

**TO:** Business Board

**SPONSOR:** Nadeem Shabbar, Chief Real Estate Officer

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**DATE:** January 19th 2010 for February 8th 2010

**AGENDA ITEM:** 12

**ITEM IDENTIFICATION:**

**Renovations to the Undergraduate Chemistry teaching labs 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:**

None.

**HIGHLIGHTS:**

The existing chemistry laboratories at UTM have been in service since 1970 and have undergone essentially no renovation or modernization since that time. Each room was designed to accommodate 24 students at a time for a total of 600 students per 5 day week. Today the classes have been scheduled on a number of evenings, on Saturdays, and laboratory instructional hours for students, particularly first year students have been reduced. Upper year laboratory sessions and the type of experiments performed have been restricted by the number and location of fume hoods.

The proposed renovations will increase the number of fume hoods and upgrade the existing space of 10,200 gross sq. ft. This will expand the nature of the experiments that can be safely performed. In addition, the space will allow for strict adherence to best practices in chemical health and safety standards for students and staff.

The increase in operating costs due to large number of additional fume hoods will be offset by utilization of re-circulating chilled water for cooling of all chemistry experiments rather than using domestic cold water and the ability to turn off the fume hood fans when not in use instead of the current 24/7 operation.

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**FINANCIAL AND/OR PLANNING IMPLICATIONS:**

The total project cost is estimated to be \$4.24M with a construction cost of \$265/GSF.  
This cost is consistent with previous lab renovation costs.

**RISK IMPLICATIONS:**

Failure to renovate will exacerbate the current inadequate condition of labs and will not promote a safe space for students and staff.

**RECOMMENDATION:**

Be it resolved

Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized to execute

The University of Toronto at Mississauga chemistry undergraduate teaching laboratories renovation project at a total project cost not to exceed \$4.24M with full funding from the University of Toronto at Mississauga operating budget.