

Subject: Ādisōke Project Update

File Number: ACS2024-IWS-IS-001

Report to Finance and Corporate Services Committee on 4 June 2024

and Council 12 June 2024

**Submitted on May 24, 2024 by Carina Duclos, Director, Infrastructure Services,
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Ward: Citywide

Objet : Mise à jour du projet Ādisōke

Numéro de dossier : ACS2024-IWS-IS-001

Rapport présenté au Comité des finances et des services organisationnels

Rapport soumis le 4 juin 2024

et au Conseil le 12 juin 2024

**Soumis le 2024-05-24 par Carina Duclos, directrice, Services d'infrastructure,
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Quartier : Ā l'ēchelle de la ville

REPORT RECOMMENDATION(S)

That the Finance and Corporate Services Committee and Council receive this report for information.

RECOMMANDATION(S) DU RAPPORT

Que le Comité des finances et des services organisationnels et le Conseil municipal prenne connaissance du présent rapport.

BACKGROUND

On June 13, 2018, Council approved the Implementation Plan for the Ottawa Public Library and Library and Archives Canada Joint Facility report ([ACS2018-PIE-IS-0007](#)). That report, and subsequent Governance Agreement, established that a new and modern Central Library would proceed under a tripartite agreement between the Ottawa Public Library (OPL), Library and Archives Canada (LAC) and the City of Ottawa (City). The Governance Agreement established that the City of Ottawa act as the Project Authority to manage and oversee the design and implementation through the creation of a Project Management Office (PMO).

Recommendation 2b of report [ACS2018-PIE-IS-0007](#) directed the PMO to provide updates to Members of Council as major project milestones are achieved. Members of Council and the Ottawa Public Library Board receive updates via Infrastructure Services monthly status reports and through OPL's executive reporting mandates, respectively.

On December 6, 2023, Council received the Ādisōke Project Update report [ACS2023-IWS-IS-0001](#), which provided Members of Council with an update on the progress of this project. As part of staff's commitment to keeping Council informed, and in light of the significant financial contribution the City has made in Ādisōke, that report established the commitment to provide more frequent updates, on a bi-annual basis to Council.

DISCUSSION

This report provides an update to Council on the progress of the Ādisōke project. The report details overall construction progress, and status of schedule and budget. It touches on key risks being monitored by the PMO, discusses key workplan items for the remainder of 2024 and highlights upcoming communications and engagement efforts.

Construction progress

Construction has been progressing with positive momentum. Over the winter months, all the structural components related to the curved roof have been completed. Additionally, all steel work related to feature staircases, inside Ādisōke’s grand atrium have also been completed. While there remains finishing works on the roof, and millwork on the staircases, both of these activities are considered significant milestones for this project.

The mechanical room on the 5th floor of the facility is also complete, and equipment has been moved in.

Schedule

The project remains on schedule. The new Ādisōke facility is expected to be open to the public in summer 2026. No changes to the Substantial Completion dates since the last reports have been made.

Significant construction progress has been made over the course of the winter and spring months. The structural elements of the facility’s iconic curved roof will be completed this year, as well as making the building water-tight. These two milestones are meaningful targets on the construction schedule.

Budget

Below is a summary of the overall project budget as of April 30, 2024 and also illustrates partnership contributions.

	City/OPL	LAC	Total
Budget	\$200,595,585	\$132,653,863	\$333,249,448
Actual	\$103,184,955	\$61,113,702	\$164,298,658
Committed	\$79,099,530	\$60,906,268	\$140,005,799
Available Project Budget	\$18,311,099	\$10,633,893	\$28,944,992

The “Actual” line item represents funds that have been spent to date, whereas “Committed” are funds secured against purchase orders for work that has not yet commenced or are in progress.

A total of \$28,944,992 remains in “Available Project Budget”. While these funds have not been committed formally, they have been identified for planned future work. As Ādisōke’s interior work advances, purchase orders for furniture, fixtures and equipment required to complete the facility is one of the primary items that will draw against this line. This is estimated to begin in 2025.

The allocation of “Available Project Budget” between the City/OPL and LAC has been adjusted since the December report. This is to account for how the City manages statutory construction holdbacks on contracts. The overall “Available Project Budget” is not affected by this, and the project partners have been made aware of the adjustment. It does not alter the overall financials of the project and the project remains on budget.

Risk Assessment

Risks exist on all types of projects. Being able to identify key risks, assess their probability, and to mitigate against those risks, are key elements when planning for the success of a project.

While a risk register is developed at the outset of a project, regular review is required as some risks will fall away, others can become issues and new risks can arise. With a proactive approach to risk management, the team can increase the probability and impact of positive events and decrease the probability and impact of negative events on the project.

Given the complexity and scope of this project, both the schedule and budget remain as standing items on the project’s risk register and are being monitored very closely. The project is tracking on schedule and on budget. Any pressures to schedule or budget will be presented and discussed in update reports to Council as part of the commitment to maintaining full transparency.

Ādisōke will be connected to the Government of Canada’s District Energy System. This work is being delivered by Public Services and Procurement Canada. Timing on the implementation of the District Energy System is key to the success of Ādisōke since temperature control inside the building will be needed as construction on the interior progresses. Given that the timing of the end-state District Energy System does not align perfectly with Ādisōke’s needs, an interim solution to provide the needed heating and cooling will be implemented. This work is being done in close collaboration with Public Services and Procurement Canada at no cost to the City.

Communications and Engagement

Communications and engagement activities related to building delivery are ongoing. The project team remains committed to keeping residents and partners engaged and informed throughout the lifespan of the project, with proactive communications sent on a regular basis.

Recent communications and engagement activities include:

- [Announcement](#) of Indigenous artists who will be providing artwork for Ādisōke through the Indigenous Public Art Program (March 2024)
- Public walking tour of Ādisōke for Jane's Walk Ottawa (May 2024)
- Ongoing series of feature stories on adisoke.ca profiling Indigenous artists, and a second round of Anishinābemowin Algonquin language series videos for social media. These efforts to align with Indigenous History Month (beginning in and spanning the month of June 2024)
- Site tours for elected officials and community partners
- Ongoing “storey-telling” [articles](#) published on adisoke.ca, showcasing the features of each space in the facility
- Regular outreach to residents through monthly construction progress updates and seasonal newsletter, distributed by email and published on adisoke.ca

This level of outreach and collaboration will continue for the remainder of the project.

Project partners continue to build on the strong relationships established with Kitigan Zibi Anishinābeg and the Algonquins of Pikwakanagan First Nation. Engagement with our Host Nation partners will continue as planning progresses for programs and services. This work will be led by OPL and LAC.

Workplan for the remainder of 2024

Construction

Construction on the facility will progress with finishing details on the curved roof, continued installation of stonework and glazing, all elements that will make Ādisōke water-tight. Inside the facility, work will continue on mechanical, electrical and plumbing components, and with temperature control inside the building, millwork can commence.

Updates to Council

The PMO will continue to report back to Council on a bi-annual basis with an overall

project update, identifying when major milestone have been achieved, and provide a review of key risks.

In fall 2024, the PMO aims to be reporting back to Council on the following:

- District Energy System Legal Agreements: Servicing agreements between the City of Ottawa and the Government of Canada (Public Services and Procurement Canada) are currently being finalized and expected to be executed soon. Per recommendation 3 of [ACS2018-PIE-IS-0007](#), delegated authority was given to the General Manager of Recreation, Cultural and Facility Services (RCFS) Department to execute this agreement. PMO is working closely with Legal and RCFS on this and will provide an update in an upcoming report.
- Social Procurement: Ādisōke will house a ground floor café, a restaurant and a commercial catering kitchen to support food services within the facility. Recognizing a united goal between the project partners is to maximize the opportunities to include social benefits into Ādisōke, the project partners continue to assess the incorporation of social benefits into the retail spaces at the facility. Additional work is being done on this front and will be reported back to Council during the next update.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

LEGAL IMPLICATIONS

There are no legal impediments to the receipt of this Report for information.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a City-wide report.

CONSULTATION

Consultations and engagement activities continue to be undertaken throughout the project lifecycle.

ACCESSIBILITY IMPACTS

The City of Ottawa is committed to ensuring accessibility for persons with disabilities and older adults. The development of the Ādisōke project is guided by a legislated accessibility framework that includes the City's Accessibility Policy, the *Accessibility for*

Ontarians with Disabilities Act, 2005 and the Integrated Accessibility Standards Regulation, O.Reg. 191/11, the City of Ottawa Accessibility Design Standards as well as the Ontario Building Code.

Extensive consultation also took place with the Accessibility Advisory Committee who have expressed support regarding the inclusion of numerous accessibility features throughout the building.

ASSET MANAGEMENT IMPLICATIONS

The information documented in this report is consistent with the City's Comprehensive Asset Management (CAM) Program objectives. In the future, the Ādisōke Library will be added to the inventory of assets and financial forecasts included under the Library Services Asset Management Plan.

RISK MANAGEMENT IMPLICATIONS

There are risk implications. These risks are outlined throughout the report and being proactively tracked and managed.

DISPOSITION

Following Council receiving this report, as outlined, the project team will continue to provide regular updates to Council.