



City of Hamilton
WEST HARBOUR DEVELOPMENT
SUB-COMMITTEE ADDENDUM

Meeting #: 19-002
Date: September 9, 2019
Time: 1:00 p.m.
Location: Room 264, 2nd Floor, City Hall
71 Main Street West

Tamara Bates, Legislative Coordinator (905) 546-2424 ext. 4102

	Pages
9. STAFF PRESENTATIONS	
9.1 Status of West Harbour Implementation (PW17075(c))	
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13. GENERAL INFORMATION / OTHER BUSINESS	
*13.2 Werner Plessl, Executive Director, Waterfront Trust, Update on Capital Projects	19

Status of West Harbour Implementation

SEPTEMBER 9, 2019



Hamilton

Status of West Harbour Implementation

Major Projects – **Status Complete**

- Pier 4 and 8 Shoreline Rehabilitation
- Pier 7 Shoreline and Transient Docks
- Marina
 - Floating Breakwater
 - Dock Replacement
 - Police Unit Relocation
- Pier 8 Site Preparation
 - Building Demolition
 - Sun-Canadian Pipeline Relocation



Status of West Harbour Implementation

Major Projects – Pier 8

- **Under Construction**

- Pier 8 Shorewall Rehabilitation
- Pier 8 Sanitary Pumping Station
- Pier 8 Servicing (road, sewers, watermain)

- **In Tender Period**

- Copp's Pier (formerly Promenade Park)



Status of West Harbour Implementation

Pier 8 Construction Schedule

Current schedule for all Pier 8 projects is:

- **Shorewall Rehabilitation**
[complete by end of Q4 2019]
- **Servicing (water/sewers/utilities/roads)**
[complete by mid Q2 2020]
- **Pumping Station**
[complete by end of Q3 2020]
- **Copp's Pier**
[start Q4 2019; complete by end of Q3 2020]
- **Gateway Park**
[follows servicing; complete by end of Q3 2020]



Status of West Harbour Implementation

Major Projects – Piers 5-7 Public Realm

Currently finalizing design for Phase 1 and 2:

Phase 1 Construction (potential fall 2019 start)

- Shorewall rehabilitation
- New boardwalk and fish habitat

Phase 2 Construction (potential mid 2020 start)

- Waterfront trail / public spaces / pedestrian bridges
- Public Art installation at the foot of James

Phase 3 Construction (potential mid 2020 start)

- Multi-purpose public buildings (Artisan Village)



Status of West Harbour Implementation

Capital Budget Status

2013-19 Capital Budget:

- approximately \$96 million approved across 32 projects

2020-2024+ Capital Budget:

- approximately \$70M required to finish the plan



Status of West Harbour Implementation

Priority Capital Works - Pier 8

Cost for Pier 8 capital works is expected to be approximately 5% higher than original bases estimates net of unanticipated scope.

Pier 8 Projects	Original Base Estimate	Actual / Projected Actual Cost	Unanticipated Scope	% within Original Base Estimate net of Unanticipated Scope
Development-Ready	\$20.4M	\$27.2M	\$5.3M	7.6% higher
Parks and Public Space	\$11.8M	\$13.5M	none	14.2% higher
Asset & Infrastructure Rehabilitation	\$16.1M	\$15.1M	\$0.1M	7.0% lower
Totals	\$48.3M	\$55.7M	\$5.4M	4.4% higher



Status of West Harbour Implementation

Priority Capital Works – Piers 5-7

Phase 1 Construction

(new shoreline, boardwalk and fish habitat)

- Phase 1 construction has an identified a \$11.5M shortfall.
- City has requested that options be considered to address shortfall, including design changes.
- It is unlikely that design changes alone will eliminate the shortfall.



Status of West Harbour Implementation

Priority Capital Works – Piers 5-7

Options to reduce Phase 1 budget shortfall:

- Design changes to lower the cost;
- Increasing the capital budget;
- Deferring other West Harbour projects to allow funding to be directed to Piers 5-7; or

- Any combination of the three above.



Status of West Harbour Implementation

Priority Capital Works – Piers 5-7

Phases 2 and 3 Construction

(new waterfront trail, plaza areas, gateway feature, pedestrian bridges and Artisan Village):

- cost estimates being prepared
- unclear if the budget allocated for the work is adequate
- options similar to those discussed for Phase 1 should be considered if costs escalate



Status of West Harbour Implementation

Priority Capital Works – Piers 5-7

Although still in the design stage, costs for Piers 5-7 capital works is currently expected to be ~37% higher than original bases estimates net of unanticipated scope.

Pier 5-7 Projects	Original Base Estimate	Actual / Projected Actual Cost	Unanticipated Scope	% within Original Base Estimate net of Unanticipated Scope
Parks and Public Space	\$12.8M	\$24.0M	\$3.1M	64.4% higher
Asset & Infrastructure Rehabilitation	\$10.2M	\$11.6M	\$1.2M	2.6% higher
Totals	\$23.0M	\$35.6M	\$4.3M	36.6% higher



Thank You!

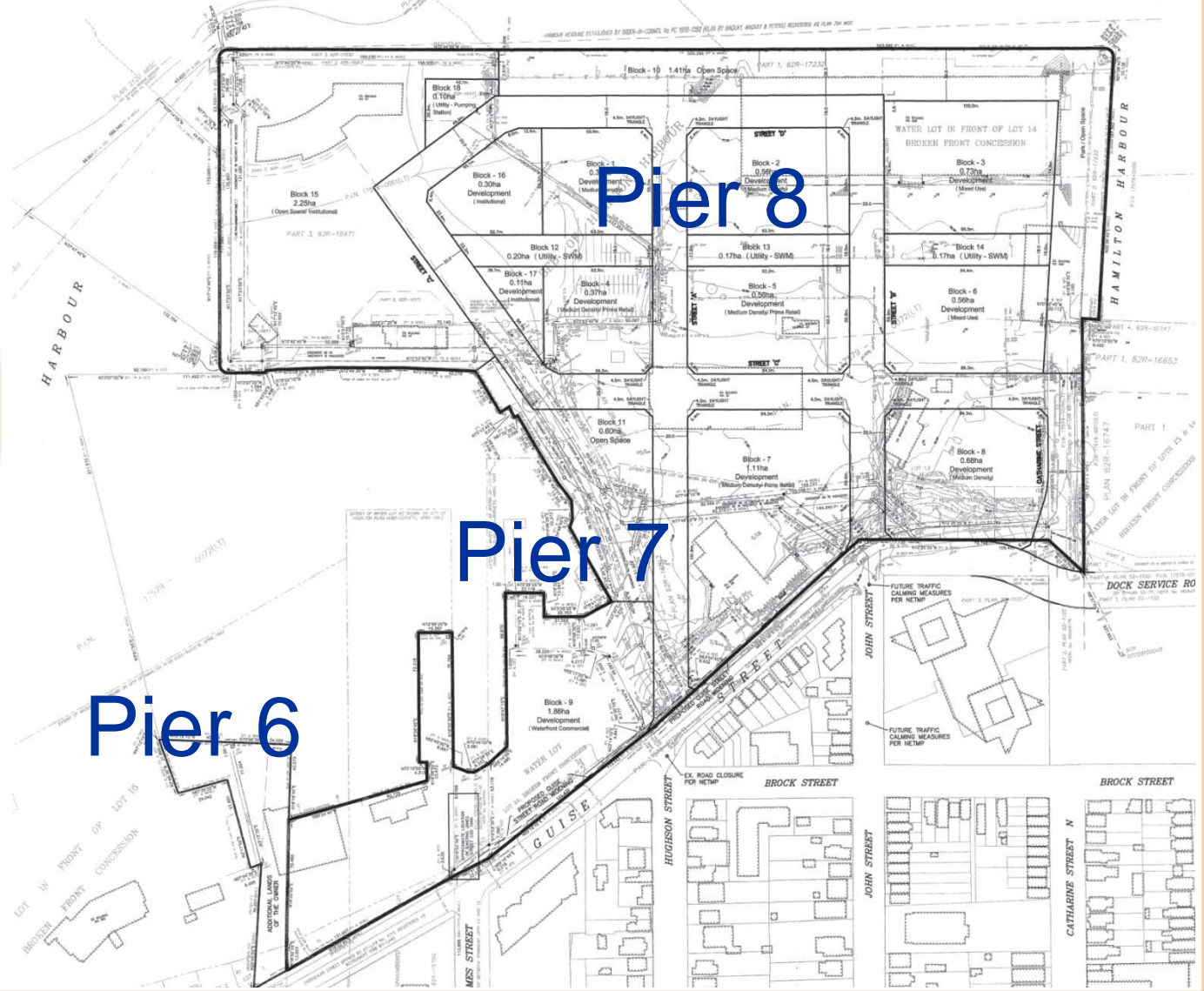
Questions/Comments



Hamilton

Piers 6 - 8 Location Plan

HAMILTON HARBOUR



Pier 8

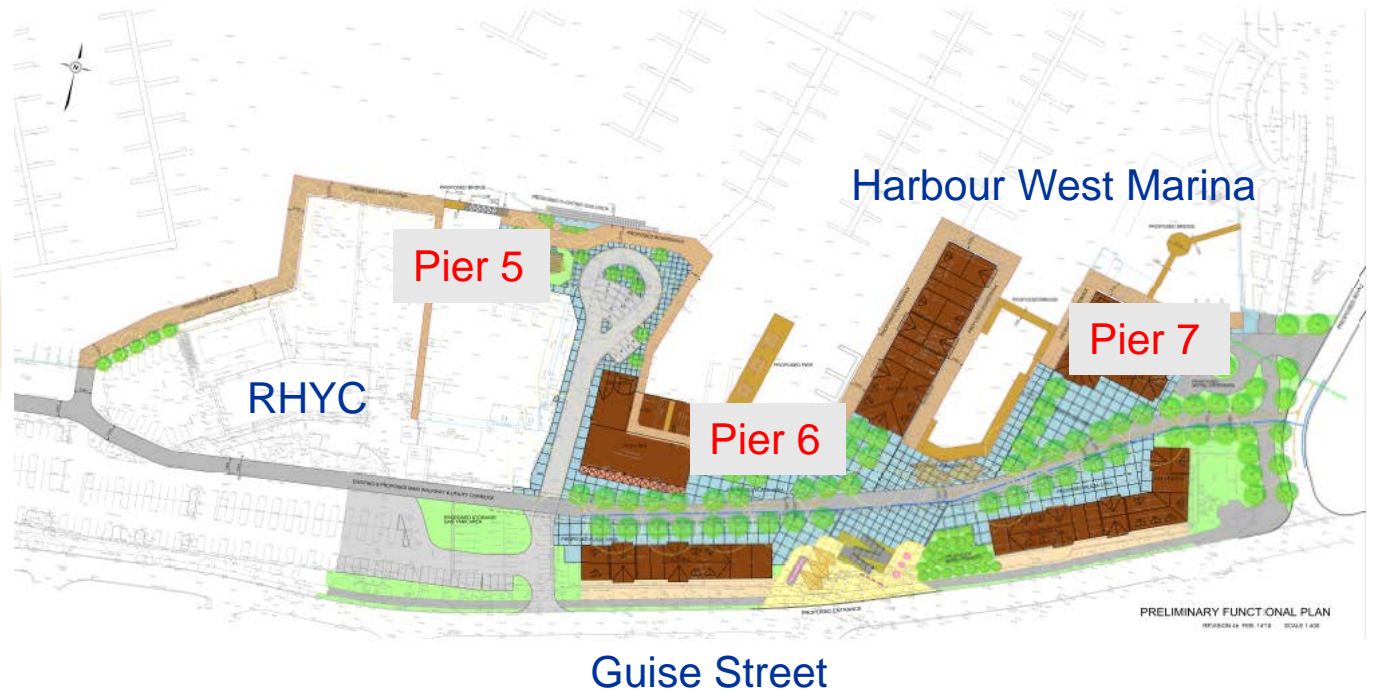
Pier 7

Pier 6



Hamilton

Piers 5-7 Functional Plan



Hamilton

Harbour West Concept Plan (January 2010)





Hamilton Waterfront Trust

Connecting You to the Water's Edge



Harbour West Concept Plan

plan not to scale
January 2010







CITY OF HAMILTON

PUBLIC WORKS DEPARTMENT
Environment and Sustainable Infrastructure Division

and

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO: Mayor and Members Committee of the Whole	WARD(S) AFFECTED: CITY WIDE
COMMITTEE DATE: May 10, 2010	
SUBJECT/REPORT NO:	
SUBMITTED BY: Gerry Davis, CMA General Manager Public Works Tim McCabe General Manager Planning and Economic Development	PREPARED BY: Justin Readman (905) 546-2424, Extension 2218 Christine Lee-Morrison (905) 546-2424, Extension 6390 Jillian Stephen (905) 546-2424, Extension 4621 Brenda Khes (905) 546-2424, Extension 1224
SIGNATURE:	

RECOMMENDATION





- (a) That the West Harbour Waterfront Recreation Master Plan, dated April 14, 2010, attached as Appendix "C" to Report PW09004a / PED10108, be received;
- (b) That the West Harbour Waterfront Recreation Master Plan be referred to the General Manager, Planning and Economic Development Department for the development of an appropriate Official Plan Amendment and implementing Zoning By-Law to be presented at a Public Meeting under the Planning Act at Economic Development and Planning Committee;
- (c) That the consideration of an architectural review board for West Harbour waterfront development be referred to the General Manager of Planning and Economic

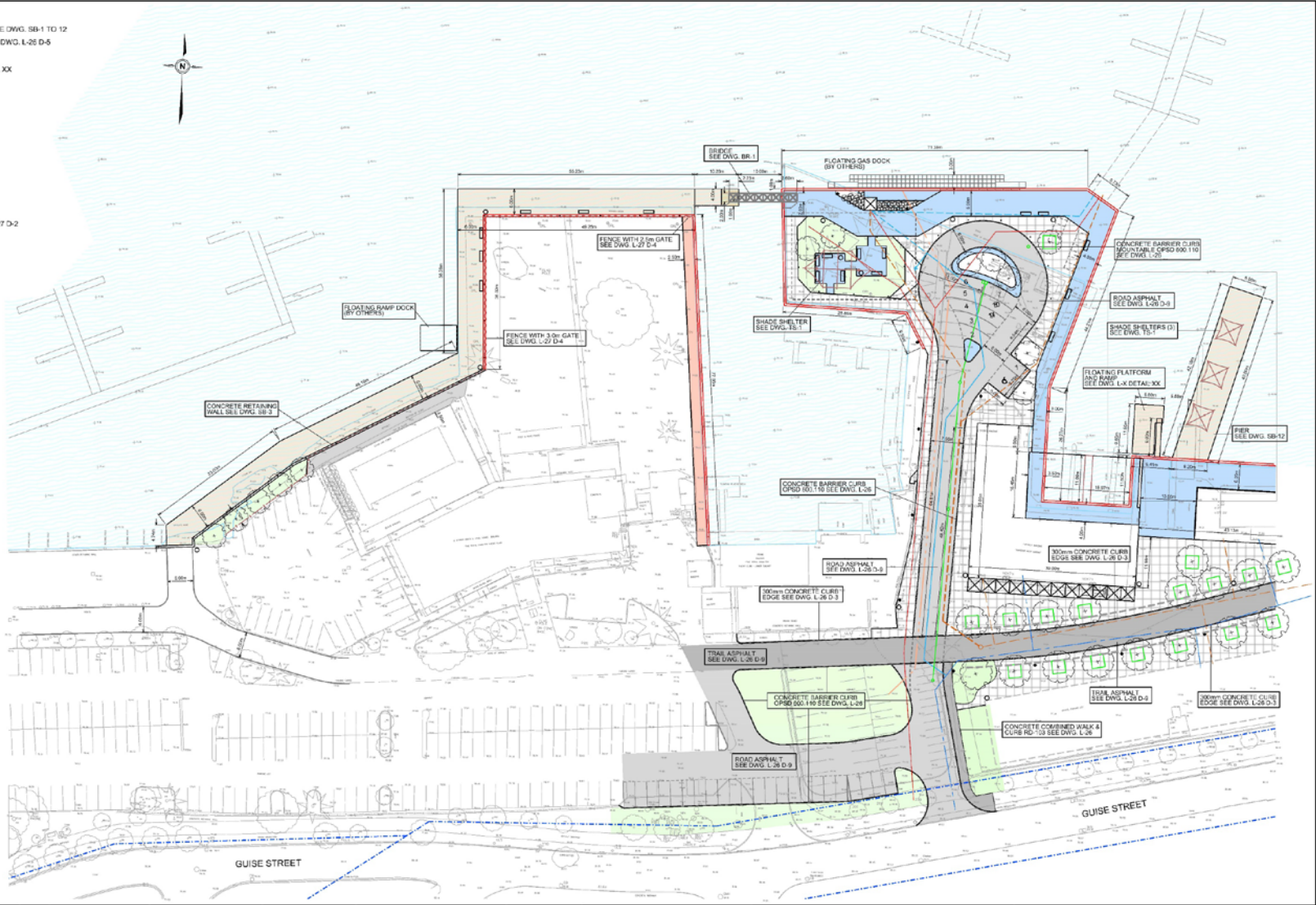
Table 1
Harbour West Recreational Master Plan
City's Cost Estimate

E MAIN BASIN

	Unit	Qty.	Cost/Unit	Total Cost	Contingency - 15%	Design/Eng. Costs - 10%	PST, GST	Total Cost
1 Breakwater								
floating breakwaters	l. m	758	4,000	3,032,000	454,800	303,200	394,160	4,184,160
2 Shoreline Removals and Fill Placement								
excavation / disposal	l.sum	1	200,000	200,000	30,000	20,000	26,000	276,000
docks removals	l.sum	1	1,500,000	1,500,000	225,000	150,000	195,000	2,070,000
shoreline repair and replacement	l.sum	1	2,000,000	2,000,000	300,000	200,000	260,000	2,760,000
3 Servicing Improvements								
sanitary sewer ext. / service for waterfront centre	l. sum	1	80,000	80,000	12,000	8,000	10,400	110,400
watermain extension (Bay / Guise), water service	l. sum	1	70,000	70,000	10,500	7,000	9,100	96,600
stormwater mgt. for new bldgs	allow	1	60,000	60,000	9,000	6,000	7,800	82,800
electrical service for new bldg	l. sum	1	50,000	50,000	7,500	5,000	6,500	69,000
sanitary service / forcemain for commercial village	l. sum	1	90,000	90,000	13,500	9,000	11,700	124,200
stormwater mgt. for new bldgs	allow	1	80,000	80,000	12,000	8,000	10,400	110,400
water service / forcemain for commercial village	l. sum	1	70,000	70,000	10,500	7,000	9,100	96,600
electrical service to commercial village	l. sum	1	120,000	120,000	18,000	12,000	15,600	165,600
4 Fill & Grading								
rough grading	sq. m	15,008	5	75,040	11,256	7,504	9,755	103,555
retaining wall at Guise street (2m high on average)	l. sum	1	25,000	25,000	3,750	2,500	3,250	34,500
5 Commercial Village, Buildings, Structures								
multi-use buildings (2 at Guise St and 2 at Water's Edge)	sq. ft.	136,000	225	30,600,000	4,590,000	3,090,000	3,978,000	42,228,000
renovate existing paint shed	l.sum	1	200,000	200,000	30,000	20,000	26,000	276,000
stairs (amphitheatre), concrete work	allow	1	300,000	300,000	45,000	30,000	39,000	414,000
soft landscaping	allow	1	100,000	100,000	15,000	10,000	13,000	138,000
plaza space / unit paving	sq. m	11,344	150	1,701,600	255,240	170,160	221,208	2,348,208
public art	allow	1	300,000	300,000	45,000	30,000	39,000	414,000
6 Waterfront Trail								
water's edge boardwalk (hardwood)	l. m	595	15,000	8,925,000	1,338,750	892,500	1,160,250	12,316,500
aquatic habit enhancement (assume 5m depth)	cu. m	25,575	80	2,046,000	306,900	204,600	265,980	2,823,480
pedestrian bridges	ea.	3	1,750,000	5,250,000	787,500	525,000	682,500	7,245,000
Waterfront Trail (asphalt)	l. m	717	165	118,305	17,746	11,831	15,380	163,261
landscaped median, trees shrubs	l. m	717	100	71,700	10,755	7,170	9,321	98,846
site furnishings - lighting, benches, waste receptacles, bike racks	allow	1	100,000	100,000	15,000	10,000	13,000	138,000
signage - interpretive, wayfinding	allow	1	50,000	50,000	7,500	5,000	6,500	69,000
7 Parking /Roadway/Entrance Areas								
re-alignment of MacNab north of Guise Street	l. sum	1	75,000	75,000	11,250	7,500	9,750	103,500
parking lots & roadways resurfacing	sq. m	5,278	25	131,950	19,793	13,195	17,154	182,051
pedestrian connections (decorative paving)	sq. m	8,810	150	1,321,500	198,225	132,150	171,795	1,823,670
parking lot greening (bioswales/filter strips, trees)	allow			150,000	22,500	15,000	19,500	207,000
8 Docks, Hau-outs								
leaseholder docks (serviced)	ea.	392	6,500	2,548,000	382,200	254,800	331,240	3,516,240
public marina docks (serviced)	ea.	534	6,500	3,471,000	520,650	347,100	451,230	4,789,980
security gates for docks	ea.	2	20,000	40,000	6,000	4,000	5,200	55,200
Subtotal				64,952,095	9,742,814	6,495,210	8,443,772	89,633,891

LEGEND

-  COMPOSITE DECKING (OVER WATER) SEE DWG. SB-1 TO 12
-  PRESSURE TREATED WOOD DECK SEE DWG. L-25 D-5
-  PAVING STONE SEE DWG. L-21 & L-22
-  ASPHALT PAVING SEE DWG. L-X DETAIL XX
-  CONCRETE SEE DWG. L-26 D-6
-  SOD SEE DWG. L-X DETAIL XX
-  CONCRETE CAP ON SHEET PILE WALL SEE SB DRAWINGS
-  TREE PIT SEE DWG. L-29 D-1
-  TREE SEE DWG. L-29 D-2
-  LIGHT POLE SEE DWG. E-6 D-1
-  BOLLARD LIGHT SEE DWG. E-6 D-2
-  STEEL RAILING SEE DWG. L-27 D-6
-  GARBAGE RECEPTACLE SEE DWG. L-27 D-2
-  BENCH SEE DWG. L-27 D-3
-  CHAIN LINK FENCE SEE DWG. L-27 D-5
-  STEEL FENCE SEE DWG. L-27 D-4



NO.	REVISION	DATE	DRAWN BY	CHECKED BY

SCALES
1:400

Consultant Logo & Address

Consultant Seal

Signer Name	_____
Signer Title	_____

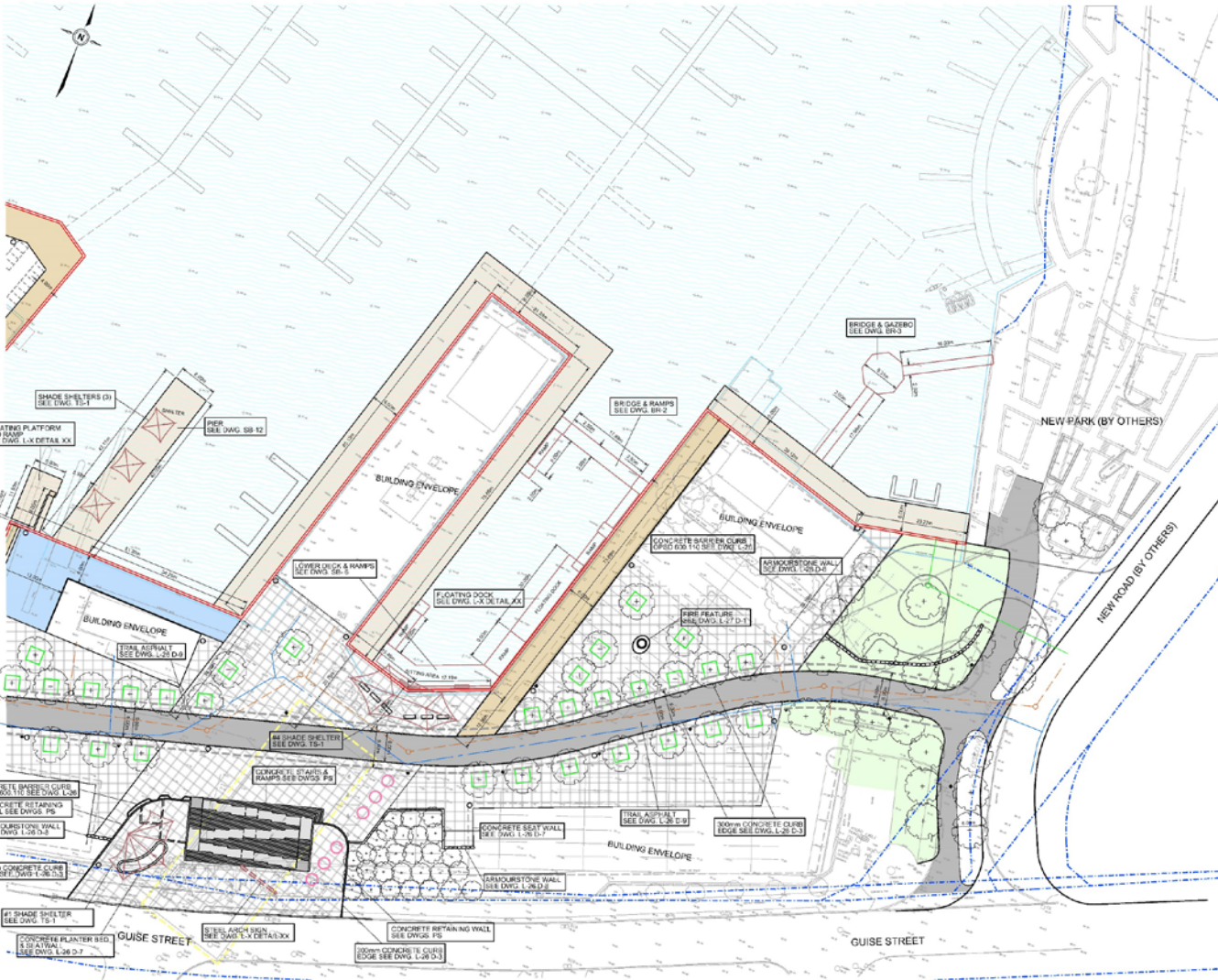
City of Hamilton



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PIER 5-7 REDEVELOPMENT
General Layout - West

L-1



- LEGEND**
- COMPOSITE DECKING (OVER WATER) SEE DWG. SB-1 TO 12
 - COMPOSITE DECKING (ON LAND) SEE DWG. L-28 D-1
 - PAVING STONE SEE DWG. L-21 & L-22
 - ASPHALT PAVING SEE DWG. L-X DETAIL XX
 - CONCRETE SEE DWG. L-28 D-6
 - 600 SEE DWG. L-X DETAIL XX
 - CONCRETE CAP ON SHEET PILE WALL SEE SD DRAWINGS
 - TREE PIT SEE DWG. L-29 D-1
 - TREE SEE DWG. L-29 D-2
 - LIGHT POLE SEE DWG. E-6 D-1
 - BOLLARD LIGHT SEE DWG. E-5 D-2
 - FLOWER TREE SEE DWG. L-30
 - STEEL RAILING SEE DWG. L-27 D-6
 - GARBAGE RECEPTACLE SEE DWG. L-27 D-2
 - BENCH SEE DWG. L-27 D-3

NO.	REVISIONS	INITIAL	DATE	DRAWN BY	DATE

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Consultant: Logo & Address

Consultant: Ssd

Signer Name: _____
Signer Title: _____

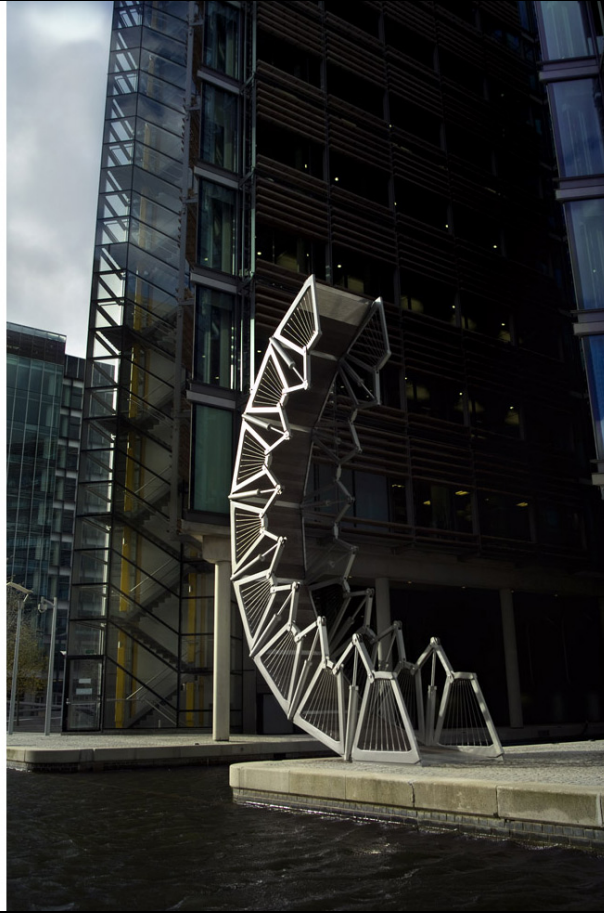


WATERFRONT TRUST ANIMATION



video

ROLLING BRIDGE



video

Hamilton West Harbour Redevelopment

Shoreline Works & Adjacent Landscaping - Construction Costs/Estimates

Reach	Length (m)	Estimated/Actual Cost of Shoreline Works (\$)		Adjacent Trail/Landscaping Works Cost (\$)		Cost of Shoreline & Adjacent Landscaping	
		Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost
Pier 7 Shoreline adjacent to Discovery Drive- 2015	165	2,000,000	12,121	2,000,000	12,121	4,000,000	24,242
Pier 8 Shoreline - 2018	550	14,000,000	25,455	6,500,000	11,818	20,500,000	37,273
Pier 5 to 7 Shoreline - 2019	950	11,000,000	11,579	11,000,000	11,579	22,000,000	23,158



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