



REPORT FOR ACTION

Pedestrian Connection Beanfield Conference Centre and Hotel X

Date: March 27, 2019

To: The Board of Governors of Exhibition Place

From: Dianne Young, Chief Executive Officer

Wards: All

SUMMARY

This report provides information on the actions taken with respect to the proposed elevated pedestrian connection from between Beanfield Conference Centre and Hotel X to provide an enclosed pathway for attendees meeting in the Conference Centre and staying in the on-site hotel. It also proposes a further agreement with NORR Architects & Engineers Limited ("NORR Limited") to provide consultancy services to Exhibition Place for the construction of the pedestrian connection.

Since the last report to the Board on this matter on November 15, 2018, NORR Limited have been working to resolve all issues raised by City of Toronto Planning and submitted the Site Plan Application ("SPA") to the City on March 1, 2019 in accordance with the concept design presented to the Board and attached as Appendix A to this report. Because of the advance discussions between Exhibition Place staff, NORR Limited and City Planning and the level of detail provided in the SPA, we are optimistic that this matter in the form of a recommendation of a Notice of Approval Conditions (NOAC) will be before City Council in July 2019.

With this timing estimate in mind, this report is proposing directions to ensure that this project proceeds to construction in a timely manner following Council approval.

RECOMMENDATIONS

The Chief Executive Officer recommends that:

1. The Board engage NORR Architects & Engineers Limited as its consultant for the construction stage of the pedestrian connection under the terms of the contract detailed on page 3 of this report at a cost of \$285,450.00.

2. The Board direct the Chief Executive Officer to include additional funding in the 2020 Capital Program for the landscaping work and road work required by the City to be undertaken as part of the pedestrian connection project.
3. The Board direct the Chief Executive Officer to meet with the Chief Planner and Executive Director, City Planning about the requirement to meet the timelines set out on page 4 of this report in order to fulfill the Board's obligation to the City of Toronto regarding expending its 2018 / 19 Capital program funding obligations.

FINANCIAL IMPACT

The 10-year Capital Program (2019 - 2028) approved by the Board included \$2.789M for the pedestrian bridge of which funding for 2018 and 2019 approved by Council is \$2.259M with an additional \$.530M in the 2020 Capital Budget cycle and a further budget for upgrades to interior space of \$.100M in the 2020 Capital Budget.

DECISION HISTORY

The Exhibition Place 2017 – 2019 Strategic Plan has a Business Development Goal to grow event activity especially at Enercare Centre and Beanfield Centre.

At its meeting of September 10, 2014, the Board had before it a report outlining actions that had been taken to date on discussions with City of Toronto Planning about the elevated bridge option.

[https://www.explace.on.ca/files/file/58c9a6dff1fc9/Item-18-Hotel\(3\).pdf](https://www.explace.on.ca/files/file/58c9a6dff1fc9/Item-18-Hotel(3).pdf)

At its meeting of November 22, 2013, NORR Limited, consultant to the Board, presented two options for a covered pedestrian connection from Beanfield Centre to Hotel X - one being an elevated bridge and the second a tunnel.

[https://www.explace.on.ca/files/file/58d1680422eb2/Item-1-Mins\(22\).pdf](https://www.explace.on.ca/files/file/58d1680422eb2/Item-1-Mins(22).pdf)

At its meeting of January 30, 2018, the Board approved of engaging NORR Limited to undertake the development, in consultation with City of Toronto Planning, of a design concept for the pedestrian connection.

<https://www.toronto.ca/legdocs/mmis/2018/ep/bgrd/backgroundfile-111591.pdf>

At its meeting of November 15, 2018, the Board approved of a final concept design of an elevated bridge and directed the Chief Executive Officer to continue to take all necessary actions to give effect to this approval and work with City of Toronto Planning to finalize all matters related to the submission of the Site Plan Application.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EP15.38>

COMMENTS

Capital Funding Envelop

As noted under the Financial Impact section, the total funding for this project is \$2.889M. Following adoption of the concept design in November 2018, a further costing review was completed at a Class C level which has now estimated the cost to be \$2.484M without consultant costs and \$2.855M with the consultant costs being recommended in this report. There has been some escalation in the costs between the Class C costing and the former 2017 Class D costing related to the increases in global steel prices (\$0.250M); mechanical / electrical additions (\$0.138M); and interior/exterior changes (\$0.238M).

However, not covered within the capital funding or contemplated as part of the project in 2017 were upgrades to landscaping that City Planning now requires and is estimated to cost \$0.134M. This will now be requested as part of the 2020 Capital Program as it will be done at the end of the construction of the bridge in 2020.

NORR Limited Consultant Agreement - Terms & Conditions

Following approval by City Council of the Site Plan Approval / Notice of Approval Conditions, NORR Limited will undertake the following tasks pursuant to its engagement as its Consultant for the construction period:

1. Finalize design development package based on the Site Plan Approval / Notice of Approval Conditions
2. Prepare Construction Documents and Permit submission, signed by all applicable parties
3. Prepare Tender Documents and as instructed by Exhibition Place manage the competitive tender process
4. Following approval of the Tender Award by the Board, provide Contract professional administration services
5. Fees are based on an estimated timeline of Design Schedule of 4 months; tender process of one month; and construction of 9 months
6. Manage any additional subconsulting services required through the City Building process as agreed to by Exhibition Place that are estimated to have an upset cost of \$85,000 and include services of a civil engineer, landscape architect, structural engineer, mechanical engineer, electrical engineer, interior design consultant, cost consultant, heritage consultant, signage/ graphics consultant, testing and inspections, 3D cloud points and underground utility locates

Preliminary Estimate to Timelines for Completion of the Pedestrian Bridge

This project has been in progress since 2016/17. Initially delayed with the delay in construction of the hotel, in 2017 / 18 substantial work was started in close consultation with City Planning on the ultimate design concept which was approved by the Board in November 2018. The intense advanced consultation with City Planning has allowed the submission of the full SPA application in March 2019. However, because of the importance of this pedestrian connection and the cost of the connection, funding was allocated in the 10-year Capital Program which must be spent in 2019. Accordingly, we have set out below an estimated schedule to ensure we meet the City's capital spent

targets and in recognition of the significant discussions already completed with City that led to the final design.

	Action	Date
1.	Site Plan Application at City Council for approval	July 16 & 17, 2019
2.	Building Permit Application	Before July 31, 2019
3.	Tender Released, Bids Submitted & EP Reviewed	August 2019
4.	Board Approval of Construction Contractor	September 19, 2019
5.	Building Permits Issued	October 2019
6.	Registration of City MOU or SPA on title	November 2019
7.	Construction Commences (estimated 9 months)	October / November 2019
8.	City Statement of Approval	December 2019
9.	Project Completion	September / October 2020

CONTACT

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SIGNATURE

Dianne Young
Chief Executive Officer

ATTACHMENTS

Appendix "A" - Concept Drawings of the Beanfield / Hotel X Pedestrian Connection