



**CORPORATE FACILITIES  
MEMORANDUM**

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**TO: MAYOR, J. LEHMAN AND MEMBERS OF COUNCIL**

**FROM: N. CALDER, FACILITIES PROJECT MANAGER**

**NOTED: R. PEWS, P.ENG., DIRECTOR OF CORPORATE FACILITIES**  
**D. MCALPINE, GENERAL MANAGER OF COMMUNITY AND CORPORATE SERVICES**  
**M. PROWSE, CHIEF ADMINISTRATIVE OFFICER**

**RE: ALLANDALE TRANSIT MOBILITY HUB AND DOWNTOWN MINI HUB, ALL WARDS**

**DATE: MARCH 7, 2022**

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The purpose of this Memorandum is to provide members of Council with an update concerning the Allandale Transit Mobility Hub and Downtown Mini Hub.

Budget and Schedule Update:

The Project Delivery team continues to work through the Validation Phase of the project that formalizes design, costing, and schedule details. Through this work, the team has identified that both the project cost and schedule have become issues.

The original project budget, developed by Hanscomb from a conceptual plan in early 2018, included a 6% inflation allowance. The subsequent delay in project approval, through the Investing in Canada Infrastructure Program (ICIP) until 2020, pushed the project back by more than two years, subjecting the project to impacts from the current and ongoing pandemic, hyperinflation and related labour and material cost escalations. Construction cost inflation has been identified by the team as being approximately 40% since 2018, and this value is supported by the City's 3<sup>rd</sup> party project cost consultant, Rider Levett Bucknall. Construction inflation is also anticipated to be 6% for 2022, and a minimum of 4% for 2023. These latter estimates remain subject to continued disruptions to supply chains, material delays and industry labour shortages.

Council is advised that, while staff continue to work with the project team to advance the development of the project, it is clear that the overall cost of the project will significantly exceed the original project budget. The project team is actively working to quantify the above-noted impacts on the overall project cost and schedule. It is also reviewing the recent Market Precinct Task Force recommendations to ensure that the Downtown Mini-Hub design aligns with the Market Precinct Task Force vision. Staff anticipate that the project Validation Phase will be completed with a Validation Report and related Staff Report presented to Council on May 2<sup>nd</sup>, 2022. The reports will communicate the design, project cost, design and construction schedules, funding recommendations, and next steps with our Federal and Provincial funding partners.

Project Updates:

Project highlights and updates for Q4, 2021 include:

- The following site due diligence activities have been completed over the past quarter:
  - o Supplemental Site Survey for the Allandale Transit Mobility Hub;
  - o Supplemental Geotechnical Report;
  - o Site Survey for the Downtown Mini Hub;
  - o Development Viability Assessment for Metrolinx;
  - o Physical Locates; and
  - o Consultations with Authorities Having Jurisdiction.



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Communication Update:

There is a dedicated project website, which includes a project overview, project benefits, project updates, and overall project progress. The website can be accessed at [Allandale Transit Mobility Hub & Downtown Mini Hub \(barrie.ca\)](http://Allandale Transit Mobility Hub & Downtown Mini Hub (barrie.ca)). Staff will continue to update the project website on a quarterly basis until construction commences, at which time the website will be updated monthly.

The public project phone line, 705-739-4252 and public project email address, [ATM.Hub@barrie.ca](mailto:ATM.Hub@barrie.ca) is posted on the project website and is being used to receive resident inquiries, concerns, and comments. Staff endeavor to respond to all messages and emails within 48 hours.