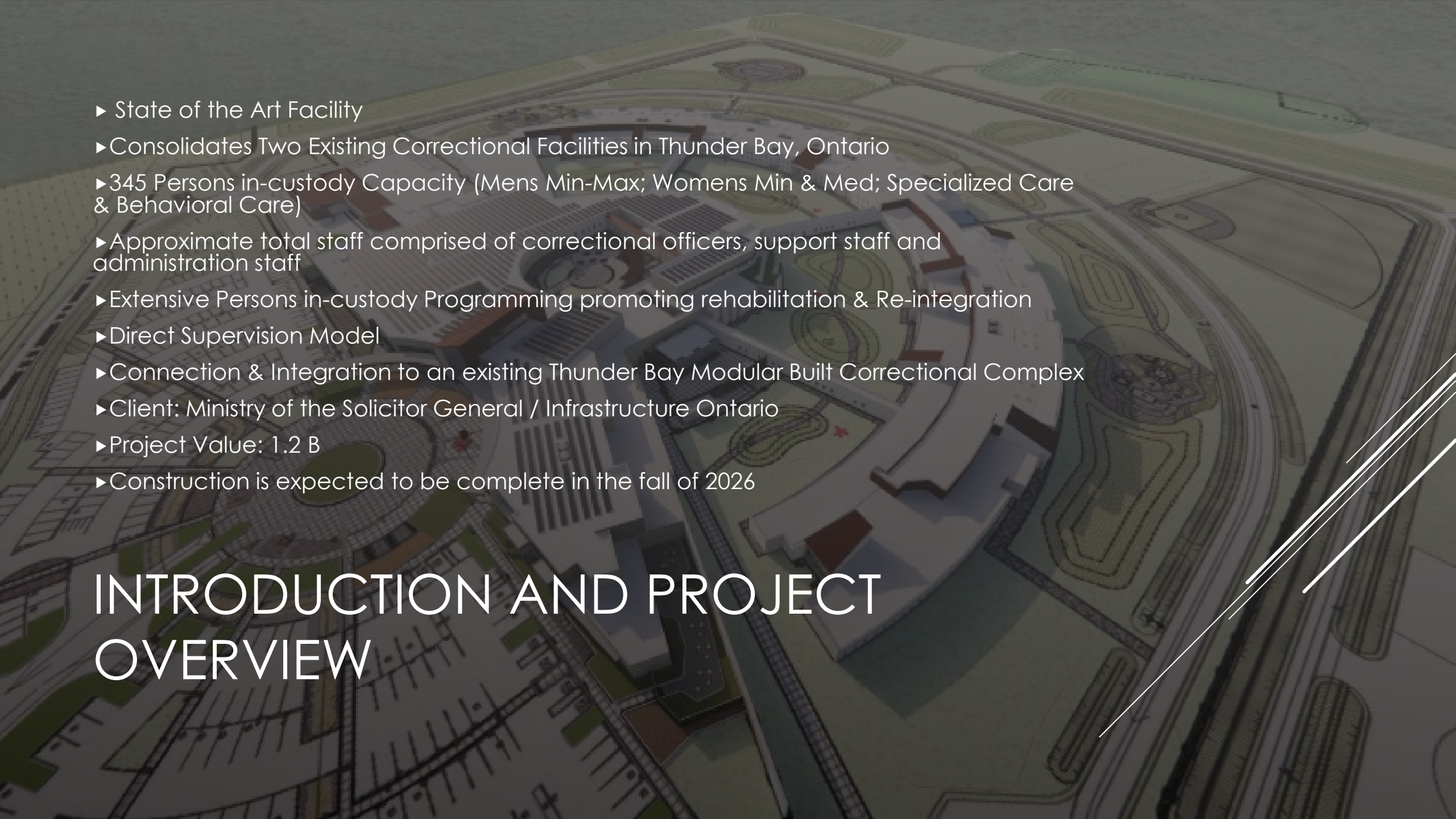


THUNDER BAY CORRECTIONAL COMPLEX



- 
- ▶ State of the Art Facility
 - ▶ Consolidates Two Existing Correctional Facilities in Thunder Bay, Ontario
 - ▶ 345 Persons in-custody Capacity (Mens Min-Max; Womens Min & Med; Specialized Care & Behavioral Care)
 - ▶ Approximate total staff comprised of correctional officers, support staff and administration staff
 - ▶ Extensive Persons in-custody Programming promoting rehabilitation & Re-integration
 - ▶ Direct Supervision Model
 - ▶ Connection & Integration to an existing Thunder Bay Modular Built Correctional Complex
 - ▶ Client: Ministry of the Solicitor General / Infrastructure Ontario
 - ▶ Project Value: 1.2 B
 - ▶ Construction is expected to be complete in the fall of 2026

INTRODUCTION AND PROJECT OVERVIEW

Vertically Integrated

1.

ED

Design Build

For more than 50 years, our Design Build team has ensured the most innovative building products and techniques have been implemented on our projects.



2.

EDIJ

Capital

Our Capital team is professionally equipped to provide clients with vast financial solutions for complex projects that often require private financing and investment.



3.

EDFS

Facilities Maintenance

By leveraging advanced systems and processes, our Facilities Maintenance team specializes in operations and asset management that optimize the built environment throughout the entire lifecycle of a project.



4.

EDI

Civil

With over 700 specialized experts and over \$1.2 billion in annual construction value, EllisDon has the largest and most reputable Civil division in the industry.

5.

FED

Furniture, Equipment and Design

EllisDon is Canada's leading equipment-planning, procurement, and transition-management solution company.



6.

MOD

Facilities Maintenance

Our internal modular team exists to efficiently automate construction processes and outcomes.



7.

SBS

Sustainable Building Solution

Our Sustainable Building Solutions team manages and tracks our client's sustainability objectives by leveraging our diverse knowledge.



8.

OX

Vehicles & Equipment

EllisDon partners with Oxford Builders Supplies for a broad range of new and used equipment, including trucks and side by sides.



A collection of colorful wooden blocks in various shapes (crosses, L-shapes, rectangles) scattered on a wooden surface. The blocks are in shades of purple, blue, green, orange, red, pink, yellow, grey, brown, and teal. The text "UNIQUE DESIGN AND CONSTRUCTION REQUIREMENTS" is overlaid in white, sans-serif font on the left side of the image.

UNIQUE DESIGN AND
CONSTRUCTION REQUIREMENTS



DESIGN EXCELLENCE AND
NORMATIVE DESIGN



INDIGENOUS
ENGAGEMENT AND
ACCOMMODATIONS



ENERGY AND
SUSTAINABILITY



PHYSICAL SECURITY

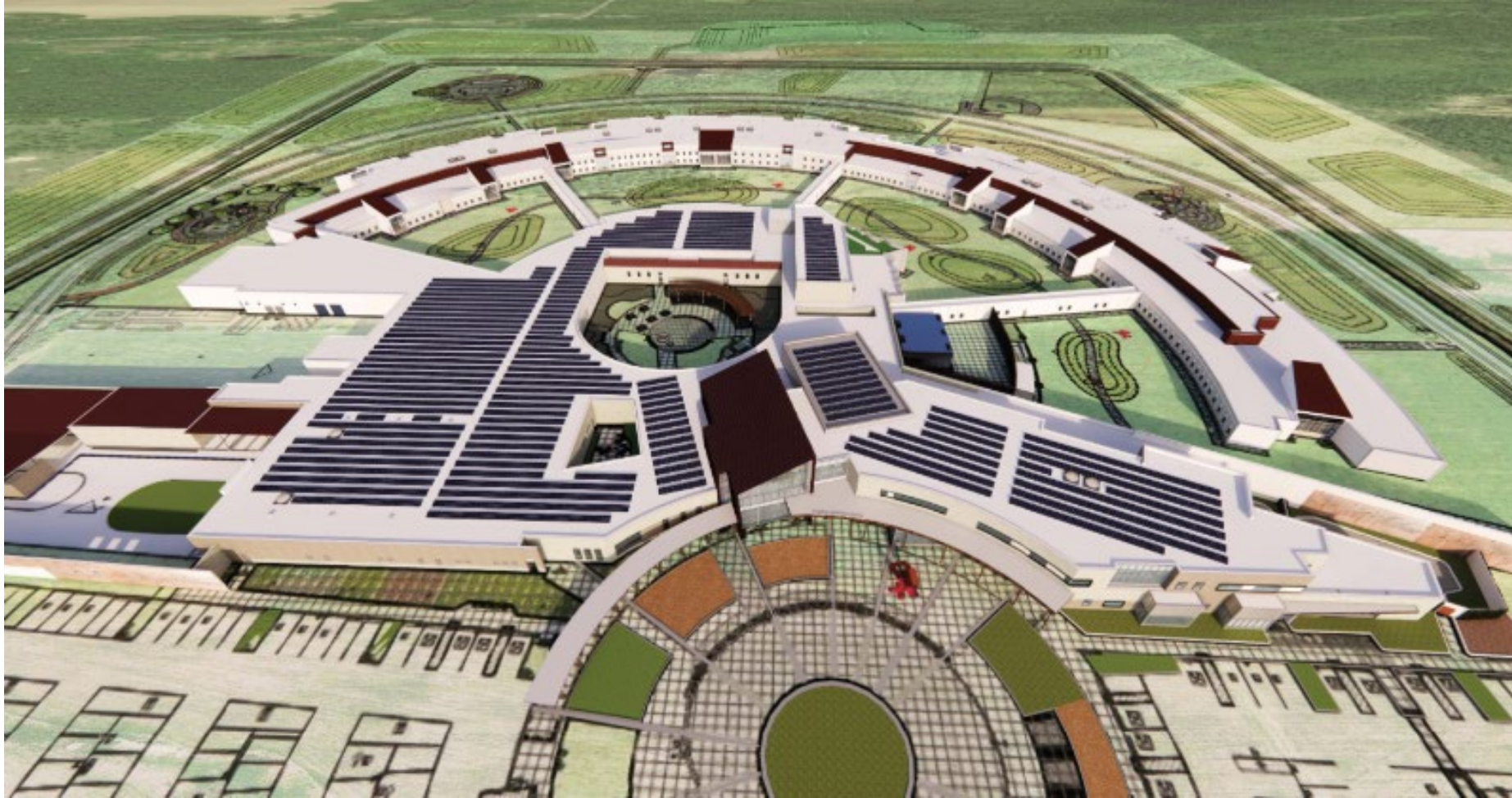
PROJECT VISION FOR DESIGN AND CONSTRUCTION

INTERIOR DAYROOM



FRONT ENTRANCE LOBBY





SOLAR PHOTOVOLTAIC SYSTEM

- The Thunder Bay Correctional Complex will employ a system of layered security envelopes for determining its resistance to physical attack (simulating a battering ram style assault)
- The relative security Grades of sustained physical attack resistance:
 - o Grade 1: 60 minutes
 - o Grade 2: 40 minutes
 - o Grade 3: 20 minutes
 - o Grade 4: 10 minutes
- Various assemblies are being utilized by Ellisdon to achieve these Grade ratings, which include:
 - o Masonry
 - o Steel stud/drywall
 - o 12 gauge metal ceilings
 - o Precast
 - o Concrete
 - o Security & Detention Glazing
 - o Detention Doors & Hardware

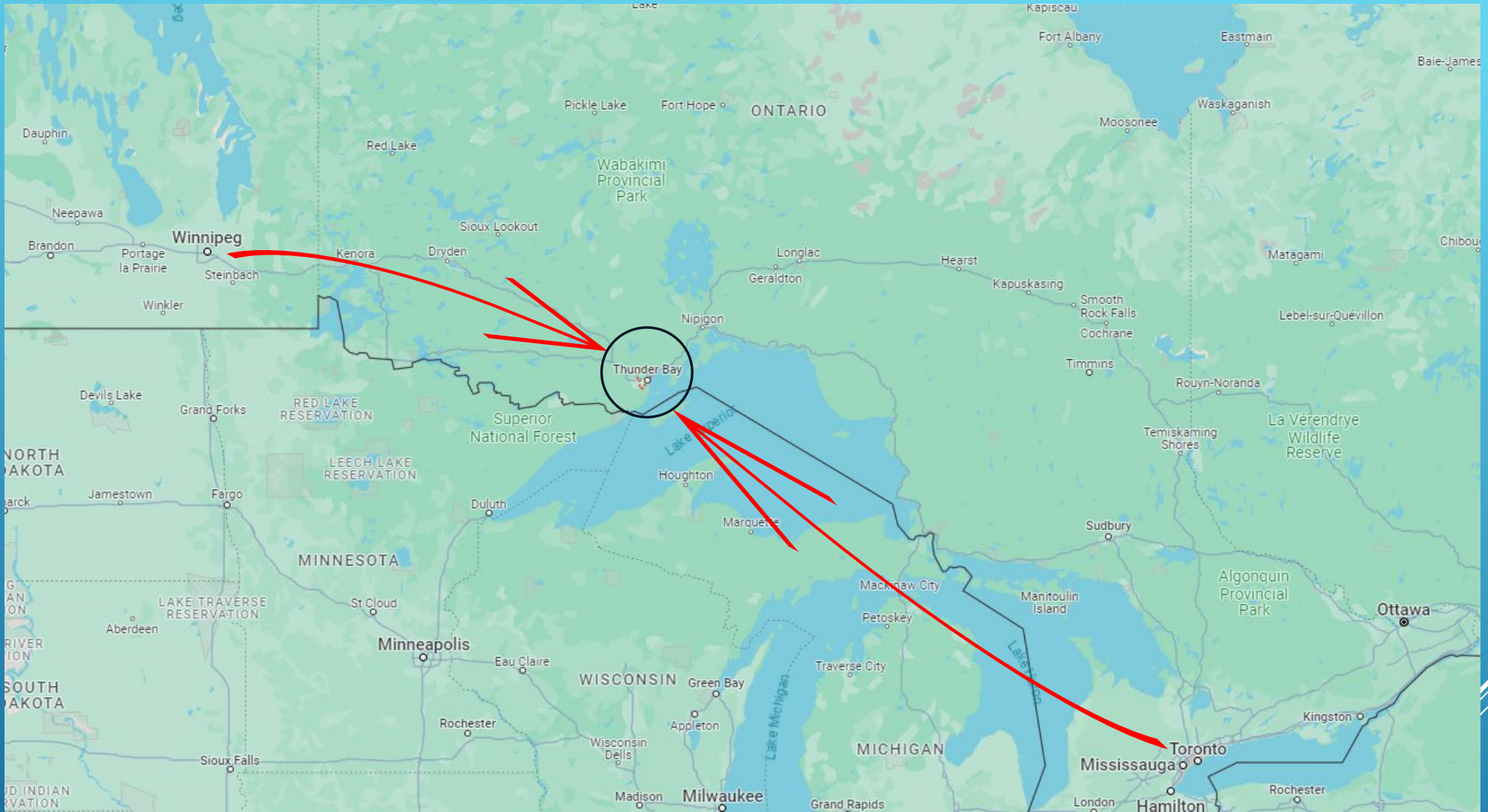
PHYSICAL SECURITY

PROJECT EXECUTION CHALLENGES



GEOGRAPHIC LOCATION





THUNDER BAY, ONTARIO



- SERVICES
- HOSPITALITY
- LABOUR
- MATERIAL
- EQUIPMENT
- MANUFACTURING INDUSTRY

LOCAL ECONOMY

LOGISTICS





RAIL



AIRPLANE



SHIP



HIGHWAY

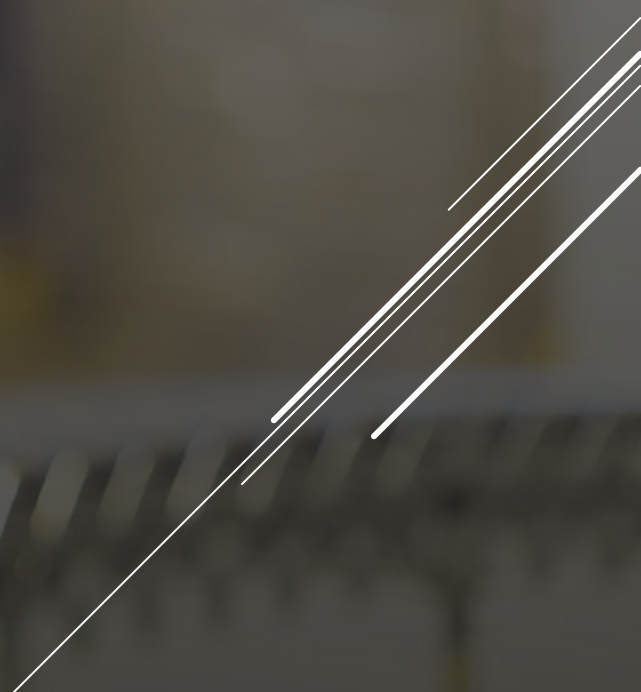
MODES OF TRANSPORTATION



- 
- ▶ MATERIAL TRANSPORTATION DELAYS
 - ▶ DAMAGED GOODS
 - ▶ LOST OR STOLEN
 - ▶ TURN AROUND TIMES

RISKS

SUPPLY CHAIN



COVID AFTERMATH

```
graph TD; A[COVID AFTERMATH] --> B[MARKET UNCERTAINTY]; B --> C[ESCALATION]; C --> D[LEAD TIMES]
```

MARKET UNCERTAINTY

ESCALATION

LEAD TIMES

SUPPLY CHAIN

PRICE OF STEEL



<https://tradingeconomics.com/commodity/steel>

LABOUR MARKET

A worker in a hard hat and safety gear is shown in profile, working in a dark, industrial environment. The scene is filled with a dense field of bright, golden-yellow light rays or sparks that radiate from a central point, creating a dramatic and high-contrast atmosphere. The worker is positioned on the right side of the frame, looking towards the center where the light is most intense.

- ▶ DILUTION OF SKILLED LABOUR
- ▶ LOCAL LABOUR
- ▶ COMPETITION
- ▶ SPECIALTY CONTRACTORS

LABOUR MARKET

PLANNING



- ▶ SEQUENCE
- ▶ TIMING
- ▶ SCHEDULE CONTINUITY
- ▶ MITIGATION & BUFFERS
- ▶ SCHEDULE MAINTENANCE
- ▶ EFFICIENCIES

SCHEDULE



TECHNOLOGY

Touchplan





75 Acre Site



397,000 sq ft
Facility



360,000 m3 of
Cut/Fill
Earthworks



19,000 m3 of
Concrete
Substructure



3,000 Metric
Tonnes of Steel



500,000 Masonry
Block



Stand Alone
Waste Water
Treatment Plant
and Water
Reservoir



26 Different
Integrated
Security Systems



1600+ Pre-Cast
Panels

INTERESTING PROJECT FACTS







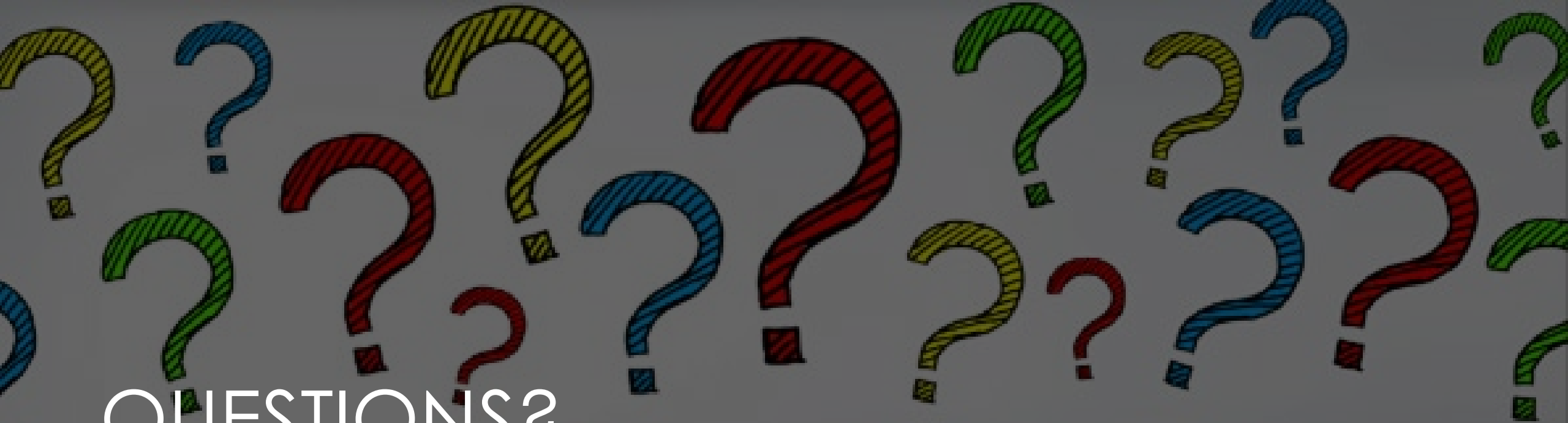






- ▶ TRENDING AHEAD OF SCHEDULE AND ON BUDGET
- ▶ 90% LOCAL LABOUR
- ▶ ECONOMY BOOST
- ▶ BUILDING CAPACITY FOR THUNDER BAYS FUTURE
- ▶ MEANINGFUL ENGAGEMENT WITH LOCAL INDIGENOUS COMMUNITIES
- ▶ EFFECTIVE COLLABORATION AMONGST STAKEHOLDERS

PROJECT SUCCESSES



QUESTIONS?

