


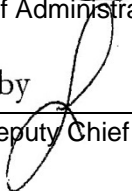


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Item No. 14.1.2
Halifax Regional Council
December 1, 2015

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: October 27, 2015

SUBJECT: Award – Tender No. 15-169R Halifax City Hall Energy Efficiency Upgrade and Interior Fit Up

ORIGIN

Approved 2015/16 Project Budget, Supplementary Report, page A30 (Buildings)

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 RFPs and Tenders respectively.

RECOMMENDATION

It is recommended that Regional Council award Tender No. 15-169R Halifax City Hall Energy Efficiency Upgrade and Interior Fit Up to the lowest bidder meeting specifications, Dora Construction Management Ltd. for a Tender Price of \$1,269,683 (net HST included) plus approved disbursements with funding from Project Account No. CBX01046 - Halifax City Hall and Grand Parade Restoration as outlined in the Financial Implications section of this report.

BACKGROUND

The Halifax Regional Municipality is committed to providing cost-effective, high quality services to its residents. Inherent in this goal is the effective conservation of its historical assets; the City Hall building is perhaps its most prominent historic building. Halifax City Hall was designated a National Historic Site in 1987 by the Historic Sites and Monuments Board of Canada. Built from 1887 to 1889 on the grounds of the original Dalhousie College at the north end of the Grand Parade, it replaced temporary facilities that were located on the Halifax waterfront. The building survived the Halifax Explosion of 1917 with minimal structural damage.

HRM is in the middle of a multi-phase, multi-year project to return the building to its former elegance. The improvements to the interior and exterior include:

- installation of an accessible elevator
- redesigned the entry to be more secure and welcoming
- painted the public corridors
- updated the Trophy Room
- functional improvements to the floor plans have been made
- exterior has been restored
- roof has been replaced.

This award will address the outstanding issues with the energy efficiency, indoor air quality, temperature control and the functional layout of level 4 of City Hall. This area will not need further recapitalization for another 25 years. When complete, the improvements to the insulation and heating systems will reduce operational costs and improve temperature controls on the other floors in the building.

DISCUSSION

The project was originally issued under Tender 15-169 and was publicly advertised on the Province of Nova Scotia Tenders website on July 16, 2015, and closed on August 7, 2015. No compliant bids were received; therefore, the project was retendered as Tender No. 15-169R and was publicly advertised on the Province of Nova Scotia Tenders website on September 28, 2015, and closed on October 21, 2015.

Company	Total Tender Price (Net HST Included)
*Dora Construction Management Services	\$1,269,683
MRS Construction Ltd.	\$1,317,625
Avondale Construction Ltd.	\$1,463,276
JOMO Construction Services	\$1,626,862

***Recommended bidder**

Scope of Work and Schedule:

The Scope of Work for this project is primarily focused on the need to address building mechanical systems and infrastructure condition deficiencies. This represents approximately 70 to 80 percent of the value of the work. The remaining scope includes revisions to the layout required as a result of the reduction in the number of Councillors (Districts) from 23 to 16. The layout assessment also identified inadequate meeting space for Councillors and their residents. The improvements to meeting space and layout will address these functional deficiencies.

Swing Space:

- Impacted Councillors' Support Office staff (11) will be relocated to temporary office accommodations for the duration of the renovations.

To address the current deficiencies, the following will be removed:

- Existing suspended ceiling, lighting, mechanical fan coil units (30 years old), redundant wiring, redundant cabling, attic insulation and ductwork.

Improvements to the existing heating system include:

- Construction of new heating lines from the basement boiler room to the 4th floor; this will significantly improve the ability of the system to quickly provide heat to the floor and reduce the heating demand on the other 3 floors. This work will improve the temperature control as well as reduce heating costs in the building.
- Installation of bypass loops on the heating radiation; this will improve capacity to control the temperature in individual spaces.

Improvements to the ventilation system include:

- Installation new fan coil units,
- Connection of the fan coil units to the new air handling system; this will introduce fresh air directly into the fan coil units,
- Integration of the fan coil units with the heating system through automated building controls,
- Increasing comfort for occupants.

Improvements to the ceiling system include:

- Addition of a fire rated gypsum board and vapour barrier,
- Installation of spray applied insulation to meet current energy codes, R-40,
- Installation of a suspended ceiling to allow for service access and maintenance of mechanical and electrical services in the future.

The construction work will commence immediately after the award of this Tender. The construction will take approximately six (6) months to complete.

Risk Management:

A survey of hazardous materials in the attic and level 4 did not indicate the presence of asbestos in plaster. Further testing will be conducted whenever the suspected materials are identified.

To minimize disruption to meetings in the building, no work will take place on Tuesdays scheduled for Regional Council sessions.

FINANCIAL IMPLICATIONS

Based on the lowest Tender meeting specifications at a cost of \$1,217,500 plus net HST of \$52,183 for a total of \$1,269,683. funding is available from Project Number CBX01046 - Halifax City Hall and Grand Parade Restoration. The budget availability has been confirmed by Finance.

Budget Summary:	<u>Project Account No. CBX01046 - Halifax City Hall and Grand Parade Restoration</u>	
	Cumulative Unspent Budget	\$1,951,728.
	Less: Tender #15-169R	<u>\$1,269,683.</u>
	Balance	\$ 682,045.

ENVIRONMENTAL IMPLICATIONS

Sampling has taken place for hazardous materials in the plaster; asbestos was not detected in any samples.

ALTERNATIVES

Regional Council could decide not to proceed with the recommendation contained in this report; this is not recommended as the attic and level 4 are in low states of repair.

ATTACHMENTS

None

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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