

HALIFAX

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Item No. 15.1.3
Halifax Regional Council
January 25, 2022

TO: Mayor Savage and Members of Halifax Regional Council

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

DATE: November 12, 2021

SUBJECT: **Increase to Contract – PO 2070802671 Consulting Services for Woodside Ferry Terminal Recapitalization Phase 1 and Phase 2**

ORIGIN

This report originates from a need to increase Purchase Order 2070802671, Consulting Services for Woodside Ferry Terminal Recapitalization Phase 1 and Phase 2, beyond 20% of its original award.

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*.

In accordance with Administrative Order 2020-004-ADM, The Procurement Administrative Order, Appendix B, Contract Amendment Guidelines, Council can approve cumulative contract amendments of any amount; Director is limited to 15% or \$15,000, CAO is limited (a) \$20,000 or (b) a 20% increase to the originally approved, contract amount, whichever is greater.

RECOMMENDATION

It is recommended that Halifax Regional Council approve an increase of \$112,228 (net HST included) to PO 2070802671, Consulting Services for Woodside Ferry Terminal, Phase 1 and 2, to Abbott Brown Architects, from Project No. CB000042 – Woodside Ferry Terminal Upgrades as outlined in the Financial Implications section of this report.

BACKGROUND

The Woodside Ferry Terminal was built in 1986 and is one of three locations from which Halifax Transit provides ferry services across the Halifax Harbour. This ferry service holds the designation of being the oldest saltwater passenger ferry service in North America. With an average of approximately 2,300 passenger trips each weekday, this facility does not meet current expectations for a transit facility, suffers from significant wear, and has benefited from only a series of partial renovations and updates over the years.

This recapitalization project is intended to serve Halifax Transit for the next 20-30 years, a time frame which is also expected to be a period of growth for the ferry operations. The goal is to improve passenger flow, universal accessibility and customer experience at this facility.

Strategic energy reductions will target a 76% savings over the 2016 baseline, representing almost \$60,000a year in energy cost savings. The Woodside Ferry Terminal will become one of HRM's most efficient facilities and thereby support HRM's new HalifACT plan to be net-zero by 2030.

This facility recapitalization was phased to expedite the new passenger elevators. Phase 1, completed in July 2020, provided new elevator service to support the Phase 2 construction. The Phase 1 construction work was awarded to RoMac Construction (Tender #19-169) and ThyssenKrupp (Tender #19-168). The Phase 2 construction work was awarded to Bird Construction (Tender #19-170) and is currently planned for completion in January 2022. Phase 2 includes:

- New exterior cladding, glazing and roofing systems
- New interior finishes, new security and fare management kiosk, re-designed universal washrooms and renovated staff areas
- New escalators at both levels (four in total)
- New mechanical, electrical, security and communications systems

A Phase 3 is planned for the supply and installation of an emergency generator as well as landscape and entry reconfiguration at the upper pedway. This work will be budgeted in future capital years and will complete the strategic recapitalization of this ferry terminal.

On Oct 29, 2018, RFP 18-176 Consulting Services for Woodside Ferry Terminal, Phase 1 and Phase 2, was approved for award to the highest scoring proponent, Abbott Brown Architects, in the amount of \$543,997 (net HST included) under Purchase Order No. 2070802671.

A summary of previous increases to PO 2070802671 are as follows:

1. An increase in the amount of \$149,411 (net HST included) was approved in September 2019 to cover the Phase 1 installation of two new elevators and to accommodate design changes to address sea level rise and climate change.
2. An increase in the amount of \$72,844 (net HST included) was approved in July 2020 to cover additional contract administration time in Phase 1, revisions to project scope to keep within the approved funding constraints, and revisions to integrate new requirements from stakeholders including NS Power.
3. An increase in the amount of \$98,456 (net HST included) was approved in June 2021 to address unknown site conditions, coordination work to support ferry operations and work associated with an extended construction phase (3 months including September, October, November 2021).

DISCUSSION

Additional services were identified during the Phase 2 construction for consulting to support an extended construction phase. A contingency has also been included in this increase request to support the successful

completion of the construction phase. This increase request supports continued compliance with the HRM Procurement Policy, inspection responsibilities, and Building Permit requirements for this project.

Facility Design & Construction originally planned the project based on consulting services for a 14-month construction phase. The 14-month construction phase was extended by 3 months as part of the June 2021 increase noted above.

The original 14-month plan was developed well before the start of the Covid-19 pandemic, an unforeseen event which has adversely affected the progress of the work on site and therefore the extent of the consultants' construction administration services.

Subsequent to the last increase to consulting services, the construction schedule has extended until February 2022. The consulting services to support this further extension to the construction phase are included in this current request.

Covid-19 impacts on the construction phase and associated consulting services / administration include:

- delivery delays affecting materials and equipment; work to assess and address these impacts.
- impacts on the construction crews and the efficient sequencing of the work; affecting site reviews.
- availability of personnel, Authorities Having Jurisdiction, and scheduling of required inspections.
- impact on Halifax Transit ferry operations; the time and effort to manage and mitigate issues.

Staff has recommended an increase to Abbott Brown Architects PO #2070802671 for changes to the contracted scope of work in the amount of \$112,228 (net HST included). This represents a total increase of 82% to the original contract value of \$543,997 (net HST included).

The current request is for \$52,862 (net HST included) for 3 months (December, January, February 2022) of construction administration services, including work to address unknown site conditions, plus a contingency amount of \$50,366 (net HST included) to cover unknowns and any further slippage of the construction schedule.

A summary of the changes are as follows:

PO Award (net HST included)	\$ 543,997
CO increases approved to date	\$ 330,711
Request for Increase (net HST included)	<u>\$ 112,228</u>
New Contract Value (net HST included)	\$ 986,936

Funding is available in the project account.

FINANCIAL IMPLICATIONS

Capital Project No. CB000042:

Based on the recommended increase of \$112,228.00 net HST included, funding is available in approved 2021/22 Capital Budget from Project Account No. CB000042: Woodside Ferry Terminal Upgrades. The budget availability has been confirmed by Finance.

Budget Summary:	<u>Capital</u> Project Account No. CB000042 -- Woodside Ferry Terminal Upgrades
	Cumulative Uncommitted Budget \$201,402.54
	Less: Increase to PO 2070802671 <u>\$112,228.00*</u>
	Balance \$89,174.54

The balance of funds will be used for recapitalization work.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

No community engagement was required.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Regional Council could choose not to approve the recommendation.

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.

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