



JUNCTION EAST

Update May 2022



Presenters



Michael Bellmore, Chair
Greater Sudbury Public Library



Presenters



Paula Gouveia, Co-Chair
Art Gallery of Sudbury



Presenters



Presenters




Patricia Meehan
Sudbury Theatre Centre



Presenters



An architectural rendering of a modern building complex, likely a government or institutional building, situated at a street intersection. The building features a large, flat roof with a central courtyard area. The surrounding area includes other buildings, trees, and a road with cars. The text "JUNCTION EAST" is visible in the bottom left corner of the rendering.

Agenda for Presentation

Comprehensive Update:

- Background
- Partner presentations
- Design presentation
- Governance and operations
- Project costs and financing
- Timeline for Council decisions
- Next steps

Council Directions

April 2016	Council selected five "Large Projects" and directed staff to work with Library and Art Gallery to determine if their projects could be realized in one building (CC2016-149)
June 2017	Direction to build combined Library/Art Gallery, subject to Council approval of conceptual design, business plan, financial plan and operational plan (CC2017-189)
July 2018	Conditional approval of concept design and business plan (CC2018-183)
February 2019	Direction to seek alternate location (FA2019-05)
August 2019	Approval of 30 Year Debenture with \$10M allocated to Junction East and repayment plan included with 2020 Budget (FA2019-53)
May 2019	Approval of Shaughnessy East site as final location and direction to seek partnerships with SMFAA and STC (CC2019-169)

Key Dates in the Process

November 2020 – April 2021	Project launch and community engagement <ul style="list-style-type: none">• Extensive consultation and engagement in the midst of pandemic Outreach to specific groups (Francophone, LGBTQIA2S+, Indigenous) Consideration for specific features of the building (Sustainability, Accessibility)
July 2021	Design option #1 Preliminary costing
October 2021 – December 2021	Enhanced value engineering Finding a balance between vision and budget Identified building efficiencies (one elevator shaft, exterior loading/services area)
January 2022	Design option #2 Shift to Cultural Campus
March 2022	Design option #3 Refinement of tenant placement and key spaces

Junction East Cultural Campus



What We Have Achieved So Far

Created unified vision for success

- Celebrated architecture
- Sustainability
- Accessibility
- A destination for locals and visitors
- A catalyst for community growth and economic development

Unique partnership and Cultural Campus

- Remains iconic and transformative

Balance of budget and vision

Showing results of engagement in the building design

What Remains to be Achieved

Solidify partnerships into operational relationships

- Evolution for everyone

Successful navigation of project risks

- Challenging times but no easier in future

Continue commitment to community engagement throughout the life of the project

- Inclusive of Indigenous, Metis, First Nations and Urban Indigenous communities

Plan for Junction East as catalyst for South District

Greater Sudbury Public Library

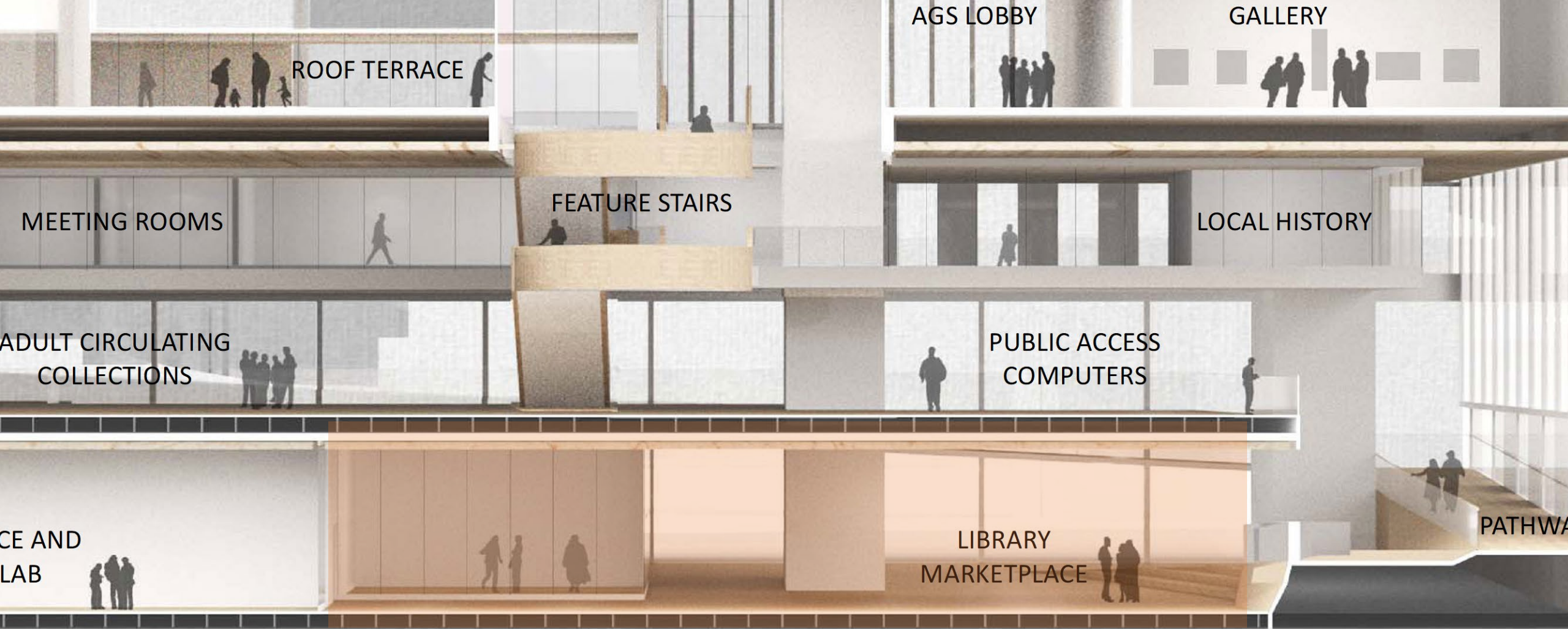


Michael Bellmore, Chair
Greater Sudbury Public Library



Greater Sudbury Public Library (GSPL)





The Value GSPL Brings to Junction East

- GSPL has been enriching our community for over a century by inspiring innovation, creativity, and imagination, preserving our past, and promoting lifelong learning
- Over \$50 million economic benefit per year to Greater Sudbury; every \$1 invested creates a \$7.71 benefit in the community
- Almost three quarters of a million in-person visits to GSPL on average per year
- Make Greater Sudbury healthier and more vibrant by responding to the evolving needs of the community
- Open to all

Challenges with the Existing Main Library

- Current main library is 70 years old and not designed for 21st Century library services
- Inflexible building unable to respond to community's evolving needs
- Designed to support a population of 47,000, the main library now serves a population of 166,000
- Current facility is inherently deficient in accessibility and safety
- 30 years of studies recommend a new building



In 2025, GSPL will . . .

- Bridge the digital divide and be a hub for innovation and creativity
- Teach 21st century literacies and nurture life-long learning
- Preserve and promote local history and culture
- Empower democracy and civic engagement
- Champion Truth and Reconciliation with Indigenous communities

At Junction East, the New Central Library will . . .

- Deliver efficient and cost-effective library services
- Respond to evolving community needs through agile spaces, flexible services and innovative programming
- Sustain the library as an accessible, inclusive and free civic space
- Enliven our downtown as a vibrant cultural hub
- Build community resilience for climate change adaptation

By Working Together, We Will . . .

- Reduce capital and operational costs through co-location and resource sharing
- Reach new audiences through collaboration
- Create more connections with and among community groups, making our city stronger and more resilient
- Develop exciting programs and collections in collaboration with Junction East partners
- As a cultural campus, Junction East will be a mixed-use facility, bringing people together to learn, create, and play; the whole will be greater than the sum of its parts.

Art Gallery of Sudbury




Paula Gouveia, Co-Chair
Art Gallery of Sudbury



Art Gallery of Sudbury (AGS)





MECHANICAL

This architectural section drawing illustrates a multi-level building. The top level is a mechanical room. Below it is a large open space divided into a lobby and a gallery. The lobby features large windows and a group of people. The gallery has a series of display cases and another group of people. Below the gallery is a level with a feature staircase on the left and a local history section with large windows in the center. At the bottom is a public access computer area with large windows and two people. A ramp or pathway is visible on the right side of the lower levels. The drawing uses a color palette of light beige, light blue, and light brown to distinguish different materials and spaces. Silhouettes of people are used to provide a sense of scale.

AGS LOBBY

GALLERY

FEATURE STAIRS

LOCAL HISTORY

PUBLIC ACCESS
COMPUTERS

PATHWAY

The Art Gallery of Sudbury | Galerie d'art de Sudbury is:

- The only public art gallery and art museum in the District of Sudbury
- Home to a permanent collection of almost 2400 works of art, including 1400 from the Laurentian University Museum and Arts Centre
- Recipient of a signature donation of 37 art works valued at \$3.5 million, by Group of Seven artist Franklin Carmichael
- A key art educational, cultural and tourism destination in Northeastern Ontario
- A gathering place for all, and where all are welcome

Challenges with the Existing Facility

- A historic property, the Bell Mansion is not accessible to those who are mobility-limited
- Due to the ongoing aging of current facilities, the Gallery's collections are at risk of accelerated deterioration, damage, and even loss
- Due to documented space limitations, the Gallery hasn't been able to grow its collections in a planned way since the early 90s
- Capacity for on-site art education programming has been capped due to the lack of space and accessibility



The New Art Gallery of Sudbury / Galerie d'art de Sudbury Will Provide:

- A gathering space, reflective of the diversity of our communities, and respective of the history of the lands upon which we reside
- A place for all residents and visitors to explore art, culture, and community
- Dedicated galleries that allow us all to discover the art stories of Indigenous and Francophone communities of our area
- An exciting opportunity to work collaboratively with the Greater Sudbury Public Library and other partners

Building for the Future Will Allow AGS to...

- Protect our regional art collections and make visual art accessible to us all for the next 100 years and beyond
- Honour Indigenous and Francophone heritage and artists
- Nourish, celebrate and promote local artists; welcome all creative Sudburians home
- Increase attendance, grow programs, and diversify revenues
- Build an accessible and inclusive Gallery for the City of Greater Sudbury and beyond
- Welcome national and international touring exhibitions to increase our community access to artists of the world

What Working Together Means for the Community. . .

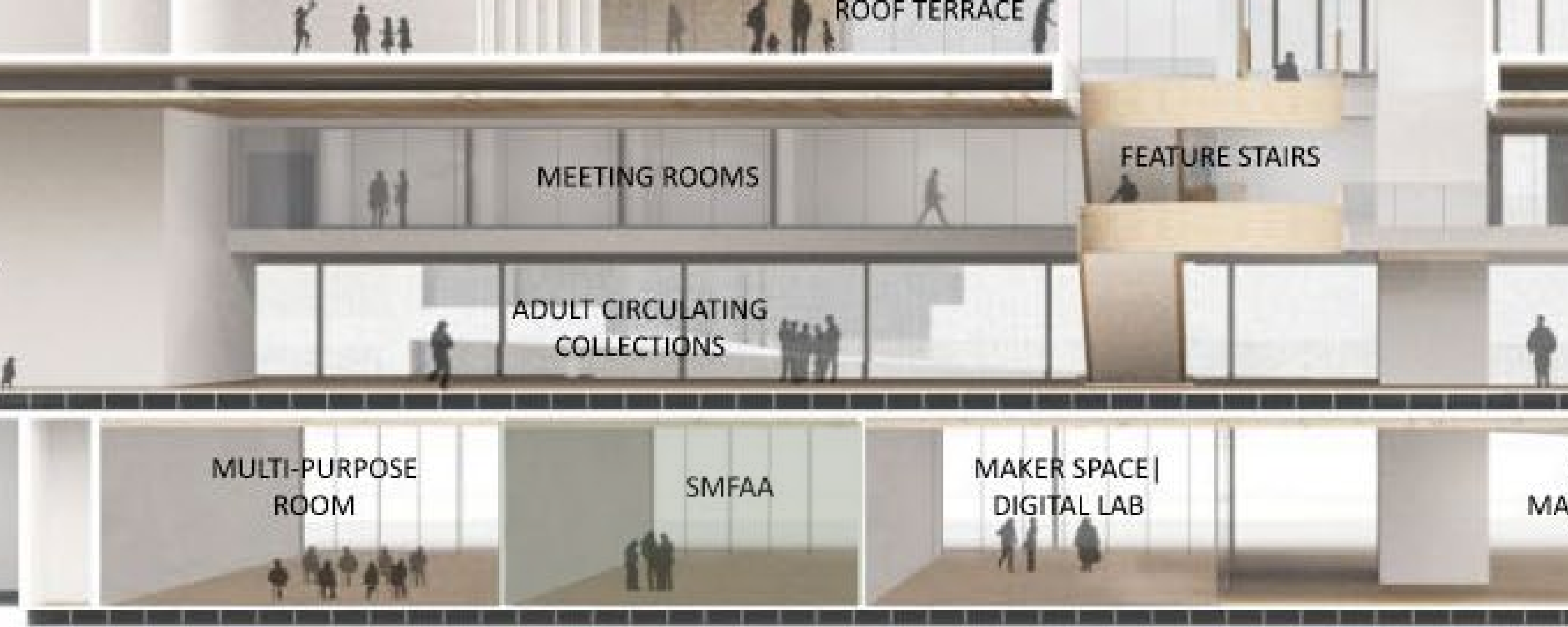
- We will continue to transform Sudbury into the arts capital of the North
- Working together to build a vibrant, sustainable, accessible destination and attraction in the heart of downtown Greater Sudbury
- Supporting the attraction and retention of highly talented individuals in the City of Greater Sudbury.
- Junction East will be a key contributor to economic development and the renewal of the City of Greater Sudbury's downtown core

Sudbury Multicultural and Folk Arts Association



Sudbury Multicultural and Folk Arts Association (SMFAA)





Sudbury Multicultural and Folk Arts Association (SMFAA)

SMFAA – Amalgamating Two Cultural Organizations

1968 – Sudbury Folk Arts Council established

- Members primarily European and Finnish

1978 – Sudbury Multicultural Centre established

- Place for interracial harmony amongst a growing population of ethnic groups
- Promotion of educational, religious, cultural experiences
- Meeting place for newcomer Indians, Pakistanis, West Indians, and Chileans

1984 – SMFAA established

- organizations amalgamate to solidify bonds and work toward building bridges between newcomers and existing community services

Challenges with the Existing Facility

- Building is considered a historic site; infrastructure upgrades are costly
- 38 delegations housed under SMFAA; little room to offer large gatherings, sit-down meals, presentations, or events
- Stand-alone entity which contrasts with mission to be a partner-helping community



Opportunities at Junction East

- Will allow SMFAA to organize large gatherings with its delegations and outside partners
- Partners can work together on community initiatives, creating a richness in experience, education and sharing
- SMFAA will have a home to thrive and continue to provide essential services to our newcomers
- A place to honour our Northern Ontario heritage while embracing and celebrating cultural diversity.
- Reinforce the economic importance of newcomers to the community

Expanding Our Reach

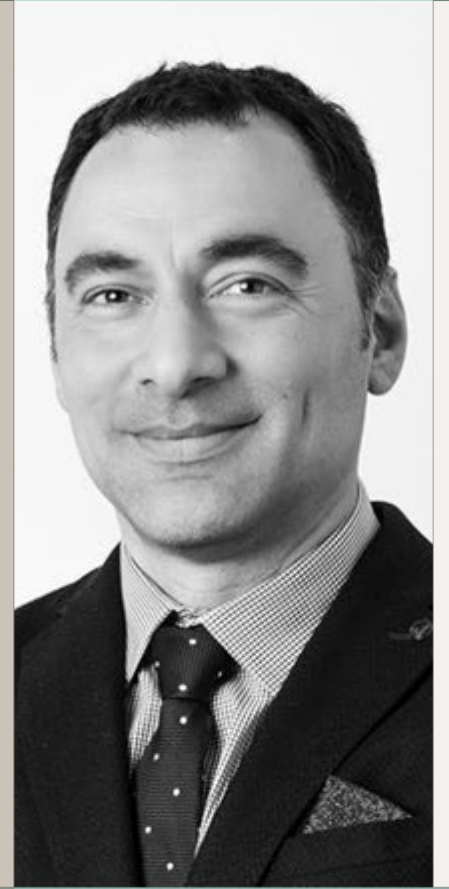
- Expand multiculturalism and diversity through collaboration
- Greater community presence and connection to more organizations
- Cohesive, respectful community focused on appreciating and honouring differences
- An environment where ideas flourish and organizations grow



Sudbury Theatre Centre



Patricia Meehan
Sudbury Theatre Centre



Sudbury Theatre Centre



Theatre as a Pillar of Junction East

- Live storytelling inspiring all participants
- Ensuring high quality performances that will draw the community to the campus
- Devising programming that will ensure a profound increase in job opportunities for local artists



Synergies

- Variety of collective artistic mediums strengthens the impact of each organization
- Clear collaboration opportunities in regard to physical space
- Deepened understanding of the artistic ecology



Economic Impact

- Drawing 40,000 citizens to the Junction East campus annually
- 39 weeks of artistic programming
- Major beacon of culture to attract and retain talent to the city



WZMH Architects



Design Team



Harrison Chan



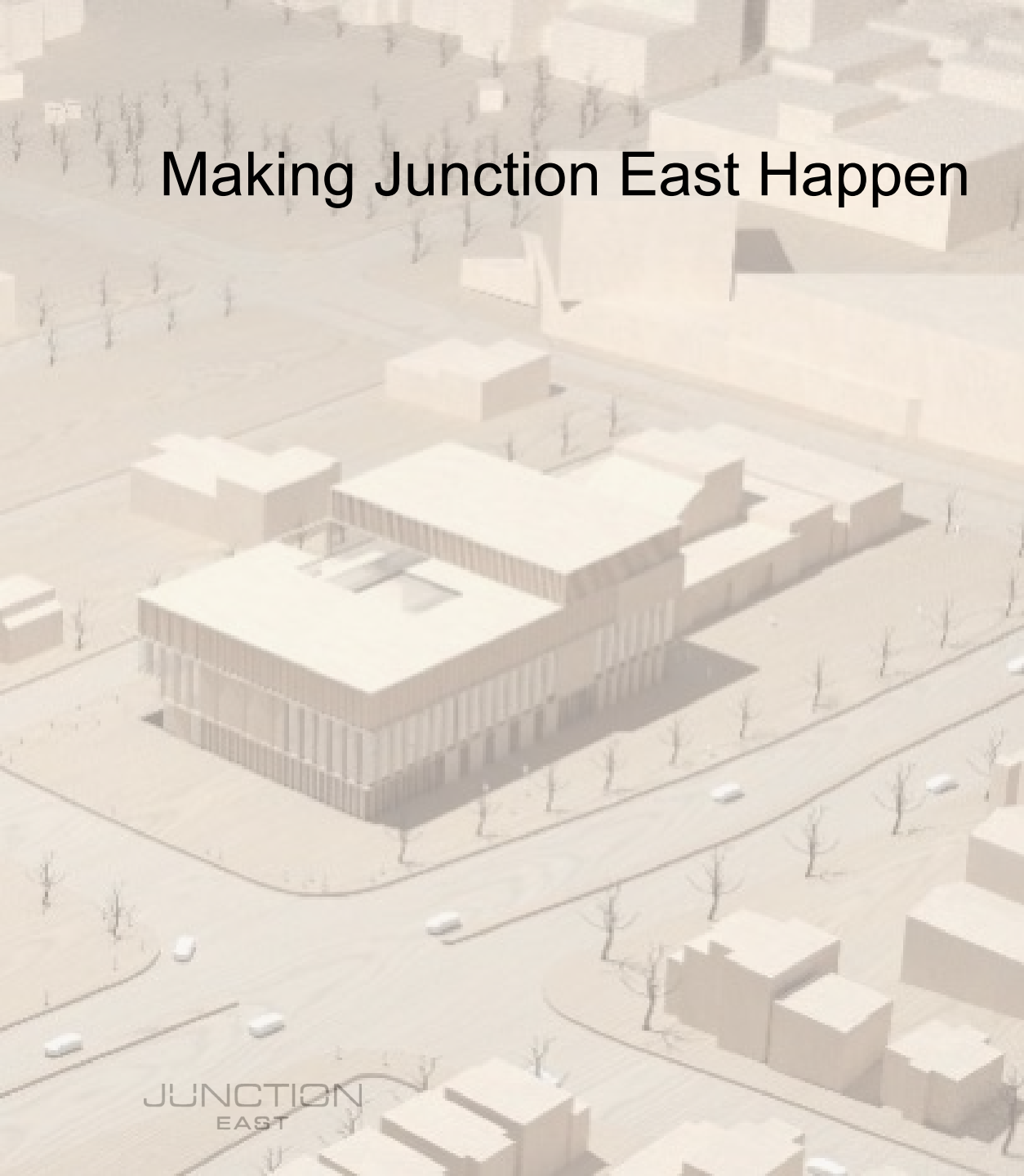
Maryam Madsen



Jennifer Davis



Nicola Casciato



Making Junction East Happen

Current Project Budget

- Enhanced sustainability recommendation
- Enhanced accessibility recommendation
- Public Art recommendation

Current Project Funding

Estimated Operating Costs

- Capital renewal and replacement funding

Parking

Governance

Next Steps

Current Project Budget

Building Construction (per Class D Estimate +/- 20%)	\$52.8M	
Site and Landscaping	\$2.7M	
Soft Costs (incl. Fees, Furniture/Equipment and Permits)	\$9.6M	
Sub Total		\$65.1M
Contingencies		\$9.8M
Enhanced Sustainability Recommendation	\$6.1M	
Enhanced Accessibility Recommendation	\$4.4M	
Public Art Recommendation	\$0.7M	
Sub Total		\$11.2M
Other Project Costs (incl. Admin and Land Acquisition)		\$5.5M
HST Payable by Municipality		\$1.6M
TOTAL		\$93.2M

Enhanced Sustainability Recommendation

Inspiring facility that aligns with climate change commitments and showcases leading edge sustainability design solutions

- Responds to CEEP Goals and community feedback

Recommended Net Zero Carbon Design with LEED Silver certification

- Generation of renewable energy through roof top photovoltaic panels
- Ground source heat pump (geothermal) and electric boilers

\$6.1M to achieve recommendation

- \$3.9M performance design including increased R-value insulation and triple glazing
- \$0.9M for onsite renewable energy
- \$1.3M for Zero Carbon Building Standard and LEED Silver Certification

Enhanced Accessibility Recommendation

Responds to CGS commitment for facilities and services accessible to all citizens

Input from Accessibility Advisory Panel

Recommended Enhanced Accessibility features include:

- Inclined pathway
- Digital map to assist with building navigation
- Hearing loop capabilities
- Tactile signage
- Charging stations for mobility devices
- Rest area seating
- Service dog relief area

\$4.4M required to deliver full list of features

Public Art Recommendation

Recommendation to allocate 1% of the Junction East project construction budget

Campus model presents opportunities within the project site

\$0.7M allocated within current budget

Aligns with CGS Public Art Policy

- Typically covering many associated costs, for example:
 - Materials, fabrication, transportation, site preparation, artist fees, etc.
 - Administration
 - Maintenance

Public Art Advisory Panel to provide advice and guidance on implementation

Current Project Funding

Confirmed Funds		
Federal Grants (FedNor, Cultural Spaces, FCM)	\$0.8M	
Provincial	\$0.0M	
Municipal (CGS 30 Year Debenture for Junction East)	\$10.0M	
Committed Funds		
Art Gallery of Sudbury	\$1.5M	
Total Confirmed/Committed Funds		\$12.3M
Potential Funds		
Municipal (CGS Reallocation of Junction West 30 Year Debenture)	\$58.0M	
Federal	\$17.5M	
Provincial	\$2.0M	
Greater Sudbury Public Library (estimate to be finalized)	\$2.0M	
Total Potential Funds		\$79.5M
Total Committed and Potential Funds		\$91.8M

Recommended Fund for Capital Renewal and Replacement

Business plan recommends an annual charge for future renewal and replacement of 1.5% of project capital costs.

- Intended to prepare for major repair/renewal costs during the service life of Junction East, and eventual replacement of the facility
- The recommended 1.5% renewal and replacement reserve in Year 1 is estimated at \$1.14M

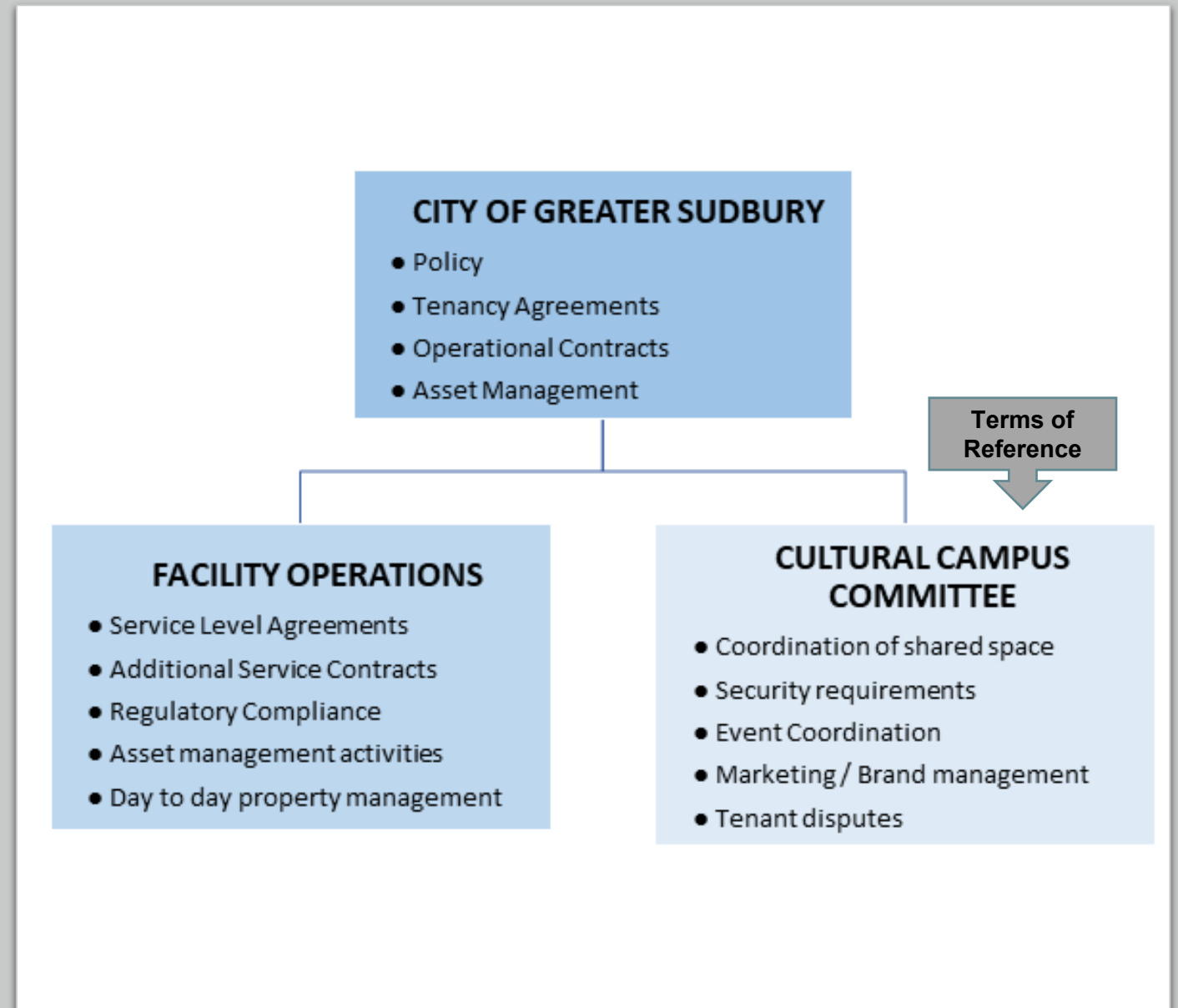
Parking

- Parking important to future success
- Current conditions are difficult to use as a basis for long-term solutions
- More review and time required to ensure a fulsome, effective parking solution for South District
- Dedicated parking for Junction East will be developed as part of the project



Governance

- Owned by the City of Greater Sudbury
- CGS Facilities Section performs property management
- Lease agreements with each individual tenant
- Cultural Campus Committee coordinates shared spaces and activities



Cultural Campus Committee

Five members (partners):

- Scheduling shared spaces and coordinating joint programming
- Adherence and advice to facility guidelines
- Review and monitor effectiveness of facilities management
- Review and make recommendations for health and safety incidents
- Assist in scheduling major capital or repair work

In place by June 30, 2022 to initiate planning for Junction East operations

Next Steps

May 4

- Issue RFPQ for Pre-Qualification of General Contractor
- Issue RFP for Building Commissioning Agent
- Provide opportunity for public engagement on design

May 24

- Council questions and requests for response prior to decision meeting

Mid-June

- Council approval requested for Project Design, Financial Plan and Operational Plan

Project Completion Timeline

June – September 2022

- Detailed design development

October – December 2022

- Preparation of construction documents
- Issuance of Tender

January – April 2023

- Tender Award and Contract

Spring 2023 – Spring 2025

- Construction
- Grand Opening

VIEW FROM SHAUGHNESSY STREET

Questions

