


Item No. 14.1.16
Halifax Regional Council
April 25, 2017

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 
Jacques Dubé, Chief Administrative Officer

DATE: April 13, 2017

SUBJECT: Award – Unit Price Tender No. 17-200, Argyle & Grafton Shared Streetscapes

ORIGIN

April 26, 2016 motion of Council to complete detailed design and construction documents for this project, and issue it for tender www.halifax.ca/council/agendasc/documents/160426ca1413.pdf

April 11, 2017 motion of Council to approve 2017/18 Capital Budget, reference page Y6 <http://www.halifax.ca/budget/documents/MultiYearBusinessCapitalBook.pdf>

LEGISLATIVE AUTHORITY

Under the HRM Charter, Section 79(1)(aa), Halifax Regional Council may expend money required by the Municipality for streets, culverts, retaining walls, sidewalks, curbs and gutters..

Section 322(1) of the HRM Charter provides that Halifax Regional Council may, among other things, design, construct, maintain, alter and repair streets in the Municipality.

The recommended contract award complies with all of the pre-requisites for awarding contracts as set out in section 34 of Administrative Order 2016-005-ADM, the *Procurement Administrative Order*.

Section 36 of the *Procurement Administrative Order*, provides that Halifax Regional Council may approve contract awards of any amount.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Award Tender No. 17-200, Argyle & Grafton Shared Streetscapes to the lowest bidder meeting specifications, Dexter Construction Company Limited for a Total Tender Price of \$5,139,527 (net HST included);
2. Award the Construction Services component of RFP No. P15-334 Consulting Services - Argyle & Grafton Shared Streetscapes (Phase 3 - Construction including Construction Administration, Inspection and Certification Services), to Ekistics Plan + Design in the amount of \$337,072 (net HST included); and

Recommendations continued on page 2

3. Award Archaeological Monitoring and Reporting for this project to Davis MacIntyre & Associates Ltd in the amount of \$6,373 (net HST included).
4. Approve an increase to Project Account No. CD000002 – Downtown Streetscapes Capital Improvement Campaign in the amount of \$102,022 which will be funded through cost sharing as outlined in the Financial Implications section of this report and approve cost sharing agreements in Attachments A, B and C.

All of the above to be awarded with funding from Project Account No. CD000002 –Downtown Streetscapes – Capital Improvement Campaign, as outlined in the Financial Implications section of this report.

BACKGROUND

HRM's 2011-2016 Economic Strategy had the strategic goal of building a vibrant and attractive Regional Centre. One of the objectives was an investment campaign to support urban core beautification and infrastructure improvements. In 2013, twelve projects that would signal a meaningful commitment to the Regional Centre were identified by the Strategic Urban Partnership and evaluated. Out of those, a streetscaping project for Argyle Street was deemed to be the most advantageous. The project was seen as a chance to strengthen a popular entertainment district while taking advantage of efficiencies by aligning with the Nova Centre's construction timeline. Originally conceived as a two block project on Argyle Street between Blowers and Prince Streets, the project was later expanded to include Grafton Street between Prince and Carmichael Streets in order to achieve a high quality street level connection between the Nova Centre and the Scotiabank Centre.

The Argyle & Grafton Shared Streetscape Project includes the complete replacement of the sidewalk and pavement with a new, high quality, pedestrian oriented treatment on these sections of street. The treatment includes upgrading of all street elements, including: the installation of unit pavers across the entire right-of-way; a new drainage system (trench drains); pedestrian scale lighting; soil cells to sustain healthy trees in challenging urban environments; and the incorporation of special features such as illuminated gateway signs and an overhead LED light canopy. The project also includes two opportunities for public art, which will be procured through a parallel process.

The design maintains vehicle access to each street and includes accessible parking spaces and other elements to support universal accessibility. It also includes sufficient space on each block to support the delivery of goods and to make it easy for people to be picked up and dropped off.

DISCUSSION

Tender Award

Recommendation #1 relates to Tender #17-200 which was publically advertised on the Province of Nova Scotia's Procurement website on March 28, 2017 and closed on April 12, 2017. Bids were received from the following companies:

<u>Name of Company</u>	<u>Bid Price (net HST included)</u>
Dexter Construction Company Limited *	\$5,139,527
Provincial Pavement Markings Inc.	\$5,140,087
Ocean Contractors Limited	\$5,504,258
Atlantic Road Construction & Paving	\$6,820,287

*recommended bidder

The cost estimate based on the detailed design drawings issued for tender was: \$5,250,000 (net HST included). The scope of work is described in the background section above.

The tender includes the option for the contractor to work long days, seven days a week, and includes an increased liquidated damages clause to ensure the project is substantially complete within 17 weeks of the start work date. The tender requires construction mitigation following recently approved municipal guidelines, and a high level of coordination by the contractor among subsurface utilities as well as with adjacent active businesses, and concurrent construction projects including the Nova Centre and a major renovation of the Neptune Theatre.

It is anticipated that work will commence as early as June 1st, 2017 and take seventeen (17) weeks to complete. This is a UNIT PRICE contract and the cost will be dependent upon the actual quantities measured and approved by the HRM Project Manager.

Construction Services Award

Recommendation #2 of this report pertains to the award of the Construction Services component of RFP No. P15-334. This RFP asked the consultant to develop the drawing package from concept through to detailed design, tendering, and construction services including full time inspection. Only the design and tender phase was originally awarded by the CAO, with the expectation that construction services would be awarded at the same time as the tender. The original proposal was based on assumptions about the construction phase and served primarily to identify key personnel and their rates. The basic assumptions were that HRM would require part time contract administration services and full time construction inspection (55 hours per week) plus five hours per week of engineering oversight.

Now that the design is complete, a significantly higher level of contractor oversight will be needed to protect the municipality's interests in ensuring the project is built according to plan. Given the complexity of the design, the estimate of time to construct, the compressed work duration, the likelihood that all three blocks will be under construction at once, the high degree of coordination and accommodation needed with multiple stakeholders, and the high profile nature of the project, a significantly higher number of hours will be needed for contract administration, construction inspection, and engineering/ landscape architectural oversight than originally contemplated. However, final costs for construction services will be dependent on the actual time spent on site supervising the project and must be approved by the HRM Project Manager.

Archaeological Monitoring Award

Recommendation #3 refers to the requirements for archaeological monitoring which are based on a 2015 phase I archaeological assessment report which indicates a few areas of the site where archaeological monitoring is required. Should archaeological deposits be encountered during ground disturbance, it is required by the Special Places Protection Act that ground disturbance in that area be halted and that the project archaeologist be notified. Should significant and extensive archaeological deposits be encountered, additional mitigation of those resources may be required, which would require more effort.

Cost Sharing

Recommendation #4 refers to the tender documents which include the installation and repair of works on behalf of Halifax Regional Water Commission, Heritage Gas and Bell Aliant. These entities have identified a need to undertake work within the subject site. The contractor was asked to bid on these elements as provisional items under the contract. Staff are recommending Council approve the arrangements being made for this work to be undertaken in concert with municipal procurement process, in the limited circumstances where (i) the named entities have a statutory right (as a utility, telecom) to enter, dig up and then repair the municipal right-of-way in order to install and repair their piping and conduits, and (ii) coordinating construction schedules will help to preserve the lifespan of the municipal infrastructure. Staff is asking Council to approve of these arrangements by approving the cost sharing agreements at Attachments A, B, and C, wherein each signatory agrees to repay the municipality for the supply and installation of the specified infrastructure according to the price identified by the contractor.

The construction of this project will also re-instate a section of Argyle Street which has been disturbed by the Nova Centre's construction, and would otherwise be their responsibility to re-instate. Argyle Developments will contribute to the cost of this reinstatement through a separate agreement with the municipality prior to obtaining an occupancy permit.

FINANCIAL IMPLICATIONS

Funding is available in the approved 2017/18 Capital Budget from Project No. CD000002 - Downtown Streetscapes Capital Improvement Campaign. The budget availability has been confirmed by Finance.

Budget Summary:

Project Account No. CD000002 – Downtown Streetscapes Capital Improvement Campaign

Cumulative Unspent Budget		\$16,469,608
Less: Tender No. 17-200	\$5,139,527	
Less: Construction Administration	\$ 337,072	
Less: Archaeological Monitoring	\$ 6,373	\$(5,482,972)
Plus: Halifax Water additions*	\$ 66,461	
Plus: Heritage Gas additions	\$ 6,362	
Plus: Bell Aliant additions	\$ 29,201	<u>\$ 102,024</u>
Remaining Gross Expenditures Balance		\$11,088,660

The budget and funding were approved in the 2015/16 and 2016/17 capital budgets and the project is funded through the Strategic Capital Project Reserve, Q606. The Argyle portion of this capital project was estimated in the 2017/18 Capital Budget work plan at \$6,200,000, meaning that project came in under that estimate by \$717,128. The balance of funds in the account will be used for the public art component of the Argyle project (approximately 1% of project budget or \$62,000) and the other streetscape projects approved under his account.

The Gross Capital Budget for this project is being increased by \$102,024. This increase reflects the additional work to be undertaken for Halifax Water, Heritage Gas and Bell Aliant. That increase will be fully offset through an increase in cost sharing from those entities to pay for the additional work.

RISK CONSIDERATION

While this project is very much supported by area stakeholders and the Downtown Halifax Business Commission, the area is also highly sensitive to disruption from construction activities, and the project will be under a great deal of public scrutiny. A project risk registry has been developed to identify risks as well as potential mitigation strategies, and is continually updated. Key to mitigating certain risks will be our commitment to maintain a high level of communication with stakeholders, to make them aware of possible disruptions and enable them to plan accordingly. This commitment was strongly impressed upon prospective contractors at a mandatory bidder's meeting held before the tender closed.

Good project management and cost control will also ensure the project remains within the approved budget, subject to the consideration and approval of change orders justified by unforeseen circumstances that may arise. Risks of damage to private property will be mitigated by carrying out a voluntary pre-construction survey of adjacent properties. There are some risks of extension to expected project duration due to the presence of unknowns under the ground and delay in delivery of specialty items. These risks will be mitigated through good communication with affected stakeholders, including Council.

ENVIRONMENTAL IMPLICATIONS

The use of soil cells in this project represents the municipality's first attempt to pilot an approach successfully used in other jurisdictions to assist in the development of a healthy tree canopy in very challenging, highly urbanized conditions, and supports implementation of the Urban Forest Master Plan.

ALTERNATIVES

Council may choose not to award this tender. This alternative is not recommended.

ATTACHMENTS

Attachment A	Halifax Water Cost Sharing Agreement
Attachment B	Heritage Gas Cost Sharing Agreement
Attachment C	Bell Aliant Cost Sharing Letter

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.

Report Prepared by: Hanita Koblents, Principal Planner 902.292.2680

Original Signed

Report Approved by: Jacob Ritchie, Urban Design Program Manager 902.209.4500

Procurement Review: Original Signed

Stephen Terry, on behalf of Jane Pryor, Manager, Procurement, 902.802.4063

Original Signed by Director

Report Approved by: Bob Bjerke, Chief Planner and Director of Planning & Development 902.490-1627



PO Box 1748
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: Josh DeYoung, P.Eng., Halifax Water
CC: David Hubley, Manager, HRM TPW Project Planning & Design
 Anne Sherwood, P.Eng., Sr. Design Engineer, HRM TPW Project Planning & Design
 Jeff MacEwen, P.Eng., Construction Services Supervisor, HRM TPW Construction
 Jacob Ritchie, HRM P&D Urban Design Program Manager

FROM: Hanita Koblenz, - Planning & Development, Urban Design
DATE: April 13, 2017
SUBJECT: Tender No. 17-200, Argyle & Grafton Shared Streetscapes

Tender No. 17-200, Argyle & Grafton Shared Streetscapes closed April 12, 2017. Prior to tender award, a cost sharing agreement must be finalized between Halifax Regional Municipality (HRM) and Halifax Water. Enclosed is a bid summary for the items associated with the Halifax Water infrastructure for this project from the lowest bidder, Dexter Construction Company Limited.

In the most recent discussions on this subject, Halifax Water has agreed to pay the cost of the replacement of degraded curb stops as well as lead service lateral replacements for the following civic addresses. This includes 50% of the cost of the pavers over the length of the pipes and across the reinstatement width. Based on the low bidder's tender prices and the above cost sharing, Halifax Water's costs for Tender No. 17-200, Argyle & Grafton Shared Streetscapes can be summarized as follows:

Lead water service lateral replacements for:

- 1587 Argyle – FlipBurger & Nickle Media Inc – 19 mm service
- 1575 Argyle – The Pint (Formerly the Argyle Bar & Grill) – 38 mm service
- 1580 Argyle – East of Grafton (formerly Onyx) – 19 mm service
- 1582-4590 Argyle – Bistro le Coq/Shawarma Stop/ Hail Hair– 19 mm service
- 1659/4864/1663/1665 Argyle –Shoe Shop/Diamond/ T. Moose – 38 mm service
- 1667/1669 Argyle – Foggy Goggle – 38 mm service

Total lateral costs	=	\$51,300.00
Reinstatement cost sharing (50%) ¹	=	\$5,928.75
Curb stops	=	
Net HST (i.e. 4.288%)		<u>\$2,731.41</u>
Project Total	=	\$66,460.16

HRM Planning & Development, Urban Design

Tel: 902.292.2660
Email: koblenh@halifax.ca halifax.ca

Actual cost sharing for this project will be based on final quantities determined during construction.

If you agree to this arrangement, please indicate by signing the enclosed copy and return it to my attention. If you have any questions, please call me and 902.292.2680

Thank you,

 ORIGINAL SIGNED

Hanita Koblents

 SIGNED

Josh DeYoung, P.Eng.
Halifax Water

April 20, 2017

Date:



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

MEMORANDUM

TO: John Hawkins, Interim President, Heritage Gas

CC: Alison Coffin, P.Eng. Heritage Gas
David Hubley, Manager, HRM TPW Project Planning & Design
Anne Sherwood, P.Eng., Sr. Design Engineer, HRM TPW Project Planning & Design
Jeff MacEwen, P.Eng., Construction Services Supervisor, HRM TPW Construction
Jacob Ritchie, HRM P&D Urban Design Program Manager

FROM: Hanita Koblenz - Planning & Development, Urban Design

DATE: April 13, 2017

SUBJECT: Tender No. 17-200, Argyle & Grafton Shared Streetscapes

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In the most recent discussions on this subject, Heritage Gas has agreed to pay the cost of Heritage Gas Line Trenching and Backfill

Based on the low bidder's tender prices and the above cost sharing, Heritage Gas's costs for Tender No. 17-200, Argyle & Grafton Shared Streetscapes can be summarized as follows:

Heritage Gas Work	=	\$6,100.00
Net HST (i.e. 4.286%)	=	<u>\$261.45</u>
Project Total	=	\$6,361.45

Actual cost sharing for this project will be based on final quantities determined during construction.

If you agree to this arrangement, please indicate by signing the enclosed copy and return it to my attention. If you have any questions, please call me at 902 292.2680

Thank you,


ORIGINAL SIGNED
 Hanita Koblenz


ORIGINAL SIGNED / 17/17
 John Hawkins, Interim President Date ✓
 Heritage Gas

HALIFAX

PO Box 1749
Halifax, Nova Scotia
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MEMORANDUM

TO: Brad Wells, Bell Aliant Access Engineering [REDACTED]
 CC: David Hubley, Manager, HRM TPW Project Planning & Design
 Anne Sherwood, P Eng., Sr. Design Engineer, HRM TPW Project Planning & Design
 Jeff McEwen, P.Eng., Construction Services Supervisor, HRM TPW Construction

FROM: Hanila Koblents, - Planning & Development, Urban Design
 DATE: April 13, 2017
 SUBJECT: Tender No. 17-200, Argyle & Grafton Shared Streetscapes

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In the most recent discussions on this subject, Bell Aliant has agreed to pay the cost of conduit for Bell Aliant infrastructure.

Based on the low bidder's tender prices and the above cost sharing, Bell Aliant's costs for Tender No 17-200, Argyle & Grafton Shared Streetscapes can be summarized as follows:

1-100mm dia. Concrete Encased Duct Bank	=	\$28,000.00
Net HST (i.e. 4.286%)	=	<u>\$1,200.08</u>
Project Total	=	\$29,200.08

Actual cost sharing for this project will be based on final quantities determined during construction. If you agree to this arrangement, please indicate by signing the enclosed copy and return it to my attention. If you have any questions, please call me and 902 292 2680

Thank you,

[REDACTED] ORIGINAL SIGNED
 Hanila Koblents

[REDACTED] ORIGINAL SIGNED
 APRIL 17th, 2017
 Date.
 Brad Wells
 Bell Aliant

HRM Planning & Development, Urban Design

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