



FOR RECOMMENDATION

CONFIDENTIAL

IN CAMERA

TO: Planning & Budget Committee

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PRESENTER: Ms Christine Burke, Director, Campus and Facilities Planning

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DATE: April 14, 2016 for May 11, 2016

AGENDA ITEM: 11

ITEM IDENTIFICATION:

Capital Project: Report of the Project Planning Committee for the University of Toronto McLennan Physical Laboratories Renovation – Undergraduate Labs Year 1 – Total Project Cost and Sources of Funding

JURISDICTIONAL INFORMATION:

Pursuant to section 4.2.3. of the Committee’s terms of Reference, “...the Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. space plan, site, overall cost and sources of funds).”

Under the Policy on Capital Planning and Capital Projects, “...capital projects over \$3 million and up to \$10 million will be considered by the Planning and Budget Committee for projects at the St. George campus and by the respective Campus Affairs Committees and Campus Councils for projects at University of Toronto Mississauga and University of Toronto Scarborough and recommended to the Academic Board for consideration. It is expected that such projects will be placed on the Board’s consent agenda and be confirmed by the Executive Committee of the Governing Council. Execution of such projects is approved by the Business Board.”

GOVERNANCE PATH:

A. Project Planning Report – Project Scope, Total Project Cost, and Source of Funding

- 1. Planning and Budget [for recommendation] (May 11, 2016)**
2. Academic Board [for approval] (May 30, 2016)
3. Executive Committee [for confirmation] (June 14, 2016)

B. Execution of the Project

1. Business Board [for approval] (June 16, 2016)

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PREVIOUS ACTION TAKEN:

The original discussion document for this project was created in August 28, 2013. It was then followed up with an updated document on January 29, 2014. The new document was a response to the request from the Faculty of Arts and Science for a more complete outline of renewal proposals for the U of T Undergraduate Experimental Physics program and the corresponding renovations of the labs located in the north wing of the McLennan Physical Laboratories Building. In October 2014, a planning group was formed to generate a Project Planning Summary for the renovations of the Undergraduate area, first floor teaching labs. The report was provided to Project Development, University Planning, Design and Construction in April 2015 for the purpose of establishing a cost estimate. This cost estimate served to inform the group that the scale of the project necessitated a Level 2 governance approval.

The terms of reference for the project was approved by the CaPS Executive at the May 25, 2015 meeting.

In-between CaPS meeting approval for expenditure of consultant fees for the amount of \$435,000 was approved on March 9, 2016.

HIGHLIGHTS:

Discussion of the project can be found in the open session document for this project “Capital Project: Report of the Project Planning Committee for the University of Toronto McLennan Physical Laboratories Renovation – Undergraduate Labs Year 1”, item 4, for this meeting.

FINANCIAL IMPLICATIONS:

a) Total Project Cost

The total estimated project cost for the McLennan Physical Laboratories Renovation – Undergraduate Labs Year 1 is \$5,004,332. This includes estimates or allowance for:

- construction costs
- contingencies
- taxes
- hazardous materials
- secondary effects
- demolition
- permits and insurance
- professional fees, architect, engineer, misc. consultants, project management
- computer and telephone terminations
- moving and staging, decommission of labs being vacated
- furniture and equipment
- miscellaneous costs [signage, security, other]
- commissioning
- escalation

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b) Funding Sources

This project will be funded by Faculty of Arts & Science Operating Funds, Department of Physics Operating Funds and Faculty of Applied Science and Engineering Operating Funds.

c) Operating Costs

Current annual operating costs are estimated to be \$209.00/net assignable square meters, including utilities, maintenance and cleaning. No additional operating costs are anticipated as a result of the proposed renovations.

RECOMMENDATIONS:

Be It Recommended to the Academic Board:

THAT the project scope to accommodate the McLennan Physics Laboratories Renovation – Undergraduate Labs Year 1 totalling 713 net assignable square metres (nasm) at a total project cost of \$5,004,332 to be funded as follows, be approved in principle:

Faculty of Arts & Science Operating Funds	\$3,984,332
Department of Physics Operating Funds	\$400,000
Faculty of Applied Science & Engineering Operating Funds	<u>\$620,000</u>
Total	\$5,004,332

DOCUMENTATION PROVIDED:

- Report of the Project Planning Committee for the University of Toronto McLennan Physical Laboratories Renovation – Undergraduate Labs Year 1, dated April 7, 2016.