

TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

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DATE: April 21st for April 27th

AGENDA ITEM: 7(c)

ITEM IDENTIFICATION:

University of Toronto at Scarborough Instructional Centre, Phase 1A

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 this project is being presented to the Business Board.

HIGHLIGHTS:

In anticipation of the Federal/Provincial governments' stimulus capital program, the University has submitted six major capital programs. Information was requested from the post-secondary institutions that expand and highlight research capacity, deferred maintenance challenges, on their existing/future projects.

This request coincided with a strategic planning exercise underway at the University of Toronto Scarborough that addresses the long-term future of the campus. This resulted in a proposal that consisted of a multi phased project loosely identified as an Instructional Centre and Laboratory Complex. This proposal would meet the existing critical shortages of facilities and also ultimately potentially accommodate further growth of 2,000 to 2,500 undergraduate students and approximately 1,000 graduate students.

The Instructional Centre Phase 1a being proposed will address pressing space shortages in four key areas on the UTSC campus: classrooms, offices, study space and food services.

50750



Because the proposed site is the first UTSC building to be North of Ellesmere, it will also provide a vital , highly visible anchor for a new campus core.

The proposed building will accommodate a total program of 13,992 GSM or 150,000 GSF.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The total anticipated funding of \$78M for the project is made up of:

UTSC	\$8M
Federal Government	\$35M
Provincial Government	\$35M

RISK IMPLICATIONS:

The schedule for completion, to have the building materially completed by March 31, 2011 and available for occupancy in the summer of 2011, is most challenging, and would not be possible under the standard design-bid-build method of project delivery. Therefore Real Estate Operations has initiated a process to select an integrated design/construction team that will work on fast track timeline for design, approvals and phased construction. The biggest risk to the schedule is seen to be in the area of timely municipal approvals. The University will work closely with the City Councilor and staff to ensure that the normal approval process is shortened.

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project, and subject to confirmation of funding,

THAT the Vice-President, Business Affairs be authorized to execute Phase 1a of the Instructional Complex at the University of Toronto Scarborough at a total project cost not to exceed \$ 78,000,000, with sources of funding as follows:

- UTSC \$8,000,000
- Ontario Government \$35,000,000
- Federal Government \$35,000,000