



FOR RECOMMENDATION

PUBLIC

OPEN SESSION

TO: Planning & Budget Committee

SPONSOR: Scott Mabury, Vice-President, Operations and Real Estate Partnerships
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PRESENTER: See above

DATE: March 3, 2021 for March 4, 2021

AGENDA ITEM: 2

ITEM IDENTIFICATION:

Capital Project: *Temerty Faculty of Medicine off-campus lease space conversion*

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 Approval

1. **Planning and Budget [for recommendation] (March 4, 2021)**
2. Academic Board [for approval] (March 11, 2021)
3. Executive Committee [for confirmation] (March 25, 2021)

B. Execution of the Project:

1. Business Board [for approval] (March 17, 2021)

PREVIOUS ACTION TAKEN:

No previous action taken.

HIGHLIGHTS:

In order to continuously support the research and administrative activities of the Temerty Faculty of Medicine (TFoM), units located in the existing Medical Sciences Building West Wing must be decanted as a secondary effect of the James and Louise Temerty Faculty of Medicine Medical Sciences Building (MSB) capital project (JLTB). Given the lack of suitable swing space on campus, TFoM and the University have begun seeking suitable space off-campus. The fit-out of leased-space off-campus but in close proximity is a critical enabling project of the JLTB capital project.

The Temerty Faculty of Medicine requires both containment level 2 (CL2) laboratory space and office space to relocate current west wing occupants. CL2 lab space requires sufficient floor to floor height and access to roof space for the mechanical systems, and a freight elevator. Proximity to the St. George campus is required and the proximity to the Discovery District is desired.

Approximately 48,000 square feet of space is required for the equivalent of six Principal Investigators and their teams, average size of 8 (graduate students, research assistants, postdocs and lab techs) and to accommodate other TFoM administrative functions. Labs would include open benches and specialty lab rooms for microscopy, tissue culture and other similar discrete lab activities. Fume hoods, cold rooms and a freezer farm are necessary components and lab support spaces such as sterilization (autoclave) and reverse osmosis (RO) water are required. Principal Investigators are provided with offices, and other lab team members are provided with carrels for dry lab/write up activities on the laboratory floor. Similar to the MaRS fit out for the Faculty of Medicine, a seminar room, meeting room, kitchen/lunchroom and collaboration space is planned.

The office space is for the decant of the administration offices and office support space currently located in the west wing of MSB. Detailed space programming is underway, and is planned to comply with Council of Ontario University and University of Toronto standards.

Schedule

The anticipated schedule for the project is as follows:

- Lease execution: Following governance approval (March, 2021), subject to further negotiation with a confidential landlord
- Request for Proposals for a prime consultant: shortly after lease execution
- Issuance of tender package to potential contractors: to be determined by prime consultant
- Completion dates: February to October 2022
- Occupancy dates: March to November 2022

FINANCIAL IMPLICATIONS:

Discussion of overall costs and sources of funds can be found in the *in camera* document for this

project.

RECOMMENDATIONS:

Be It Recommended:

THAT the *Temerty Faculty of Medicine off-campus lease space conversion* capital project be approved in principle; and,

THAT the project scope of the *Temerty Faculty of Medicine off-campus lease space conversion*, totaling approximately 48,000 rentable square feet, to be funded by the Temerty Faculty of Medicine, Office of the Dean, be approved in principle.

DOCUMENTATION PROVIDED:

- Not applicable