



**Project:** Joint Economic Development Initiative (JEDI)  
**Renovation & New Tenant Fit-up**  
**Date:** Start date: October 2012, Completion date: January 2014  
**Location:** 150 Cliffe Street, Fredericton, NB  
**Project size:** 4,074 sf. (378 m<sup>2</sup>)  
**Owner:** JEDI

**Brief Project Description:** OP&I was JEDI's Project Consultant for their tenant fit-up from pre-design through to occupancy that included coordinating with the Building Owner's designated Contractor.

**Key Personnel/Roles:** Colleen O'Donnell (Designer/Principal); Lynn Fullarton (Project Manager/Technologist); Andrew Phillips (Technician); Krista Arsenault (Finance Administration)

**Scope of Services:** Objectives - determine the space needs of this emerging Indigenous not-for-profit tenant organization and to design an effective leasehold work space that reflects its cultural identity as an Indigenous Economic and Workforce development agency.  
 OP&I Services - consulting & project design/planning and time lines; brand development; program development; space needs assessment; block planning to identify & consolidate additional space; conceptual design; presentations of solutions to tenant and landlord; design development; swing space planning; construction cost estimating; construction drawing production for landlord selected contractor for a Mechanical and Electrical design/build; value engineering to achieve the design intent at an acceptable cost; FF&E research & program development, cost estimating and procurement (within budget); project management & administration (RFI's, Change Orders, Site reviews) throughout construction to project completion and occupancy.

**Project: Joint Economic Development Initiative (JEDI) - continued**

A Drivers and Visual Profile was established and respected in this project. This project included the added complexity of a first-time project for an emerging Indigenous organization as a tenant that required the creation of a brand identity along with the project design itself. Additional engagement and consulting with Management was key to nurturing the project to success and overcoming the hurdles encountered. Budgets were of extreme importance as this was a one-time investment for this organization and Board approval was key. Strategic phased planning included swing space to ensure continued operations.

JEDI now comfortably resides in its efficient premise, energized by natural light afforded by low panels, interior-located closed spaces with glass partitioning. The finishes, materials and design elements reflect the Indigenous culture of the organization and the space is planned and organized for flexibility, collaboration and the ability to share a meeting room and catering space with the community at large – extending the JEDI presence far beyond the walls that house it.

**Project Documents:** Project documents are the property of JEDI. Project Documents consisted of Space Plans, Project Power Point Presentation to employees, Swing Space/Move Plans, Presentation Boards, Construction Documents consisting of Composite Plan, Demolition Plan, Construction Plan, Reflected Ceiling Plan, Floor & Wall Finishes Plans, Millwork Plans & Details, Door, Frame & Window Schedules and Details (Spec on drawings).