

**Item No. 11.1.1**  
**Halifax Regional Council**  
**October 8, 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:** September 17, 2013

**SUBJECT:** **Award - Tender No. 13-189, Lacewood Terminal and Parking - Civil Works**

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**ORIGIN**

- Terminal. Approved 2013/14 Project Budget, Supplementary Reports, page F13 (Lacewood Terminal Replacement). Lacewood Transit Terminal report approved by Halifax Regional Council on July 23, 2013, Agenda Item 11.1.12.
- Parking Lot. Approved 2013/14 Project Budget, Supplementary Reports, page A29 (Site Work – Category 1).

**LEGISLATIVE AUTHORITY**

In accordance with Administrative Order #35, The Procurement Policy, Section 9 (4), ... the CAO may approve the award of contracts where the award conforms to the Procurement Policy and does not exceed \$50,000 for sole/single source, \$500,000 for tender and RFP's, where the funds and programs have been approved by Regional Council as part of the annual business planning and budget process, and the expenditure will not result in an over-expenditure of the entire budget.

The Halifax Charter Section 35(2)(d)(i) states the CAO may "make or authorize expenditures, and enter into contracts on behalf of the Municipality, ... and may delegate this authority to employees of the Municipality. The following report conforms to the above Policies.

**RECOMMENDATION**

It is recommended that Halifax Regional Council award Tender No. 13-189 – Lacewood Terminal & Parking Civil Works, to the lowest bidder meeting specification, Brycon Construction Ltd., for a Total Price of \$2,251,018.52 (net HST included) with funding from Project No. CB000013 - Lacewood Terminal Replacement, and Project No. CBX01271 - Site Work, as outlined in the Financial Implications section of this report.

## **BACKGROUND**

### ***Metro Transit Lacewood Terminal:***

The existing Lacewood Terminal (site plan attached), located near the corner of Lacewood Drive and Willett Street, is deficient in passenger amenities, safety, and overall capacity. The terminal does not meet the current or future needs of transit passengers. It is not possible to undertake substantial improvements on the current site, which is located primarily on private property.

On July 23, 2013, Halifax Regional Council approved the siting of a new Lacewood Transit Terminal and directed staff to proceed with the design and construction of the facility.

This terminal site is close to the Canada Games Centre, Keshen Goodman Library, Halifax West High School, Soccer Nova Scotia facilities and the Mainland Commons Baseball Field. The terminal will include 12 bus bays with layby space for additional buses, a building containing passenger waiting space and staff amenities, and an exterior passenger waiting space. The proposed entrance to the terminal would be on Lacewood Drive, opposite Radcliffe Drive, at a newly signalized intersection.

A public information session was held on September 18<sup>th</sup> for members of the public to view preliminary plans of the terminal and provide feedback to staff.

The scope of this tender includes all the underground services and civil work for the terminal only. The terminal building, intersection lights, platform, asphalt and signage will be tendered in spring 2014.

### ***Recreation Parking Lot:***

The new parking lot is proposed along Thomas Raddall Drive, east of the Canada Games Centre. Although the construction of this parking lot does not specifically serve the transit terminal, an opportunity exists to utilize the excess rock from the parking lot construction for use at the transit terminal site. It is proposed that they occur simultaneously to provide the best value. This parking lot is intended to serve residents accessing the Mainland Common for recreational purposes, including the Canada Games Centre, baseball diamonds, soccer facilities, and trails. There is no plan to charge a parking fee at this time, but this option could be considered in the future.

## **DISCUSSION**

Tender No. 13-189 – Lacewood Terminal and Parking – Civil Works, was advertised on the Province of Nova Scotia Tenders Website on August 8, 2013, and closed on September 10, 2013. A mandatory site meeting was held on August 15, 2013.

Received tenders:

Name of Company	Bid Price (net HST included)
Brycon Construction Ltd.*	\$ 2,251,018.52
All Terrain Contracting Ltd.	\$ 2,507,615.53
Dexter Construction Ltd.	\$ 2,781,933.34
Harbour Construction Ltd.	\$ 3,436,786.84

\*recommended bidder

***Scope of work and Schedule:***

The scope of this work includes the recreational parking lot and the underground services, and civil work for the terminal only. The terminal building, intersection lights, platform, asphalt and signage will be tendered in spring 2014.

It is anticipated that work will commence within one week of the tender award and take approximately 45 weeks to complete.

Some parking spaces in the existing Canada Games Centre may need to be temporarily closed to complete this work. It is anticipated that the Mainland Commons Ball Field and active transportation trails will remain open during this work.

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

**FINANCIAL IMPLICATIONS**

Based on the lowest qualified bid price of \$2,158,505.00, plus net HST of \$92,513.52, for a total cost of \$2,251,018.52, funding is available in:

- Project No. CB000013 – Lacewood Terminal Replacement, funding terminal costs \$1,634,696.00, plus net HST of \$70,063.07, for a total cost \$1,704,759.07; and
- Project No CBX01271 - Site Work (Category 1), funding parking lot costs \$523,809.00, plus net HST of \$22,450.45, for a total cost of \$546,259.45.

The budget availability has been confirmed by Finance.

**Budget Summary: Project No. CB000013 – Lacewood Terminal Replacement**

Cumulative Unspent Budget	\$ 3,570,949.32
<b>Less: Tender No. 13-189</b>	<b>\$ 1,704,759.07</b>
Balance	\$ 1,866,190.25

**Budget Summary: Project No. CBX01271- Site Work (Category 1)**

Cumulative Unspent Budget	\$ 995,606.87
<b>Less: Tender No. 13-189</b>	<b>\$ 546,259.45</b>
Balance	\$ 449,347.42

\* The Lacewood Terminal project was estimated in the Approved 2013/14 Project Budget at \$2,300,000. The recreational parking lot was estimated in the Approved 2013/14 Project Budget at \$700,000. Variation from estimate is an acceptable margin of error expected from market conditions.

The balance of funds from Project No. CB000013 (\$1,866,190.25) will be used to complete the New Lacewood Terminal. The balance of funds from Project No. CBX01271 (\$449,347.42) will be used to complete various Site Improvements at HRM facilities.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental implications have been identified.

### **ALTERNATIVES**

Halifax Regional Council may choose not to approve this recommendation; however, this project was approved in the capital budget and expands the capability of public transit for this area.

### **ATTACHMENTS**

Lacewood Site Plan

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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.

Report Prepared by: Greg MacKay, Project Manager, Facility Development, P&I (233-5171)

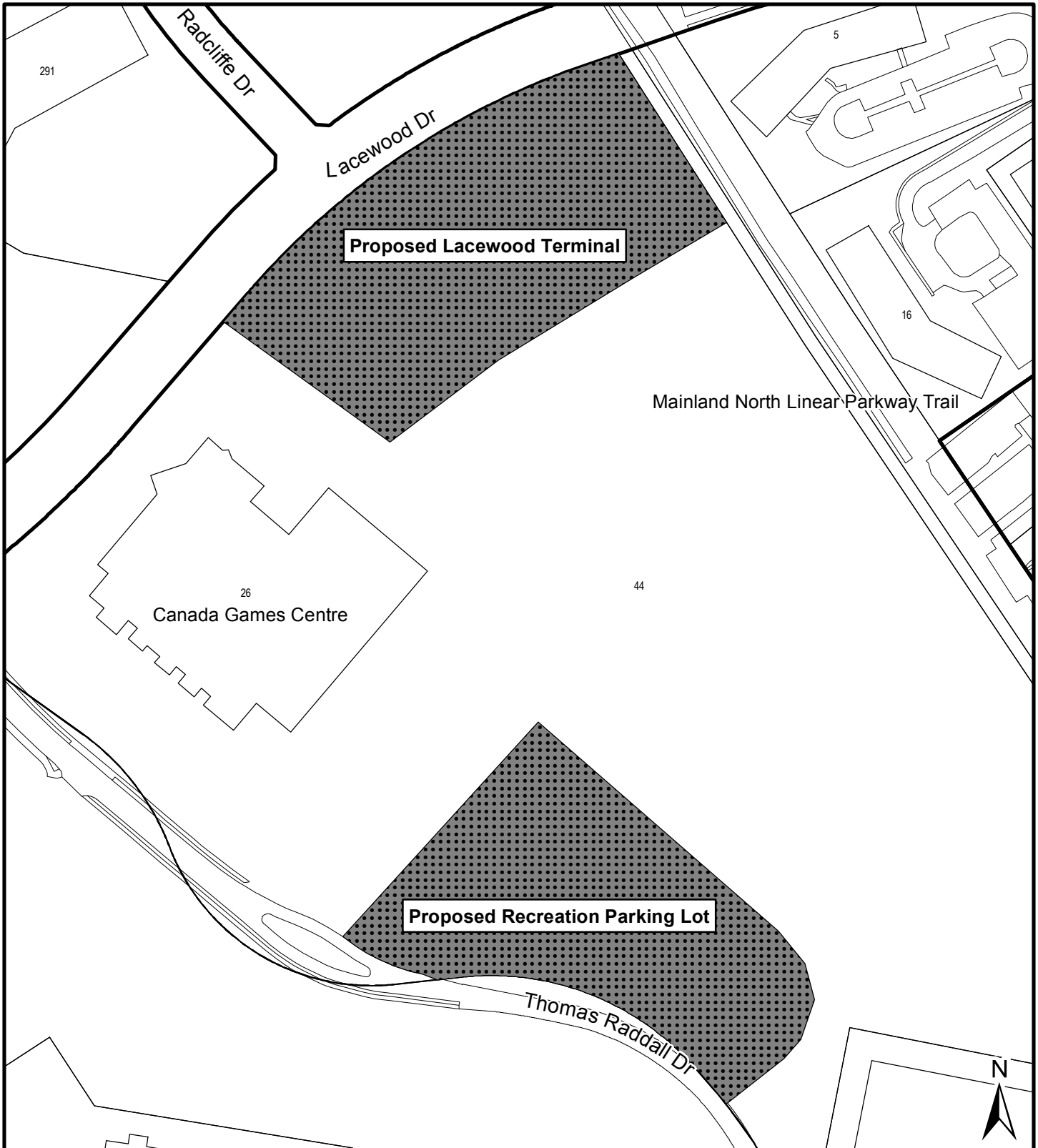
Report Approved by: \_\_\_\_\_  
Terry Gallagher, Manager, Facility Development, P&I (476-4067)

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

Report Approved by: \_\_\_\_\_  
Eddie Robar, Director, Metro Transit, 490-6720

Report Approved by: \_\_\_\_\_  
Peter Stickings, Acting Director, Planning and Infrastructure (490-7166)

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## Lacewood Terminal Replacement

**HALIFAX**  
REGIONAL MUNICIPALITY



This map is an unofficial reproduction.

HRM does not guarantee the accuracy of any representation on this plan.

