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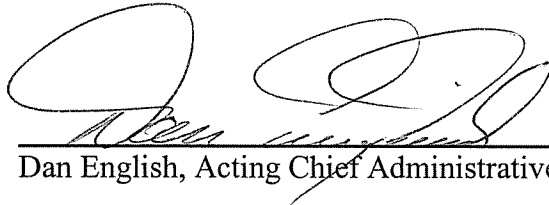


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Halifax Regional Council  
August 19, 2003

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

**SUBMITTED BY:**



Dan English, Acting Chief Administrative Officer

**DATE:** July 22, 2003

**SUBJECT:** Award Tender 03-154 Demolition of Former Halifax West School

**ORIGIN**

This tender was initiated by staff as part of an action plan outlined to Regional Council in an In-Camera report of June 18, 2002, with respect to disposal and development efforts for the former Halifax West High School site on Dutch Village Road.

**RECOMMENDATION**

It is recommended that:

1. Tender 03-154 Halifax West High School Demolition be awarded to Dexter Construction Limited for a cost of \$710,517.50, plus net HST for a total of \$756,196.67 to be funded from the Sale of Land Capital Reserve (Q101) as per the Budget Implications section of this report.

**BACKGROUND**

The site is identified as PID # 00188490 and consists of 6.62 acres and has approximately 279 feet of road frontage on Dutch Village Road. The Halifax Regional School Board declared the school building surplus in August 2000 in favour of a new school to be built at the Mainland Common. Operational responsibilities for the asset were transferred to HRM in December 2001. The Municipality declared the site surplus to municipal needs in May 2002 and, subsequently, Regional Council approved a series of action items necessary to advance the site to Market. These items included:

- ▶ Funding for an Environmental Site Assessment (ESA) and Pre-demolition Consulting Services; and
- ▶ Initiation of the formal plan amendment process for this site.

Through a competitive process, the Municipality engaged Dillon Consulting Limited as its lead environmental consultant for the former Halifax West High School site.

On January 16, 2003, Planning and Development Services and Real Property and Asset Management staff held the first Public Information Meeting concerning the proposed redevelopment as a requirement of the plan amendment process. Following the public meeting, staff prepared a detailed Terms of Reference for the public sale of the property including a preliminary plan and development guidelines for the site. The goals and objectives of this Request for Proposals is to attract a high quality residential/commercial development that recognizes the community values and is compatible to the existing neighbourhood.

The initial request for proposals (RFP) was issued on May 26, 2003 and closed on June 30, 2003. This process did not yield a preferred proponent and the RFP was subsequently revised to offer more flexibility. The RFP has recently been recycled with a closing date in late September 2003.

**DISCUSSION**

The Municipality has offered the site on an “as if vacant” basis, with demolition of the building to be completed by the Municipality. The project was tendered on March 31, 2003 and closed on April 23, 2003. Despite a significant initial interest (9 firms) in the project by a number of qualified contractors, only one company, Dexter Construction, submitted a bid.

<b>Company</b>	<b>Lump Sum Price (before taxes)</b>	<b>Total Cost (incl. net taxes)</b>
Dexter Construction	\$710,517.50	\$756,196.67

In discussion with several of the firms that took plans but did not submit bids, HRM Procurement felt that some modifications to the tender bonding requirements might prompt other companies to bid. An addendum was issued noting these changes and the closing date was extended to May 6, 2003 at which time only one tender was forthcoming as, due to other work commitments, other firms chose not to bid. Therefore in consultation with Real Property and Asset Management, Procurement opened the single submission on May 7, 2003. Staff then reviewed the cost submitted to determine if the amount met the budget requirements for the work and if the price was reasonable. As staff felt that the bid from Dexter met these determinations it was decided to proceed with this award.

### **BUDGET IMPLICATIONS**

As Council is aware, the majority of the net proceeds from the sale of this property are directly linked to the approved Capital Project for the Mainland Common Improvements, as outlined in the staff report approved by Council on May 28, 2002.

The total contract amount of \$756,196.67 will be funded from the Sale of Land Capital Reserve Q101 with recovery, **in part**, from any remaining net sale proceeds from the sale.

### **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.

### **REGIONAL PLANNING IMPLICATIONS**

In fill re-development of the subject site should be encouraged in order to benefit from the existing municipal services and infrastructure at and surrounding the lands. Development will also provide positive impact to the existing businesses located along this section of Dutch Village Road.

### **ALTERNATIVES**


Council can choose to not award this tender. This will leave the property in an undevelopable condition and expose the municipality to an on going liability associated with a vacant building. This is **not** the recommended alternative.

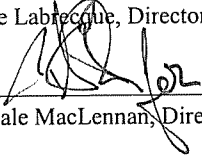
**ATTACHMENTS**

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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