

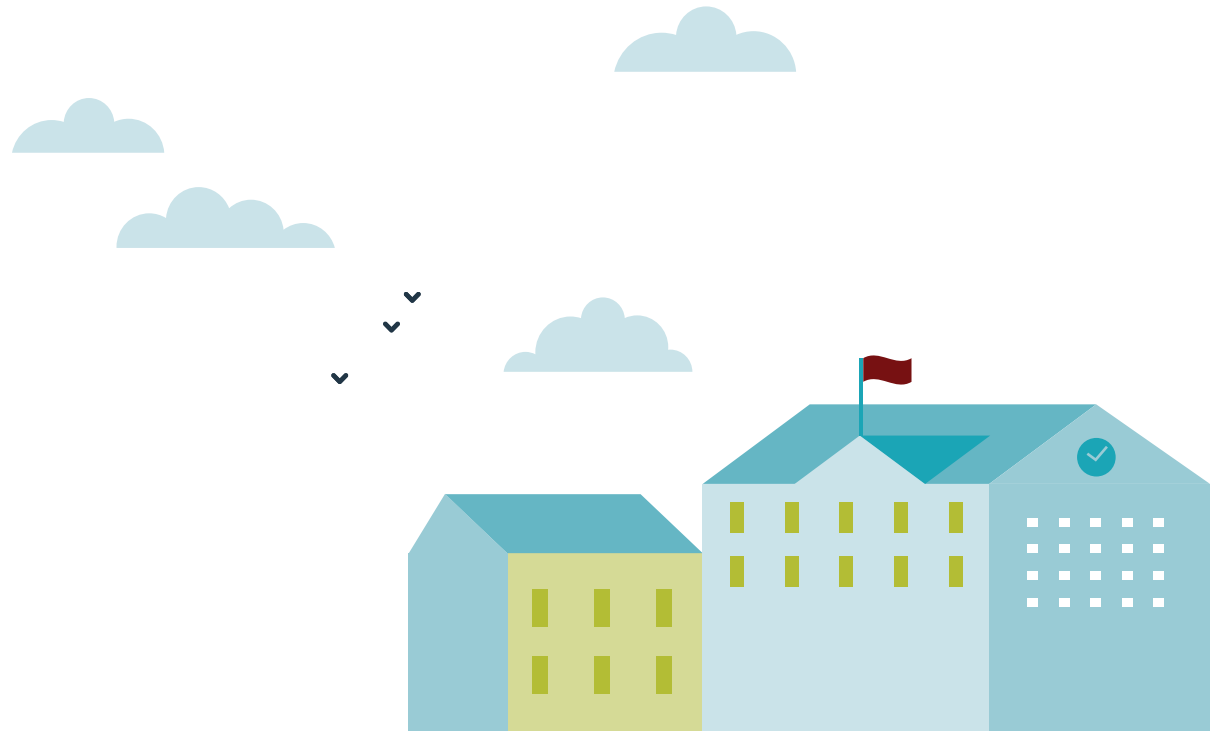
Market UPDATE

June 2024



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Infrastructure Ontario's (IO) Market Update is an invitation to our industry, local and international partners, to participate in the planning to build strong, competitive teams that will foster collaboration that will ultimately result in better value for taxpayers on essential public projects.

IO is leading the procurement and delivery of 25 projects currently in pre-procurement and active procurement. These projects will support the provincial government's ambitious capital plan to build and expand public infrastructure, including highways, public transit, hospitals, schools, and justice facilities. The total estimated design and construction value of the projects in this Market Update is more than \$30 billion.

In addition to the pipeline of projects in pre-procurement and procurement, there are 17 projects in the initial stages of planning, for which scope, timing and delivery model are still being determined.

Significant Changes

IO is pleased to provide the following updates since the last Market Update from December 2023:

- Achieved contract execution on three projects:
 - Centre for Addiction and Mental Health – Phase 1D Redevelopment

- Eglinton Crosstown West Extension – Advance Tunnel (Jane to Mt. Dennis)
- Trillium Health Partners Broader Redevelopment
- Executed three development phase agreements:
 - Ontario Line – Elevated Guideway and Stations
 - Ontario Line – Pape Tunnel and Underground Stations
 - The Ottawa Hospital – New Civic Redevelopment
- Achieved substantial completion for three projects:
 - Brampton Courthouse Addition Phase 2 and Toronto Region Bail Centre (BCA II / TRBC)
 - GO Expansion – Davenport Diamond Rail Grade Separation
 - Mount Sinai Hospital Phase 3A Redevelopment Project

This demonstrates continued progress in successfully concluding procurements and executing on the government's priorities.

While the Market Update focuses on projects that have not yet achieved contract execution, with the growing relevance of collaborative and progressive approaches to contracting, Seven projects for a total estimated design and construction value of \$27.5 billion are in a development phase with a development partner.

Transit and Transportation

Projects	Project Phase	Model	PDC/TA/AOR Procurement	Issue RFQ	Issue RFP	Contract Execution	Location	Estimated Design & Construction Cost
Garden City Skyway Twinning	Active Procurement	Progressive DB (target price)	Awarded	Dec 2022	Mar 2024	DPA: Apr-Jun 2025 CE: Oct-Dec 2026	St. Catharines	\$1B - \$2B
Yonge North Subway Extension - Advance Tunnel	Active Procurement	DBF	Awarded	Apr 2023	Dec 2023	Oct - Dec 2024	Toronto / York Region	\$1B - \$2B
Eglinton Crosstown West Extension - Stations, Rail and Systems	Active Procurement	Progressive DB (target price)	Awarded	Mar 2024	Jul - Sep 2024	DPA: Apr - Jun 2025 CE: Jan - Mar 2027	Toronto	\$2B - \$4B
Yonge North Subway Extension - Stations, Rail and Systems	Pre-Procurement	TBD	Awarded	TBD	TBD	TBD	Toronto / York Region	\$2B - \$4B

Projects in Planning Phase: Transit and Transportation

Highway 17 (through Renfrew)	Line 4 Extension (Sheppard East) Subway
Eglinton Crosstown West Extension Airport Segment	

Health

Projects	Project Phase	Model	PDC/TA/AOR Procurement	Issue RFQ	Issue RFP	Contract Execution	Location	Estimated Design & Construction Cost
Quinte Health – Prince Edward County Memorial Hospital Redevelopment	Active Procurement	DBB	N/A	Mar 2023	Nov 2023	Jul - Sep 2024	Picton	< \$200M
William Osler Health System – Peel Memorial Centre for Integrated Health and Wellness Phase 2	Active Procurement	Progressive DB (target price)	Awarded	May 2024	Oct - Dec 2024	DPA: Jul - Sep 2025 CE: Oct - Dec 2026	Brampton	\$1B - \$2B
Stevenson Memorial Hospital – Redevelopment	Pre-Procurement	DBB	N/A	Jul - Sep 2024	Jan - Mar 2025	Oct - Dec 2025	Alliston	\$200M - \$499M
Lakeridge Health – Bowmanville Hospital Redevelopment	Pre-Procurement	DBF	Awarded	Jul - Sep 2024	Jan - Mar 2025	TBD	Bowmanville	\$200M - \$499M
Windsor Regional Hospital – New Windsor Essex Regional Hospital	Pre-Procurement	TBD**	Awarded	Apr - Jun 2025	Oct - Dec 2025	Jul - Sep 2026	Windsor	\$1B - \$2B
North York General Hospital – Inpatient Redevelopment	Pre-Procurement	TBD*	TBD	Oct - Dec 2025	Apr - Jun 2026	Apr - Jun 2027	Toronto	\$500M - \$1B
Oak Valley Healthcare – Uxbridge Redevelopment	Pre-Procurement	TBD*	N/A	Oct - Dec 2025	Apr - Jun 2026	Oct - Dec 2026	Uxbridge	< \$200M
Hamilton Health Sciences – Juravinski Hospital Redevelopment	Pre-Procurement	TBD*	Awarded	Apr - Jun 2026	Oct - Dec 2026	Oct - Dec 2027	Hamilton	\$500M - \$1B
Scarborough Health Network Birchmount Redevelopment Phase 1A	Pre-Procurement	DBF*	Jan - Mar 2025	Jul - Sep 2026	Jan - Mar 2027	Jan - Mar 2028	Toronto	\$500M - \$1B
Collingwood General and Marine – Hospital Redevelopment	Pre-Procurement	DBF*	Jan - Mar 2025	Jan - Mar 2027	Jul - Sep 2027	Jul - Sep 2028	Collingwood	\$200M - \$499M
Unity Health Toronto – St. Joseph's Health Centre Redevelopment	Pre-Procurement	DBF*	Jul - Sep 2025	Jan - Mar 2027	Jul - Sep 2027	Apr - Jun 2028	Toronto	\$1B - \$2B

Projects	Project Phase	Model	PDC/TA/AOR Procurement	Issue RFQ	Issue RFP	Contract Execution	Location	Estimated Design & Construction Cost
The Hospital for Sick Children – Project Horizon	Pre-Procurement	DBFM*	Jan - Mar 2026	Apr - Jun 2027	Oct - Dec 2027	Jul - Sep 2028	Toronto	\$1B - \$2B
Muskoka Algonquin Healthcare – Bracebridge and Huntsville Redevelopments	Pre-Procurement	DBF*	Apr - Jun 2026	Oct - Dec 2027	Apr - Jun 2028	Apr - Jun 2029	Bracebridge and Huntsville	\$500M - \$1B
Lakeridge Health – Broader Redevelopment	Pre-Procurement	TBD*	> 5 years	> 5 years	> 5 years	> 5 years	TBD	TBD

* Infrastructure Ontario continues to review these projects for the most suitable delivery model (inclusive of procurement strategy and contract form) in recognition of continuing market feedback and other recently approved changes.

** IO continues to determine specific optimal contract packaging strategies.

Projects in Planning Phase: Health		
Brant Community Health Care - Redevelopment	Kingston Health Sciences Centre - Kingston General Hospital Redevelopment	Southlake Regional Health Sciences - Phase 1 Redevelopment
Grand River Hospital and St. Mary's General Hospital - Joint Redevelopment Project	Lake of the Woods District Hospital (Kenora) – Redevelopment Project	Sunnybrook Health Sciences - Critical Care Tower
Hotel Dieu Shaver (St. Catharines)	Royal Victoria Health Centre - Phase 1 Redevelopment	William Osler Health System - Radiation Oncology Project

Public Works and Justice

Projects	Project Phase	Model	PDC/TA/AOR Procurement	Issue RFQ	Issue RFP	Contract Execution	Location	Estimated Design & Construction Cost
Relocation of Ontario Science Centre to Ontario Place	Active Procurement	DBFM	Awarded	May 2024	Oct - Dec 2024	Oct - Dec 2025	Toronto	\$200M - \$499M
OPP Modernization Phase 3 - Part 1	Pre-Procurement	DBF	Closed	Jul - Sep 2024	Apr - Jun 2025	Apr - Jun 2026	Various	\$500M - \$1B
Quinte Detention Centre	Pre-Procurement	DBB	Awarded	Jul - Sep 2024	Apr - Jun 2025	Jan - Mar 2026	Napanee	< \$200M
OPP Modernization Phase 3 - Part 2	Pre-Procurement	DBF	Closed	Oct - Dec 2025	Apr - Jun 2026	Jul - Sep 2027	Various	\$500M - \$1B
Brockville Correctional Complex / St. Lawrence Valley Correctional and Treatment Centre	Pre-Procurement	DBB	Jul - Sep 2024	Jan - Mar 2026	Oct - Dec 2026	Apr - Jun 2027	Elizabethtown-Kitley	< \$200M
Volkswagen Battery Cell Plant-OPP Detachment	Pre-Procurement	CCDC 2	Apr 2024	N/A	Apr - Jun 2025	Jul - Sep 2025	St. Thomas	< \$100M
Eastern Ontario Correctional Complex	Pre-Procurement	TBD*	Awarded	TBD	TBD	TBD	Kemptville	\$200M - \$499M

* Infrastructure Ontario continues to review these projects for the most suitable delivery model (inclusive of procurement strategy and contract form) in recognition of continuing market feedback and other recently approved changes.

Projects in Planning Phase: Public Works and Justice	
Milton Courthouse User Experience Hub Plus	MECP / MLITSD Science Complex
Bigwind Lake Provincial Park	Ontario Place Landscape and Public Realm Construction
Grosvenor Office Tower	

Definitions and Chart Legend

General Definitions	
Note: Bold-face text denotes a change from the previous Market Update	
AOR	Architect of Record
CE	Contract Execution
DPA	Development Phase Agreement
PDC	Planning and Design Consultant
RFP	Request for Proposals
RFQ	Request for Qualifications
TA	Technical Advisor

Delivery Model Definitions	
Note: The progressive procurement strategy may be compatible with various contract forms and pricing approaches. Where applicable, notations have been made to indicate:	
<ol style="list-style-type: none"> whether the contract form is being procured in a progressive fashion involving a development phase prior to construction and/or whether the contract for construction is intended shall be bid a target-price basis. 	
BF	Build Finance
DB	Design Build
DBB	Design Bid Build
DBF	Design Build Finance
DBFM	Design Build Finance Maintain
CCDC 2	Canadian Construction Documents Committee 2

Estimated Design & Construction Cost	
Note: The range values shown are inclusive of the estimated design and construction values within approved project budgets only.	
The range values shown exclude the following:	
<ol style="list-style-type: none"> other contract costs such as financing and long-term maintenance costs; and costs to be paid by the Contracting Authority outside of the construction contract such as land, equipment, third party advisors, and contingencies. 	



IO's market update is published throughout the year as part of the Ministry of Infrastructure's transparent engagement with the market with respect to the government's pipeline of major projects.

For more information



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