
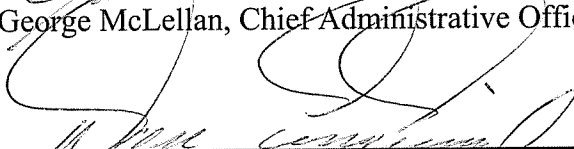


Halifax Regional Council
September 10, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Dan English, Deputy Chief Administrative Officer

DATE: September 3, 2002

SUBJECT: Award Tender 02-155 Knightsridge Fire Station Renovations

ORIGIN

Approved 2002/03 Capital Budget.

RECOMMENDATION

It is recommended that Council:

Award Tender 02-155 to Cardinal Construction Incorporated, for a Tender price of \$398,900, plus net HST for a total of \$424,546 from Capital Account CBF00036 Knightsridge Dr. Station 7 Repairs, with funding authorized as per the Budget Implications section of this report.

BACKGROUND

Problems identified with the exterior brickwork, roof and interior finishes of Station # 7, 45 Knightsridge Drive led to detailed investigations of the building condition. The results of these investigations noted a number of serious structural and building envelope problems at this location, including a failed roofing system, water damaged roof sheathing and insulation, and brick repairs. The investigations also identified mold growth in ceiling systems resulting from roof leaks. In order to protect staff from potential risk of exposure from the mold the effected materials were removed late in 2001, leaving the building without proper insulation in the ceiling. The building remained in this condition throughout the winter of 2001/02 while funding was approved in the 2002/03 Capital Budget. To accommodate this reduced capacity of the station some apparatus and staff were temporarily located to other nearby stations. These repairs will allow the building to return to its full function. At no time during this period was fire service to the local communities compromised.

DISCUSSION

The following bids were received on August 16, 2002

Company	Lump Sum Price (before taxes)	Total Cost (incl.net taxes)
Cardinal Construction Inc.	\$435,800.00	\$463,817.58
Castle Rock Construction Services	\$459,017.39	\$488,527.62
Blunden Construction	\$692,682.17	\$737,225.35

A reduction in the scope of work subsequent to tender opening has reduced the value of the work to \$398,900 before taxes (\$424,546 incl. net taxes) as noted in the Recommendations section of this report.

BUDGET IMPLICATIONS

Budget Summary Project CBF00036 Knightsridge Dr. - Station 7 Repairs

Cumulative Unspent Budget	\$466,164
Less: Tender 2002M155	<u>424,546</u>
Uncommitted Budget	\$ 41,618

The availability of funds has been confirmed by Financial Services.

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

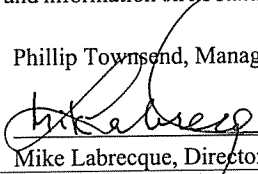
Council could choose to not approve the recommendations of the report. This would leave the building in a continued state of deterioration and unable to meet the service needs required from this site. This is **not** the recommended alternative.

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.

Report Prepared by: Phillip Townsend, Manager Capital Projects, Real Property Services, 490-7166

Report Approved by: 
Mike Labrecque, Director, Real Property Services 490-4851