

New City Hall Project Steering Committee - Meeting held July 25, 2018

A meeting of the New City Hall Project Steering Committee is held this day commencing at 2:00 o'clock p.m. in Room 140, 350 City Hall Square West, there being present the following members:

Mayor Drew Dilkens, Chair
Councillor Paul Borrelli
Councillor Jo-Anne Gignac
Councillor Hilary Payne
Councillor Ed Sleiman

Also present are the following resource personnel:

Wadah Al-Yassiri, Project Administrator
Onorio Colucci, Chief Administrative Officer
Tom Graziano, Senior Manager Facilities
Joe Mancina, Chief Financial Officer, City Treasurer
Cathy Masterson, Manager Cultural Affairs
Jason Moore, Senior Manager Communications
Norm Synnott, Manager Technology Infrastructure
Dave Soave, Project Accountant
France Isabelle Tunks, Senior Manager Development Projects
Harry Turnbull, Executive Director Information Technology
Alex Vucinic, Purchasing Manager
Mark Winterton, City Engineer
Karen Kadour, Committee Coordinator

1. Call to Order

The Chair calls the meeting to order at 2:01 o'clock p.m. and the Steering Committee considers the Agenda being Schedule "A" attached hereto, matters which are dealt with as follows:

2. Declaration of Conflict

None disclosed.

3. Adoption of the Minutes

Moved by Councillor Gignac, seconded by Councillor Sleiman,
That the minutes of the New City Hall Project Steering Committee of its meeting held March 21, 2018 **BE ADOPTED** as presented.

Carried.

4. Business Items

4.1 Project Update

Council Sleiman refers to the statement noted in the Background in the report (page 1 of 7) of the Project Administrator as follows:

“Monarch Basics for the New City Hall Furniture in the amount of \$1,171,652 (excl. H.S.T.) to be assigned to Oscar Construction as a change order in the amount of \$1,218,518 (excl. .H.S.T.)”

Councillor Sleiman asks why the furniture from Monarch Basics in the amount of \$1,171,652 was assigned to Oscar Construction in the amount of \$1,218,518 (a difference of \$46,000). W. Al-Yassiri responds the rate was 4% as opposed to the normal market rate of 10% overhead if the general contractor performs this function. In this situation, it was critical to assign this to Oscar Construction from a coordination point of view; the furniture had to be coordinated on five floors. During the construction phase, in order to meet the deadlines, the furniture was done in coordination with Oscar Construction.

Moved by Councillor Sleiman, seconded by Councillor Payne,
That the report of the Project Administrator dated July 16, 2018 entitled “New City Hall – Project Update, July 2018” outlining how to maximize the revenue of items from the existing City Hall in order to reduce overrun **BE RECEIVED** for information.
Carried.

4.2 Financial Summary Update

In response to a question asked by Councillor Gignac regarding the rising consultant costs related to the demolition of the old city hall, W. Al-Yassiri responds the New City Hall Project has two phases – Phase 1 is the construction and Phase 2 is the demolition. A consultant has been hired for the demolition, which resulted in a slight increased cost.

W. Al-Yassiri indicates once the old city hall building has been demolished, the promenade and esplanade project will commence.

Councillor Gignac questions why the permits for the project exceeded the budget by \$53,492. W. Al-Yassiri replies the increased cost for the permits was due to the change in the Planning Department schedule of fees during the design and construction.

Councillor Gignac refers to the connecting canopy and the projected cost overrun of approximately \$390,000 and asks for an explanation of the increased cost. W. Al-Yassiri provides the following comments in response to Councillor Gignac's question:

- A hook-up with District Energy was required during the construction of 400 CHS. There are four pipes, (2 chilled, 2 hot water) located very close to the location of the future canopy between the New City Hall and 400 CHS.
- Upon consultation, District Energy advised to relocate these four pipes to the north of the proposed canopy location.
- The construction of the canopy will be part of the promenade and civic plaza improvement.
- The total cost of the canopy including the relocation of the D.E. pipes is approximately \$500,000 to \$600,000.

Councillor Gignac alludes to the costs related primarily to renovations and the fit-up of vacated space for relocation of staff to 400 CHS and asks why this is included in the NCH budget. F. Isabelle Tunks responds when a space needs study for the new city hall was undertaken; there was inadequate space for all staff (prior to the inclusion of future expansion space). At that point, the direction was to place some staff divisions in a space where they could operate independently. The Planning Department moved into the new city hall in order to meet the one stop customer service, thus allowing for vacant space in the 400 CHS.

In response to a question by Councillor Gignac regarding the Estimate Project Variance in the total amount of \$620,851 and if includes the contingency fund, W. Al-Yassiri replies this amount includes all expenses including the demolition of the former city hall.

Councillor Sleiman asks if the funds are available for the demolition of the old city hall. The Chair indicates these funds were approved at a previous meeting of the Steering Committee.

Moved by Councillor Gignac, seconded by Councillor Sleiman,
That the Financial Summary and preliminary estimated project variance for the New City Hall as at June 15, 2018 **BE RECEIVED**.
Carried.

5. New City Hall Project Executive Committee Minutes

Moved by Councillor Sleiman, seconded by Councillor Gignac,
That the minutes of the New City Hall Project Executive Committee of its meetings held March 6, 2018, April 3, 2018, May 10, 2018, and June 5, 2018 **BE RECEIVED**.
Carried.

6. Other Business

Councillor Payne expresses concern the desk space for the Councillors in the new Council Chambers is inadequate as the Agenda packages are substantial with large volumes of paper.

W. Al-Yassiri explains the desk space is not so much reduced however, due to the layout, there was an intention to maximize the auditorium (public) seating and to ensure accessibility. He adds the previous desks were straight and standalone in the former city hall; the new desks are curved thereby losing some of the desk space area.

Councillor Payne suggests measurements be taken of the Councillors' desk at the old city hall versus the current space in the new Council Chambers.

Councillor Gignac advises part of the issue regarding the desk space related to the intention of going digital and paperless. She adds she is not certain going digital and paperless will happen in the future.

W. Al-Yassiri states measurements of the Councillors' desks at the former city hall and the new City Hall space will be taken and the results will be shared with Councillor Payne.

7. Date of Next Meeting

The next meeting will be held at the call of the Chair.

8. Adjournment

There being no further business, the meeting is adjourned at 2:22 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR