



FOR INFORMATION

PUBLIC

OPEN SESSION

TO: Business Board

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DATE: April 11, 2019 for April 23, 2019

AGENDA ITEM: 5

ITEM IDENTIFICATION:

Report on Capital Projects to March 31, 2019

JURISDICTIONAL INFORMATION:

The Business Board reviews reports with respect to Capital Projects of the University.

GOVERNANCE PATH:

1. Business Board [for information] (April 23, 2019)

PREVIOUS ACTION TAKEN:

The *Report on Capital Projects as of December 31, 2018* was received by the Board for information at its meeting held on February 4, 2019.

HIGHLIGHTS:

A report highlighting the University's capital expansion program has been prepared for information for the Business Board. The report provides information on Projects over \$2 million that are "currently under construction".

FINANICAL AND/OR PLANNING IMPLICATIONS:

N/A

RECOMMENDATION:

For information.

DOCUMENTATION PROVIDED:

- Capital Projects Construction Report

CAPITAL PROJECTS CONSTRUCTION REPORT

Robarts Commons (P006-10-113)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Spent	Amount Committed
February 2015	June 2017	April 2019	April 2020	23 mo	23 mo	\$37.2 M	\$10.4M	\$33.1M

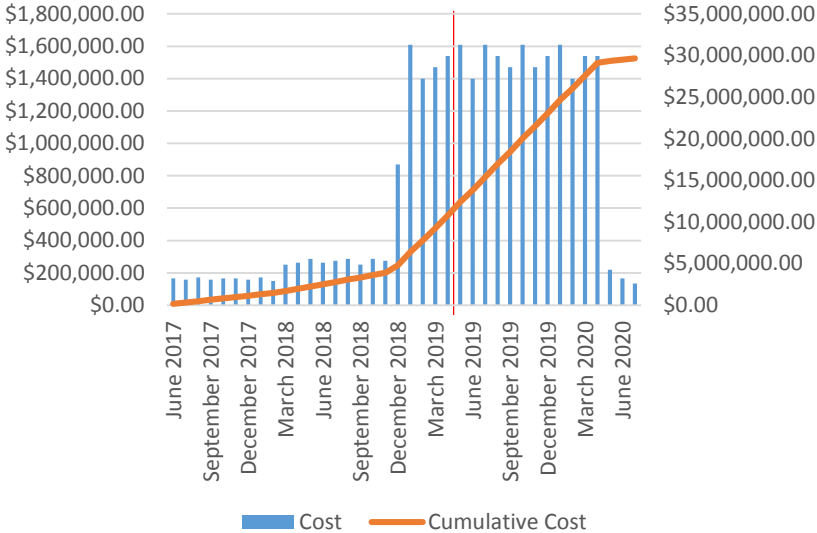
Project Description

5,539 GSM New Construction expanding student study space.



Project Status

Original project tender was over budget requiring redesign to meet the established budget. Project was redesigned and retendered and awarded within budget. Necessary municipal approvals delayed the project’s site work. Upon excavating for the project’s foundation, several abandoned foundations were discovered which required a redesign of the new building’s foundations system, again delaying the progress of construction. Once the site was ready to accept the structural steel structure, the first columns were not yet fabricated resulting in additional delays. Currently gaps in the fabrication process are translating into delays.



CAPITAL PROJECTS CONSTRUCTION REPORT

Student Commons (P028-13-035)

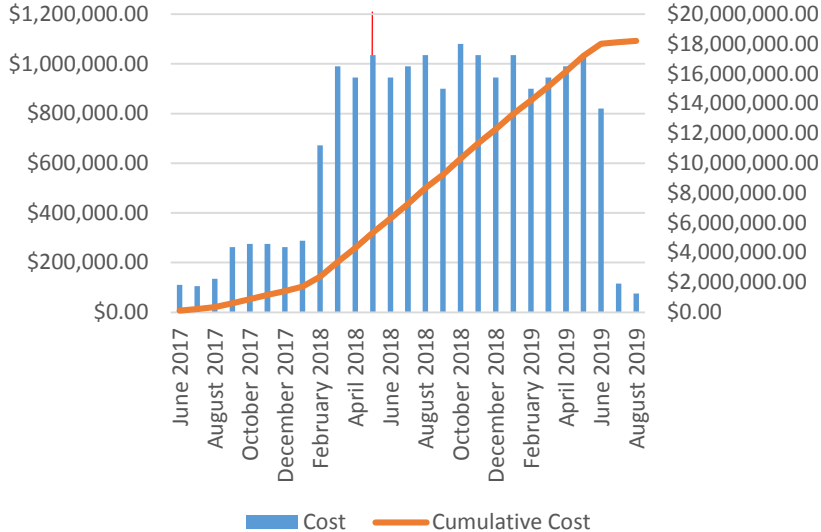
Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Spent	Amount Committed
January 2015	June 2017	June 2019	July 2019	24 mo	22 mo	\$20 M	\$13M	\$20M

Project Description

5,448 GSM of renovation and 520 GSM of new construction new construction within a building originally constructed in 1910 to house student programs.

Project Status

Project was initially delayed by municipal approvals which encumbered access to some of the exterior construction. Further delays resulted from the discovery of differing site conditions as the interior was being demolished in preparation for the renovation work. Additionally, several floors of the interior buildout were suspended during construction due to changes in the owner’s requirements requiring major redesign, negotiation and re-sequencing of planned construction work. These contract changes have exhausted the project contingencies and additional funding has been sought through governance to complete the project.



CAPITAL PROJECTS CONSTRUCTION REPORT

University College (P001-15-031)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Spent	Amount Committed
April 2017	January 2018	October 2019	October 2019 for main building work January 2020 for elevator tower	24 mo	15 mo	\$15M	\$9M	\$13.4M

Project Description

1,716 GSM of interior renovation and 180 GSM of new construction within the University's original and most iconic building. New construction consists of an elevator tower adjacent to the existing building. The project consists of 5 phases:

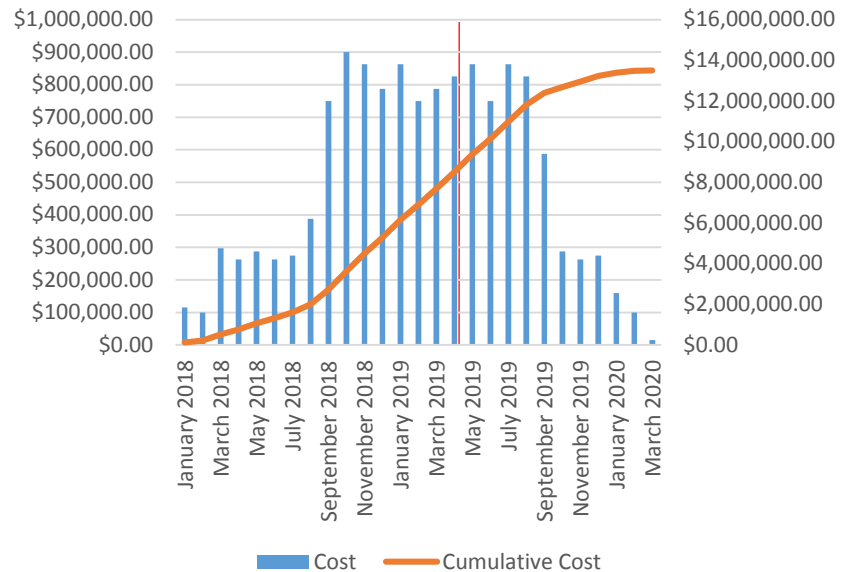
- Phase 1: Re-establishment of the library within East and West Hall,
- Phase 2: Create a conference centre at the Croft House,
- Phase 3: University College Quadrangle renewal,
- Phase 4: Upgrading classrooms and addition of a new elevator tower
- Phase 5: Upgrade air handling units to air condition the south wing/Croft



City of Toronto Archives, Fonds 1244, Item 2334

Project Status

As demolition proceeded in this landmark building, the discovery of differing site conditions repeatedly delayed planned progress. The overall project is about 60% complete and running with about 180 working days delay. The main building work is planned for completion in October 2019 with the elevator tower addition completed in January 2020.



CAPITAL PROJECTS CONSTRUCTION REPORT

W.G. Davis Building Renovation Phase 2, Meeting Place (P300-17-003)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Spent	Amount Committed
October 2017	March 2018	June 2018	October 2019	15 mo	13 mo	\$26.6M	\$11M	\$22.7M

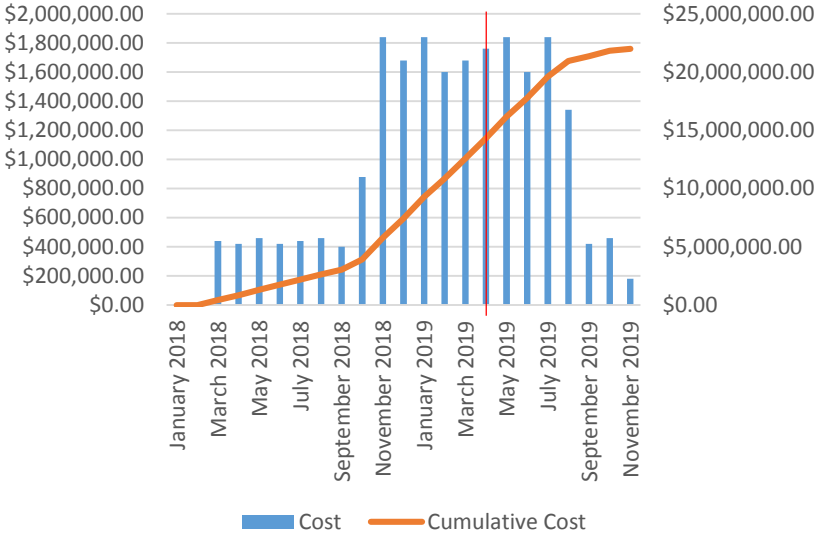
Project Description

3,600 GSM of primarily interior renovations to enhance the quality of UTM’s most important student social space and to revitalize the presence of the W.G. Davis Building with a revised entry. The project consists of three primary phases:

- 1) Interior Demolition,
- 2) Interior Buildout,
- 3) Exterior Additions

Project Status

Project was initially delayed by municipal approvals. The food service area is scheduled for completion by June 2019 and will conclude Phase 2 of the project. The exterior additions that include new seating areas will be completed in mid-September. The surrounding landscaping is schedule for completion during late October.



CAPITAL PROJECTS CONSTRUCTION REPORT

Transforming the Instructional Landscape (P999-17-128)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Spent	Amount Committed
June 2018	July 2018	June 2019	April 2021	36 mo		\$18.2M	\$4.9M	\$6.4M

Project Description

To upgrade and revitalize ACE classroom spaces to meet demand beyond deferred maintenance. This project totals over 15,000 GSM of renovation in several buildings.

Project Status

Project schedule extended to slow down expenditures. Additionally, classrooms requiring only furniture and equipment modifications will be directly managed by ACE, with renovations requiring permits due to complexity of the renovations will be managed by Capital projects.

Occupied Projects Pending Close-out

Project	Occupancy Date	Notes
Ramsey Wright Renovations and Improvements	December 2017	Deficiency work on-going
Faculty of Architecture	June 2017	Project close-out planned for May 2019
Centre for Engineering and Entrepreneurship	January 2018	Deficiency work on-going
Jackman Institute of Child Studies	December 2017	Deficiency work on-going
Deerfield Hall North Building, Phase B	August 2018	Substantial performance received March 2019
Highland hall	November 2018	Deficiency work on-going