

INFORMATION REPORT

TO:	Chair and Members West Harbour Development Sub-Committee
COMMITTEE DATE:	June 5, 2017
SUBJECT/REPORT NO:	West Harbour Solicitation Process – Status Update on the Pier 8 RFP Evaluation Criteria (PED14002(d)) (City Wide) (Outstanding Business List Item)
WARD(S) AFFECTED:	City Wide
PREPARED BY:	Chris Phillips 905-546-2424 Ext. 5304
SUBMITTED BY:	Jason Thorne General Manager Planning and Economic Development Department
SIGNATURE:	

Council Direction:

On November 9, 2016, Council approved GIC Report 16-028 which contained the following Motion with respect to West Harbour Real Estate Solicitation Process for Pier 8 Lands (PED14002(c)):

- (a) That the recommended Real Estate Solicitation Process for the development blocks within the City-owned Pier 8 lands, as outlined in Report PED14002(c), including authorization for staff to finalize and release to market the Request for Qualifications, to retain a Fairness Monitor, to establish an Evaluation Committee, and to select Shortlist Proponents, be approved;
- (b) That staff be authorized and directed to prepare the formal Solicitation Process to include a Request for Qualifications (RFQ), a Request for Proposals (RFP), and Transaction Negotiation phase, each conducted in a manner and on terms and conditions deemed appropriate by the General Manager of Planning and Economic Development, in consultation with the City's Director of Financial Services and Corporate Controller, and in a form acceptable to the City Solicitor;
- (c) That the Offering Strategy of all nine development blocks made through a single Solicitation Process, as described in Report PED14002(c), be approved;

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

**SUBJECT: West Harbour Solicitation Process - Pier 8 RFP Evaluation Criteria
Status Update (PED14002(d)) (City Wide) - Page 2 of 3**

- (d) That staff be directed to prepare the formal Request for Proposals (RFP) process, including Request for Proposals (RFP) evaluation criteria, definitions, and respective weightings, and report back to General Issues Committee (GIC) for consideration by April 19, 2017;
- (e) That the Request for Proposals (RFP) evaluation criteria specifically includes, but not be limited to: Environmental Sustainability, Housing Affordability, Design Excellence, Price Discover, and **Urban Innovation**; and
- (f) That staff be directed to include as part of the Request for Proposals (RFP) ation criteria recommendations that will be brought forward for consideration on April 19, 2017, proposed requirements and/or evaluation criteria that will ensure a diversity of market rate housing options on Pier 8, that **shall** include a defined target of not less than five percent (5%) of affordable home-ownership units as described in Report PED14002(c).

This Information Report is intended as a status update on the above noted Council directions, as well as a framework document specifically for items (d), (e), and (f).

Information:

Following the November 9, 2016 Council approval, City Staff began the process of implementing the approved Real Estate Solicitation Process for the City-owned Pier 8 development lands. Staff from the West Harbour Re-Development Project team, Procurement, Finance, and Legal Services, along with the City's consulting team from Deloitte, worked to prepare the broad process, as well as the formal RFQ document. As a key part of the approved process, this team was expanded on December 22, 2016, when P1 Consulting Inc. was retained by way of a formal RFP, as the Fairness Monitor for the overall process.

On April 18, 2017, the City of Hamilton launched an RFQ process to identify qualified developers interested in purchasing the identified 13 acres of prime waterfront lands with the intent of developing a new mixed-use residential community at Pier 8. This new private-sector development will also be complemented by the City's \$140 million West Harbour Re-Development Plan to improve the adjacent public infrastructure, public-space, and recreational facilities that will create a greater sense-of-place within the area.

With the RFQ scheduled to close on June 30, 2017, and the subsequent announcement of the pre-qualified proponents by September 1, 2017, City staff have been begun to prepare for the RFP phase of the Real Estate Solicitation Process.

**SUBJECT: West Harbour Solicitation Process - Pier 8 RFP Evaluation Criteria
Status Update (PED14002(d)) (City Wide) - Page 3 of 3**

This process is therefore on-going, and follows the November 9, 2016 Council approved directions of items (a), (b), and (c).

As per the Council directions (d), (e), and (f) noted above, staff are preparing to report back to the July 10, 2017 GIC on the RFP evaluation criteria, definitions, and respective evaluation weightings.

In keeping with past practice however, staff wish to inform the members of the West Harbour Development Sub-Committee of the status of the RFP process, the planning that has taken place to-date and the rationale used to inform the upcoming July 2017 staff report.

Appendix "A" of Report PED14002(d) is a presentation that reviews the Council approved Solicitation Process, provides a proposed evaluation criteria scorecard with rationale and identifies the next steps in the process.

APPENDICES AND SCHEDULES ATTACHED

Appendix "A" Pier 8 Land Solicitation Process:
 Proposed RFP Evaluation Criteria Framework and Scorecard

CP/sd