

Junction East & Junction West

Project Updates for City Council
January 25, 2022



2019-2027 Strategic Plan Priorities



Junction East

- Interim Update
 - Revised design and costing estimate expected in March
- Significant work over past 6 months
 - Conceptual Design
 - Public and Stakeholder Consultation
 - Value Engineering
 - Governance and Operations Assessment
 - Sustainability Feasibility



Junction East – Timeline to Date

- Original Approval – June 2017
- Approval of Business Plan – July 2018
- Initial Conceptual Site Plan – July 2018
- Council Decision to Select Shaughnessy Site – May 2019
- Business Plan Approval – August 2019
- Selection of Design Team – October 2020
- Public Engagement Campaign – February to April 2021
- Block and Stack Design Presentation – July 2021



Junction East – Partner Collaboration

- Value Engineering
 - All partners have reviewed preliminary design, seeking best combination of features and efficiency, balancing vision and potential cost
 - Options developed to achieve functional program and balance vision and cost
- Governance and Operations
 - Partners worked with KPMG to develop ToR for Facility Services Cttee
 - KPMG also reviewed and finalized operational cost estimates

Junction East – Partner Collaboration

Your Stories Campaign

- Joint initiative among the five project partners to communicate the value that each partner organization brings to Junction East
 - Opportunity to share how Junction East strengthens each organizations and the project
 - Tailored videos shared through social media
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- [VIDEO]

Junction East – Sustainability

- Net Zero & Sustainable Design Feasibility Study
 - Supported by FCM Green Municipal Fund (\$62,000 grant)
 - Eight (8) design scenarios modelled; linked to CEEP Goals
 - Built into community engagement process
 - Strategy to achieve exceptional building energy performance includes:
 1. Optimize passive design strategies.
 2. Minimize user loads.
 3. Design high-performance mechanical and electrical systems
 4. Harness onsite renewable energy.

Junction East – Sustainability

- Towards Net Zero and Sustainable Performance
 - Net Zero Energy Building
 - Net Zero Carbon Building
 - Leadership in Energy and Environmental Design (LEED) Certification
- Draft report complete
 - Community Briefing Session in February
 - Will include Sustainability Focus Group
 - Recommendations to Council as part of final project approval



Junction East – Complementary Work

- Planning Services Division coordinating studies of supporting initiatives for Junction East in Downtown South District
 - Supported by staff from across the organization
 - Initial assessments underway
 - Parking
 - Transit
 - Public Realm Improvements
 - Downtown Master Plan Projects
 - Shaughnessy Plaza

Junction East – What to Expect

January/February

- Revised Design Review and Detailed Costing
- Draft Partnership Arrangements
- Drilling on Site for Soils Analysis

March

- Issue RFP for Commissioning Agent
- Issue Pre-Qualification for General Contractor
- Establish Information Technology Working Group
- Council Review of Project, including costs and timeline

April

- Proceed to detailed design
- Establish Accessibility Working Group



Junction West

- Landmark concept for community
 - Northern Ontario's largest full-service conference/convention space (60,500 sq ft)
 - Main plenary hall 13,000 sq ft
 - Converts quickly and easily to community auditorium (950 seats)
 - Business plan envisions private sector hotel development either integrated or in very close proximity
- Concerts, events and conferences all stopped because of pandemic
- Hotel investment climate not yet sufficiently recovered
- Project effectively on hold



Junction West – Timeline to Date

- Original Approval – June 2017
- Approval of Business Plan – July 2018
- Initial Conceptual Site Plan – July 2018
- EOI Parking Solutions – June 2019
- Additional Council Resolutions
 - Direction to Explore Potential Private Sector Interest – January 2019
 - Direction to Examine Potential Integration of World Trade Centre – February 2020
- COVID-19 Pandemic – March 2020 to Now



Junction West – Current Status

- Staff developing plan to restart project
 - Requires review and updating 2018 business plan
 - Includes updated construction cost estimate
 - Address changes in Junction East location and future of Community Arena
 - Followed by issuance of hotel investment RFP
- Working with industry experts to monitor potential for hotel investment and assess future of conference industry
- Consultation with Le Ledo proponents and Genesis Hospitality

Junction West – What to Expect

February 2022

- Continued research and consultation

March 2022

- Options and Recommendations to Council for Next Steps
 - Outline of Project Restart Plan
 - Timing and cost of initial steps



Junction Projects – Administration

- Junction Projects Manager – Eleethea Savage
- Junction East Construction Project Manager – Nicholas Zinger
- Large Projects Team
 - LP Support Officer – Tanya Gravel
 - Communication and Engagement Advisor – Sacha Novak
 - Senior Budget Analyst – Mallory Gunn
 - Internal Technical Team



Junction Projects – Project Costs to Date

Junction East

| | |
|--------------------------|----------------|
| Expenses | \$1,903,222 |
| <u>Confirmed Funding</u> | <u>561,800</u> |
| Net Cost to Date | \$1,341,422 |

Junction West

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|------------------|------------|
| Expenses to Date | \$ 787,528 |
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