thereafter, to the Dartmouth Police Station. This HRM building is now home to the Federal and Provincial EMO Offices, the main HRM 911 Call Centre, an HRM Police Services satellite office, and several other HRM offices.

The rubber roofing on the building's lower and upper decks is original to the building. The roofing assembly has exceeded its life expectancy and has suffered repeated roof leaks, in part due to the 55 antennae on the upper roof and the numerous roof penetrations for the wiring feeding the towers. In anticipation of this work, an antennae platform was constructed in 2012. This project was identified in the Supplemental Report for Project No. CBX01272 – Roof (Category 3) – 2012/13 Project Budget.

In 2009, the mechanical fasteners on the lower roof were required to be replaced after the roof membrane lifted; that temporary repair was intended to provide an extra five (5) years of life to that section of the roof, which is currently scheduled for replacement in 2014. A future award report will address this project.

DISCUSSION

Tenders were posted to the Province of Nova Scotia's Tender website on September 19, 2012, and closed on October 25, 2012. A mandatory site meeting was held on September 25, 2012, with six companies in attendance. Qualified bids were received from the companies noted below. All perspective bidders were given the opportunity to bid on three different roofing types.

Bids were received from the following companies:

<u>Name of Company</u>	Bid Price/ Option A (Net HST included)	Bid Price/ Option B (Net HST included)	Bid Price/ Option C (Net HST included)
McCarthy's Roofing Limited	No bid	\$582,958.74*	No bid
Atlantic Roofers Limited	\$624,255.99	No bid	No Bid
Eastern Restoration Services Inc	No bid	\$620,501.70	No Bid
Flynn Canada	\$712,041.87	\$627,312.62	\$686,316.59
A-Tech Roofing Ltd	\$1,093,125.85	No bid	\$1,020,125.65

***recommended bidder –lowest tender price of all options**

Scope and Schedule:

The scope of work for this tender generally includes:

- Removing the existing roof assembly on the upper roof deck
- Cleaning of the decking; installing deck cover board
- Installing insulation
- Installing EPDM roofing material
- Installing new wood, flashings and metals
- Replacing the roof drains
- Installing new skylight domes
- Rebuilding/reflashing new curbs and pockets for roof penetrations

As stipulated in the tender documents, work is to commence by April 15, 2013, or within four weeks of the tender award (if later), and to be completed within the time specified by the contractor (120 calendar days) but no later than October 11, 2013.

For safety, due to the high emissivity of the radio waves, it will be necessary to shut down a number of antennae when the contractor is working on the roof. Should a 911 or EMO emergency occur while the contractor is working on the roof, the contractor and his crew must vacate the roof as the antennae will be immediately reactivated. Bidders were instructed to provide a unit price for a “Crew Price per day for a working crew” to cover this situation. McCarthy’s Roofing Limited’s unit price at \$2,600 per day was also the lowest tendered of all the bidders. To minimize risk of interruptions to the EMO operations, the EMO staff will be included in the construction planning and scheduling of the roofing.

FINANCIAL IMPLICATIONS

Based on the lowest tendered price of \$559,000.00, plus net HST of \$23,958.74, for a net total of \$582,958.74, funding is available in the Approved 2012/13 Project Budget from Project No. CBX01272 – Roof (Category 3). The budget availability has been confirmed by Finance.

Budget Summary:	<u>Project No. CBX01272 – Roof (Cat 3)</u>
	Cumulative Unspent Budget \$2,420,396.88
	Less: Tender No. 12-172 \$ 582,958.74 *
	Balance \$1,837,438.14

*This project was estimated in the Approved 2012/13 Project Budget at \$750,000.

The balance of funds (\$1,837,438.14) will be used initially to address the aforementioned items and then to implement other remaining 2012/13 roofing projects as approved by Council.

ENVIRONMENTAL IMPLICATIONS

Proper disposal of the removed rubber membrane, with verification, is called for in the tender documents.

ALTERNATIVE

Council could choose not to approve the recommendations in this report, but this is not recommended by staff, especially in light of the sensitive nature of the operations and equipment in the building. The roof has reached the end of its useful life and is scheduled for replacement. Postponing this work will risk interior damage due to water penetration.

ATTACHMENTS

N/A

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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