



Municipality of the District of Argyle

Item: New Admin Building
Property Development

Date: March 12, 2019

VISION

We see Argyle as home to a healthy and thriving rural population. Our municipality promotes and supports economic and social opportunities for the region and engages in the active expression of our unique Acadian heritage. We are a place of choice for rural living and are widely recognized for our warm hospitality and joie de vivre. Surrounded by fresh air and cool ocean breezes, we work and play in the great outdoors. People choose to live in Argyle because of our commitment to each other, to our community and to our neighbors. Argyle is a place we are proud to call home.

Background:

With the development of the New Administration Building at 4092 Hwy 308 in Tusket, NS it opened the opportunity to further develop the remaining 9-10 acres east of the new building location. This idea sparked keen interest from several developers to establish a variety of housing opportunities. After careful review of our Land use By-Law and policies we established a preliminary development concept to allow for several lots to be created. To allow for an optimized outcome of this development we proposed to extend the driveway beyond the new building limits and allow for access to the new lots. Attached to this RFD is a copy of the development plan and it should be noted that this is a preliminary concept and may change in consultation with an Engineer. In order to get this development in place we have to follow the following steps:

1. Legal and topographic survey of the land – in progress
2. Establish a new road right of way (66' wide) – prepared by a surveyor and in progress
3. To maximize the number of lots we need to service the lots (extend sewer), which requires a by-law amendment – coming soon
4. Once the by-law is changed and the area included into our Sewer Management district the subdivision can be legally registered through a lawyer
5. As soon as the subdivision is approved and registered, each new lot needs to be evaluated and its monetary value assessed.
6. Based on the assessed value we can offer the individual lots for sale, using a public tender process. Interested parties can submit a proposal and will be equally evaluated based on the submission criteria, which still need to be determined by council. – staff will make recommendations
7. Road and sewer construction to provide access to the property and have it ready for development

To help with the concept review and detailed design of the road and sewer extension we engaged ABLE Engineering for a quote. The company is already a subcontractor under Wild Salt Architects for the driveway and sewer design of the new admin building and details for that section have been developed already. With the recent development of the tender price difficulties of the new admin building it was recommended by the Architects to separate the driveway from the overall tender and procure this part individually. This is leading us into the

situation to tender out the entire road development under one contract and may save extra construction costs if we would have tendered the road section twice. Attached to this RFD is the quotation from ABLE Engineering to support staff with the design of the extended road in order to allow for further development. This road could potentially open up the opportunity for co-funding with interested developers for the construction phase and potentially lower our financial commitment. The engineer will be engaged throughout the design, tender and construction phase to help with assuring competitive pricing and good construction practices.

Staff is requesting respectfully to approve the motion to hire ABLE Engineering under the use of alternative procurement procedures as outlined in our procurement policy.

MGA considerations:

This project part would be considered a low value project as it is below the \$50,000 procurement threshold for services.

The NS Procurement Protocol allows for alternative procurement practices under section 6.8 sentence 15: ALTP (Alternative Procurement) is justified *for additional deliveries by the original supplier of goods or services that were not included in the initial procurement where a change of supplier for such additional goods, services or construction cannot be made for economic or technical reasons such as requirements of interchangeability or interoperability with existing equipment, software, services or installations procured under the initial procurement, and would cause significant inconvenience or substantial duplication of costs for the public sector entity.*

An ALTP form has to be signed for auditing purposes.

CAO's Conclusion:

The CAO is currently unavailable to make recommendations. The Director of Public Works is interim PM for this project. Recommendation is to approve the motion to allow for a timely effective procedure of the road extension and allow for further development of the remaining property. This development is to the benefit of the community and in alignment with our strategic plan.

Suggested motion:

Council is accepting the proposed quotation from ABLE Engineering and is supporting staff with the development of the remainder of the property at 4092 Hwy 308, Tusket, NS.