

Item No. 10.1.1
Halifax Regional Council
May 14, 2013

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 
Richard Butts, Chief Administrative Officer

Original Signed by 
Mike Labrecque, Deputy Chief Administrative Officer

DATE: March 20, 2013

SUBJECT: Award - Tender No. 13-156, TP#11A-F – Public Plaza Sitework,
Central Library

ORIGIN

- The approved 2012/13 Capital Budget, Project Budget CDX01182 – Downtown Streetscapes, Supplemental Report found on page C5 under Community & Property Development, as well as the last sentence of page 13, in the Project Expenditure Plan section.
- The approved Project Budget for construction of the Halifax Central Library.

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 ... exceeding ... \$500,000 for Tenders and RFPs.

The following report conforms to the above Policy and Charter.

RECOMMENDATION

It is recommended that Halifax Regional Council award:

1. Tender No. 13-156, TP#11a, for Landscape Demolition, Excavation & Backfill, to the lowest bidder meeting specifications, Crossman Construction Ltd. for a Total Tender Price of \$297,215.10 (net HST included);

(Recommendations continued on next page)

2. Tender No. 13-156, TP#11b, for Exterior Electrical, to the lowest bidder meeting specifications, G.J. Cahill & Company (1979) Ltd. for a Total Tender Price of \$710,187.66 (net HST included);
3. Tender No. 13-156, TP#11c, for Landscape & Sidewalk Concrete, to the lowest bidder meeting specifications, Leahey's Landscaping for a Total Tender Price of \$710,187.66 (net HST included);
4. Tender No. 13-156, TP#11d, for Plaza, Sidewalk & Podium Pavers, to the lowest bidder meeting specifications, Price's Cobblestone for a Total Tender Price of \$402,491.82 (net HST included);
5. Tender No. 13-156, TP#11e, for Site Wood Furnishings, to the lowest bidder meeting specifications, Miro Contracting for a Total Tender Price of \$57,284.30 (net HST included);
6. Tender No. 13-156, TP#11f, for Asphalt Paving, to the lowest bidder meeting specifications, Basin Contracting Ltd. for a Total Tender Price of \$36,488.63 (net HST included);

Funding is from Project No. CDX01182, as outlined in the Financial Implications section of this report.

Note on Construction Management:

Due to the scale, complexity and tight schedule of the Central Library project, a Construction Management and sequential tendering delivery methodology was selected for this project. The Construction Manager is responsible to coordinate the components specific to the tender packages, manage the subcontractors on site, and provide costing input to HRM and the design team.

In December, 2010, Council awarded the RFP for Construction Management Consultant Services to Ellis Don. This is a fee-based service in which the Construction Manager acts as HRM's agent to protect our interests, beginning with the initial design to the completion of the project. The Construction Manager performs the role of the general contractor and is not an extra cost to the project. This approach increases the number of bidders for each TP and thus increases competitive pricing.

BACKGROUND

HRM is undertaking the following projects adjacent to Spring Garden Road and Queen Street over the spring, summer, and fall of 2013:

- New Central Library;
- North, south, and west plazas surrounding the library;
- Undergrounding of electrical and telecom services along Queen Street; and,
- Street renewal / streetscaping around the library block.

This tender award is for the north, south, and west plazas surrounding the new Central Library. The new Central Library is currently under construction at the corner of Spring Garden Road and

Queen Street, in the Halifax downtown retail corridor. The new facility will replace the existing main library constructed in 1951.

The Downtown Halifax Land Use By-Law¹ requires a new 2,000 square metre (~21,500 sq.ft.) public open space at the east end of Clyde St., when the area is redeveloped. The redevelopment began with design and construction of the library and its plazas. HRM's Design Review Committee approved the library and plaza designs based on a report², which determined that the new library's south plaza (~13,000 sq.ft.) satisfies part of that open space requirement. The report went on to recommend that the *complete* open space requirement may be fulfilled with additional open space when the parcel to the south (i.e., the former Infirmary Hospital) is developed.

More specifically, the plazas will be significant urban open spaces that will function as active and engaging public venues for gathering and respite. The primary design intents and program elements are:

North Plaza:

- a public park, hard surfaced, with 400-person capacity;
- this space interacts with Spring Garden Rd., and can be utilized for street-oriented events with power supply;
- more shaded, this plaza preserves mature trees, includes planter walls, new planting beds, new trees, concrete pavers, benches, loose café-style furniture to accommodate different group sizes and their social and passive activities, and outdoor lighting;
- the North Plaza includes bicycle parking and opportunities for public art and cultural activities.

South Plaza:

- public park with 200-person capacity, it is accessible from Queen St., and is at the same level as the library's indoor 'City Space';
- sunnier, this intimate plaza includes tree planters, benches, plantings, outdoor lighting, power supply, and may accommodate events for various group sizes.

Queen St. Plaza:

- a public park, this plaza provides access to the Library's side entrance, and includes a drop-off area accessible via automobile and bus;
- creates a setback between the sidewalk and library, featuring tree planters and benches.

The library plazas and surrounding streets (Queen St. and Spring Garden Rd.) compose the block's public realm. The plazas and the undergrounding of overhead wires and street renewal are scheduled to commence in spring/summer 2013, alongside library construction. The tender

¹ The Downtown Halifax Land-Use By-law references the Queen Street Public Lands Plan, which specifies public realm improvements, as per Schedule S-1: Design Manual, Section 2.3 Precinct 3, Spring Garden Road Area

² Report, Case 17136 Central Library, August 11, 2011, for approval of the Central Library and its plazas

award to underground overhead wires and renew surrounding streets is not in this tender package, but will appear before Regional Council under separate report in early June. Such public realm improvements are an opportunity to comprehensively complete construction around the library block, providing a revitalized urban context that will benefit both public and private developments.

DISCUSSION

The listed tenders, below, were publically advertised on the Province of Nova Scotia’s Procurement website on February 19, 2013 and closed March 14, 2013. The response to the tender notice was satisfactory. The Construction Management firm, Ellis Don, had contacted various companies that might be interested to bid on each specific tender package to ensure the industry was aware of the available work.

Scope of Work and Timelines:

The scope of work for this tender award includes the construction of the outdoor public plaza spaces encompassing the new Halifax Central Library, which will include landscape demolition, excavation, backfill, exterior electrical, landscape & sidewalk concrete, landscape concrete pavers, site wood furnishings, and asphalt paving.

This scope of work does *not*, however, include trees, top soil, landscape vegetation, expanded vegetation maintenance, tables, chairs, waste receptacles, and bike racks, all of which will be installed in the spring of 2014. The preliminary estimate for this impending, separate tender is approximately \$300,000.

Bids were received from the following qualified bidders:

1. Tender TP#11a – Landscape Demolition, Excavation & Backfill

Company	Total Price (before net HST)	Total Price (net HST included)
Crossman*	\$285,000.00	\$ 297,215.10
Leahey’s	\$ 324,425.00	\$ 338,329.86
Humphreys	\$ 346,200.00	\$ 361,038.13

* Recommended bidder

2. Tender TP#11b – Exterior Electrical

Company	Total Price (before net HST)	Total Price (net HST included)
G.J. Cahill*	\$ 681,000.00	\$ 710,187.66
Black MacDonald	\$ 781,400.00	\$ 814,890.80
Easco	\$ 794,700.00	\$ 828,760.84
Ainsworth	\$ 932,635.00	\$ 972,607.74

* Recommended bidder

3. Tender TP#11c – Landscape & Sidewalk Concrete

Company	Total Price (before net HST)	Total Price (net HST included)
Leahey's*	\$ 681,000.00	\$ 710,187.66
Ocean	\$ 709,000.00	\$ 739,387.74
Dexter	\$ 775,000.00	\$ 808,216.50

* Recommended bidder

4. Tender TP#11d – Plaza, Sidewalk & Podium Pavers

Company	Total Price (before net HST)	Total Price (net HST included)
Price's Cobblestone*	\$ 385,950.00	\$ 402,491.82
Miro Contracting	\$ 497,000.00	\$ 518,301.42
Leahey's	\$ 595,530.00	\$ 621,054.42
Humphreys	\$ 609,900.00	\$ 636,040.31

* Recommended bidder

5. Tender TP#11e – Site Wood Furnishings

Company	Total Price (before net HST)	Total Price (net HST included)
Miro Contracting*	\$ 54,930.00	\$ 57,284.30
Crossman	\$ 73,700.00	\$ 76,858.78
Humphreys	\$ 74,400.00	\$ 77,588.78

* Recommended bidder

6. Tender TP#11f – Asphalt Paving

Company	Total Price (before net HST)	Total Price (net HST included)
Basin*	\$ 34,989.00	\$ 36,488.63
Dexter	\$ 35,700.00	\$ 37,230.10
Ocean	\$ 45,570.00	\$ 47,523.13
ARCP	\$ 48,000.00	\$ 50,057.28

* Recommended bidder

FINANCIAL IMPLICATIONS

Based on the lowest qualified bids of \$2,122,869.00, plus net HST of \$90,986.17 for a net total cost of \$2,213,855.17, funding is available in the approved 2012/13 Project Budget from Project No. CDX01182, Downtown Streetscapes. The budget availability has been confirmed by Finance.

Budget Summary: Project Account No. CDX01182 – Downtown Streetscapes

Cumulative Unspent Budget	\$4,602,858.70
Less: Tender No. 13-156 (11a)	\$297,215.10 ¹
Tender No. 13-156 (11b)	\$710,187.66 ²
Tender No. 13-156 (11c)	\$710,187.66 ³
Tender No. 13-156 (11d)	\$402,491.82 ⁴
Tender No. 13-156 (11e)	\$ 57,284.30 ⁵
Tender No. 13-156 (11a)	<u>\$ 36,488.63⁶</u>
Balance	\$2,389,003.53

The pre-tender estimates for these tender packages were as follows:

¹ The pre-tender construction estimate of TP#11a was \$111,960

² The pre-tender construction estimate of TP#11b was \$379,283

³ The pre-tender construction estimate of TP#11c was \$847,468

⁴ The pre-tender construction estimate of TP#11d was \$526,745

⁵ The pre-tender construction estimate of TP#11e was \$ 36,604

⁶ The pre-tender construction estimate of TP#11f was \$ 58,158

Total \$1,960,218 Estimate vs \$2,213,855 Actual

The tender submissions are 12.9% higher than the pre-tender estimate.

* This project was estimated in the Approved 2012/13 Project Budget at \$1.88 million.

The balance of funds (\$2,389,003.53) will be dedicated for the second plaza-related tender (e.g. trees, landscape vegetation, furnishings, to be installed in 2014 under separate tender), as well as undergrounding of overhead wires and street renewal along Queen St and Spring Garden Rd; in addition to other improvements on existing streetscapes and downtown public areas in need of recapitalization.

ENVIRONMENTAL IMPLICATIONS

None anticipated.

ALTERNATIVES

Regional Council could decide to not award this tender; however, the construction of the Plazas are interconnected with the street renewal/public realm project at the corner of Spring Garden Road and Queen Street. There are construction efficiencies with doing this work at the same time.

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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