



**FOR INFORMATION**

**PUBLIC**

**OPEN SESSION**

**TO:** Business Board

**SPONSOR:** Scott Mabury, Vice President, University Operations and Real Estate Partnerships

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**PRESENTER:** See sponsor.

**CONTACT INFO:**

**DATE:** November 18, 2019 for November 27, 2019

**AGENDA ITEM:** 4

**ITEM IDENTIFICATION:**

Report on Capital Projects (October 31, 2019)

**JURISDICTIONAL INFORMATION:**

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

**GOVERNANCE PATH:**

- 1. Business Board [for information] (November 27, 2019)**

**PREVIOUS ACTION TAKEN:**

N.A.

**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.

BUSINESS BOARD APPROVED CAPITAL PROJECTS  
UNDER CONSTRUCTION  
as at 31 October 2019

GC APPROVAL			
DATE	TPC BUDGET	EXTERNAL APPROVALS DATES	COMMENTS - TARGET DATES

**Projects Started in 2014**

Robarts Commons P006-10-113	Jan-15	Construction Awarded \$37M		Construction Start - June 2017 Project Completion - July 2019* % Construction Complete - 45 % Other Notes: Initial delays due to site conditions and permits; subsequent delays due to lack of co-ordination of steel supplier and performance issues; most recent delay currently under review but may be two months, and is due to design co-ordination error. Contractor continues to show commitment to completing the project and considerations under way for winter proofing the structure in absence of a closed in building.
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**Projects Started in 2015**

Student Commons P028-13-035	Feb-15	Construction Awarded \$20M		Construction Start - June 2017 Project Completion - June 2019* % Construction Complete - 89% of current contract value Other Notes: Behind schedule due to multiple unforeseen site conditions and site management issues. Project has suffered from poor site management by the general contractor. GC continues to extend completion date on a regular basis without meeting previous work commitments. Currently a default notice is in effect; awaiting response from GC and architect to determine next steps.
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**Projects Started in 2016**

University College Revitalization P001-15-031	Apr-17	Construction Awarded \$15M		Construction Start - January 2018 Project Completion - April 2019* % Construction Complete - 85% Other Notes: Expected delays due to multiple unforeseen site conditions
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**Projects Started in 2017**

Transforming the Instructional Landscape P999-17-128	Jun-18	\$18.2M		Construction Start - July 2018 Project Completion - Multiple phase completion dates % Construction Complete - Phase 1, 2 & 3: - 100% % Construction Complete - Phase 4 deferred to April 2020 Multiphase project - Phases and scope under review as each phase proceeds
W. G. Davis Building Renovation Phase 2 (Meeting Place) P300-17-003	Oct-17	Construction Awarded \$26.6M		Construction LOA Start - March 2018 Project Completion - June 2019 (Dependant on Phase 3) % Construction Complete - Phase 1 & 2 Construction complete - 100% % Construction Complete - Phase 3: 97% complete % Construction Complete - Phase 4: 50% complete % Construction Complete - Phase 5: 30% complete Other Notes: Phases 1 and 2 are occupied.

**Projects Started in 2018**

Fitzgerald Revitalization P025-18-008	March 2019	In camera data		Construction Start - June 2019 Project Completion - October 2020 % Construction Complete - Demo and abatement completed Other Notes: Redesign in process; budget increase required, anticipate construction spring 2020.
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BUSINESS BOARD APPROVED CAPITAL PROJECTS  
UNDER CONSTRUCTION  
as at 31 October 2019

GC APPROVAL			
DATE	TPC BUDGET	EXTERNAL APPROVALS DATES	COMMENTS - TARGET DATES
<b>Projects Started in 2019</b>			
Schwartz Reisman Innovation Centre - West P162-17-016	Apr-19	CM tendering In camera data	Construction Start - July 2019 Project Completion - TBD - Schedule is in progress % Construction Complete - abatement completed Other Notes: Awaiting demolition permit
Dates: *The completion date is the contract date which is currently being negotiated with the contractor. Project completion is defined as Substantial Completion			

BUSINESS BOARD APPROVED CAPITAL PROJECTS  
OCCUPIED  
as at 31 October 2019

		GC APPROVAL			
		DATE	TPC BUDGET (\$ M)	Occupancy Date	COMMENTS
<b>Projects Started in 2013</b>					
Ramsay Wright Renovations and Improvements (Phase 1 to 3) P072-13-014	May-13	Construction Awarded \$24.3M	15-Dec-17	3% deficiencies remain.	

<b>Projects Started in 2014</b>					
Faculty of Architecture - 1 Spadina Crescent (Phase 1 and 2) P054-11-124	May-14	CM tendering In camera data	15-Jun-17	Two scopes of work are outstanding to correct design deficiencies. This work will be performed to close out the Building Permit.	
Centre for Engineering Innovation and Entrepreneurship P087-12-155	Jan-14	Construction Awarded \$99.9M	15-Jun-18	Minor deficiencies remain.	

<b>Projects Started in 2015</b>					
Jackman Institute of Child Studies P053-12-163	Jan-13	Construction Awarded \$16M	19-Dec-17	Project is complete. Closeout initiated.	
UTM Deerfield Hall North Building Phase B P300-14-002	Jun-14	Construction Awarded \$121 M Revised budget \$120,086,121	31-Aug-18	Deficiencies being addressed.	
Highland Hall P200-13-090	Apr-16 Jun-16	Construction Awarded \$52.96M	16-Nov-18	Deficiencies being addressed.	