



**FOR APPROVAL**

**CONFIDENTIAL**

***IN CAMERA* SESSION**

**TO:** Academic Board

**SPONSOR:** Scott Mabury, Vice President, University Operations and Real Estate Partnerships  
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**DATE:** November 12, 2019 for November 21, 2019

**AGENDA ITEM:** 15

**ITEM IDENTIFICATION:**

Capital Project: *Report of the Project Planning Committee for 700 University, 17<sup>th</sup> floor: Fit-out for the Faculty of Arts & Science Interim Space Needs*

**JURISDICTIONAL INFORMATION:**

Pursuant to section 4.2.3. of the Committee's terms of Reference, "...the Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. space plan, site, overall cost and sources of funds)."

Under the Policy on Capital Planning and Capital Projects, "...Capital projects over \$5 million and up to \$20 million will be considered by the Planning and Budget Committee for projects at the St. George campus and by the respective Campus Affairs Committees and Campus Councils for projects at University of Toronto Mississauga and University of Toronto Scarborough and recommended to the Academic Board for consideration. It is expected that such projects will be placed on the Board's consent agenda and be confirmed by the Executive Committee of the Governing Council. Execution of such projects is approved by the Business Board."

**GOVERNANCE PATH:**

**A. Project Planning Report**

1. Planning and Budget [for recommendation] (October 31, 2019)
2. **Academic Board [for approval] (November 21, 2019)**
3. Executive Committee [for confirmation] (December 4, 2019)

**B. Execution of the Project:**

1. Business Board [for approval] (November 27, 2019)

**PREVIOUS ACTION TAKEN:**

On August 30, 2019, CaPS Executive Committee approval to engage consultants to develop the project through the Construction Documents phase was confirmed. ZAS Architects, who is also designing the 4<sup>th</sup> floor (a project previously allocated to the 4<sup>th</sup> floor, but now located on the 9<sup>th</sup>, through a new lease agreement), was retained in September 2019 and the project is currently in the Schematic Design phase.

**HIGHLIGHTS:**

Discussion of the site and plan can be found in the open session document for this project “Capital Project: Report of the Project Planning Committee for 700 University, 17<sup>th</sup> floor: Fit-out for the Faculty of Arts & Science Interim Space Needs”, Item 5, for this meeting.

**FINANCIAL IMPLICATIONS:**

**a) Total Project Cost**

The total estimated project cost for the 700 University, 17<sup>th</sup> floor: Fit-out for the Faculty of Arts & Science Interim Space Needs project is \$18,133,122.

On August 30, 2019, the CaPS Executive Committee approval of \$1,208,094 to engage consultants for the 700 University, 17<sup>th</sup> floor: Fit-out for the Faculty of Arts & Science Interim Space Needs was confirmed.

**b) Funding Sources**

The Total Project Cost of \$18,133,122 is to be funded as follows:

Faculty of Arts and Science Divisional Reserves	\$18,133,122
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**c) Operating Costs**

Operating costs will be paid for by the Faculty of Arts & Science and refined estimates will be developed through the remainder of the design process.

**RECOMMENDATIONS:**

Be It Resolved:

THAT subject to confirmation by the Executive Committee,

THAT the project scope of the 700 University, 17th floor: Fit-out for the Faculty of Arts & Science Interim Space Needs, as identified in the Report of the Project Planning Committee for 700 University, 17th floor: Fit-out for the Faculty of Arts & Science Interim Space Needs, dated October 2, 2019, totaling 5,238 rentable square metres (sm) at a total project cost of \$18,133,122, to be funded as follows, be approved in principle:

Faculty of Arts and Science Divisional Reserves     \$18,133,122

**DOCUMENTATION PROVIDED:**

- SEE Item 9 re *Report of the Project Planning Committee for 700 University, 17<sup>th</sup> floor: Fit-out for the Faculty of Arts & Science Interim Space Needs*, dated October 2, 2019