

INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	April 3, 2017
SUBJECT/REPORT NO:	Pier 8 Promenade Park Limited Design Competition (PED17081) (City Wide)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Ken Coit (905) 546-2424 Ext. 6281
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

Council Direction:

Not Applicable.

Information:

Staff will be using a limited design competition process to procure the design consultant and determine the design for the new Pier 8 Promenade Park. The use of this process is in response to the ongoing public consultation on the West Harbour Development and policy direction in the West Harbour (Setting Sail) Secondary Plan which calls for excellence in design.

The use of a limited design competition procurement will prioritize the consideration of high-quality design. The use of this process will not negatively affect the project schedule. The project budget will also not be affected, as any additional cost to undertake the competition will be covered by a donation from the McNally Foundation.

The project is to be led by Waterfront Development Office and Tourism and Culture staff advised and assisted by:

- Manager Landscape Architectural Services
- Manager Parks and Cemeteries
- Procurement Manager
- Procurement Specialist

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- Senior Planner Community Planning and Design
- Special Advisor Community Engagement

Limited Design Competition

A Limited Design Competition is a two-step process used to select a design team and the design for a project. Design teams compete for a commission based on their qualifications and the quality of their design proposal. This process focusses the selection on the quality of design by encouraging competition and pre-determining the consultant fee and cost of construction.

The selection is made by an external jury of professionals with expertise in urban design, landscape architecture, architecture and arts, culture and heritage.

Public opinions on the design proposals are an important component of the process and are provided to the jury for their consideration through in-person and on-line surveys.

Advantages of a Limited Design Competition

The following are some of the advantages of a limited design competition process over a standard Request for Proposal:

Encourages a range of bold, innovative and highly creative design solutions;

Encourages a high-quality design for prominent public spaces;

Involves the public in the selection process building a sense of ownership of the project;

Increases the profile of the project in the design and construction sectors and the community in general;

Ensures the selection of highly qualified consultants through pre-qualification; and

Combines the preliminary design phase and public consultation phases of a project thereby saving time

Proposed Schedule

The following schedule aligns with the current schedule for construction of the park.

Request for Qualifications	April 4 – 27, 2017
Public Meeting	Mid April
Design Competition RFP	May 8 – July 20
Technical Review	Week of July 24

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Public Presentations	Week of July 31
Public Opinion Survey	July 31 – August 18
Jury Meeting	Week of August 21
Winner Announced	Week of September 4
Detailed Design and Tender Document Preparation	September 8 to January 31, 2018
Tender	February 2018
Construction	Spring 2018

Budget

Construction Budget	\$6,490,000
Consultant Fees	\$600,000
Competition Stipends	\$180,000* (\$30,000 for each design team)
Jury Honorariums	\$5,000*

*The Competition Stipend and Jury costs are to be covered by a donation to the project from the McNally Foundation.

The Limited Design Competition Process

Step 1 Request for Pre-Qualifications

An RFPQ is issued for Landscape Architect led consultant teams to take part in the competition and undertake the detail design, tender and contract administration to implement their design

Up to six consultant teams are selected by staff based on their qualifications, experience with similar projects and their capacity to complete the work on schedule.

Step 2 Design Competition Request for Proposals

Up to six pre-qualified design teams are asked to propose a design for the park based on the following:

- the vision and design goals for the park*;
- the required program elements*;
- the up-set construction budget;
- the project schedule;
- technical requirements; and
- background studies.

*see Design Vision, Design Objectives, and Program for the Park on page 5 of this report.

Step 3 Technical Review

The proposed designs are reviewed by staff to ensure that they meet basic technical requirements and are feasible based on the following:

- Design includes all required program elements;
- Construction cost estimate within budget;
- Maintenance requirements are feasible; and
- Design meets health, safety and accessibility requirements (AODA & City Barrier Free Guidelines).

Step 4 Public Consultation

The design teams present their proposed designs to stakeholders, the jury and the public at a public meeting(s) and on-line.

Members of the public are invited to provide comments on the different proposals based on the vision and goals for the park. Comments are posted on the project website.

These comments are provided to the competition jury for their review and consideration in determining the winning design.

Step 5 Final Adjudication

The Competition Jury meets to review the design proposal and select the winning design based on the following proposed criteria:

- Response to the context
- Design excellence and innovation
- Response to design vision and goals and
- Community response

The Jury prepares a short report announcing the winning proposal and outlining the reasons for their selection.

The Jury

The final adjudication is by an external jury of five to seven professionals with recognized expertise in the following:

- landscape architecture;
- urban design;
- architecture;
- sustainable design; and,
- arts, culture, and heritage.

Two members shall be recognized at a provincial or national level. A minimum of three shall be recognized locally and have knowledge of the site and local culture.

The jury will be selected by the project staff steering team.

Design Vision, Design Objectives, and Program for the Park

The design vision, design objectives and program for the park are an important part of the Design Competition RFP. These provide inspiration and direction to the design teams allowing them to develop designs that will be meaningful to the community and meet their needs.

The proposed design vision, objectives and program elements for the park are based on direction included in a series of documents guiding the development of the West Harbour, created through public consultation. They include:

- The West Harbour (Setting Sail) Secondary Plan
- The West Harbour Vision Draft 1.0 created by the volunteer West Harbour Vision Working Group
- The Pier 7+8 Urban Design Study

These documents will be provided to the design teams.

The design objectives and program for the park are to be reviewed and finalized with the community at a public meeting in mid-April.

Design Vision Pier 8

“Pier 8 will become a vibrant urban waterfront neighbourhood to be enjoyed by all residents of the City. The vitality of Hamilton’s urban waterfront will be supported by a mix of residential, commercial, community and cultural uses.

The character of Pier 8 will be designed to be compatible with Pier 7 and to create a strong connection between this exciting new community and the rest of the West Harbour waterfront.” The Pier 7 & 8 Urban Design Study (p.16-17).

Proposed Design Objectives

To propose a design for a new Pier 8 Promenade Park that:

- is a safe, inviting and accessible place for all citizens during all seasons day and night;
- demonstrates excellence in public space design;
- is flexible, allowing for the evolution of the use of the park over time as the new neighbourhood develops by providing spaces that can accommodate future programming and features;
- provides a variety of areas that will attract both active and passive uses;
- maintains and enhances views of the harbour from the neighbourhood streets and from the park to important landmarks around the harbour;
- embraces and highlights sustainability by prioritizing the use of indigenous, non-invasive plant material, promoting biodiversity, using on-site stormwater management strategies and the creation of shade; and,
- celebrates and recalls the city's industrial heritage and the area's marine heritage through the use of materials, the design of features such as but not limited to; furniture, lighting and railings and proposing themes and locations for future public art work(s).

Proposed Park Program

Recognizing that the park will evolve over time the following program elements have been organizing into those elements that are required to be included in the proposed design for immediate construction and those that are optional to be included if budget permits or allowed for in future.

Required Program Elements

The following program elements are to be included in the proposed design and construction cost:

- A continuous 6-metre wide multi-use trail that includes separated cycling and walking areas.
- Secure bike parking located along the length of the trail and at activity areas.
- View terminus plazas, to maintain the views of the harbour.
- A location for a future public washroom building.
- A minimum of three informal gathering spaces, open areas with hard surfaces and services that can be programmed for events such as exercise classes, small performances or pop-up markets.

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- A minimum of two formal gathering spaces for passive uses that may include tables, seating areas, and shade structures among other elements.
- A shade structure/pavilion constructed in part with materials saved for re-use from heritage industrial buildings previously existing on the site.

Optional Program Elements

Program element(s) may be selected from the following list to be included in the proposed design if they are in keeping with the design and can be accommodated within the construction budget and maintenance plan.

- A beach area
- A green park(s)
- Retail park pavilion(s)
- Cultural Plaza
- Splash Pad/ Water Feature
- Playground
- Sunrise Gathering Circle or similar art feature

Future Program Elements

The design team may suggest features from the optional program elements list or other features such as public art that will enhance the proposed design for the City to consider for implementation in future. A recommended location for these features(s) may be noted on the proposed design, but the element or feature should not be designed.

Appendices and Schedules Attached – N/A

KC:ro