



University of Toronto

CAPITAL PROJECTS DEPARTMENT

CORRECTED

TO: Business Board

SPONSOR: Nick Zouravlioff, Acting Chief Capital Projects Officer

CONTACT INFO: 416-976-7636 or email: nick.zouravlioff@utoronto.ca

DATE: October 31, 2006 for November 9, 2006

AGENDA ITEM: **4(d)**

ITEM IDENTIFICATION:

Capital Project – Medical Academy at the University of Toronto at Mississauga

JURISDICTIONAL INFORMATION:

Pursuant to Section 5.2. (b) of its Terms of Reference, the Business Board approves expenditures for, and the execution of, approved Capital Projects.

PREVIOUS ACTION TAKEN:

This is the first time that this item is being presented to the Business Board.

Other Board and Committee approvals received to date include:

- Planning and Budget Committee - July 26, 2006

HIGHLIGHTS:

The Faculty of Medicine and UTM have had discussions for some years regarding potential expansion of the MD program at UTM. The higher enrolment and associated creation of the Mississauga Academy has implications for space, facilities, and infrastructure enhancements at:

- the Medical Sciences Building on the St. George campus,
- the University of Toronto at Mississauga (UTM) campus, and
- the proposed partner hospital sites, Credit Valley Hospital (CVH) and Trillium Health Centre (THC).

The curriculum to be delivered at the UTM campus will consist predominantly of lectures, other large-group sessions, and seminars, as well as select clinical skills teaching for the various Preclerkship courses. Using advanced information technology, all students will be linked by videoconference to enable distributed learning across the campus sites.

The Clerkship component of the undergraduate curriculum is primarily focused on clinical training with Clerkship courses conducted almost exclusively at clinical sites at the Mississauga

community affiliated hospitals. The UTM campus will provide teaching space for the seminars and large group lectures/tutorials that are part of the clinical rotation, as well as seminar space.

Overall, the Medical Academy at UTM provides a valuable opportunity for the Faculty of Medicine to provide a more community-based and community-oriented undergraduate curriculum. Students will be able to receive almost all of their instruction in Mississauga, either at the UTM campus, the community-affiliated hospitals, or in the greater community, with the exception of hands-on anatomy teaching in the Preclerkship, which must be provided at the MSB.

Space and Facilities Implications for the St. George Campus

The increased number of medical students requires expansion of the anatomy teaching laboratories and other teaching space in the MSB, while the distributed model of UME will rely on videoconferencing and web-casting of lectures and seminars between the UTM and St. George campuses; this will necessitate facility and audio visual and information technology improvements in 2 lecture theatres and new video conference facilities in the MSB.

Space and Facilities Implications for UTM

The establishment of a Medical Academy on the UTM campus will require a number of space, facility, and information technology enhancements to accommodate both teaching and student service space for the medical curriculum and research space for three new faculty positions created in conjunction with the Mississauga Academy. The necessary teaching space includes lecture rooms, seminar rooms, small-group teaching space, patient simulation (clinical skills) rooms, and associated administrative support space. Current utilization of UTM classrooms already exceeds the Council of Ontario Universities (COU)-recommended utilization, therefore new teaching space must be created to accommodate the delivery of the medical school curriculum.

The new Medical Academy at UTM will require 1,100 net assignable square metres (nasm) of existing space renovated in the Medical Sciences Building and a total of 2,323 nasm of new construction and renovated space on the UTM campus. In addition, a request of 726 nasm each has been submitted to Credit Valley Hospital and Trillium Health Centre.

Schedule

Medical Academy space at UTM will accommodate a cohort of 144 students (36 per year of the program). Completed new facilities cannot be fully available for the fall semester of 2007 when the Academy is scheduled to open. Consequently, an interim space program for UTM has been created based on the carefully identified requirements needed to support the first class in 2007/2008. Permanent Academy space will be completed in time for the 2008/2009 academic year.

Despite its interim nature, the Medical Academy space in 2007/08 is intended to provide a distinctive face to the medical school at UTM in a centrally located contiguous space off the main meeting place. Students, faculty, and staff will experience a cohesive medical school environment. Permanent Academy space will be completed in time for the 2008/2009 academic year.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

A Total Project Cost estimate identifying the three (3) project areas and the total cost per square metre has been developed and outlined below.

1. Medical Sciences Building (St. George Campus)

The renovation work within MSB directly related to the enrolment expansion and creation of a new Academy impacts approximately 1,434 nasm, by renovations to an anatomy laboratory and small teaching room, the creation of a new Discovery Comp Commons complex, and major renovations to two large lecture theatres to bring them more in line with today's standards. Asbestos abatement will be carried out in the affected areas.

The estimated total cost for the MSB work is \$6.558M, which includes an AV and IT component of \$2.20M, including soft costs. The cost of the Discovery Commons includes improvements which benefit the entire community of undergraduate medical students and as a result half the cost of \$2.5M is borne by the Faculty of Medicine. **Thus the net cost attributable to the Academy is \$5.308M.**

2. UTM First Phase

An already approved capital project to renovate the existing Council Chamber and Committee room has been implemented to create teaching space. The total cost of this aspect of the Medical Academy is \$624K. The use and cost of the teaching space will be shared equally between UTM and the Academy.

Minor renovations of approximately 390 nasm of vacated space in the old library administration area on the second floor will accommodate the Mississauga Academy administration, classrooms and student space for the 2007/2008 year. In addition, a new computing administration and videoconferencing cluster of 440 nasm will be created in renovated space on the first floor, all to be ready for September 2007. The total project cost of these renovations is estimated to be \$2.46M. UTM will contribute approximately \$1M. **The net cost attributable to the Academy is approximately \$1.45M.**

Permanent space for the Medical Academy will be located in renovated space vacated by the library and a new storey addition on the west end of the South Building. Approximately 690 nasm of renovated space will be assigned to the Medical Academy, making the balance of the vacated space (approximately 2,200 nasm) available to UTM to address their space needs. The new two storey addition will provide approximately 530 nasm of necessary program space for the Medical Academy. The addition can also include space required by UTM for academic and administrative activities. An approximate order of magnitude cost has been estimated to be \$1.9M which will be funded by UTM. The details of these requirements and necessary funding will be the subject of a separate report on the UTM South Building Master Plan which will be submitted for approval at a later date.

The total project cost for the Medical Academy portion is estimated to be \$11.799M.

3. UTM Future Phases of Capital Construction

Future phases of construction will accommodate three new research laboratories for faculty to be recruited as a part of the Academy at UTM. The Mississauga Academy project will set aside \$3M as its contribution towards these facilities with UTM supporting the balance, if required. Details of this project will be the subject of a later submission and approval.

The UTM space program for the remainder of the vacated library space has not yet been finalized, but it is critical that all detailed design work be done simultaneously to achieve the most appropriate solutions and to minimize disruption to the activities of the Academy. The cost of renovating the remaining space in the vacated library for other UTM purposes would be in the range of \$7M. A separate project planning report will be submitted for consideration and approval of this project at a later date.

Summary of Estimated Total Project Costs

	<u>Medical Academy</u>	<u>Faculty of Medicine</u>	<u>UTM</u>	<u>Total</u>
1. <u>Medical Sciences Building</u>				
Anatomy Lab Upgrades	\$452,000	\$0	\$0	\$452,000
Lecture Theatre Renovations	\$3,606,000	\$0	\$0	\$3,606,000
Discovery Commons	\$1,250,000	\$1,250,000	\$0	\$2,500,000
Total MSB	\$5,308,000	\$1,250,000	\$0	\$6,558,000
2. <u>UTM First Phase</u>				
Council Chamber Renovations	\$312,000	\$0	\$312,000	\$624,000
Interim Renovations for Academy	\$443,250	\$0	\$0	\$443,250
Videoconferencing/IT Cluster	\$1,006,950	\$0	\$1,006,950	\$2,013,900
New Addition	\$6,831,000	\$0	\$1,919,000	\$8,750,000
Renovations for Academy	\$3,205,850	\$0	\$0	\$3,205,850
Design Fees; Other UTM Activities in South Building	\$0	\$0	\$450,000	\$450,000
Total UTM First Phase	\$11,799,050	\$0	\$3,687,950	\$15,487,000
Total for MSB & UTM First Phase	\$17,107,050	\$1,250,000	\$3,687,950	\$22,045,000
3. <u>UTM Future Phases of Capital Construction</u>				
Balance of UTM Renovation (Estimate)	\$0	\$0	\$7,050,000	\$7,050,000
Research Laboratory Allowance	\$3,000,000	\$0	\$0	\$3,000,000
Total UTM Future Phases	\$3,000,000	\$0	\$7,050,000	\$10,050,000
GRAND TOTALS	\$20,107,050	\$1,250,000	\$10,737,950	\$32,095,000

Funding

The total project cost attributed to the medical Academy is \$20.107 million. Provincial funding for the capital project will be in the form of an annually stream of payments over 20 years. The present value of annualized payments is \$14.7 million.

The balance of the funding required for the Academy, will be raised or equally supported by the participating Divisions. \$5.407 million contingent financing will be raised through advancement or financed as short term debt and carried by both UTM and the Faculty of Medicine.

RECOMMENDATION:

Be It Resolved

Subject to Governing Council approval of the project

THAT the Vice-President, Business Affairs be authorized:

- (a) to execute the University of Toronto at Mississauga Medical Academy project, at a total project cost not to exceed \$20.107 million, using the following sources of funding:
 - (i) borrowing of \$14.7 million to be repaid, with interest, from provincial funding in the form of annualized payments having a present value of \$14.7 million,
and
 - (ii) borrowing of \$5.407 million to be repaid, with interest, by the Faculty of Medicine and the University of Toronto at Mississauga;
- and
- (b) that the senior financial officer responsible for financial matters be authorized to arrange such interim and long term borrowing as required, from either internal or external sources.