

A photograph of a city square, likely in New York City, featuring a prominent green spire on the left, modern skyscrapers in the background, and a paved plaza with several large planters containing flowers and manicured bushes in the foreground. The scene is bright and clear under a blue sky with light clouds.

NEW CITY HALL COUNCIL MEETING PRESENTATION

COUNCIL MEETING JUNE 15, 2015

PROJECT APPROVAL

On January 27th, 2014 City Council approved CR22/2014;

Administration was directed to PROCEED with the construction of a NEW CITY HALL to accommodate city needs using a DESIGN, BID and then BUILD process;

CITY NEEDS were confirmed as The City Hall OCCUPANCY PROGRAM completed by NORR Limited on April 11, 2013;

\$34.75 million is the earmarked funds at that time;

DESIGN SERVICES

On June 9, 2014 Council was advised that the successful proponent for the design team was;

Moriyama & Teshima Architects in joint venture with Architecttura Inc.;

Cost Consultant; A. W. Hooker

Environmental and Soil consultant; Golder & Associates

Archaeological Consultant; Amec Foster Wheeler

Mechanical, Electrical and Sustainable Consultants; EXP Services Inc.

DESIGN CONCEPTS

A PUBLIC OPEN HOUSE was held on September 16, 2014, for PUBLIC INPUT on two design concepts.

On October 6, 2014 City Council approved CR249/2014;



CAMPUS
CONCEPT

GREEN ENERGY

Council received a list of environmental features from the Windsor-Essex County Environment Committee to be considered;

A Public OPEN HOUSE was held on December 10, 2014, for PUBLIC INPUT on GREEN ENERGY FEATURES;

The DESIGN TEAM has produced a list of recommended GREEN FEATURES to be included in BASE BID and some PROVISIONAL ITEMS.

MILESTONES

Milestones	Target Dates	Completion Date
1. Council Approved Process	Jan. 2014	Jan. 2014
2. Award Design Team	March – May 2014	June 2014
3. Award Cost Consultant	Aug. 2014	Sep. 2014
4. Schematic Design Phase		
i. Produce (3) different renderings	June – Aug. 2014	Sep. 2014
ii. Council approved Design Concept	Sep. 2014	Oct. 2014
5. Design Development Phase		
i. Complete basic building design	Oct. 2014 – Feb. 2015	Feb. 2015
ii. Council approves design rendering / basic building design	Feb. – March 2015	Proposed June 2015

MILESTONES

Milestones	Target Dates	Completion Date
6. Detailed Design / Construction Document Phase	March – Oct. 2015	On-hold
7. Prequalify construction bidders	Sept. 2015	
8. Issue tender documents	Dec. 2015	
i. Identify Low Bid	End of Jan. 2016	
ii. Council Award of Tender	Feb. 2016	
9. Construction Phase	March 2016 – Dec. 2017	
10. Furniture & Fit-up	Jan. – April 2018	
11. Occupancy	May 2018	
12. Decommission and Demolition of old City Hall building	June – Dec. 2018	

POINTS/ FACTORS

CITY HALLS are generally different and MORE COSTLY than a standard OFFICE BUILDING

The DESIGN must meet all of the ACCESSIBILITY requirements (AODA & Windsor WAAC and FADs)

The ONE-STOP customer service initiative lead to consultations with all affected departments to MAXIMIZE EFFICENCY, FUNCTIONALITY and meet OPERATIONAL NEEDS

ENERGY EFFICIENT design solutions and “GREEN” features can reduce consumption and enhance sustainability but may COST MORE to construct. The PROPOSED DESIGN incorporates many features that BALANCE energy savings and capital investments

POINTS/ FACTORS

Every effort has been made to REDUCE the COST while still MAINTAINING a design that will serve the INTENDED PURPOSE.

The ESTIMATE provided at this stage is based on “AVERAGE MEAN COST”. The EXACT FIGURE will only be known once the actual construction TENDER BID is disclosed.

POINTS/ FACTORS



LaSalle Town Hall Built 2012
Population 30,000
Today's cost per sq foot \$265



Leamington Town Hall Built 2009
Population 30,000
Today's cost per sq foot \$255



Vaughan City Hall Built 2007
Population 220,000
Today's Cost per sq Foot \$458



Guelph City Hall Built 2006
Population 125,000
Today's Cost per sq Foot \$310

POINTS/ FACTORS



Proposed Windsor City Hall

Population 230,000

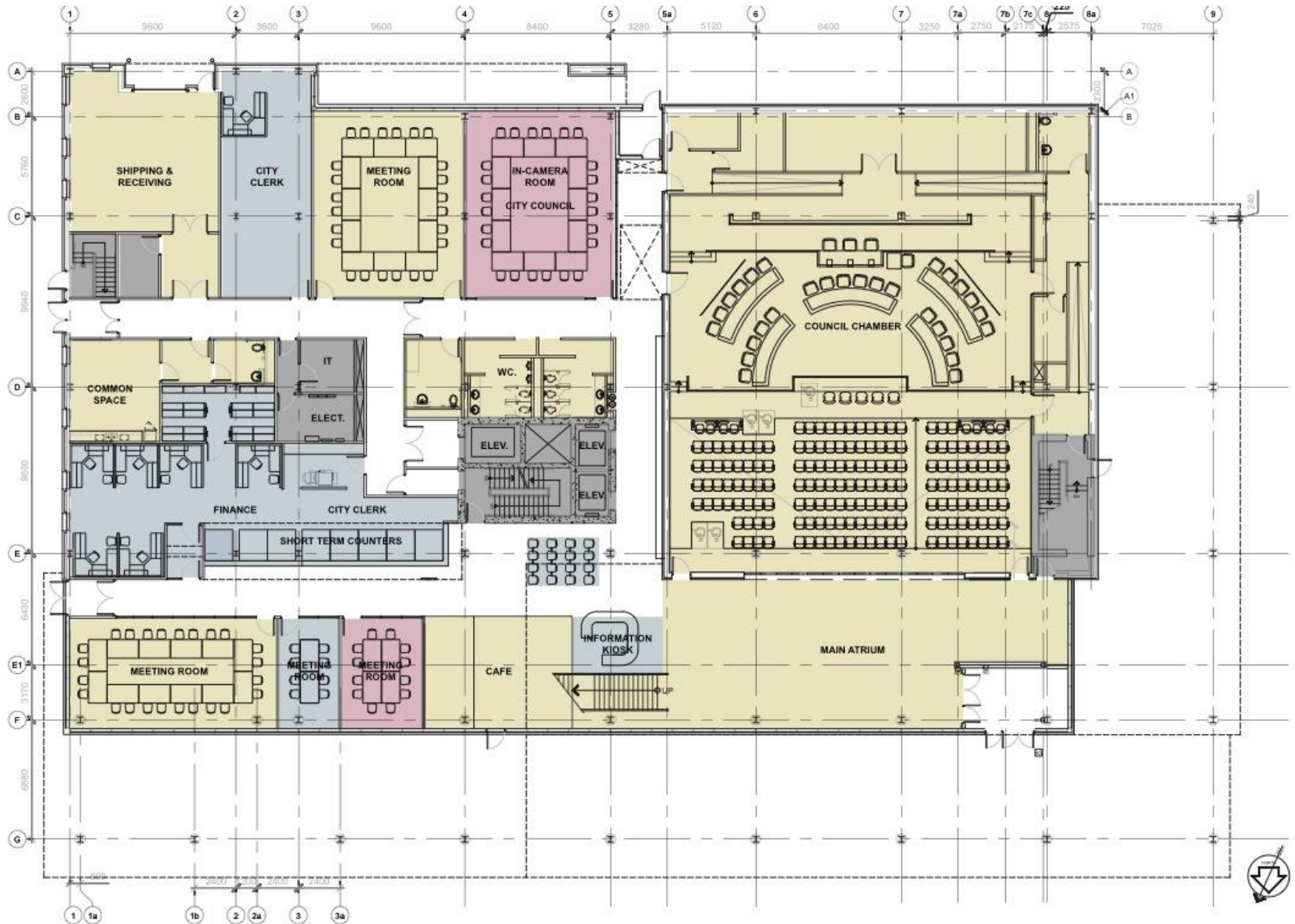
Earmarked Fund per sq Foot \$216

Estimated Budget per sq Foot \$254



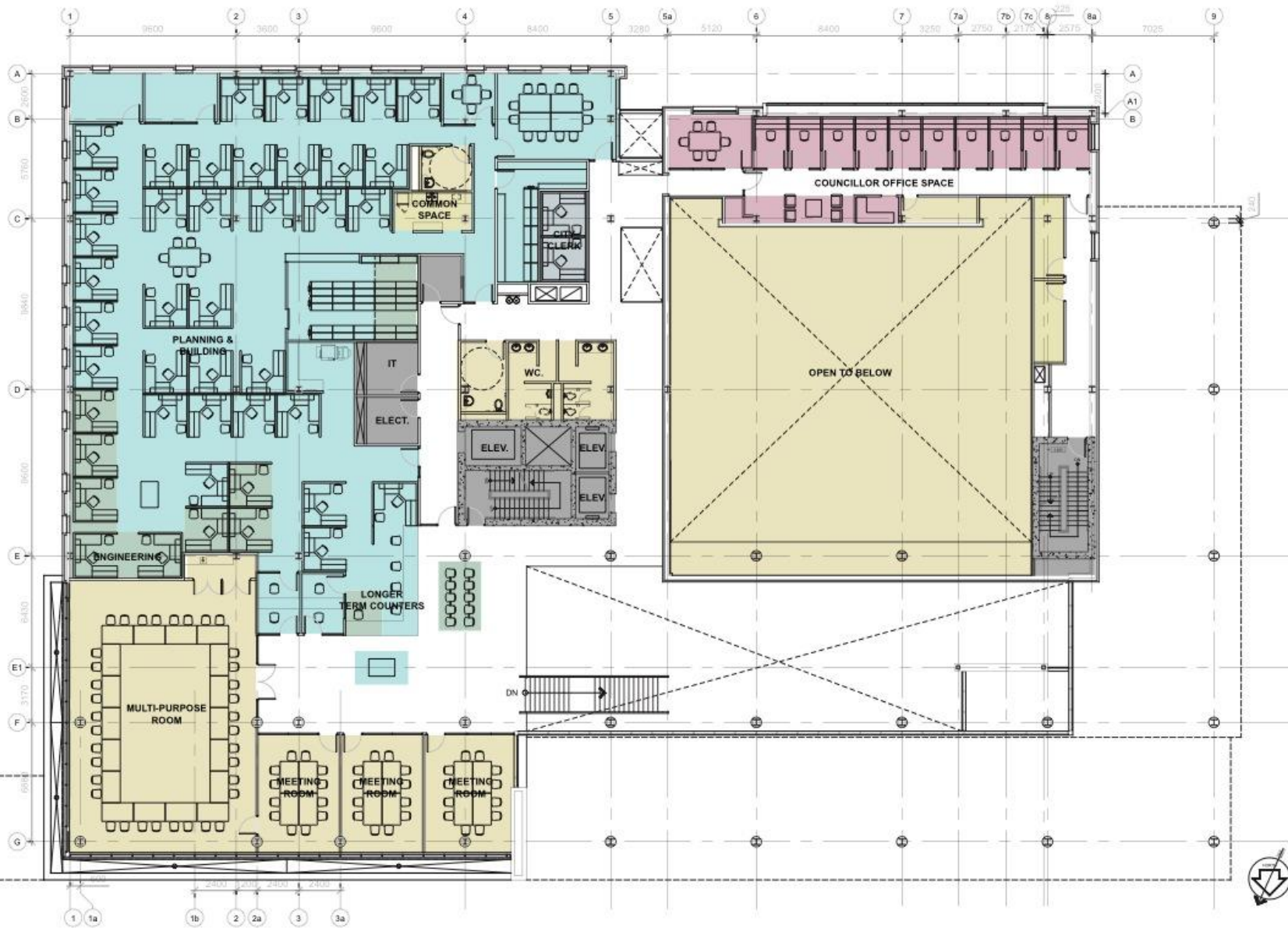
LEGEND

- FUTURE GROWTH
- COMMON SPACES
- CLERKS
- SERVICE SPACE
- COUNCILLOR OFFICE SPACE
- CHIEF ADMINISTRATIVE OFFICE
- FINANCE
- ENGINEERING
- BUILDING & PLANNING
- MAYORS OFFICE



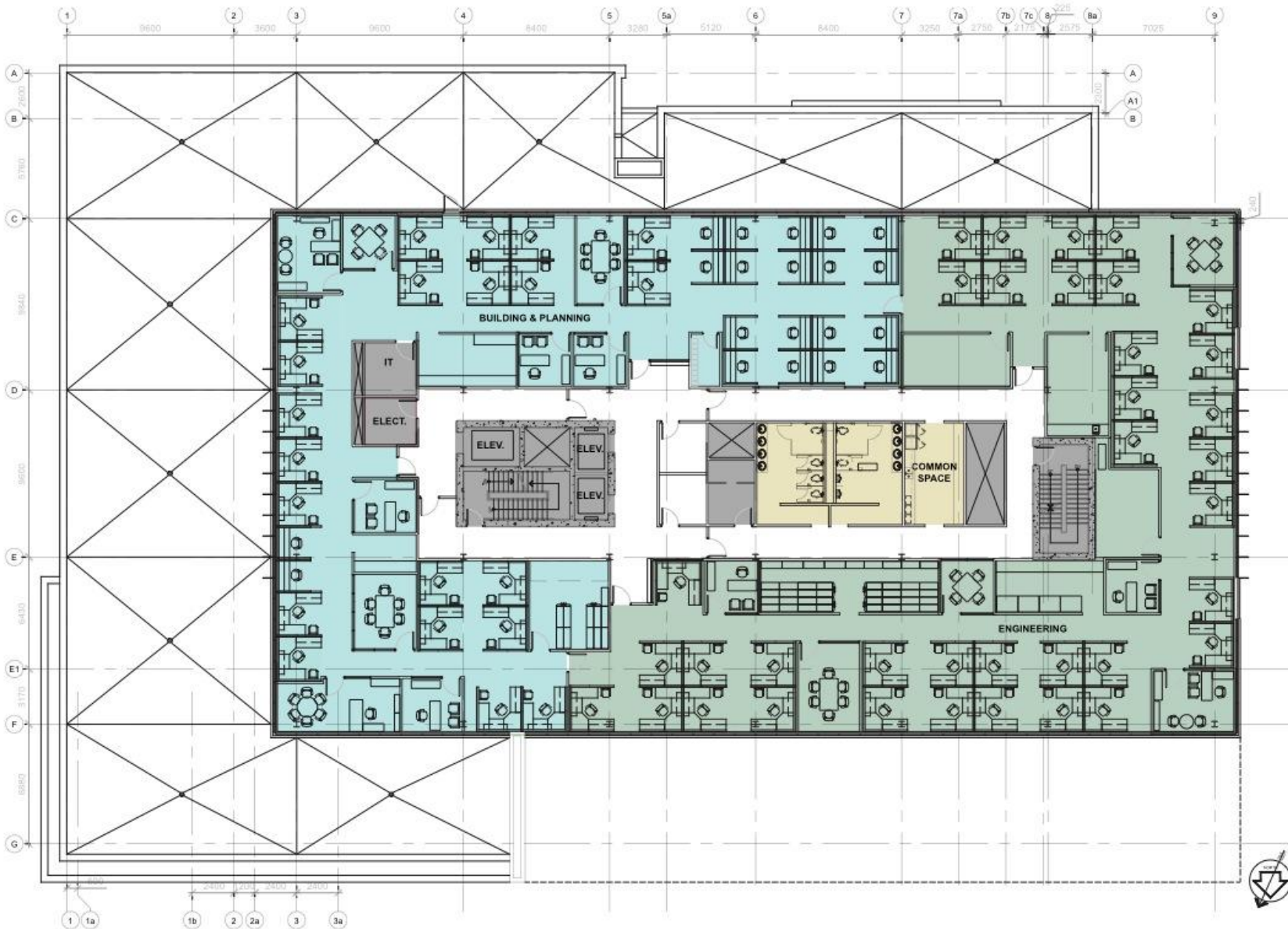
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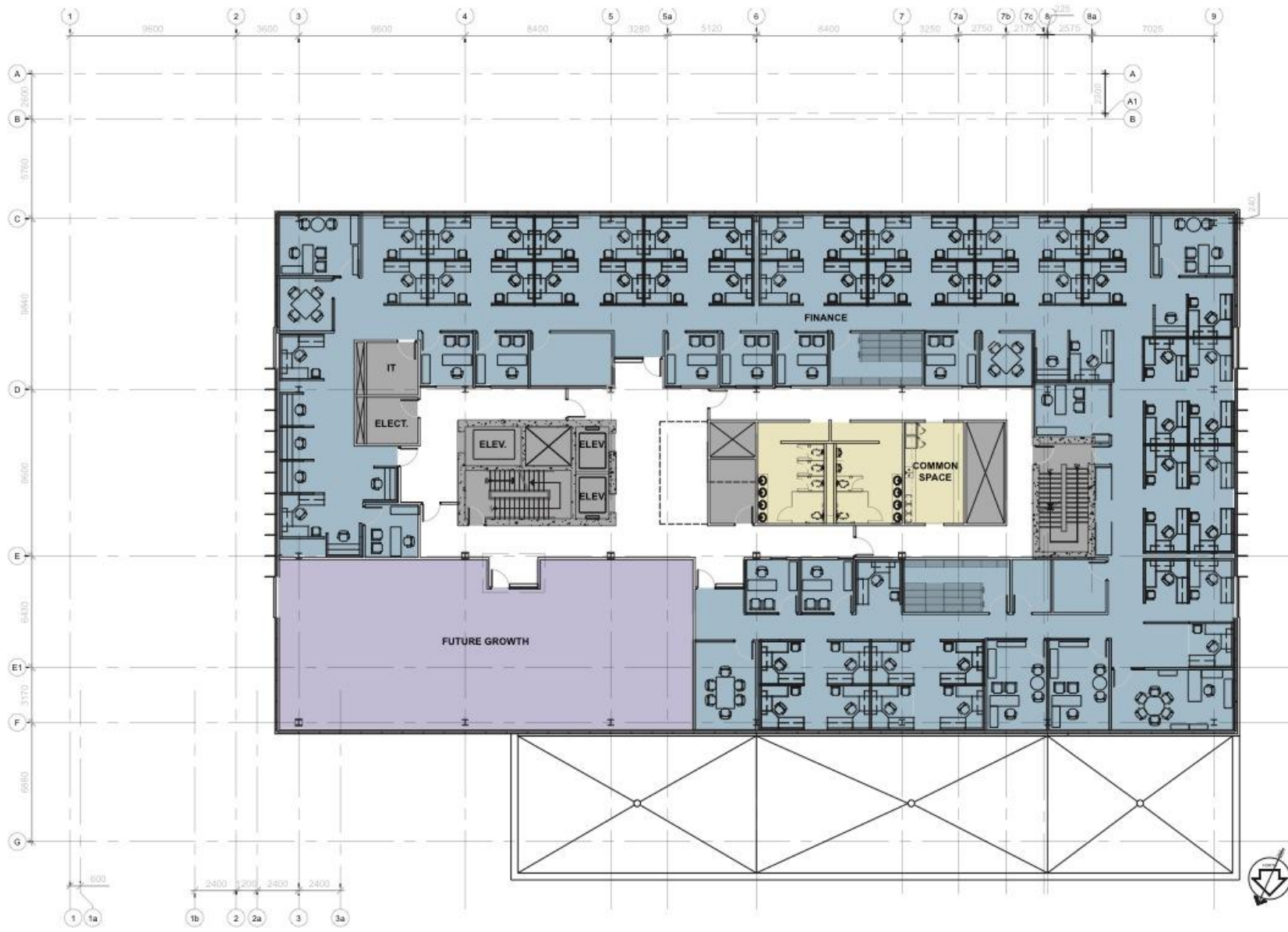
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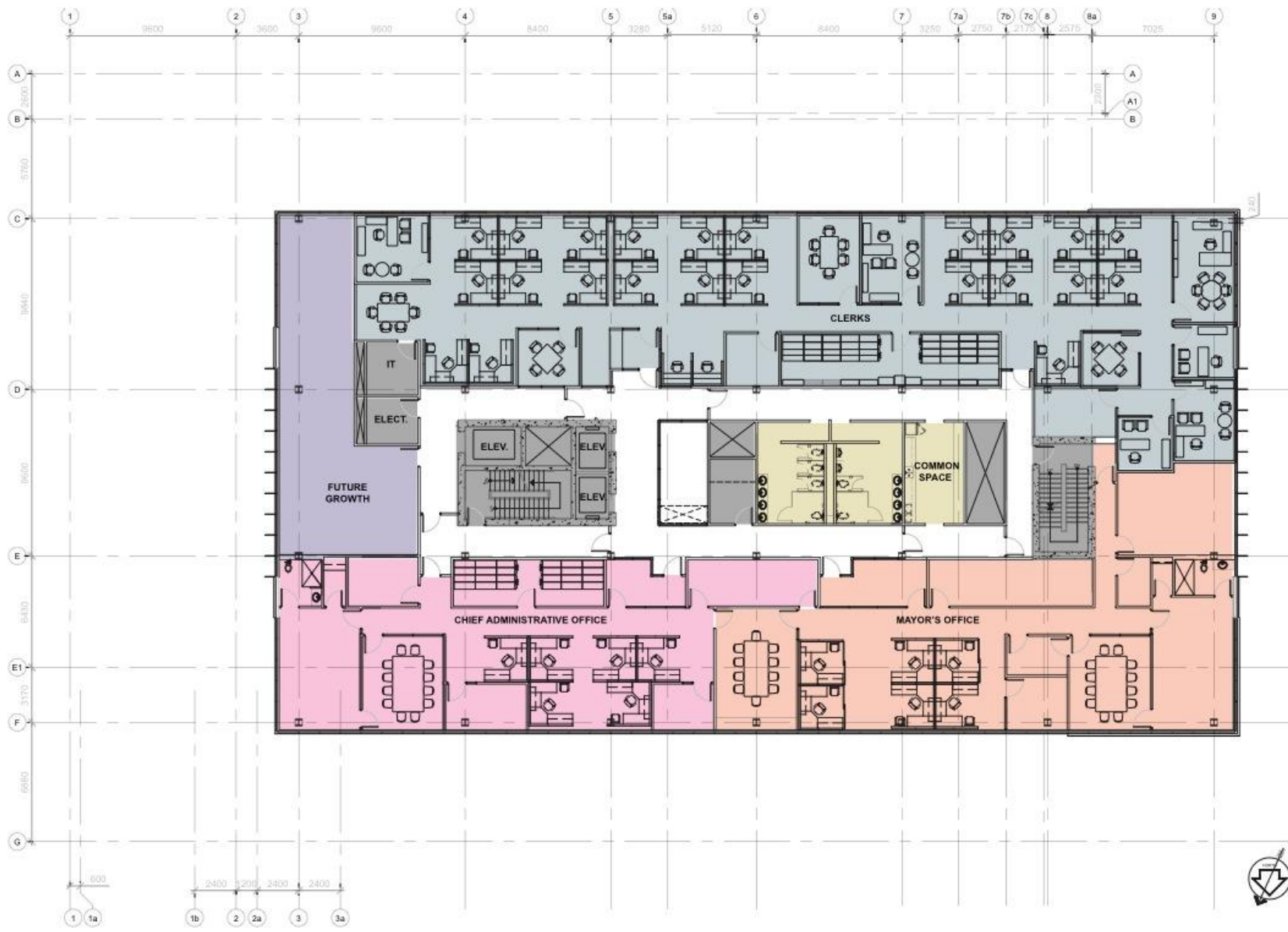
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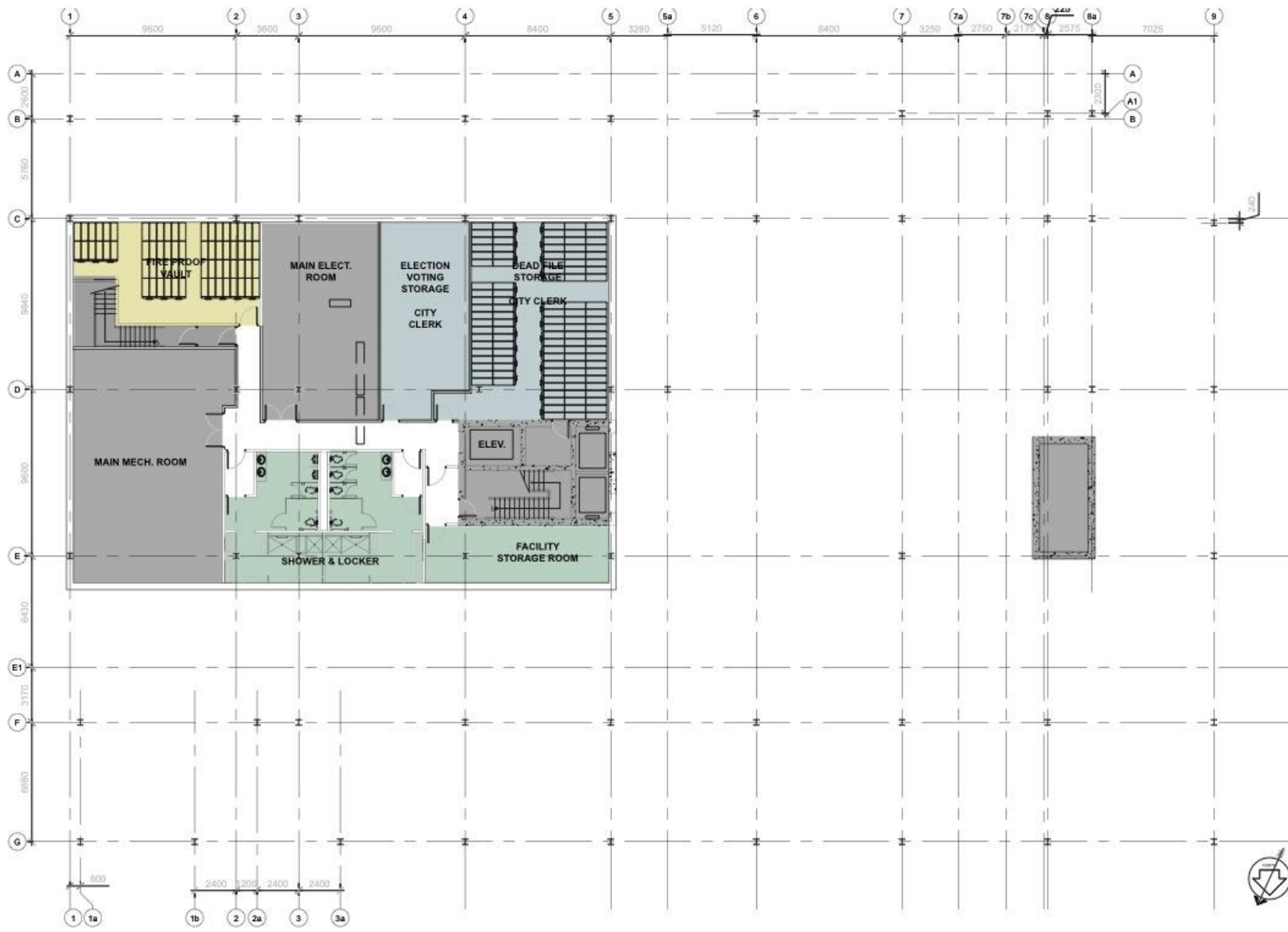
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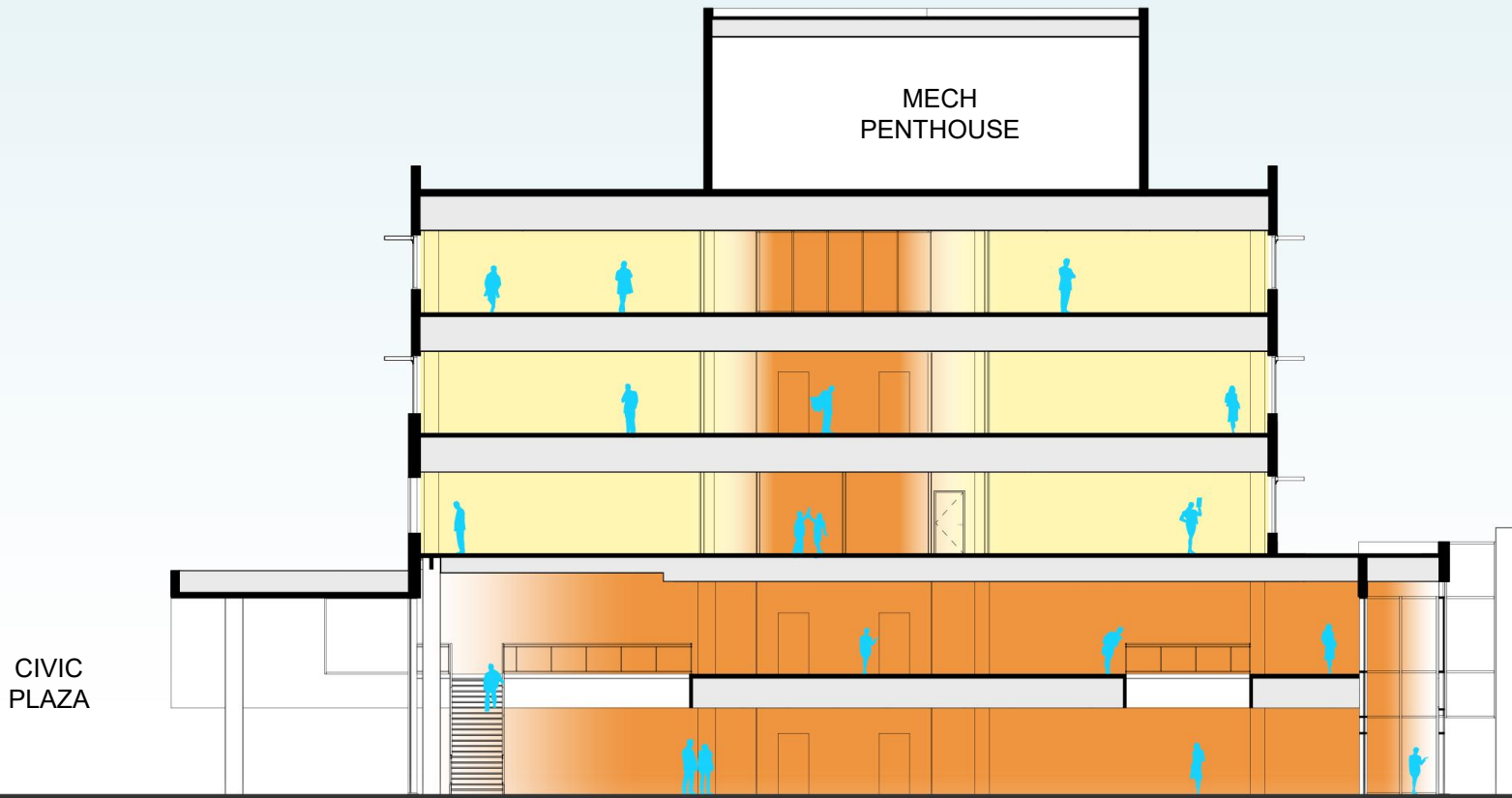


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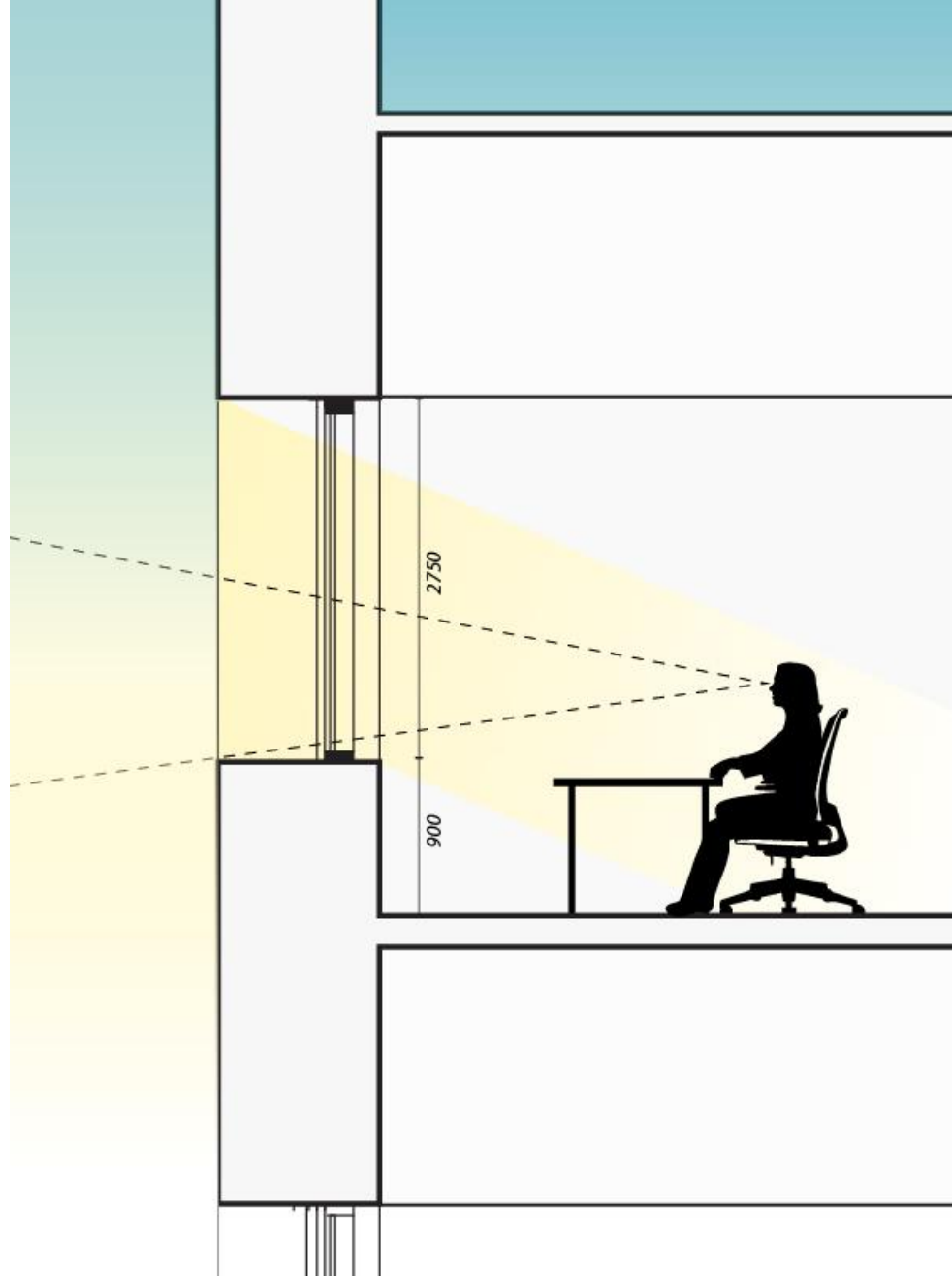
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- PUBLIC ACCESSIBLE
AREA
- STAFF WORKING
AREA













**CITY HALL SQUARE SOUTH
EXTERIOR STREET VIEW**



**CITY HALL SQUARE SOUTH
EXTERIOR STREET VIEW**





**GROUND FLOOR CAFÉ &
CUSTOMER SERVICE
COUNTER WAITING AREA**











THANK YOU

ELEVATOR LOBBY FROM
SOUTH ENTRANCE