


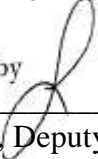
Item No. 11.1.1
Halifax Regional Council
February 25, 2014

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: November 18, 2013

SUBJECT: Award - Tender No. 13-412, Superintendent Building, Public Gardens
(The Power House)

ORIGIN

Approved 2013/14 Project Budget, Supplementary Report A3, Architecture - Exterior

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.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Award Tender No. 13-412 - Superintendent Building, Public Gardens (The Power House) to Masontech Inc., for a Total Tender Price of \$881,169.77 (net HST included) with funding from Project No. CBX01274 - Architecture – Exterior (Category 2), as outlined in the Financial Implications section of this report;
2. Direct Staff to prepare remaining recapitalization work requirements identified in the 2013 Building Condition Assessment, totalling \$851,870.23, in the 2014/15 Project Budget for consideration of Regional Council; and
3. Direct staff to examine opportunities and prepare recommendations for utilization of the building at highest and best use when recapitalization work is completed.

BACKGROUND

Description and Heritage Value: 1606 Bell Road is an elegant two-storey brick building situated on the corner of Bell Road and Sackville Street. It is valued for its association with Public Gardens' superintendent Richard Power and Halifax architect James Charles Dumaresq; and for its uncommon mix of Queen Anne Revival and Classical Revival architecture. Constructed between 1902 and 1903, the building was originally a residence for the superintendent of the Public Gardens (a large public formal garden), replacing the former residence that had been condemned. It is the only heritage structure of its kind within HRM. Further, as a heritage value, the building assists in the telling of the story of the Public Gardens.

The Power House, or Superintendent Building, was designated as an HRM Heritage Property in 1989 and, until recently, housed Municipal Operations and Community and Recreation Services offices (CRS staff have been relocated). Due to the status as a municipally registered heritage property, the building is protected by the Heritage Property Act. Further, it is a building on a parcel of property that is the Wanderer's Grounds part of the Halifax Common. As such, there is no opportunity for the Municipality to divest of the property.

There has been no major restoration of the façade of the Superintendent Building. The masonry has deteriorated to the point where bricks are falling out and water is penetrating the building and causing mould and rot within the wood structural walls. In July 2013, a tender to complete repointing of the external brick façade was issued. As per the completed 2013 Building Condition Assessment Program, this building is in the worst condition of the municipal portfolio. In 2013, Tender No. 13-176 (brick repointing) was prepared. Coastal Restoration was the only bidder in the amount of \$139,634.26. The scope of work for this tender was repairs to and maintenance of the brick veneer. The tender was based upon drawings and specifications prepared by Graeme Duffus Architect. During project initiation, very significant deterioration of the wood structure was uncovered which requires the tender to be cancelled and a revised tender issued. The work was inspected by the architect and HRM Project Manager. In several areas on the east and south elevation, the wood timbers have decayed such that there is no longer structural capacity to address the building loads. The architect prepared a report. The vendor, Coastal Restoration, was then directed to stabilize the site and assist the Architect in determining the extent of the deterioration and the remainder of the original contract was cancelled. The cost of this completed work was \$22,212. The recommended tender award includes the scope of work identified.

The reason that this building came forward as a priority is twofold:

1. With a Facility Condition Index of 92%, the building is in need of immediate recapitalization work; and
2. During the original budgeted exterior recapitalization, the structure was found to be completely deteriorated requiring a comprehensive recapitalization to save the building.

Based on this, and the historical significance, it is recommended that the complete recapitalization of the building be completed to prevent further deterioration and damage to the asset.

DISCUSSION

Tender No. 13-412 was publicly advertised on the Province of Nova Scotia Tender website on October 11, 2013, and closed on November 12, 2013.

Qualified bids were received from:

Vendor	Price (net HST included)
Masontech Inc.	\$881,169.77
Schooner Ltd.	\$930,231.12
Castone Construction Ltd.	\$1,090,811.75
Jones Masonry Ltd.	\$1,105,264.74

Scope of Work and Schedule:

The scope of work for this award includes replacement and repairs of the exterior and structural elements, including brickwork, sandstone, granite and copper façade details. This work will commence immediately after award and take four months to complete.

Risk Management: Risks to this project are the condition of the additional building elements that may have to be repaired. Asbestos abatement will take place prior to this project and solicited separately. The schedule is weather dependent. Additionally, this Tender included pricing an optional scope to rebuild the west wall. The price for this option is \$35,005 plus HST, and would be an additional cost to this award.

In 2013, as information for which to plan state of good repair investment, HRM contracted for the building assessment of HRM owned facilities. Capital Management Engineering Limited completed the assessment on James Power House in September 2013. The following is the recapitalization work list and high level budget identified by Capital Management Engineering Ltd.:

Exterior Works: Includes brick cladding, replacement of metal and wood accents and soffit/fascia, structural works, glazing, main stairway, door, accessibility ramp, secondary door.	\$1,657,500 Note: This tender award at \$881,169.77 reduces the remaining budgeted works to \$776,331.
Roofing Works: Includes replacement of asphalt shingles	\$9,100
Interiors Works: Hazmat survey and sheet flooring replacement. Note: Does not include re-furnishing or reconfiguration.	\$37,065
Mechanical Works: Plumbing, Heating, Energy works.	\$25,000

Electrical works: Including breaker and lighting.	\$4,375
Total	\$1,733,040

The \$881,169.77 tender award will reduce the \$1,600,000 estimated in the building condition assessment to complete exterior works to \$718,831, leaving a remaining project budget requirement for the complete asset recapitalization of \$852,231 for consideration in the proposed 2014/15 Project Budget. With direction from Regional Council, staff will prepare the 2014/15 Project Budget including these activities to ensure the recapitalization of the building. The items will not have a major impact on budget preparation and can be accommodated within existing and expected budget envelopes.

Following recapitalization of the building, there will be opportunity for consideration of other uses/tenants. The property is on the parcel that includes the Wanderer's Grounds, three greenhouses, an administrative office and operations depot. The current use by operations staff could be displaced with some minor upgrades and updating of lunch, washroom, and meeting facilities in the other buildings. Options for re-use may include corporate municipal needs or initiating a Request for Expressions of Interest for external use of the building.

The work outlined in the tender is all restorative, and would not constitute a substantial alteration requiring approval from Regional Council.

FINANCIAL IMPLICATIONS

Based on the tender price of \$844,955.00, plus net HST of \$36,214.77, for a total tender price of \$881,169.77 (net HST included), funding is available from Project No. CBX01274 Architecture – Exterior (Category 2). The budget availability has been confirmed by Finance.

Budget Summary:	<u>Project No. CBX01274 Architecture – Exterior (Category 2)</u>
	Cumulative Unspent Budget \$2,368,498.35
	Less: Tender No. 13-412 <u>\$ 881,169.77*</u>
	Balance \$1,487,328.58

* This project was estimated in the Approved 2013/14 Project Budget at \$782,145 prior to additional scope being added to the work.

The balance of funds will be used for other projects for exterior works on HRM facilities.

ENVIRONMENTAL IMPLICATIONS

This project would reuse existing building materials.

ALTERNATIVES

Regional Council may choose to direct staff to proceed with process to deregister and demolish the building. This is not recommended as this would be contrary to policy direction.

Regional Council may choose to direct staff to complete only the minimum exterior stabilization recapitalization work specified in the tender. This is not recommended as the asset would continue to deteriorate and still require approximately \$1,000,000 in deferred maintenance.

ATTACHMENTS

Building Photos

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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Attachment: Photos

