

HALIFAX

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Item No. 15.1.3
Halifax Regional Council
September 27, 2022

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: September 20, 2022

SUBJECT: **Increase to Contract – PO 2070837342 Design Consultant Services for
Halifax Regional Fire Headquarters and New Fire Station #8**

ORIGIN

This report originates from a need to increase Purchase Order 2070837342, Design Consultant Services for Halifax Regional Fire Headquarters and New Fire Station #8 Phase 1, beyond 20% of its original award.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, S.N.S. 2008, c. 39, subsection 79A(1) provides:

Subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes if

- (a) the expenditure is included in the Municipality's operating budget or capital budget or is otherwise authorized by the Municipality;
- (b) the expenditure is in respect of an emergency under the Emergency Management Act; or
- (c) the expenditure is legally required to be paid.

RECOMMENDATION

It is recommended that Halifax Regional Council approve an increase of \$184,295 (net HST included) to PO 2070837342, Design Consultant Services for Halifax Regional Fire Headquarters and New Fire Station #8 for Phase 1, to Architecture49 Inc, from Project No. CB200014 – Fire Station Replacements as outlined in the Financial Implications section of this report.

BACKGROUND

HRFE identified a requirement to relocate Fire Station No. 8 to better serve the growing area of West Bedford with improved response times. Through an extensive investigation by HRFE and Corporate Real Estate the property at 10 Science Park Drive was identified as a viable location for the new Fire Station No. 8 which would also allow the HRFE Headquarters to be located on the same property.

The renovation of the property at 10 Science Park Drive will meet HRFE goals to reduce the footprint of administrative offices and gain operational efficiencies by co-locating a new Fire Station #8 and new Headquarters on the same property.

Relocating the Administration, Fire Prevention and Logistics divisions to 10 Science Park Drive will reduce HRM's current leased footprint by 8,000 sf and result in a base rent savings of \$55,494/year. Co-location of the three divisions will best serve the operation requirements of HRFE.

On March 4, 2020, RFP 20-151 Design Consultant Services for Halifax Regional Fire Headquarters and New Fire Station #8 was awarded to Architecture49 Inc. Architecture49 Inc. was the highest scoring proponent and awarded the tender based on their bid of \$751,886 (net HST included).

A previous increase in the amount of \$4,615 (net HST included) to PO 2070837342 was approved in May 2020 to cover a feasibility study to review the option of the HRFE Headquarters and Fire Station #8 being constructed as a single connected facility. The rationale for a single connected facility includes creating a more inclusive and welcoming facility with shared workspaces, increased efficiencies, cost savings, and maximizing use of property footprint.

DISCUSSION

Additional services have been identified during the Phase 1 design services to support the decision to proceed with the HRFE Headquarters and Fire Station #8 being designed as a single connected facility. Through the initial design development activities additional design criteria changes were identified to ensure the new facility is constructed to serve HRFE for the coming years without the requirement for any major renovations. A summary of the major design criteria changes are as follows:

- A shared lobby space between the Headquarters and Fire Station #8
- The addition of 3rd and 4th apparatus bays to ensure the Fire Station will be sized to serve the growing communities around Bedford.
- Increased office and meeting spaces to support the staffing growth in the three divisions of HRFE that will be located within the Headquarters.
- The requirement to have the Headquarters constructed to Post Disaster rating based on its connection to the Fire Station.

This increase request supports the additional architectural, structural, electrical, mechanical, and civil design services to complete the design of a fully connected facility housing HRFE Headquarters and Fire Station #8.

Staff has recommended an increase to Architecture49 Inc. PO #2070837342 for changes to the contracted scope of work in the amount of \$184,295 (net HST included). This represents a total increase of 25% to the original contract value of \$751,886 (net HST included).

A summary of the changes are as follows:

PO Award (net HST included)	\$ 751,886
CO increases approved to date	\$ 4,615
Request for Increase (net HST included)	<u>\$ 184,295</u>
New Contract Value (net HST included)	\$ 940,796

Funding is available in CB200014 – Fire Station Replacement.

FINANCIAL IMPLICATIONS

Based on the recommended increase of \$184,295 (net HST included), funding is available in approved 2021/22 Capital Budget from Project Account No. CB200014 – Fire Station Replacement. The budget availability has been confirmed by Finance.

Budget Summary:	<u>Capital Project Account No. CB200014 – Fire Station Replacement</u>
	Cumulative Uncommitted Budget \$345,372
	Less: Increase to PO 2070837342 <u>\$184,295</u>
	Balance \$161,077

The balance of funds will be used towards Phase 2 design consultant services including final changes to the construction documents and specification, in preparation for Pre-Tendering Review and the Tender Phase.

RISK CONSIDERATION

No risk considerations were identified.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Regional Council could choose not to approve the recommendation.

ATTACHMENTS

N/A

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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