



TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

CONTACT INFO: 416-978-4322 or email: [nadeem.shabbar@utoronto.ca](mailto:nadeem.shabbar@utoronto.ca)

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AGENDA ITEM: 6f

**ITEM IDENTIFICATION:**

Capital Project Report – The Health Sciences Complex at the University of Toronto  
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 project was approved as the UTM Medical Academy at Business Board in November 2007 at a total cost of \$36.155M. It is being resubmitted for changes to funding, scope and cost to be approved.

**HIGHLIGHTS:**

Following the approval, an architect selection process was initiated, resulting in the firm of Kongats Architects being chosen. The architect worked on the design through 2008, and construction was tendered in November 2008. During the course of design, UTM had requested an additional \$800,000 in scope, being an upgraded laboratory complex. Negotiations with the low bidder were underway when the project was temporarily suspended in December 2008.



Given the recent announcement from the Provincial Government, those negotiations were resumed and have concluded. The revised total project cost of \$36,955,000 includes the agreed construction cost plus adjustments for reduced construction financing costs and the impacts of the HST, due to take effect in the summer of 2010.

The new Health Sciences Complex will have 64,200 gross square feet of space. The new building will be constructed between the north end of the South Building and the southeast corner of the Communication, Culture and Technology Building. It is due to open in the fall of 2011.

**FINANCIAL AND/OR PLANNING IMPLICATIONS:**

**Funding**

\$24,237,000 Medicine, funded by grants from the Ministry of Training, Colleges,  
and Universities  
\$1,239,000 Faculty of Medicine  
\$11,479,000 Borrowing by UTM

**RISK IMPLICATIONS:**

Potential delay caused by strikes in the construction industry.

**RECOMMENDATION:**

Be it resolved

Subject to Governing Council approval of the project,

(i) THAT the Vice-President, Business Affairs be authorized to execute the Health Sciences Complex at the University of Toronto at Mississauga at a total project cost not to exceed \$36,955,000, with sources of funding as follows:

- Provincial funding \$ 24,237,000
- Faculty of Medicine \$1,239,000
- UTM borrowing \$11,479,000

(ii) THAT the Vice-President, Business Affairs be authorized to arrange such interim and long term financing as required.