


**Item No. 10.1.1**  
**Halifax Regional Council**  
**June 18, 2013**

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

**SUBMITTED BY:** Original Signed by   
Mike Labrecque, Deputy Chief Administrative Officer

Original Signed by Director

Jane Fraser, Director, Planning and Infrastructure

**DATE:** May 23, 2013

**SUBJECT:** Award - Unit Price Tender No. 13-213, Queen Street Renewal and Undergrounding (Spring Garden Road to Morris Street) - West Region

**ORIGIN**

1. The Approved 2013/14 Project Budget, Supplemental Reports: page C4, Community & Property Development; page K18, Traffic Improvements; page K12, Traffic Improvements; page H8, Roads & Streets; page I3, Sidewalks, Curbs, & Gutters).
2. The approved Project Budget for construction of the Halifax Central Library.

**LEGISLATIVE AUTHORITY**

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. Under the HRM Charter, Section 79, Halifax Regional Council may expend money for municipal purposes. The following report conforms to the above Policy and Charter.

**RECOMMENDATIONS:**

It is recommended that Council:

1. Approve a budget increase of \$58,788.10 (net HST included) to Project No. CYX01345 – Street Recapitalization, funded through cost sharing with Heritage Gas (letter attached).

**(Recommendations continued on next page)**

2. Award Tender No. 13-213, Queen Street Renewal and Undergrounding (Spring Garden Road to Morris Street) - West Region, to the lowest bidder meeting specifications, Ocean Contractors Limited, for a Total Tender Price of \$1,835,433.60 (net HST included) with funding from Project Nos. CDX01182 - Downtown Streetscapes, CTU00419 - Traffic Signal Rehabilitation, CTU01284 - Overhead Wiring Conversion, CYX01345 -Street Recapitalization and CKU01084 - Sidewalk Renewals, as outlined in the Financial Implications section of this report; and
3. Increase the Construction Management Contract (PO# 2070511505) to Ellis Don by \$100,000 (net HST included), with funding from Project No. CDX01182 -Downtown Streetscapes.

### **BACKGROUND**

The Approved 2013/14 Project Budget includes funds for the street renewal and undergrounding of Queen Street from Spring Garden Road to Morris Street.

Streetscaping is a state of good repair project that addresses HRM's primary commercial corridors in such a way as to emphasize their role as attractive pedestrian destinations, as well as vehicular through-routes. The physical upgrades not only improve the aesthetic quality of the public realm, they also enhance functionality and social experience of these important civic places and create the potential for future extensions. Streetscaping is a tangible contribution that a municipality can make towards downtown revitalization.

Five commercial street corridors, which receive the highest volumes of vehicle, pedestrian and transit usage in HRM, were identified as priorities for redesign under HRM's Capital District Streetscape Program (Barrington, Gottingen, Portland/Alderney, Quinpool and Spring Garden) in the "Capital District Urban Design Project" report, prepared in 2004 by Gordon Ratcliffe Landscape Architects for the HRM's Capital District BU and adopted by Regional Council.

This tender award is for the streets surrounding the new Central Library: Queen St. from Spring Garden Road to Morris St. and Spring Garden Road from Queen St. to Brunswick St. This undergrounding and street renewal project will help to improve the overall urban open space, which includes the library's plazas, all of which will function as active and engaging public venues. 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.

Due to the lack of accurate existing conditions drawings for the services, potential for environmental contamination and the discovery of undocumented archaeological artifacts, this project is identified as high risk. This risk is mitigated by using a unit price contract and extending the services of the Central Library construction Manager.

## **DISCUSSION**

Tenders were called and posted to the Province of Nova Scotia's Procurement website on May 3, 2013, and closed on May 22, 2013. A mandatory pre-bid meeting was held on May 9, 2013, which was well attended. All Companies who submitted bids attended that meeting. Bids were received from the following companies:

<b><u>Name of Company</u></b>	<b><u>Bid Price (net HST included)</u></b>
Ocean Contractors Limited	\$1,835,433.60*
Brycon Construction Limited	\$2,012,719.80
Dexter Construction Company Limited	\$2,017,777.67
Atlantic Road Construction & Paving Ltd.	\$2,130,869.32

\*recommended bidder

### ***Scope of Work and Schedule:***

The scope of work for this tender award includes:

#### **Intersection at Queen Street and Spring Garden Road:**

- new traffic signals;
- new street lights with banner arms;
- new granite curb;
- greater sidewalk width (bulb-outs) at the north side of SGR and west side of Queen St.;
- tree vault on north side of Spring Garden Rd;
- sidewalk renewal with paver inlays;
- new street furnishings (garbage receptacles, benches, bike racks); and
- asphalt resurfacing.

#### **Spring Garden Road (south side, from Queen Street to Brunswick Street):**

- sidewalk renewal with paver inlays;
- new street lights with banner arms;
- ductbank for electrical and telecom services;
- new granite curb (south side); and
- asphalt resurfacing.

#### **Queen Street (Spring Garden Road to Clyde Street):**

- sidewalk renewal with paver inlays;
- new street lights with banner arms;
- ductbank for electrical and telecom services;
- concrete curb and gutter renewal; and
- asphalt resurfacing.

#### **Queen Street (Clyde Street to Morris Street):**

- asphalt resurfacing.

This scope of work does not include removal of power poles along Queen St., which will be completed in 2014 by NSP, and sidewalk reinstatement along the Mary Ann development, which is the responsibility of the developer.

It is anticipated that work will commence within three weeks of the tender award, and take 14 weeks to complete. All civil work and reinstatement on Spring Garden Road shall be completed by August 30, 2013.

This is a **UNIT PRICE** contract and the cost will be dependent upon the actual quantities measured and approved by the HRM Project Manager.

There are no Local Improvement Charges associated with this work.

***Construction Management Increase to Contract:***

In December, 2010, Council awarded the RFP for Construction Management Consultant Services to Ellis Don for the Central Library and Plazas. It is recommended that the contract be increased to include construction management services for scope of work of Tender No. 13-213, Queen Street Renewal and Undergrounding. This approach has significant benefits to HRM, namely:

- one point of responsibility for the construction work;
- mitigate the risk to the public with the responsibilities for site safety being the responsibility of the Construction Manager;
- improve communication to the public and Spring Garden Road BID, concerning impacts to vehicle and pedestrian traffic;
- mitigate the financial risks to the project by having one point of contact to address unforeseen underground Archaeological and Environmental conditions; and
- daily coordination of the construction schedule that will reduce the construction duration.

**FINANCIAL IMPLICATIONS**

Budget increase of \$58,788.10 (net HST included) to Project No. CYX01345 – Street Recapitalization, funded through cost sharing with Heritage Gas.

Based on the lowest tendered price of \$1,760,000.00, plus net HST of \$75,433.60, for a net total of \$1,835,433.60, funding is available in the Approved 2013/14 Project Budget from Project No(s). CDX01182 - Downtown Streetscapes, CTU00419 - Traffic Signal Rehabilitation, CTU01284 - Overhead Wiring Conversion, CYX01345 - Street Recapitalization and CKU01084 - Sidewalk Renewals.

***Increase to Contract - Construction Management:***

Based on per diem rates to a maximum of \$95,890.15, plus net HST of \$4,109.85, for a net cost of \$100,000.00, funding is available in the approved 2013/14 Project Budget from Project No. CDX01182 - Downtown Streetscapes.

The budget availability has been confirmed by Finance.

**Budget Summary: Project No. CYX01345 - Street Recapitalization**

Cumulative Unspent Budget	\$9,435,221.11
<b>Plus: Heritage Gas Cost Sharing</b>	<b>\$ 58,788.10</b>
<b>Less: Tender No. 13-213</b>	<b>\$ 384,019.12 *</b>
Balance	\$9,109,990.09

**Project No. CTU00419 - Traffic Signal Rehabilitation**

Cumulative Unspent Budget	\$ 870,819.74
<b>Less: Tender No. 13-213</b>	<b>\$ 219,038.66*</b>
Balance	\$ 651,781.08

**Project No. CTU01284 - Overhead Wiring Conversion**

Cumulative Unspent Budget	\$1,360,045.73
<b>Less: Tender No. 13-213</b>	<b>\$ 616,160.80 *</b>
Balance	\$ 743,884.93

**Project No. CKU01084 - Sidewalk Renewals**

Cumulative Unspent Budget	\$1,479,445.71
<b>Less: Tender No. 13-213</b>	<b>\$ 12,889.75 *</b>
Balance	\$1,466,555.96

**Project No. CDX01182 - Downtown Streetscapes**

Cumulative Unspent Budget	\$2,310,435.85
<b>Less: Tender No. 13-213</b>	<b>\$ 603,325.27*</b>
<b>Less: Increase to PO# 2070511505</b>	<b>\$ 100,000.00</b>
Balance	\$1,607,110.58

\*This project was estimated in the Approved 2013/14 Project Budget at \$539,000, \$233,000, \$715,600, \$350,000 and \$35,000 respectively, for a total of \$1,872,600. As a result of cost sharing from Heritage Gas, the net cost to Project No. CYX01345, Street Recapitalization, is \$325,231.02.

The balance of funds will be used as follows:

- CYX01345 - Street Recapitalization, (\$9,109,990.09) to implement the remaining 2013/14 projects approved by Council;
- CTU00419 - Traffic Signal Rehabilitation, (\$651,781.08), to implement the remaining 2013/14 projects approved by Council;

- CTU01284 - Overhead Wiring Conversion, (\$743,884.93) will be dedicated to future projects on Barrington Street, Spring Garden Road, Quinpool Road, Nantucket Avenue, Ochterloney Street and Hollis Street;
- CKU01084 - Sidewalk Renewal, (\$1,466,555.96) to implement the remaining 2013/14 projects approved by Council; and
- CDX01182 - Downtown Streetscapes, (\$1,607,110.58) will be dedicated for additional street renewal, undergrounding, public realm, and other improvements on existing streets and downtown public areas in need of recapitalization.

### **ENVIRONMENTAL IMPLICATIONS**

Environmental implications have not been identified; however, due to the length of time this site has been in use, the potential for hydrocarbon contamination is possible.

### **ALTERNATIVES**

Council could choose not to approve the recommendations in this report, but this is not recommended by staff. The construction of the street renewal/undergrounding is interconnected with the construction of the Library Plazas (Tender No. 13-156 TP #11 A-F, awarded by Regional Council on May 14, 2013), together forming the public realm at the corner of Spring Garden Road and Queen Street. There are construction efficiencies with doing this work at the same time.

### **ATTACHMENT**

Heritage Gas Cost Sharing Letter

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.

Report Prepared by: Rudy Vodicka, Coordinator, Facility Development, P&I (490-5582)  
Anne Sherwood, Design Engineer, Design & Construction Services, TPW (490-6872)

Report Approved by: \_\_\_\_\_  
Terry Gallagher, Manager, Facility Development, P&I (476-4067)

Report Approved by: \_\_\_\_\_  
David Hubley P.Eng., Manager, Design & Construction, TPW (490-4845)

Report Approved by: \_\_\_\_\_  
Tanya Davis, P.Eng., A/Manager, Traffic & Right of Way, TPW (490-8425)

Report Approved by: \_\_\_\_\_  
Angus Doyle, Utilities Coordination Manager, Energy & Environment, P&I (490-5019)

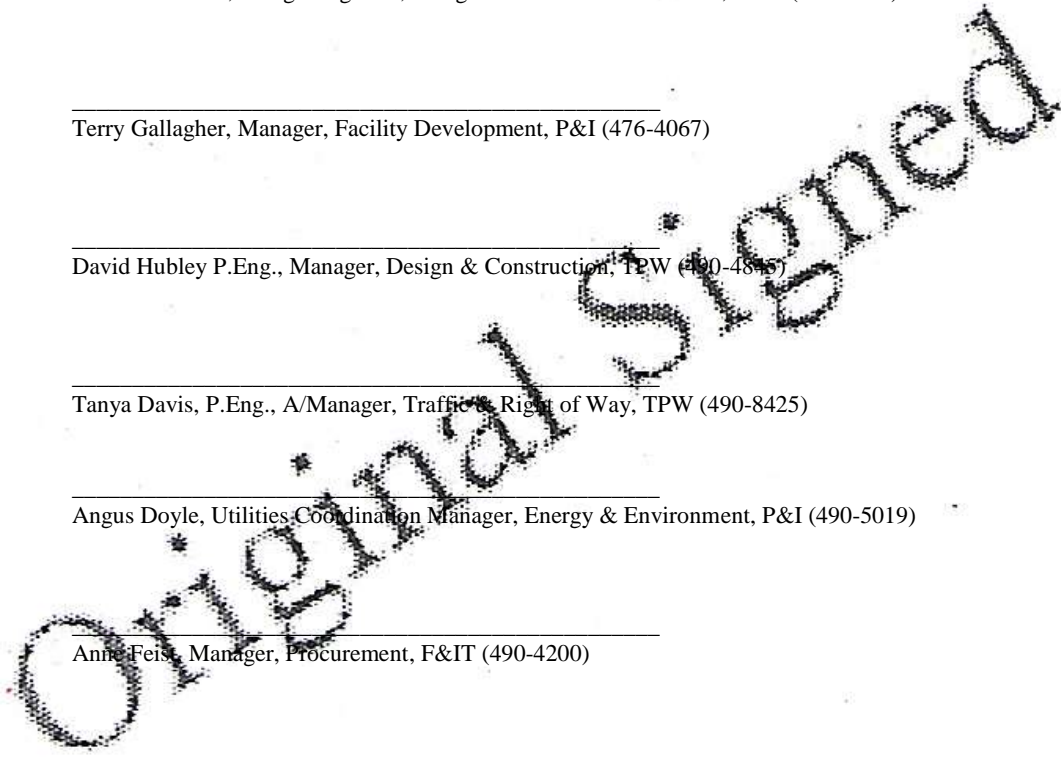
Procurement Review: \_\_\_\_\_  
Anne Feist, Manager, Procurement, F&IT (490-4200)

Report Approved by: \_\_\_\_\_  
Jane Fraser, Director, Planning & Infrastructure (490-7166)

Report Approved by: \_\_\_\_\_  
Ken Reashor P.Eng., Director, Transportation & Public Works (490-4855)

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RV-AMS /pm



**MEMORANDUM**

TO: Michel Sarrouy, P.Eng., V.P. Engineering & Construction

CC: David Hubley, P.Eng., Manager, Design & Construction Services  
Jeff Spares, P.Eng., Sr. Design Engineer, Design & Construction Services

FROM: Anne Sherwood, P.Eng., Design & Construction Services

DATE: May 22, 2013

**SUBJECT: Tender No. 13-213, Street Renewal and Undergrounding, Queen Street – West Region**

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Tender No. 13-213, Street Renewal and Undergrounding, Queen Street – West Region, closed May 22, 2013. Prior to tender award, a cost sharing agreement must be finalized between HRM (Halifax Regional Municipality) and Heritage Gas. Enclosed is a bid comparison summary for the items associated with the gas main installation for this project. They are from the lowest bidder, Ocean Contractors Limited.

In the most recent discussions on this subject, Heritage Gas has agreed to pay 50% of the cost of the reinstatement. This includes the cost of the asphalt over the length of the gas main and across the reinstatement width.

Based on the low bidder's tender prices and the above cost sharing, Heritage Gas's costs for Tender No. 13-213, Street Renewal and Undergrounding, Queen Street – West Region, can be summarized as follows:

Gas Main, tees, services	=	\$ 47,935.00
Reinstatement Cost Sharing	=	<u>\$ 8,437.00</u>
		\$ 56,372.00
Net HST (i.e. 4.286%)		<u>\$ 2,416.10</u>
<b>Project Total</b>	=	<b><u>\$ 58,788.10</u></b>

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Actual cost sharing for this project will be based on final quantities determined during construction.

If you agree to this arrangement, please indicate by signing the enclosed copy and return it to my attention. If you have any questions, please call me at 490-6872.

Thank you,

Original signed

Anne Sherwood, P.Eng.

AMS/pm

Original Signed

\_\_\_\_\_  
Michel Sarrouy, P.Eng.  
Heritage Gas

May 30, 2013  
\_\_\_\_\_  
Date

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