

CAPITAL PROJECTS CONSTRUCTION REPORT

Robarts Commons (P006-10-113)

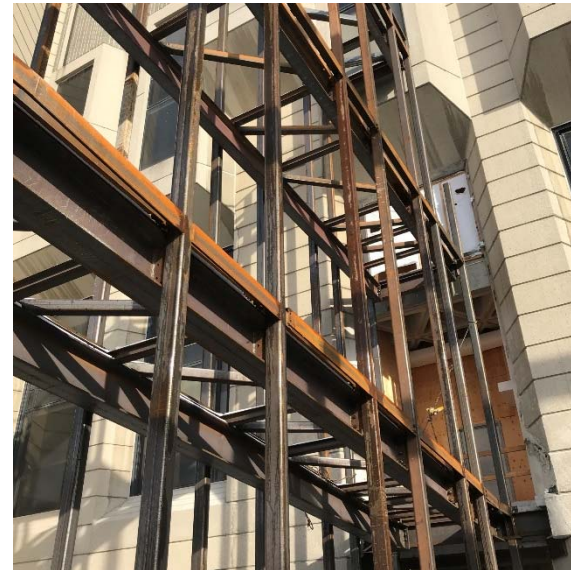
Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actual
February 2015	June 2017	April 2019	April 2020	23 mo	31 mo	\$37.2 M	\$33.17 M	
Construction						\$27.3 M	\$27.3 M	\$13.2 M

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. Gaps in the fabrication process have translated into significant delays.



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 Committed	Actual
April 2017	January 2018	October 2019	October 2019 for main building work January 2020 for elevator tower	24 mo		\$16.6M		
Construction						\$11.7 M	\$8.92M	\$11.0M

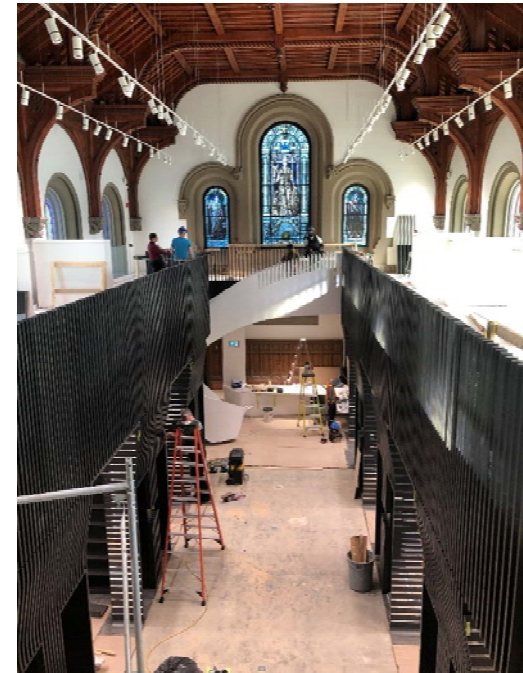
Project Description

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

Project Status

This project is nearing completion, expected end of 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 Committed	Actuals
October 2017	March 2018	June 2019	January 2020 with exterior work Spring 2020	15 mo	21 mo	\$26.6 M		
Construction						\$17.5M		\$18.8M

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 was opened in phases with full completion January 2020. The exterior additions and surrounding landscaping will be completed in Spring 2020.



CAPITAL PROJECTS CONSTRUCTION REPORT

UTM Science Building

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
December 2017	Not yet awarded							
					Construction			

Project Description

This building is for proposed space program in the Centre for Medicinal Chemistry, Forensic Science Program, research platforms, general science expansion, laboratories and support spaces. The project will add 15,552 gsm across four levels above grade plus basement and mechanical penthouse. This building will connect to the adjacent Davis building at three levels.

Project Status

Tenders for this project closed high; additional approvals are required. Construction is expected to start upon approval, approximately March 2020.



CAPITAL PROJECTS CONSTRUCTION REPORT

UTSC Indigenous House

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
April 2019 consultant fees only						\$1M		
Construction								

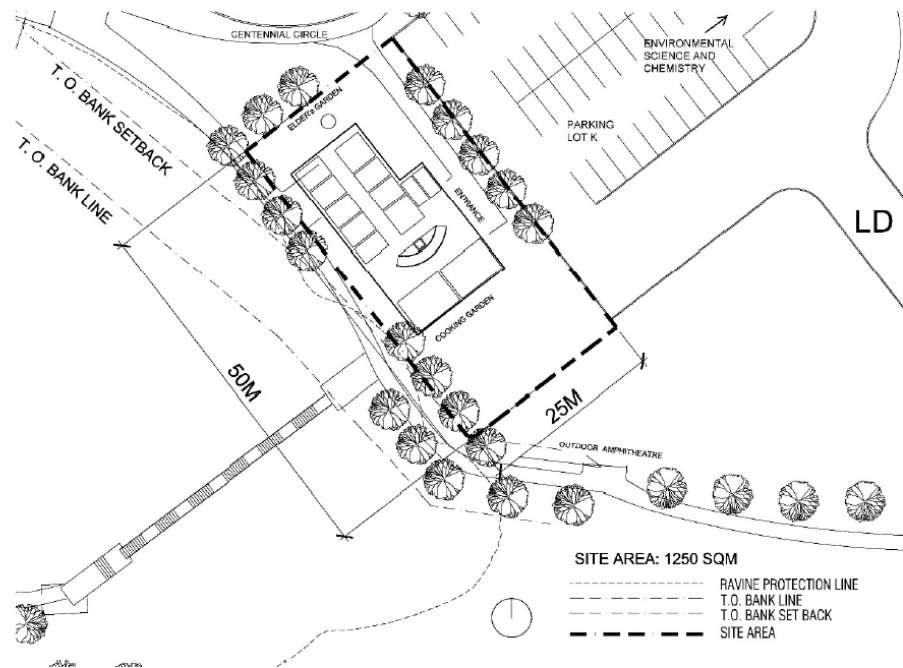
Project Description

This project seeks to address one of the short term “Calls to Action” by building an innovative, highly visible building at the heart of the UTSC campus which is contextually, historically and culturally sensitive space.

The two-storey, 10,000 sf building will be located at the top of a bank with sweeping views of the forested ravines to the southwest.

Project Status

This project was recently awarded for design.



Indigenous House Site Plan

CAPITAL PROJECTS CONSTRUCTION REPORT

UTSC Residence

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
October 2019	Spring 2020	TBD	May 2022	27 months	0			
Construction								

Project Description

This 8 storey, 750-bed residence with single and double occupancy bedrooms, and mixed use space such as support, office and retail space, will expand and diversify the housing inventory on campus. Current demand and anticipated need due to projected growth will be met while replacing some of the existing aging housing stock.

Project Status

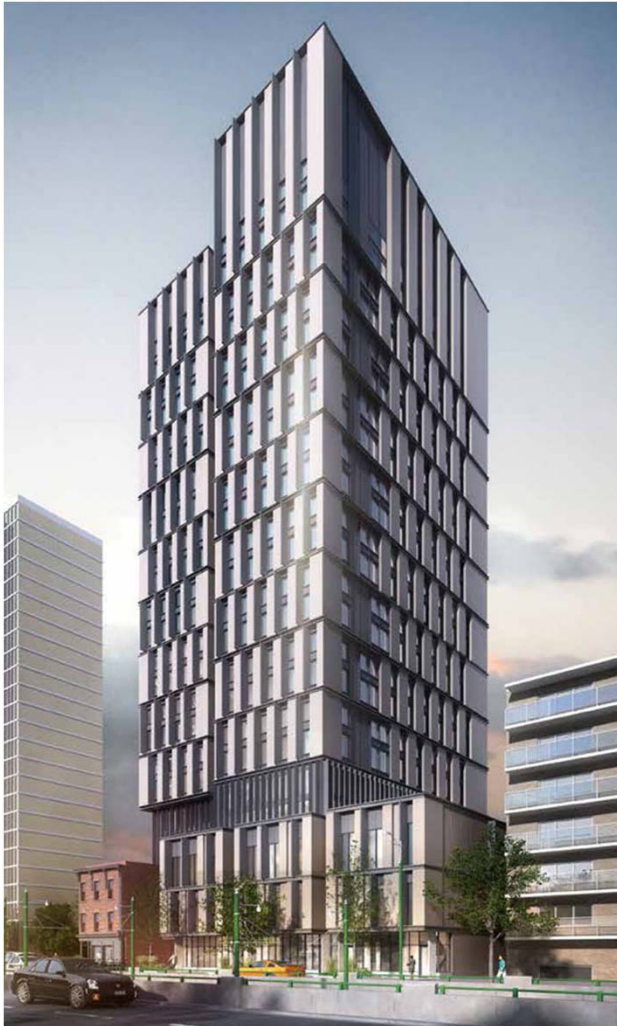
- Design-Build-Bridge will close in February 2020.
- Bidders have requested 36 month construction period



CAPITAL PROJECTS CONSTRUCTION REPORT

Spadina/Sussex Student Residence

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
October 2019	Fall 2020	Spring 2023	Spring 2023	30 months	0			
Construction								



Project Description

This 23 storey student residence is being developed in partnership with Daniels Corporation and will accommodate over 500 students and provide 5,000 SF of first floor retail once complete in Summer 2023. Designed by Diamond Schmidt, the residence preserves historic elements and taps into the new geothermal fields to the west. It will significantly contribute to Four Corner’s goal of creating more than 2,500 residential units over the next 15 years while creating a sustainable source of long-term revenue.

Project Status

- Operations agreement being negotiated
- Construction financing terms being negotiated
- Rental replacement in progress

CAPITAL PROJECTS CONSTRUCTION REPORT

Schwartz Reisman Innovation Centre – Phase 1

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
April 2019	30 July 2019	July 2022	July 2022	36 months	24 weeks			
					Construction		\$26M	

Project Description

This project, comprising 22,900 sm of tenant space over 12 above-grade stories and 2,300 sm of below grade parking, will be instrumental in creating one of the most powerful innovation centres in North America. Its marquee tenant is the Vector Institute which will focus on the shepherding of high impact research and engineering in the field of artificial intelligence and machine learning through which fundamental advances in science and medicine can be achieved, all for the common good.

Project Status

- The Project has been awarded under Construction Management delivery July 2019. Ellis Don is the CM.
- Project has been delayed by municipal approvals, Infrastructure Ontario requirements and TTC reviews.
- Demolition began in December 2019.



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Projects at Design

Project	Design Award	Consultant	Approximate Construction Start	Approved TPC for Consultant Fees Only
UTSC Indigenous House	December 2019	Formline Architecture with LGA		\$1M
UTSC Instructional Centre 2	July 2019	ZAS with CEBRA		\$4M
UTSC Parking Structure	December 2019	gh3 with Behnisch		\$4.6M
Academic Tower	August 2016	MacLennan Juankalns Miller Associates		\$2.8M
Harbord Residence	December 2018	Maltzan with Architects Alliance		\$1.4M
CCCC	2015	Diller Scofidio Renfro with Architects Alliance		\$4.9M
Woodsworth College- New Academic Bldg	January 2019	Kongats		\$2.9M
Landmark	October 2017	KPMB with Michael Van Valkenburgh	Summer 2020	Full project approval