



UNIVERSITY OF
TORONTO

UNIVERSITY PLANNING, DESIGN & CONSTRUCTION

CAPITAL PROJECTS

Interim Report to Business Board

November 2nd, 2015





AGENDA

CURRENT PROJECTS

1. Key Metrics
2. Highlighted Projects - IN DESIGN
3. Highlighted Projects - UNDER CONSTRUCTION
4. Highlighted Projects – COMPLETED & OCCUPIED
5. Highlighted Projects – “Look Ahead” Projects

CAPITAL PROJECT PROCESS

1. Project Origin & Start-up
2. Types of Projects
3. Project Recommendation/Approval Levels
4. Governance
5. Community Engagement



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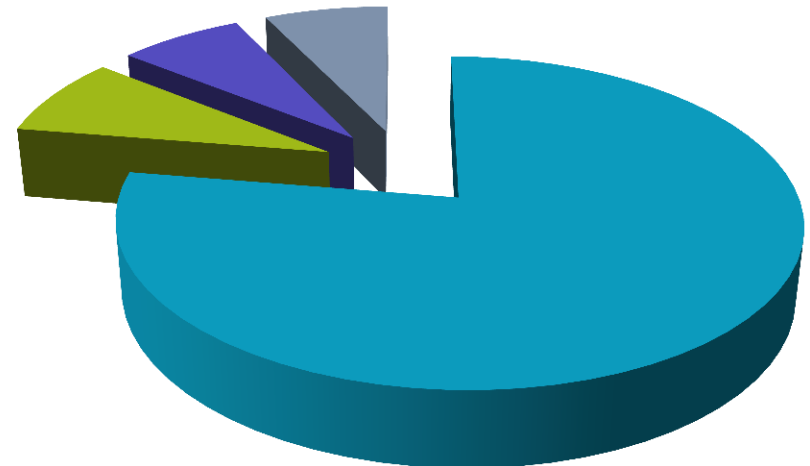
KEY METRICS



KEY METRICS

KNOWN NUMBER OF 2015-2016 PROJECTS*: 98

TPC Value of Project	Number of Projects
< \$3,000,000	76
\$3M to \$10M	8
\$10M to \$30M	7
> \$30M	7
Total Number of Projects	98

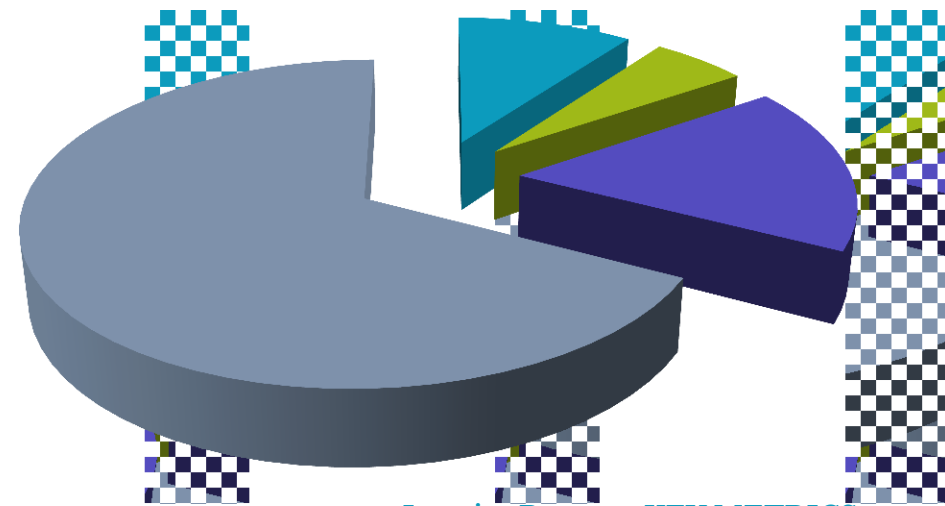


*As of September 30,2015

KEY METRICS

KNOWN TOTAL VALUE OF 2015-2016 PROJECTS*: \$548M

Project Range / # of Projects	Total TPC Value
< \$3M (67 projects)	\$64.54M
\$3M to \$10M (6 projects)	\$34.87M
\$10M to \$30M (6 projects)	\$109.83M
> \$30M (9 projects)	\$432.46M
Total TPC Value	\$641.70M



*As of September 30, 2015



KEY METRICS PROJECT QUANTITY COMPARISONS

Project Range	% Number of Projects	% Value of Projects
< \$3,000,000	78%	10%
\$3M to \$10M	8%	5%
\$10M to \$30M	7%	17%
> \$30M	7%	67%

KEY METRICS COMPARISON OF STATISTICS

	2013		2014		2015*	
					*to September 30, 2015	
Project Range / # of Projects	Number of Projects	Total TPC Value	Number of Projects	Total TPC Value	Number of Projects	Total TPC Value
<\$3,000,000	55	\$43M	67	\$63.2M	76	\$64.5
\$3M to \$10M	5	\$21M	6	\$21M	8	\$34.9
\$10M to \$30M	3	\$54M	6	\$93M	7	\$110M
>\$30M	6	\$378M	9	\$371M	7	\$432M
Total TPC Value	69	\$496M	88	\$548M	98	\$642M



HIGHLIGHTED CAPITAL PROJECTS IN DESIGN



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HIGHLIGHTED CAPITAL PROJECTS IN DESIGN

1. UTM North Building – Phase B
2. Jackman Institute of Child Study
3. Highland Hall, UTSC
4. Robarts Common
5. Spadina Sussex Residence
6. Huron Sussex Laneway Housing Pilot Project
7. UTM Parking Structure
8. New College Plaza

HIGHLIGHTED CAPITAL PROJECTS IN DESIGN

Project	Schedule	Size
UTM North Building – Phase B	Completion: July 2018	20 954 GSM
Dr. Eric Jackman Institute of Child Study Expansion	Completion: September 2017	2360 GSM (Addition) 1250 GSM (Renovation)
Highland Hall, UTSC	Completion: June 2017	12 400 GSM
Robarts Common	Completion: Spring 2018	5540 GSM
Spadina Sussex Residence	T.B.D.	T.B.D.
Huron Sussex Laneway Housing Pilot	T.B.D.	T.B.D.
UTM Parking Deck Expansion	Completion: 01 September 2016	292 parking spaces
New College Plaza	Completion: Summer 2016	n/a





UTM NORTH BUILDING – PHASE B

ARCHITECT: Perkins + Will

CONTRACTOR: Stuart Olson Construction Ltd.

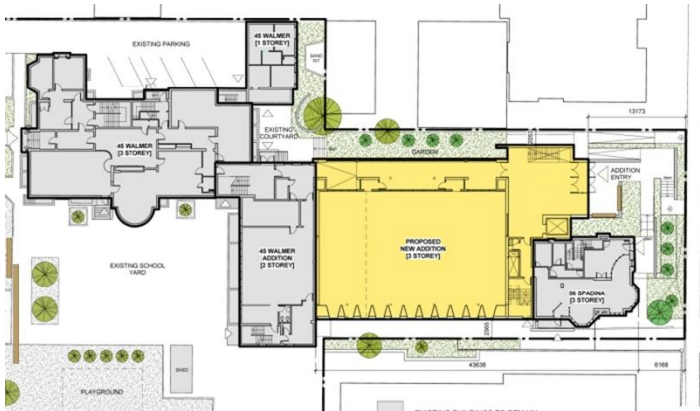
SCHEDULED COMPLETION: July 2018

AREA: 20 954 GSM



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JACKMAN INSTITUTE of CHILD STUDY
 ARCHITECT: Taylor Smyth Architects
 SCHEDULED COMPLETION: September 2017
 AREA: 2360 GSM (Addition), 1250 GSM (Renovation)



HIGHLAND HALL, UTSC

ARCHITECT: Perkins + Will

SCHEDULED COMPLETION: June 2017

AREA: 12 400 GSM



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ROBARTS COMMON

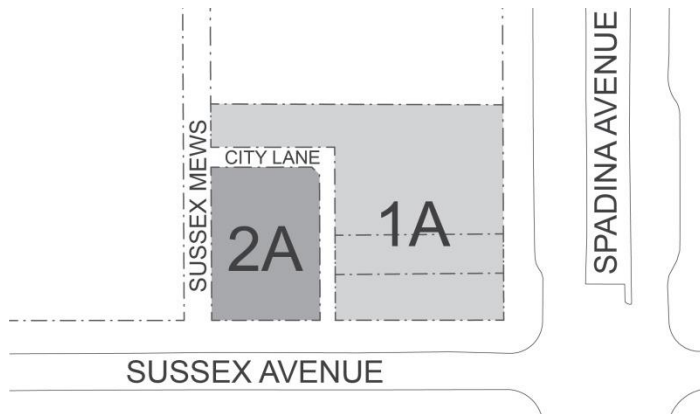
ARCHITECT: Diamond Schmitt Architects

AREA: ~5600 GSM



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SPADINA SUSSEX RESIDENCE
ARCHITECT: Diamond Schmitt Architects
AREA: T.B.D



HURON-SUSSEX LANEWAY HOUSING PILOT PROJECT

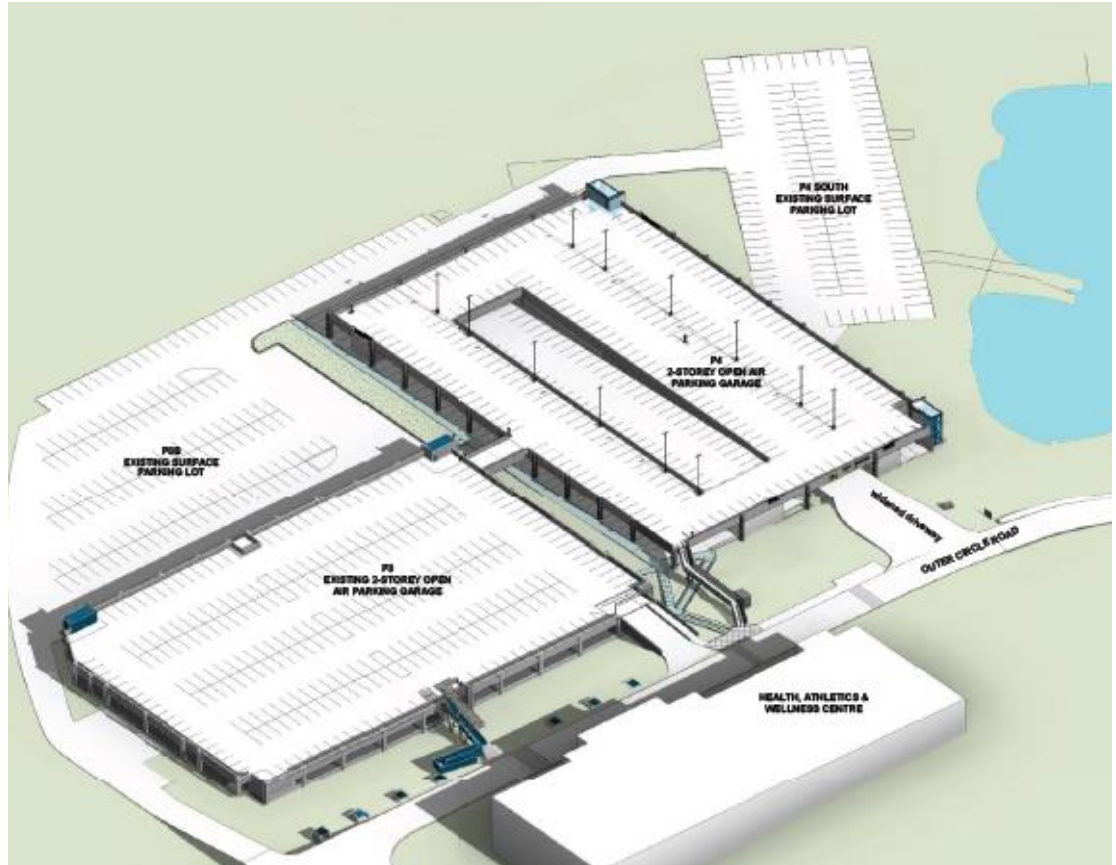
ARCHITECT: Thomas Payne Architect

AREA: T.B.D



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UTM PARKING DECK EXPANSION
CONSULTANT: RJC Consulting Engineers
NUMBER OF NEW SPACES: 292



NEW COLLEGE PLAZA

ARCHITECT: Van Elslander + Associates Architects Inc.

AREA: N/A



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HIGHLIGHTED CAPITAL PROJECTS UNDER CONSTRUCTION



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HIGHLIGHTED CAPITAL PROJECTS UNDER CONSTRUCTION

1. Centre for Engineering Innovation & Entrepreneurship (CEIE)
2. Ramsay Wright Laboratories
3. Faculty of Law
4. Daniels Faculty of Architecture, Landscape & Design
5. UTM Greenhouse
6. MaRS Rogers TBEL
7. MaRS 15/16 Faculty of Medicine

HIGHLIGHTED CAPITAL PROJECTS UNDER CONSTRUCTION

Project	Completion	Size
CEIE - Centre for Engineering Innovation & Entrepreneurship	Completion: August 2017	15000 GSM
Ramsay Wright Teaching Labs Renovation	Completion: December 2015	5840 GSM
Faculty of Law	February 2016	15125 GSM
Daniels Faculty of Architecture Landscape and Design	May 2016	750 GSM
UTM Greenhouse	February 2016	360 GSM
MaRS Rogers TBEL	November 2015	3675 GSM
MaRS 15/16 Faculty of Medicine	May 2016	6000 GSM





CENTRE for ENGINEERING INNOVATION & ENTREPRENEURSHIP (CEIE)

ARCHITECT: Montgomery Sisam Architects & Feilden Clegg Bradley Studios

SCHEDULED COMPLETION: August 2017

AREA: ~15 000 GSM

TPC: \$99.9M



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LEGEND:

- MEDIA TEACHING ZONE
- SERVICES ZONE
- FUME HOOD (additional mech. requirements to be considered)
- VISUAL CONNECTION TO CORRIDOR (science on display)

RAMSAY WRIGHT LABORATORIES

ARCHITECT: DIALOG Design

SCHEDULED COMPLETION: August 2017 (Phased completion)

AREA: 5840 GSM

TPC: \$24.3M



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FACULTY OF LAW

ARCHITECT: Hariri Pontarini Architects & B+H Architects

SCHEDULED COMPLETION: February 2016

AREA: 15 125 GSM



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1 SPADINA CRESCENT – JOHN H. DANEILS FACULTY OF ARCHITECTURE, LANDSCAPE & DESIGN

ARCHITECT: NADAA & Adamson Associates Architects

SCHEDULED COMPLETION: August 2016

AREA: 750 GSM



UTM GREENHOUSE

ARCHITECT: Baird Sampson Neuert

CONTRACTOR: Dineen Construction

SCHEDULED COMPLETION: February 2016

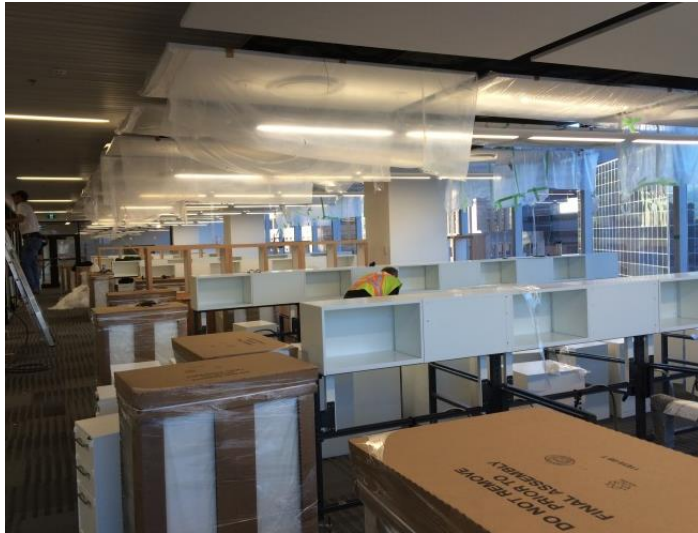
AREA: 360 GSM

TPC: \$4.97M



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MaRS ROGERS TBEL

ARCHITECT: Perkins + Will

CONTRACTOR: Eastern Construction

SCHEDULED COMPLETION: November 2015

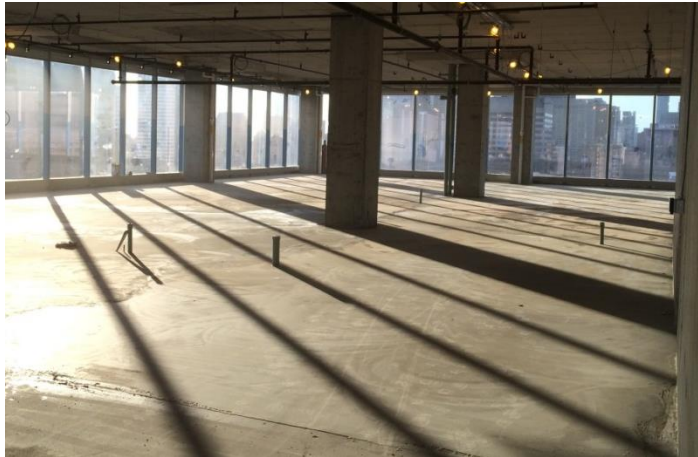
AREA: 2675 GSM

TPC: \$11.5M



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MaRS 15/16 FACULTY of MEDICINE

ARCHITECT: Perkins + Will

CONTRACTOR: Eastern Construction

SCHEDULED COMPLETION: May 2016

AREA: 6000 GSM

TPC: \$17.6M



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HIGHLIGHTED CAPITAL PROJECTS COMPLETED & OCCUPIED



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HIGHLIGHTED CAPITAL PROJECTS COMPLETED & OCCUPIED

1. UTL at Downsview Expansion
2. UTSC Environmental Science & Chemistry Building



HIGHLIGHTED CAPITAL PROJECTS COMPLETED & OCCUPIED

Project	Completion	Budget	Size
UTL Downsview – Library Expansion	Completion January 2015	2750 GSM	UTL Downsview – Library Expansion
UTSC Environmental Science & Chemistry Building	August 2015	11800 GSM	UTSC Environmental Science & Chemistry Building



UTL at DOWNSVIEW EXPANSION

ARCHITECT: University of Toronto Design & Engineering

SCHEDULED COMPLETION: August 2015

AREA: 2750 GSM

TPC: \$10.13M



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UTSC ENVIRONMENTAL SCIENCE & CHEMISTRY BUILDING

ARCHITECT: Diamond Schmitt Architects

SCHEDULED COMPLETION: July 2015

AREA: 11 800 GSM

TPC: \$65.12M



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HIGHLIGHTED CAPITAL PROJECTS

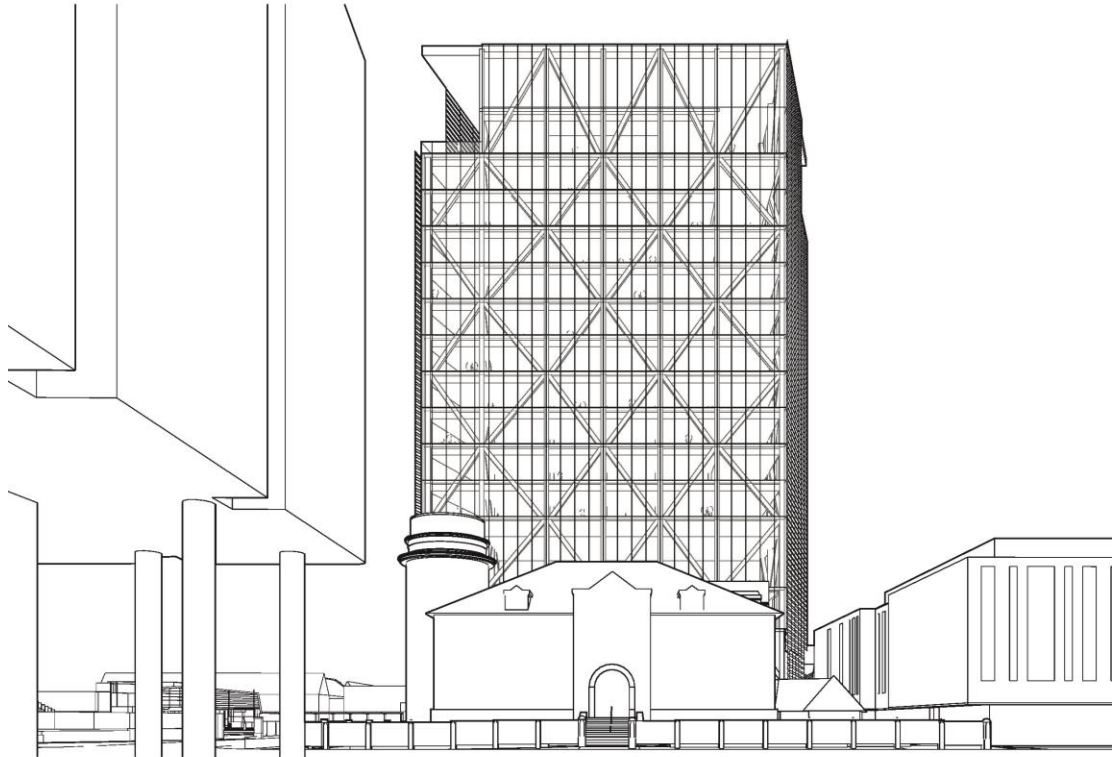
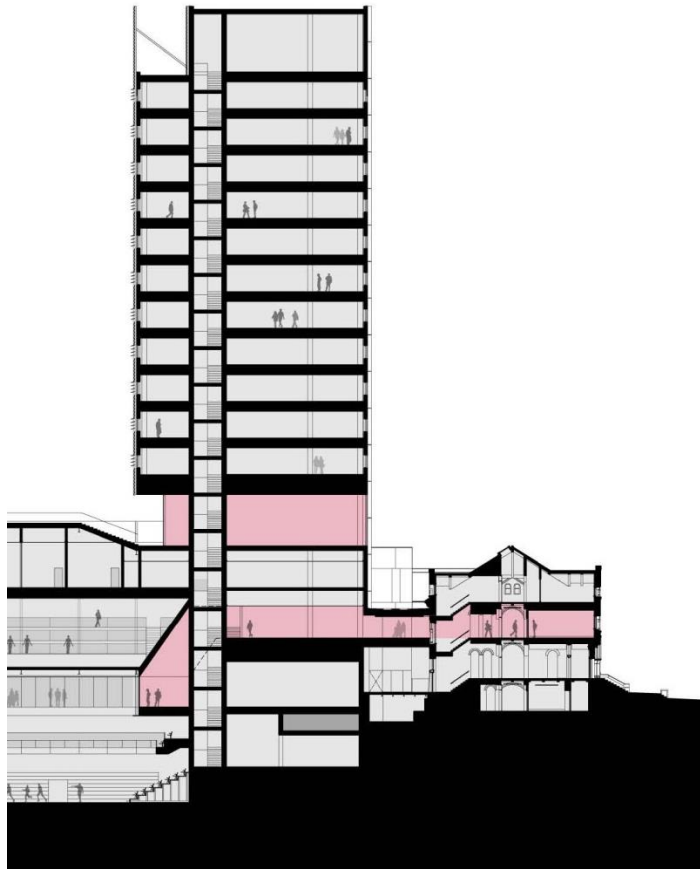
“LOOK AHEAD” PROJECTS





HIGHLIGHTED CAPITAL PROJECTS “Look Ahead” Projects

1. Academic Tower
2. Centre for Civilizations & Cultures
3. Landscape of Landmark Quality Design Competition
4. UTSC Student Residence
5. Hart House Green Heritage Renewal
6. University College Revitalization
7. Student Commons
8. Willcocks Commons



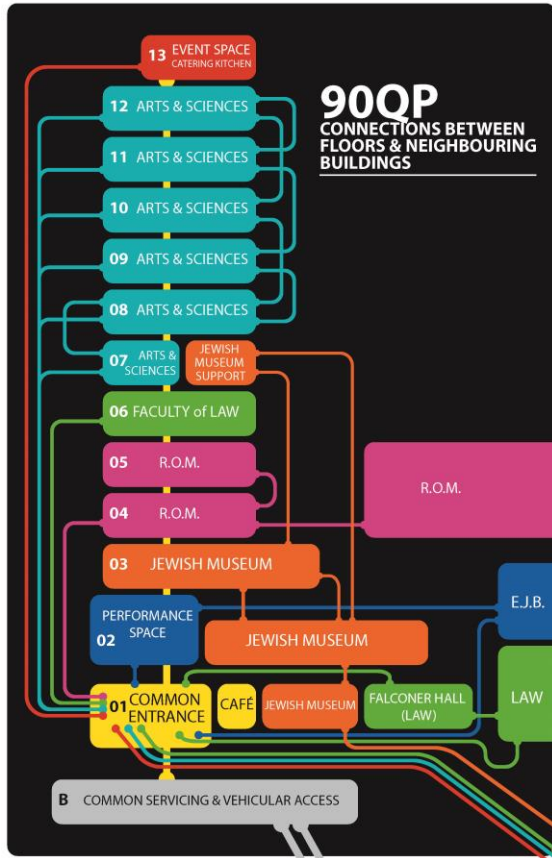
ACADEMIC TOWER

ARCHITECT: Patkau Architects Inc. & MacLennan Jaunkalns Miller Architects

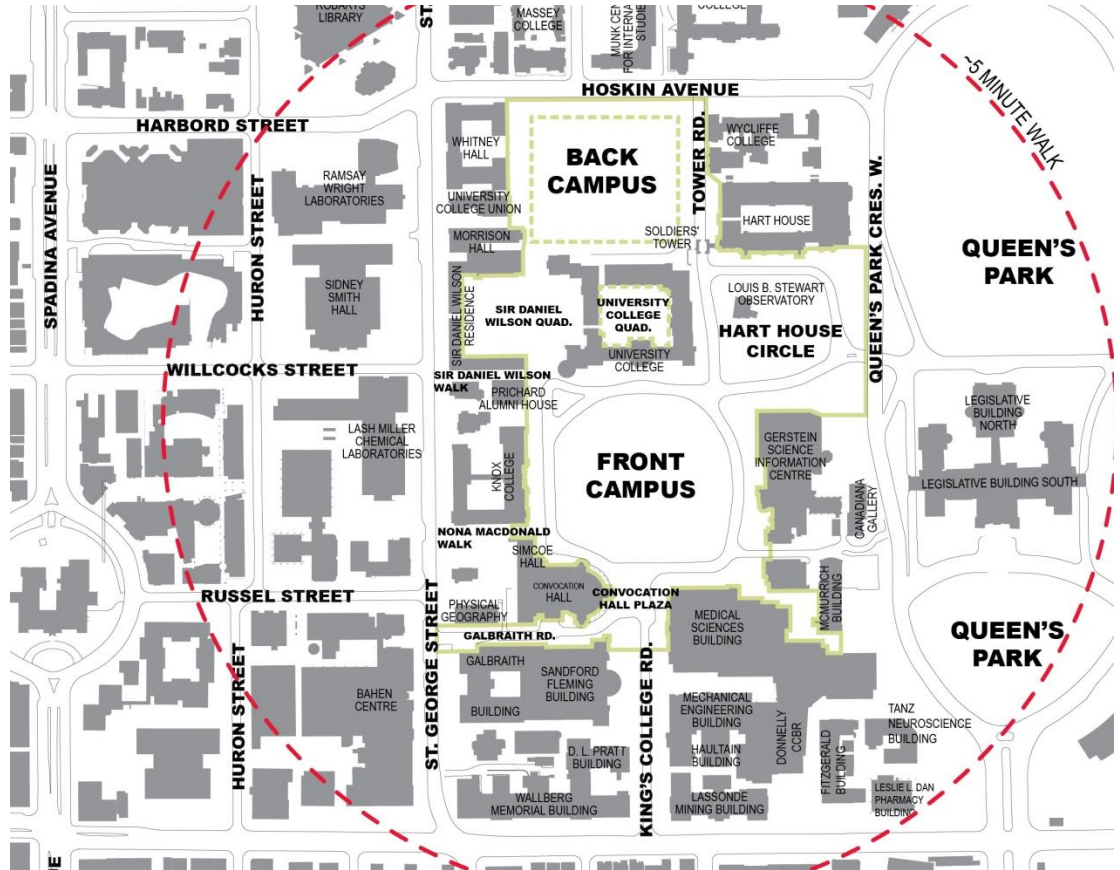


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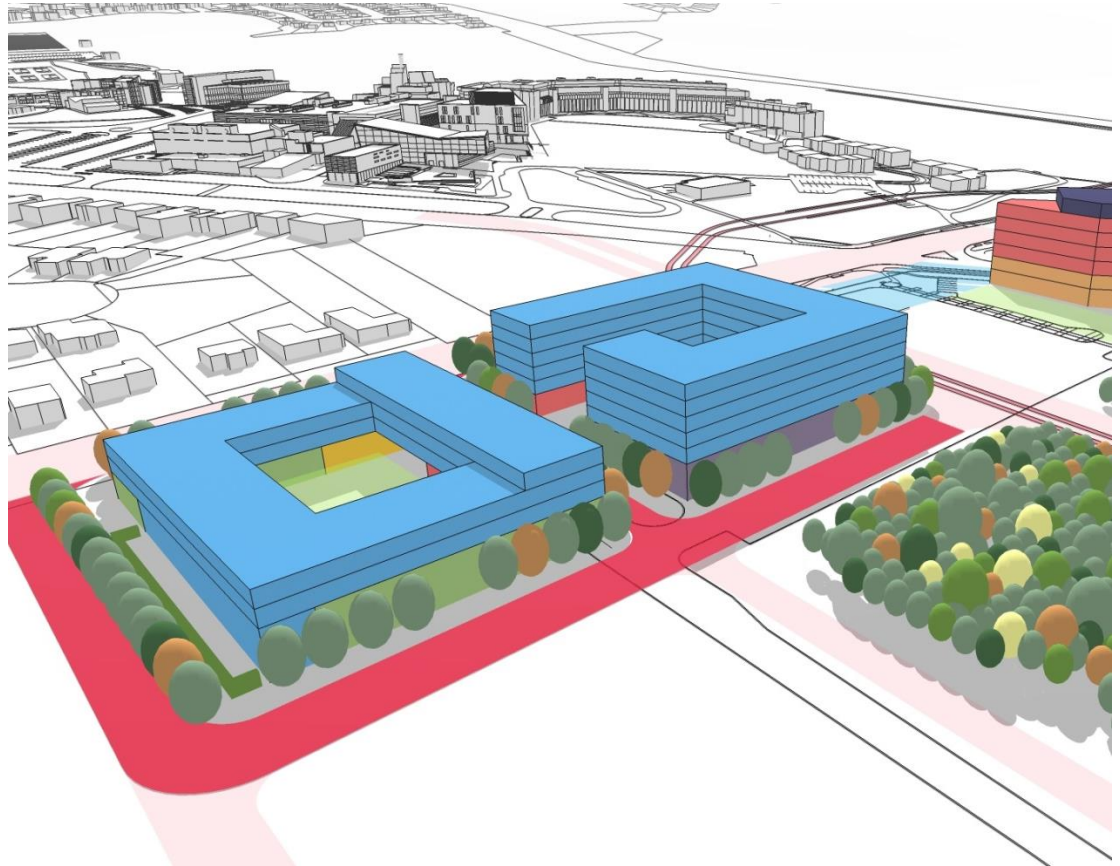
2015 Interim Report – “LOOK AHEAD” PROJECTS
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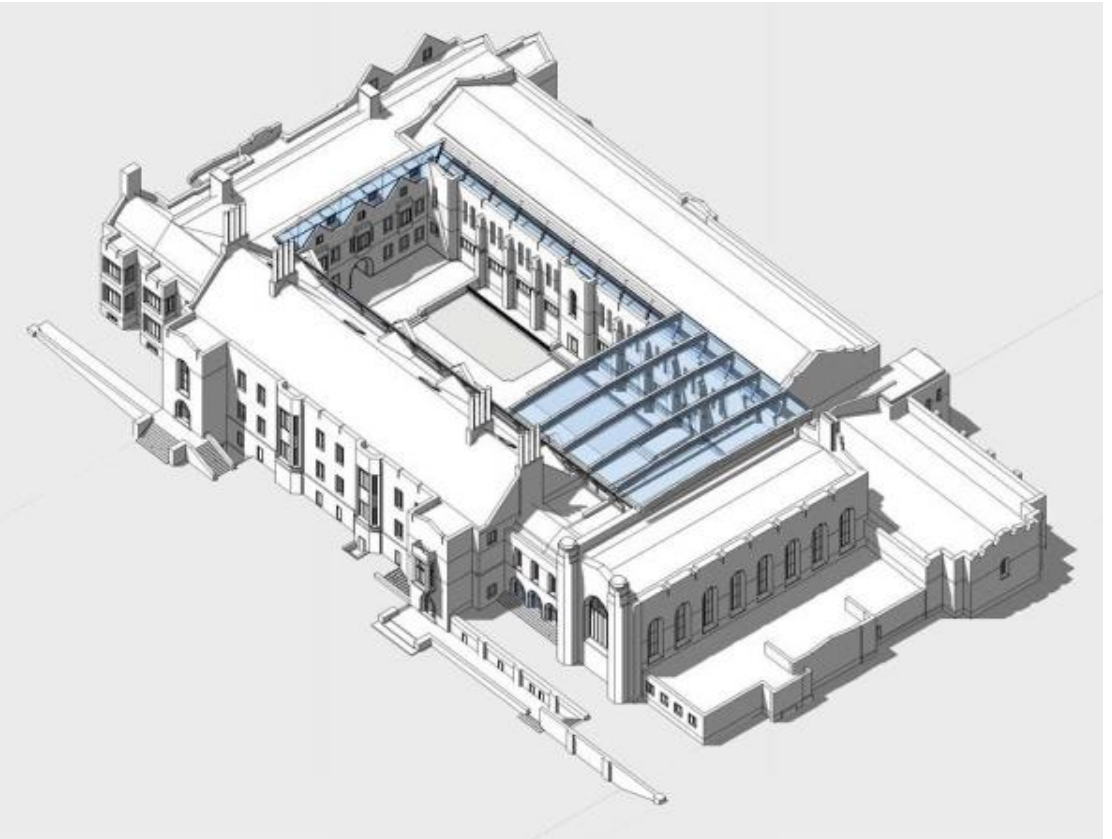
CENTRE FOR CIVILIZATIONS & CULTURE
ARCHITECT: T.B.D.



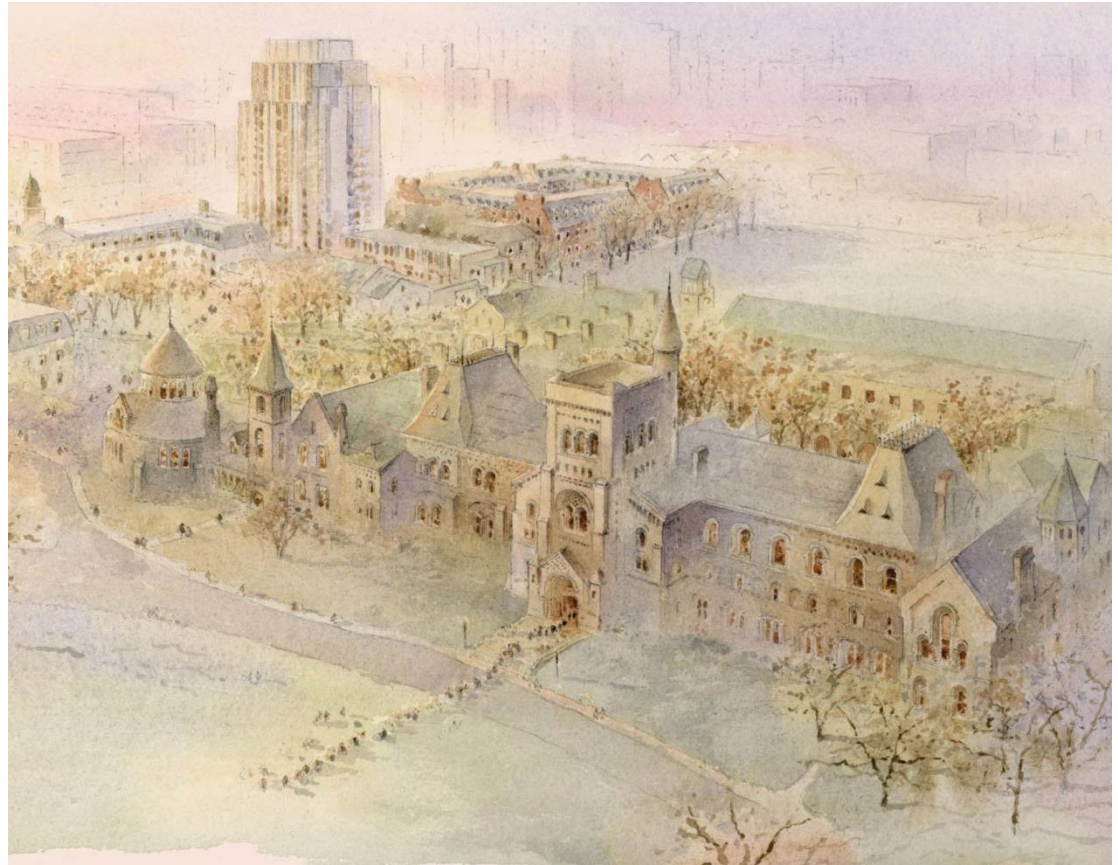
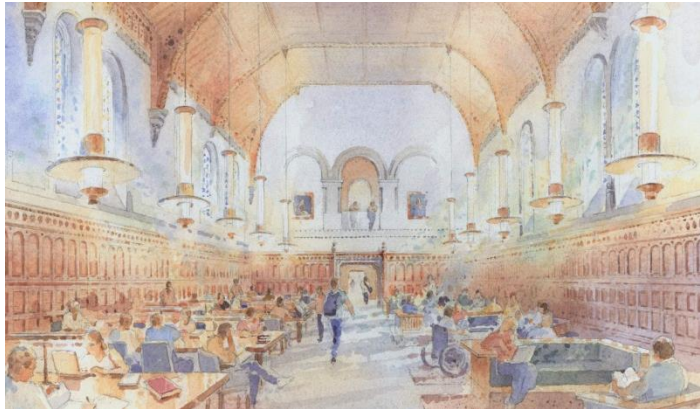
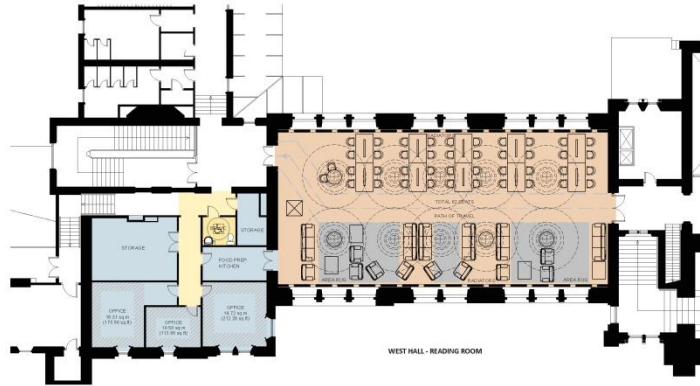
LANDSCAPE of LANDMARK QUALITY DESIGN COMPETITION
CONSULTANTS: T.B.D.



UTSC STUDENT RESIDENCE
ARCHITECT: T.B.D.



HART HOUSE GREEN HERITAGE RENEWAL
ARCHITECT: T.B.D.



UNIVERSITY COLLEGE REVITALIZATION

ARCHITECT: T.B.D.

AREA: 950 GSM (Phase 1)



STUDENT COMMONS ARCHITECT: T.B.D.



WILCOCKS COMMONS
CONSULTANT: T.B.D.



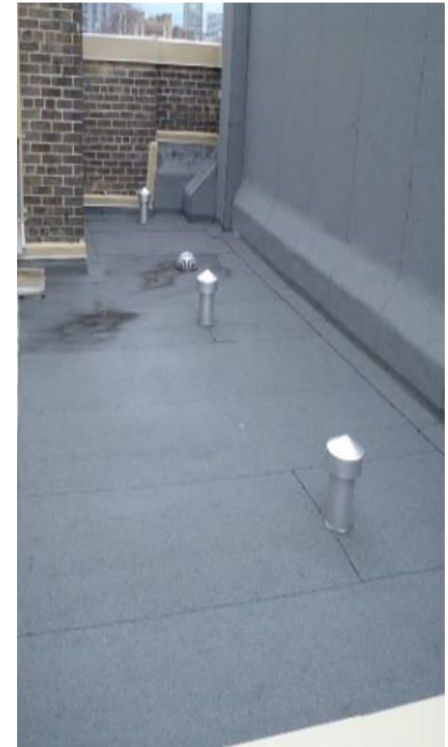
CAPITAL PROJECTS PROCESS PROJECT ORIGIN & START-UP

- Academic division priority: origin of the project
- Development of Project Planning Report & TPC
- Architect Selection
 - Approval of up to \$3M for design fees at CaPS
 - Advancement need for a concept design to fundraise

CAPITAL PROJECTS PROCESS

TYPES OF PROJECTS

- BUILDING
- LANDSCAPE
- INFRASTRUCTURE
- DEFERRED MAINTENANCE





CAPITAL PROJECTS PROCESS

PROJECT RECOMMENDATION/APPROVAL

Level 1: <\$3 million:

Approval at CaPS, UTM Space Planning & Management Committee, or UTSC Campus Design & Development Committee





CAPITAL PROJECTS PROCESS

PROJECT RECOMMENDATION/APPROVAL

Level 2: >\$3 million <\$10 million:

CaPS Executive Committee and appropriate Boards and Committees



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2015 Interim Report – CAPITAL PROJECTS PROCESS
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CAPITAL PROJECTS PROCESS PROJECT RECOMMENDATION/APPROVAL

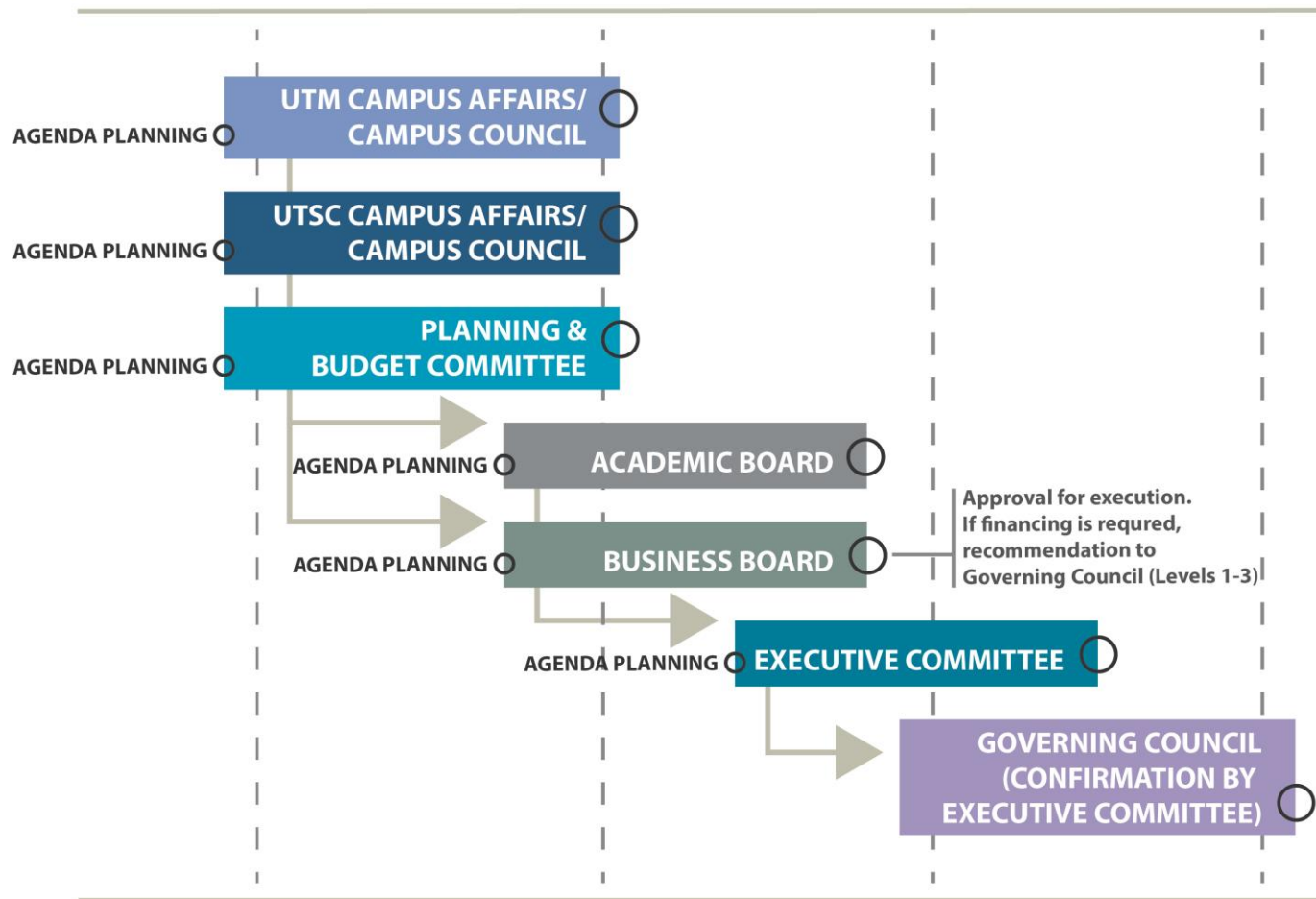
Level 3: >\$10 million:

CaPS Executive Committee and appropriate Boards and Committees



CAPITAL PROJECTS PROCESS

PROJECT RECOMMENDATION/APPROVAL





CAPITAL PROJECTS PROCESS DESIGN REVIEW COMMITTEE

- Reviews and makes recommendations on conceptual design for building and landscape projects
- Advises on campus master plans, on the University's campus planning principles within those plans, and on physical planning and building design
- Role in the *Architect Selection Panels* for the appointment of architects, urban designers and landscape architects



CAPITAL PROJECTS PROCESS COMMUNITY ENGAGEMENT

COMMUNITY LIAISON COMMITTEE MEETINGS

- A forum for the University of Toronto, the City of Toronto, and residents of neighbourhoods in the vicinity of the University to exchange information and exchange views.
- Advises and makes recommendations to the City and the University.