

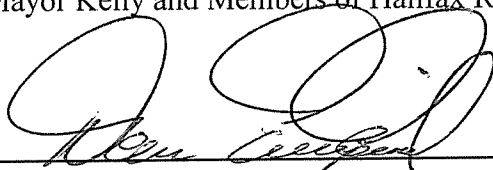
12.5

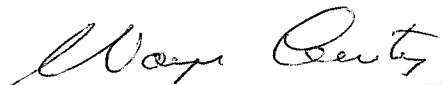


PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

**Halifax Regional Council**  
**June 26, 2007**

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

**SUBMITTED BY:**   
\_\_\_\_\_  
Dan English, Chief Administrative Officer

  
\_\_\_\_\_  
Wayne Anstey, Deputy Chief Administrative Officer - Operations

**DATE:** June 18, 2007

**SUBJECT:** **Award of Tender No. 07-159**  
**Fire Station 45 and Gordon R. Snow Community Centre**  
**1359 Fall River Road, Fall River, NS**

---

**ORIGIN**  
Approved 2007/2008 Capital Budget Account No. CB200454 - District 2 Recreation Centre and  
2007/2008 Capital Budget Account No. CBJ00168 - New Station (Zone 4 Fire Dept.)

**RECOMMENDATION**  
It is recommended that Council award Tender No. 07-159 to PCL Constructors Canada Inc. for a  
Total Tender Price of \$8,793,016 (net HST included) with funding from Capital account No.  
CB200454 and CBJ00168, as outlined in the Budget Implications section of this report.

## **BACKGROUND**

The new combined Fire Station 45 and Gordon R. Snow Community Centre (formerly known as District 2 Recreation Centre/Zone 4 Fire Station) will be located at 1359 Fall River Road, Fall River, adjacent to Lake Thomas. The facility will provide traditional fire and rescue services, serve as a local emergency reception centre (with generator), and provide recreation spaces for programming. When completed, this facility will improve fire services, enhance the community recreational opportunities, encourage health and wellness, and provide a much needed space for community social activities.

The Fire Station replacement program is a multi-year station rationalization and upgrade program. The program will include the construction of new fire stations to provide fire protection in areas that are currently under-serviced. The construction of the Fall River fire station will replace the Station #44, 843 Fall River Road and Station #45, Lake Thomas Drive. The Recreation Centre will replace a much smaller, sub-standard existing recreation facility that is currently located on Highway #2 in Fall River.

The Fire Station is estimated to encompass 1,230 square meters (13,239 square feet) of dedicated space. The Recreation Centre will be approximately 2,106 square meters (22,668 square feet). As well, there is an additional area of approximately 458 square meters (4930 square feet) of shared space between the Fire Station and Recreation Centre.

The Fire Services portion of the building will include: a four-vehicle apparatus bay, dormitory, locker rooms, training room, ready room, Chief and Captain rooms, and various equipment rooms. The Recreation Centre will include a sub-dividable gym, locker rooms, weight room (shared), youth room, arts and crafts room, multi-purpose room, boardroom (shared), RCMP community office, pre-school program room, administration offices, and future expansion space. The site features include a skateboard park, small playground, open-air theatre, interpretation of the former Jefferson Settlement site, and ample parking.

This will be one of HRM's first projects to pursue a 'LEED Silver' rating. LEED stands for Leadership in Energy and Environmental Design. This design and construction process will result in this building demonstrating principles of sustainable design, construction, and energy efficiency.

**DISCUSSION**

Tender was publicly advertised on May 2<sup>nd</sup>, 4<sup>th</sup> and 5<sup>th</sup>, 2007 and closed on June 7<sup>th</sup>, 2007. Bids were received from the following bidders:

<b>Company</b>	<b>Lump Sum Price (Before net HST)</b>	<b>Total Cost (incl. net HST)</b>
PCL Contractors Canada Inc.	\$8,501,500	\$8,793,016
DORA Construction Limited	\$8,581,640	\$8,875,904
MARCO Maritimes Limited	\$8,584,000	\$8,878,345
Three "C" Contractors Limited	\$8,948,895	\$9,255,753
AVONDALE Construction Limited	\$9,064,480	\$9,375,301

**BUDGET IMPLICATIONS**

It has been agreed that, based on a cost estimate by Hancomb Limited - Quantity Surveyors (dated May 11, 2007), the construction costs be portioned, with 63 % from Capital Account CB200454 (Recreation) in the sum of \$5,539,600.08 and 37 % from Capital Account CBJ00168 (Fire Services) in the sum of \$3,253,415.92.

**Budget Summary: Capital Account No. CB200454(Recreation)**  
 Cumulative Unspent Budget \$7,734,593.01  
 Less: Tender No. 07-159 \$5,539,600.08\*  
 Balance \$2,194,992.93

**Budget Summary: Capital Account No. CBJ00168(Fire Services)**  
 Cumulative Unspent Budget \$4,358,663.79  
 Less: Tender No. 07-159 \$3,253,415.92\*  
 Balance \$1,105,247.87

\* This project was estimated in the Approved 2007/08 Capital Budget at \$12,712,000

The balance of funds will be used to purchase furniture, fittings, equipment, and signage. Any surplus funds at the end of the project in Account CB200454 will result in a reduction to the term of the area rate that forms a substantial part of the funding in this account.

During the business plan and budget deliberations for HRM's 2007/2008 Capital and Operating Budget, staff noted an estimated funding shortfall for the East Dartmouth Community Centre of

approximately \$750,000. In addressing this issue within the 2007/08 Capital Budget, staff noted the need to establish a new benchmark for HRM contributions for the construction of new recreation and community facilities. At present, there are four major facilities in the approved Capital Budget:

1. East Dartmouth Recreation Centre (fully funded through the 2007/08 Capital Budget);
2. Gordon R. Snow Community Centre;
3. Prospect Road Recreation Centre; and
4. Mainland Common Recreation Centre.

Through the Indoor Facilities Master Plan (which will identify needs and priorities), Tax Reform (which will examine alternatives for taxation), and a Council approved Policy for standardized levels of HRM contributions, staff will seek direction from Council in regards to reallocating additional funds to the Gordon R. Snow Community Centre; reducing the term of the area rate.

**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.

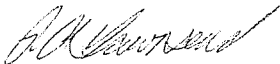
**ALTERNATIVES**


Council could choose not to approve this tender, but this is not recommended by staff.


**ATTACHMENTS**

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Ann Marie Duggan, Project Manager, Capital Projects (490-4180)

Report Approved by:   
Phillip Townsend, Manager, Capital Projects (490-7166)

Financial Approval by:   
Catherine Sanderson, Senior Manager, Financial Services (490-1562)

Report Approved by:   
Mike Labrecque, P.Eng., Director Transportation & Public Works (490-4855)