



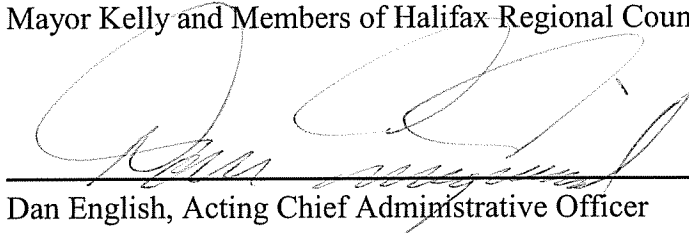
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Halifax Regional Council  
April 22, 2003

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

  
\_\_\_\_\_  
Dan English, Acting Chief Administrative Officer

**DATE:** April 14, 2003

**SUBJECT:** Increase to Capital Project CBA00627 - Halifax Family Court Building

### **ORIGIN**

Approved Capital Budget Account CBA00627 for renovations to the Halifax (Richmond) Family Court Building, Devonshire Avenue, Halifax, associated with the approved lease renewal.

### **RECOMMENDATION**

It is recommended that Council approve an increase to the Capital Budget Account CBA00627, Family Court Leaseholds, in the amount of \$98,000 for additional Tenant Leasehold Improvements at the subject property **at no net cost to the Municipality as outlined in this report.**

## **BACKGROUND/DISCUSSION**

The Richmond Family Court Building has been leased by the Municipality to the Supreme Court Family Court Division since 1985. In February 2001, Council approved a 10 year lease renewal, at market, with the Province. The renewal arrangement included new tenant leaseholds and building upgrades to meet changing needs of the court facility. The tenant leasehold costs are structured as a tenant recovery (additional rent) under the rent structure of the Lease Agreement. The completed renovations will see upgrades to many interior finishes, capture previously unuseable basement space with the waterproofing of the basement wall and the installation of an elevator, all of which will provide a improved facility for the Province and capital upgrades (value add) to an HRM asset. Real Property Services commenced the construction aspect of the project in May 2002. The project is now 99% complete and the new rent structure is in effect.

Subsequent to initial budget approval for the Tenant and Landlord scope of work, the Tenant has requested a number program changes to the premises that have resulted in an expanded scope and increased cost. The Province has agreed to pay HRM directly for the increased scope of work, value at \$98,000, and the funds have been received by staff.

The additional works include:

- Revisions to Justice Chambers.
- Increase in area by removing redundant air-shafts.

## **BUDGET IMPLICATIONS**

Budget Summary:

**Account No. CBA00627, Family Court Leaseholds**

Cumulative Unspent Budget	\$ 0.00
Plus: Increase to CBA00627	\$ 98,000
Less: Additional Work	<u>\$ 98,000</u>
	\$ 0.00

Based on an increase of \$98,000 to Capital Account No.CBA00627, Halifax Family Court Leaseholds, funding is available in the same amount for additional Tenant Leasehold Improvements. Financial Services confirms the amount of \$98,000 has been received from the Province.

**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**

There are no recommended alternatives.

**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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