



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.1.2
Halifax Regional Council
August 31, 2021

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: August 9, 2021

SUBJECT: **Award – Tender # 21-154, Alderney Gate Recapitalization Phase 2**

ORIGIN

The approved 2021/22 Capital Budget, Supplemental Report Page B4 (Alderney Gate Recapitalization – CB190007)

The approved 2015/16 Capital Budget, Supplemental Report Page A14 (Corporate Accommodations Alderney – CB000046).

LEGISLATIVE AUTHORITY

The Municipality may spend money for municipal purposes in accordance with section 79A of the HRM Charter. The recommended contract award complies with all of the pre-requisites for awarding contracts as set out in section 26 of Administrative Order 2020-004-ADM, the *Procurement Administrative Order*.

Section 28 of the *Procurement Administrative Order*, provides that Halifax Regional Council may approve contract awards of any amount.

Section 32 of the *Procurement Administrative Order* provides that Halifax Regional Council may approve Contract Amendments in any amount, subject to the identification and availability of sufficient funds in the Council approved business planning and budget process.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Authorize an increase to the architectural consulting services contract with Abbot Brown Architects (PO. 2070812846) for changes to the contracted scope of work in the amount of \$49,331 (net HST included), with funding from Project No. CB190007 – Alderney Gate Recapitalization; and

RECOMMENDATION CONTINUED ON PAGE 2

- Award Tender #21-154, Alderney Gate Recapitalization Project Phase 2 to the lowest bidder meeting specifications, Bird Construction Group, at a cost of \$1,278,546 (net HST included) with funding from Project Account No. CB190007 – Alderney Gate Recapitalization and Project Account No. CB000046 Corporate Accommodations - Alderney as outlined in the Financial Implications section of this report.

BACKGROUND

The Alderney Gate complex was originally built in the mid-1980's and has had several areas upgraded over the past few years. Renovation of the main lobby and entrance to the library will complete Phase 2 of a three-phase project that will see the main lobby and library space expanded for more inclusive and accessible public space. Phase 3 will complete the planned upgrades at a later date.

There is an opportunity to improve the usefulness of this space as a gathering place for the public, programming space for the library and an overflow space for the market. This project will modernize the lobby, provide a new universal washroom and address deferred maintenance while providing a warm and welcoming gathering space to residents, tenants, staff and visitors to Dartmouth.

This project will have a significant impact on the public, the tenants of the building and HRM staff during demolition and construction. There are noise and dust concerns associated with the demolition work as well as the need to ensure safe passage remains open to foot traffic during the renovation as it is a thoroughfare to the Ferry Terminal. The impact will be mitigated by restricting the demolition to between the hours of midnight to 5:00 a.m. and ensuring solid hoarding and ventilation is in place. The schedule will allow for phasing of the work so the lobby can remain open for continued passage throughout the project.

During the design process, additional services were required by Abbott Brown Architects. These included incorporation of planned work within the library space and measures to address fire code issues.

DISCUSSION

Tenders were called on June 23, 2021, with closing on August 3, 2021. Bids were received from the following companies:

Name of Company	Bid Price (Net HST Included)
*Bird Construction Group	\$1,278,546
Greytop Commercial Construction	\$1,347,430
Avondale Construction Ltd.	\$1,381,494
PCL Constructors Canada Inc.	\$1,485,867

***recommended proponent**

Scope of work and Schedule:

The scope of work includes:

- Demolition and removal of interior curtain wall, flooring, drywall, lighting, etc.
- Supply and installation of new flooring, millwork, security desk, raised activity area, coffee station, etc.
- New universal washroom
- Upgrades to existing lighting and HVAC system.
- Painting of walls and all steel structures

It is anticipated that work will commence within three weeks of the Tender award and take approximately 6 months to complete.

Staff has also recommended an increase to the architectural consulting services contract with Abbot Brown Architects (PO # 2070812846) for changes to the contracted scope of work in the amount of \$49,331 (net HST included). A summary of the changes are as follows:

Summary of changes	Net HST included
Original contract amount	\$63,823
CO Increases to date	\$11,638
Current request for increase	\$49,311
Cumulative increase to date	\$60,969
New Contract Value	\$124,772

The total amount of changes (approved and pending) is \$60,969 (net HST included), which represents a cumulative increase of 95.5%.

FINANCIAL IMPLICATIONS

Based on the lowest bid price of \$1,226,000 plus net HST of \$52,546 for a net total cost of \$1,278,546 funding is available in the Approved 2021/22 Capital Budget from Project Account No. CB190007 – Alderney Gate Recapitalization and Project Account No. CB000046 Corporate Accommodations – Alderney. The budget availability has been confirmed by Finance.

Budget Summary:	<u>Project Account No. CB190007 – Alderney Gate Recapitalization</u>	
	Cumulative Uncommitted Budget	\$1,534,847
	Less: Tender No. 21-154	\$1,021,546*
	Balance	\$ 513,301

Budget Summary:	<u>Project Account No. CB000046 Corporate Accommodations - Alderney</u>	
	Cumulative Uncommitted Budget	\$257,237
	Less: Tender No. 21-154	\$257,000 *
	Balance	\$ 237

* This project was estimated in the Approved 2019/2020 Capital Budget at \$1,159,000 and 2020/21 Project Budget at \$650,000 equalling a total budget of \$1,809,000.

The balance of funds will be used to implement the remaining Alderney Gate Recapitalization projects approved by Council.

Based on changes to the contracted scope of work an increase to the architectural consulting services contract with Abbot Brown Architects is recommended. Funding in the amount of \$47,304 plus net HST of \$2,027 for a net total of \$49,331, is available from Project Account No. CB190007 – Alderney Gate Recapitalization.

Budget Summary:	<u>Project Account No. CB190007 – Alderney Gate Recapitalization</u>	
	Cumulative Uncommitted Budget	\$ 513,301
	Less: Tender No. 21-154	\$ 49,331*
	Balance	\$ 463,970

RISK CONSIDERATION

Risks associated with construction safety will be mitigated by ensuring safe work practices and standards are met during the construction process through a construction safety plan.

Tenant and user disruptions: There will be noise and vibration generated during the demolition phase. To reduce the impact of this issue on tenants, heavy demolition work will be completed between the hours of midnight to 5:00 a.m.

Safety concerns for pedestrian foot traffic have been identified and will be mitigated by maintaining a safe thoroughfare by installing temporary protective hoarding to allow for continued thoroughfare.

COMMUNITY ENGAGEMENT

No community engagement was required.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Council may choose not to approve the recommendation in the report. However, this is not recommended by staff as this work is required to maintain the building in good repair and improved space usage.

ATTACHMENTS

No attachments.

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.

Report Prepared by: Shauna Blundon, Project Manager, Facility Design & Construction 902.292.4080

Report Approved by: Original Signed
Darren Young, A/Director, Facility Design & Construction 902.476.9295

Procurement Review: Original Signed
Jane Pryor, Director, Procurement, 902.290.3128

Report Approved by: Original Signed
John MacPherson, A/Executive Director, Corporate & Customer Services 902.209.0763