THE CITY HALL RENOVATIONS STEERING COMMITTEE PRESENTS REPORT 08-009 AND RESECTFULLY RECOMMENDS:

1. City of Hamilton Agreement with ABE (A Joint Venture) for the Reconstruction of Hamilton City Hall (Item 6)

   (a) That the City Hall Project Budget (3540441442) be increased by $5,400,000, from $68,500,000 to $73,900,000;

   Committee of the Whole – October 29, 2008
(b) That the City of Hamilton enter into an ITA Agreement (Integrated Team Approach) with ABE (A Joint Venture) consortium for the reconstruction of Hamilton City Hall in the gross amount of $59,920,000, and the net amount of $55,505,000, consisting of:

(i)  $4,520,000 ($2,805,000 net) in design and launch fees;
(ii) $55,400,000 ($52,700,000 net) in construction fees;

(c) That the City Solicitor and General Manager of Public Works be authorized and directed to issue a Letter of Intent to the ABE (A Joint Venture) consortium authorizing the reconstruction of City Hall commencing on October 31, 2008;

(d) That the Mayor and City Clerk be authorized and directed to execute the ITA Agreement, in a form satisfactory to the City Solicitor.

FOR THE INFORMATION OF THE COMMITTEE:

(a) CALL TO ORDER/DECLARATIONS OF INTEREST (Item 1)

Councillor Ferguson called the meeting to order and asked if there were any declarations of interest, of which there were none.

(b) APPROVAL OF PREVIOUS MINUTES (Item 3)

On a motion, the following Minutes of the City Hall Renovations Steering Committee, were approved:

(I) August 11, 2008 Minutes
(ii) October 24, 2008 (Special Meeting)

(c) PRESENTATION – PROFESSOR RICHARD PRESTON, CULTURE OF PEACE NETWORK, RESPECTING A PEACE GARDEN AS PART OF THE LANDSCAPING AT THE RENOVATED CITY HALL (No Copy) (Item 4)

Professor Richard Preston appeared before the Committee on behalf of the Hamilton Culture of Peace Network and a joint committee which includes representation from the Mundialization Committee and Interfaith and United Nations Association, to request that as part of the renovation of City Hall, consideration be given to designate the whole area outside City Hall as a Hamilton Peace Garden. The Garden would include a small interfaith culture garden. He requested staff to work in collaboration with a delegate of the Hamilton Culture of Peace Network to develop some practical and mutually-beneficial options to achieve this goal.
Beverly Sheppard also addressed the Committee with respect to the concept of an Interfaith Sculpture Garden, which has been incorporated in Peace Gardens around the world. In her comments, she stated that designating the grounds as a Peace Garden does not involve any costs, other than the plaque. The portion that would involve cost is the Interfaith Sculpture Garden, which would include the faith symbols of the various religions around the world. The sculpture would be a circular shape overall, symbolic of unity and co-operation.

On a motion:

(a) The presentation from Professor Richard Preston and Beverly Sheppard respecting the incorporation of a Peace Garden as part of the landscaping at the renovated City Hall, was received;

(b) Staff was directed to meet with Professor Preston and Ms. Sheppard to review the concept and report back to the City Hall Renovations Steering Committee.

(d) UPDATES (Item 5)

(i) Councillors’ Floor Plan (No Copy)

The Committee was distributed with a copy of the proposed floor plan for the Councillors’ area at City Hall. Councillor Whitehead requested staff to explore the possibility of creating more privacy for the Councillors and their Administrative Assistants as the open environment presents challenges for total privacy issues.

(ii) Doors in Councillors’ Offices (No Copy)

The Committee directed staff to install solid doors on all Councillors’ offices.

(e) PRESENTATION: A.B.E. TARGET COST (Item 6)

Councillor Whitehead distributed correspondence from John Wood expressing his belief “that it would not be wise to remove the marble from City Hall” for a number of reasons as outlined. In conclusion, Mr. Wood states that based on his knowledge and experience, “at least 85% of the existing marble cladding is safe and secure for 40 plus years”.

The Steering Committee referred Mr. Woods’ correspondence to staff for review.

Gerry Davis introduced Kieran Hawe and Walter Woloshyn, Executives in Charge, and Samir Raza, Project Director, members of the A.B.E. consortium.
Mr. Davis provided a power point presentation to the Committee, outlining the following items:

- Design and Schedule Status
- Target Cost Summary
  - Comparative Analysis
  - Target Cost with Wish List
- ITA Agreement
  - Pain Gain Sharing
  - Facilities Management Agreement
  - Rental Savings Sharing
- Risks

As part of the power point presentation, Samir Raza provided the Committee with renderings of the site plan with wishbone and ancillary building, landscape (basic and inclusion of an ice rink), front elevation and enclosure under the Council Chamber, enclosure interiors, the second floor open ceiling space and the Council Chamber interiors.

Mr. Davis advised the Committee that a decision on the outstanding item respecting the heritage permit relative to the exterior cladding is required by October 31, 2008.

A copy of the presentation has been retained in the Office of the City Clerk for the public record.

Councillor Ferguson relinquished the Chair to speak to this item.

Following discussion of this issue, Item 1 reflects the recommendation of the City Hall Renovations Steering Committee.

The Committee also requested the following:

(i) Staff to report to the Committee on a monthly basis on the costs/progress of the project over the next eighteen months;

(ii) Staff to provide a list of valued-engineering items by way of an Information Report

The Committee directed that the appropriate staff convene special meetings of:

(i) Committee of the Whole to discuss the cladding issue (Item 16 of Economic Development and Planning Committee Report 08-018 tabled by Council on October 15, 2008);

(ii) Public Works Committee to consider the recommendation of the City Hall Renovations Steering Committee.

Committee of the Whole – October 29, 2008
(f) SERVICE CANADA PARTNERSHIP IN CITY HALL (FCS08085) (City Wide) (Item 7)

This item was deferred to the next meeting of the Steering Committee.

(g) PRIVATE AND CONFIDENTIAL (Item 8)

Closed Session Minutes – October 14, 2008

On a motion, the Minutes of the Closed Session of the City Hall Renovations Committee meeting of October 14, 2008, were received. The Minutes will remain confidential and restricted from public disclosure in accordance with exemptions provided in the Municipal Freedom of Information and Protection of Privacy Act.

(h) OTHER BUSINESS (Item 9)

None

(i) ADJOURNMENT (Item 10)

There being no further business, the Committee adjourned at 3:40 p.m.

Respectfully submitted

Councillor L. Ferguson
Chair
City Hall Renovations Steering Committee

Carolyn Biggs
Legislative Assistant
October 14, 2008
Presentation to:
City Hall Renovations Steering Committee
Monday, October 20, 2008

Hamilton City Hall Renovations
**Agenda**

Design and Schedule Status
Target Cost Summary
  - Comparative Analysis
  - Target Cost with Wish list
ITA Agreement
  - Pain Gain Sharing
  - FM Agreement
  - Rental Savings Sharing
Risks
Renderings – Additional Scope Items
Outstanding Items - Heritage Status
Proposed Recommendations
Design and Schedule Status
Design Status

- Design deliverables for Launch period are substantially complete
- Architectural, Mechanical and Electrical design documents are being prepared
- Programming signoffs achieved from user groups
- Active engagement of various stakeholders. (Facilities, Heritage, Accessibility, Risk Management, IS, Departments relocating to City Hall)
- Heritage permit application for interior has been approved
- Heritage permit application for exterior cladding is filed
- ABE is ready to file Site Plan Approval application
### PROGRAMME APPROVAL STATUS

<table>
<thead>
<tr>
<th>FLOORS</th>
<th>DEPARTMENTAL SQ. FT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>8TH</td>
<td>COMMON AREAS - BOARDOOMS: 1610 SF</td>
</tr>
<tr>
<td>7TH</td>
<td>COMMON: 1043 SF</td>
</tr>
<tr>
<td>6TH</td>
<td>COMMON: 1043 SF</td>
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<tr>
<td>5TH</td>
<td>COMMON: 1043 SF</td>
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<tr>
<td>4TH</td>
<td>COMMON: 1043 SF</td>
</tr>
<tr>
<td>3RD</td>
<td>COMMON: 1043 SF</td>
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<tr>
<td>2ND - EAST &amp; WEST</td>
<td>COMMON: 3711 SF</td>
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<tr>
<td>MEZZANINE</td>
<td>GENERAL MGR: 545 SF</td>
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<tr>
<td>GROUND - WEST</td>
<td>BUS FACIL CENTRE</td>
</tr>
<tr>
<td>BASEMENT - EAST</td>
<td>EAST</td>
</tr>
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</table>

**NOTE:** Common Space is approved pending Barrier Free Committee acceptance.
Schedule Status

- Launch period deliverables to be signed off
- Project ready to start on October 31, 2008

**ABE is on Target for 1\textsuperscript{st} July 2010 completion**
# Construction Schedule

## Renovation of Hamilton City Hall

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
<th>Duration</th>
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<tbody>
<tr>
<td>08-Sep-16</td>
<td>Concept Design</td>
<td>4 days</td>
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<tr>
<td>15-Sep-16</td>
<td>Site Review</td>
<td>1 day</td>
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<tr>
<td>22-Sep-16</td>
<td>Design Development</td>
<td>7 days</td>
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<tr>
<td>29-Sep-16</td>
<td>Project Team</td>
<td>1 day</td>
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<td>06-Oct-16</td>
<td>Design Development</td>
<td>7 days</td>
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<tr>
<td>13-Oct-16</td>
<td>Project Team</td>
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<tr>
<td>20-Oct-16</td>
<td>Design Development</td>
<td>7 days</td>
</tr>
<tr>
<td>27-Oct-16</td>
<td>Project Team</td>
<td>1 day</td>
</tr>
<tr>
<td>03-Nov-16</td>
<td>Design Development</td>
<td>7 days</td>
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<tr>
<td>10-Nov-16</td>
<td>Project Team</td>
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<tr>
<td>17-Nov-16</td>
<td>Design Development</td>
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<tr>
<td>24-Nov-16</td>
<td>Project Team</td>
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<tr>
<td>01-Dec-16</td>
<td>Design Development</td>
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<tr>
<td>08-Dec-16</td>
<td>Project Team</td>
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<tr>
<td>15-Dec-16</td>
<td>Design Development</td>
<td>7 days</td>
</tr>
<tr>
<td>22-Dec-16</td>
<td>Project Team</td>
<td>1 day</td>
</tr>
</tbody>
</table>

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**Notes:**
- All dates are in the format DD-MM-YYYY.
- The duration column specifies the number of days for each event.
- The schedule is subject to change based on project progress and unforeseen circumstances.
Target Cost Summaries

• Project Budget

• Target Cost Forecasts
# CITY HALL PROJECT

## Approved Budget (June 2007)

<table>
<thead>
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<th>Item</th>
<th>Amount ($Millions)</th>
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<tr>
<td>Construction</td>
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<td>Consultants</td>
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<td>Temporary Accommodations</td>
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<td>FF&amp;E</td>
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<tr>
<td>Permits / Fees</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$68.5</strong></td>
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CITY HALL PROJECT

October 31, 2008 (Proposed Budget)  $73.9 M

June 2007 (Approved Budget)  $68.5 M

Increase in Project Budget (7.9%)  $5.4 M
CONSTRUCTION BUDGET

<table>
<thead>
<tr>
<th>Item</th>
<th>June 2007</th>
<th>October 2008</th>
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<tbody>
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<td>Budget</td>
<td>$50.0 M</td>
<td>$55.4 M</td>
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<tr>
<td>Variance</td>
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<td>$5.4 M</td>
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<td>- Escalation</td>
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<tr>
<td>- Mechanical / Electrical</td>
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<td></td>
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<tr>
<td>- Design Matrix</td>
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<td></td>
</tr>
<tr>
<td>- Schedule Certainty</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Proposed Recommendation: to increase the City Hall Project Budget by $5.4 Million)
ITA AGREEMENT – ABE TARGET COST

Target Cost Summary

Design Costs $4,520,000
Construction Costs $55,400,000
Gross Costs $59,920,000

Costs Incurred to Date:
  - Launch Fees ($1,715,000)
  - Construction Costs ($2,700,000)

Net Costs $55,505,000

(Note: Design costs are within approved project budget under consultants)
## ITA AGREEMENT – ABE TARGET COST

### ABE TARGET COST

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
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<tbody>
<tr>
<td>Gross Costs</td>
<td>$59,920,000</td>
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<tr>
<td>Costs Incurred To Date</td>
<td>$(4,415,000)</td>
</tr>
<tr>
<td>Net Costs</td>
<td>$55,505,000</td>
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<tr>
<td>Fixed Fee</td>
<td>$11,705,000</td>
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<tr>
<td>Pain / Gain Sharing</td>
<td>$43,800,000</td>
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(Proposed Recommendation: City enter into ITA Agreement in the gross amount of $59,920,000 [$55,505,000 net])
CITY HALL PROJECT

ADDITIONAL SCOPE ITEMS TO CONSIDER

1. Council Chamber Enclosure $2,000,000 (Oct 31)
2. Forecourt Upgrade – Ice Rink $2,500,000 (Dec 31)
3. Cladding Upgrade
   3a) Precast to Limestone $2,500,000 (Oct 31)
   3b) Aluminum caps to stainless steel $1,000,000 (Oct 31)

Total $8,000,000
ITA Agreement

- ITA agreement and all schedules are still being reviewed and completed by both parties, anticipated sign off is mid November

- 50-50 Pain / Gain sharing agreement between City of Hamilton and ABE ($43,800,000)

(Proposed Recommendation: That a letter of intent be issued to the ABE (A Joint Venture) consortium authorizing the reconstruction of City Hall commencing on October 31, 2008)
Facilities Management Agreement (FM)

- Facilities Management Agreement under review between the parties
- Scope of work has been identified by ABE
- Parking Structure is under review for inclusion in the agreement
- Operational savings for City to be identified (need to identify savings and address labour / contract issues)
- Complete review by October 31, 2008
Rental Savings Sharing

- Strong potential for rental lease savings from early project completion by 1st July 2010
- Turnover date required by April 15, 2010 (will take approximately 10 weeks to move staff out of swing space)
- Sharing arrangement of rental lease savings within Project Budget (project budget includes rent to December 31, 2010 – cost savings form part of pain / gain formula)
RISKS

1. Cost estimates (Divisions 1 – 16) exceeded
2. Contingency for project is not adequate
3. July 1, 2010 - Swing Space rent costs
4. January 1, 2011 – additional rent costs (minimum rent payment 6 months – ABE committed to cost sharing if delay in relocating to City Hall – City cannot be reason for delay)
Renderings

- Site plan
- Landscape
  - Basic
  - Ice Rink
- Front elevation and enclosure under council chamber
- Enclosure interiors
- Second floor open ceiling space
- Council Chamber interiors
Site Plan with Wishbone and Ancillary bldg
Landscaping plan
Landscaping plan with Ice rink option
Enclosure Under Council Chamber
Interior of Enclosure under Council Chamber (facing south)
Interior of Enclosure under Council Chamber (facing north)
Council chamber interior (facing east)
Council Chamber Interior - (facing west)
Open ceiling space on 2nd floor
Outstanding items

• Heritage Permit
  – Exterior Cladding decision needed by October 31

• *Decision for ITA to proceed with the project for 1st July 2010 occupancy*
PROPOSED RECOMMENDATIONS

1. That the City Hall Project Budget (3540441442) be increased by $5,400,000, from $68,500,000 to $73,900,000.

2. That the City enter into an ITA agreement with ABE (A Joint Venture) consortium for the reconstruction of Hamilton City Hall in the gross amount of $59,920,000 and the net amount of $55,505,000, consisting of $4,520,000 ($2,805,000 net) in design and launch fees and $55,400,000 ($52,700,000 net) in construction fees.
PROPOSED RECOMMENDATIONS

3. That a letter of intent be issued to the ABE (A Joint Venture) consortium authorizing the reconstruction of City Hall commencing on October 31, 2008.
THANK YOU,

QUESTIONS