



FOR INFORMATION

PUBLIC

OPEN SESSION

TO: Business Board

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

CONTACT INFO: 416-978-2031, scott.mabury@utoronto.ca

PRESENTER: See sponsor.

CONTACT INFO:

DATE: June 2, 2020 for June 18, 2020

AGENDA ITEM: 16

ITEM IDENTIFICATION:

Report on Capital Projects to May 30, 2020

JURISDICTIONAL INFORMATION:

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

GOVERNANCE PATH:

- 1. Business Board [for information] (June 18, 2020)**

PREVIOUS ACTION TAKEN:

The *Report on Capital Projects as of December 31, 2019* was received by the Board for information at its meeting held on February 3, 2020.

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".

FINANCIAL AND/OR PLANNING IMPLICATIONS:

N.A.

RECOMMENDATION:

For information.

DOCUMENTATION PROVIDED:

- *Capital Projects Construction Report (May 30, 2020)*

CAPITAL PROJECTS CONSTRUCTION REPORT

Schwartz Reisman Innovation Centre

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		36 months	42 weeks	\$167,985,352		
					Construction			\$4M

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 Artificial Intelligence (AI) 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

Construction Management delivery. Project has been delayed by municipal approvals, Infrastructure Ontario requirements and TTC reviews. Demolition began in December 2019; caissons being installed now.



Demo December 2019

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 December 2020	23 mo	35 mo	\$37.2 M	\$33.17 M	
					Construction	\$27.3 M	\$27.3 M	\$14.2 M

Project Description

5,539 GSM New Construction expanding student study space.

Project Status

Multiple delays due to redesign, retendering, municipal approvals and site conditions. Other delays due to steel fabrication.



CAPITAL PROJECTS CONSTRUCTION REPORT

Student Commons

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actual
27 February 2015	February 2017	February 2018	June 2020	12 months	40 months	\$24.5M		
					Construction	\$13.1M	\$13.1M	\$11.7M

Project Description

Renovation of existing building to house 3,400 NASM of program for University of Toronto Students Union. Includes existing, new and expanded amenities which will foster student interaction

Project Status

Multiple delays due to site conditions and organization.



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	March 2020	May 2023	May 2023	37.5 months	12 weeks	\$164.6M			
							Construction	\$138.6M	

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. Loss of one month 03 April to 04 May.



CAPITAL PROJECTS CONSTRUCTION REPORT

Landscape of Landmark Quality

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
25 October 2019	January 2020	April 2023	April 2023	38 months	4 months	\$73.6M		
Construction								

Project Description

This revitalization of the historic core of the University will allow for spaces of connection, gathering and ceremony as well as active and passive uses by relocating parking in King's College Circle to an underground garage. Geothermal capacity is being added to service several buildings as separate project.



Project Status

This project was awarded under Construction Management delivery in January 2020.

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	April 2020		31 December 2022	33 months	0	\$137.9M		
					Construction		\$119.9M	

Project Description

This 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 has been awarded.



CAPITAL PROJECTS CONSTRUCTION REPORT

Projects at Design

Project	Design Award	Consultant	Approximate Construction Start	Approved TPC
UTSC Indigenous House	December 2019	Formline Architecture with LGA		\$1M consultant fees
UTSC Instructional Centre 2	July 2019	ZAS with CEBRA		\$4M consultant fees
UTSC Parking Structure	December 2019	gh3 with Behnisch		\$4.6M consultant fees
Academic Tower	August 2016	MacLennan Juankalns Miller Associates		\$2.8M consultant fees
Spadina Sussex Residence in partnership with Daniels Corporation		Diamond Schmidt	Spring 2020	\$116M
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 consulting fees