

# HALIFAX

P.O. Box 1749  
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**Item No. 11.1.3**  
**Halifax Regional Council**  
**July 21, 2020**

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

Original Signed by 

**SUBMITTED BY:** \_\_\_\_\_  
Jacques Dubé, Chief Administrative Officer

**DATE:** July 3, 2020

**SUBJECT:** Award – Tender No. 19-170, Woodside Ferry Terminal Recapitalization - Phase 2

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## **ORIGIN**

The approved 2020/21 Capital Budget, Supplemental Report page B59 (Woodside Ferry Terminal Upgrade – CB000042). This project account includes recapitalization of the Woodside Ferry Terminal.

## **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 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 19-170, Woodside Ferry Terminal Recapitalization – Phase 2, to the lowest bidder meeting specification, Bird Construction, for a total price of \$6,588,789 (net HST included) with funding from the Project No. CB000042 – Woodside Ferry Terminal Upgrade, as outlined in the Financial implications section of this report.
2. Approve an increase of \$72,844 (net HST included) to RFP 18-176, Consulting Services for Woodside Ferry Terminal, Phase 1 and 2, to Abbott Brown Architects, from Project No. CB000042 Woodside Ferry Terminal Upgrade, 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 salt water 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 \$60,000/yr 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.

The scope of the Phase 2 recapitalization 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.

This facility development was phased to expedite the new passenger elevators. Phase 1, currently nearing completion, will allow for elevator service during the construction of Phase 2. This work was awarded to RoMac Construction (Tender #19-169) and ThyssenKrupp (Tender #19-168).

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. 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.

## **DISCUSSION**

Tender 19-170 was posted to the Province of Nova Scotia's website on May 13, 2020 and closed on July 3, 2020. Non-mandatory bidders meetings and site visits were held on May 21, 22 and 29 to support the current COVID-19 environment.

Three bids were received meeting qualifications:

<b>Name of Company</b>	<b>Bid Price (net HST included)</b>
<b>*Bird Construction</b>	<b>\$6,588,789</b>
PCL Construction	\$6,924,590
Avondale Construction	\$7,359,111

**\*Recommended bidder**

Scope and Schedule:

This tender includes the following scope of work:

- Replacement of the exterior cladding, glazing, roofing and soffit systems.
- Replacement of interiors, escalators, washrooms and staff areas.
- Replacement of mechanical and electrical systems.

Work is planned to commence one week following award and be completed within 24 months.

An increase to the consulting services is being sought to support additional work required to complete the project. Additional design services include:

- Additional contract administration time to support the Phase 1 construction contract.
- Revisions to project scope to keep the funds within the approved funding constraints.
- Integrate new requirements from HRM stakeholders including Corporate Security.
- Electrical design to accommodate new requirements from NS Power for the incoming service.

Staff has recommended an increase to Abbott Brown PO #2070802671 for changes to the contracted scope of work in the amount of \$72,844 (net HST included). This represents a total increase of 41% to the original contract value of \$543,997 (net HST included).

A summary of the changes are as follows:

PO Award (net HST included)	\$ 543,997
CO increases approved to date	\$ 149,411
<b>Request for Increase (net HST included)</b>	<b><u>\$ 72,844</u></b>
New Contract Value (net HST included)	\$ 766,252

**FINANCIAL IMPLICATIONS**

Based on the bid price of \$6,318,000 plus net HST of \$270,789 for a total of \$6,588,789 (net HST included) funding is available in the Approved 2020/21 Project Budget from Account CB000042 Woodside Ferry Terminal Upgrades.

Budget Summary:	<u>Project Account No. CB000042 – Woodside Ferry Terminal Upgrades</u>
	Cumulative Unspent Budget \$7,330,355
	<b>Less: Tender No. 19-170</b> <b><u>\$6,588,789</u></b>
	Balance \$ 741,566

\*This Phase 2 construction was estimated at \$6,700,000 (net HST included).

Funding in the amount of \$72,844 (net HST included) is available from Project Account No. CB000042 – Woodside Ferry Terminal Upgrade.

Budget Summary:	<u>Project Account No. CB000042 – Woodside Ferry Terminal Upgrades</u>
	Cumulative Unspent Budget \$1,330,355
	<b>Less: Increase to PO 2070802671</b> <b><u>\$ 72,844</u></b>
	Balance \$1,257,511

The balance of funds will be used for the remaining planned recapitalization work.

**RISK CONSIDERATION**

There are no significant risks associated with the recommendations in this report

**ENVIRONMENTAL IMPLICATIONS**

There are no Environmental Implications as part of this report.

**ALTERNATIVES**

Council may choose not to approve the recommendation in this report, this is not recommended by staff as the recapitalization of this facility is required for Halifax Transit to provide uninterrupted and efficient ferry services.

**ATTACHMENTS**

n/a

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

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