
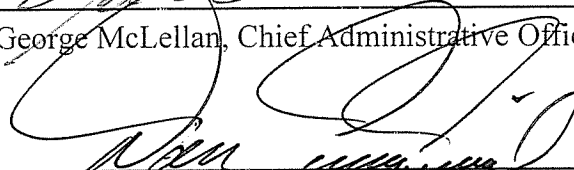

Halifax Regional Council
May 21, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Dan English, Deputy Chief Administrative Officer

DATE: May 6, 2002

SUBJECT: Award of Lump Sum Price RFP 02-151 Consulting Services
Beaver Bank/Kinsac Firehall and Community Centre

ORIGIN

Approved 2002/03 Capital Budget.

RECOMMENDATION

It is recommended that Council:

Award RFP 02-151, Architectural Consulting Services Beaver Bank/Kinsac Firehall and Community Centre to AMEC for a Tender price of \$121,500, plus net HST from Capital Account CBF00444 Station Replacement and CB200399 Beaver Bank Community Centre, with funding authorized as per the Budget Implications section of this report.

BACKGROUND

The 2002/03 approved Capital Budget identified \$1,500,000 for the construction of a new fire station to replace two existing stations in the Beaver Bank/Kinsac area. On May 21, 2002, Regional Council approved an area rate for the Beaver Bank/Kinsac area to provide \$900,000 for a new community centre to be constructed in conjunction with the proposed new fire station. (acct. CB200399)

DISCUSSION

The existing fire substation in Kinsac is currently located in a leased accommodation where the lease will expire in June of 2003 with no possibility of extension. The current Beaver Bank station is inadequate to meet the combined needs of the community. The Beaver Bank/Kinsac area has been identified by HRM Parks and Recreation Services as an area currently under serviced for community facilities and an area rate funded community centre to be built in conjunction with the proposed new fire station is supported by the community.

Fire Services has determined that the best functional location for the new fire station is on the site of the current station at the intersection of the Beaver Bank and Kinsac Roads. In addition to the current site, HRM owns two additional parcels of land adjacent to the site. However, in order to accommodate the new facility an adjacent privately owned piece of property must be purchased. Real Property Services is currently negotiating acquiring this land with the owners. If the lot is acquired, HRM will begin a rezoning process to have all the required lands zoned appropriately. Currently only the existing fire station property has the required P-2 zoning. This will follow the standard HRM prescribed process including public meetings and, if successful, return to Northwest Community Council for approval.

The following bids were received on April 17, 2002

Company	Lump Sum Price (before taxes)	Total Cost (incl.net taxes)
AFM	\$148,925	\$158,499.38
AMEC	\$121,500	\$129,311.24
Architech	\$117,100	\$124,628.36
John Doucet	\$186,000	\$197,957.94
Sperry & Partners	\$160,300	\$170,605.69

This is a lump sum contract and the prices above fixed.

Following an evaluation by staff of Real Property Services and Procurement, based on criteria established in the Request for Proposals, the following scoring of proponents was determined.

Company	Scoring (max. 100)
AMEC	93.05
Architech	80.9
Sperry & Partners	78.8
AFM	74.85
John Doucet	55.05

BUDGET IMPLICATIONS

Funding for this project is available in Capital Accounts CBF00444, Beaver Bank Station Replacement and CB200399, Beaver Bank Community Centre. The budget figures for each component of this project are \$1,500,000 (CBF00444) and \$900,000 (CB200399). It is recommended that for the matter of the award of this contract, that the costs be split proportionately between the two accounts based on the budget estimates. This would mean that account CBF00444 would be charged 62.5 percent of the costs (\$80,819.52), and account CB200399 would be charged 37.5 percent of the costs (\$48,491.71). When the true division of costs is determined at the completion of construction any required adjustments required to represent an equitable sharing of the costs will be made.

Budget Summary Project CBF00444 - Beaver Bank Station Replacement

Cumulative Unspent Budget	\$3,988,344.38
Less: Tender 02-151	<u>80,819.52</u>
Uncommitted Budget	\$3,907,524.86*

Project CB200399 - Beaver Bank Community Centre

Cumulative Unspent Budget	\$900,000.00
Less: Tender 02-151	<u>48,491.71</u>
Uncommitted Budget	\$851,508.29

The budget availability has been approved by Financial Services.

*Future commitments for this balance are the construction costs of the Beaver Bank/Kinsac station (\$1.4 million estimated) and the proposed Highfield Park fire station (\$2.5 million estimated).

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved operating, capital and reserve budgets, policies and procedures regarding withdrawals from the utilization of capital and operating reserves, as well as any relevant legislation.

ALTERNATIVES

Council can choose to not award this contract. This would leave the Beaver Bank/Kinsac area inadequately protected by Fire Services at the end of the lease for the Kinsac station. This is **not** the recommended alternative.

ATTACHMENTS

none

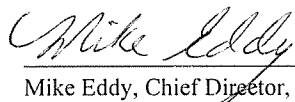
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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Report Approved by:



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