



City of Hamilton
 Real Estate Section
 Planning and Economic Development Department
 City Hall, 7th Floor, West Tower
 71 Main Street West
 Hamilton, Ontario L8P 4Y5

RE-DEVELOPMENT OPPORTUNITY CONSULTATION
 (Published August 2016)

For: City Hall south parking lot, structure & former Football Hall of Fame



For further information and for questions:	
City of Hamilton Contact:	
David McCullagh, Senior Business Development Consultant Real Estate Section Planning & Economic Development Department City of Hamilton 71 Main Street West, 7 th Floor Hamilton, ON L8P 4Y5 (t) 905-546-2424 x1647, (f) 905-546-4107 (e) David.McCullagh@hamilton.ca	

*The City of Hamilton is open to seeking input and/or proposals on the subject consultation at any time before **October 14th 2016**. Please submit your input on this re-development opportunity to the City of Hamilton Contact, as noted, either by email (PDF or Powerpoint) or by hardcopy (four (4) copies).*

PURPOSE

The purpose of this consultation is for City staff to investigate and to obtain input from prospective developers towards the potential re-development of the City Hall south parking lot, structure & former Football Hall of Fame facility, in the subject area as conceptually depicted on the front page. City staff has been directed to investigate the following:

- Market potential for various commercial, entertainment, hotel, not-for-profit, cultural, community service and other events venues;
- City of Hamilton office accommodation requirements, including lease vs ownership analysis; and
- Accommodation towards maintaining and preferably increasing parking capacity at City Hall.

The City of Hamilton's Strategic Plan supports the development and implementation of neighbourhood and City wide strategies that will benefit the health and well-being of residents. Further, the City has recognized that its real property interests could be leveraged for broader community-building initiatives as well as present opportunities for value maximization through strategic repurposing, consolidation or disposition. For this consultation opportunity (“Consultation”) it has been formally noted that the south section of the property on which the current City Hall is located has the infrastructure in place upon which a second building tower could be constructed.

CONSULTATION SUBMISSION EXPECTATIONS

In response to this request for input, the City expects, respondent's to be able to identify and/or provide proposed concepts together with supporting examples of other tangible business models similar in context & objective of this Consultation that the respondent has completed or can demonstrate its ability to complete.

CONSULTATIONS

Upon review of the various responses received, the City may hold confidential meetings with some or all of the respondents. Any such meeting may serve as the mechanism for further discussion of the information provided by the respondent, as well as discussion of the key elements of the project and the business model being proposed to the City. The representative of a respondent at any scheduled meeting is expected to be thoroughly versed and knowledgeable with respect to the objectives of this Consultation and the contents of its proposal.

INVESTIGATION RESULTS

Upon conclusion of this Consultation and investigation process, the results (excluding identified proprietary information) will be presented back to the General Issues Committee.

The frame-work set out in this Consultation is to ensure that it receives submissions through an open process, and that respondents receive fair and reasonable attention towards the review of their respective submissions. The City, however, in its own unfettered discretion may reject the further investigation on any submission of a respondent who fails to observe with the spirit of this Consultation or if the City may elect not to proceed further with this Consultation.

INTELLECTUAL PROPERTY RIGHTS

Please note that each respondent should ensure that any information shared in its input does not infringe any intellectual property right of any third party and agrees to indemnify and save harmless the City of Hamilton, its staff and its consultants, if any, against all claims, actions, suits and proceedings, including all costs incurred by the City of Hamilton brought by any person in respect of the infringement or alleged infringement of any patent, copyright, trademark, or other intellectual property right in connection with their input to the City.

PUBLICITY

Respondent's and their affiliates, associates, third-party service providers, and subcontractors should refrain from releasing any information in connection with this Consultation without prior written permission of the City of Hamilton.