

# CAPITAL PROJECTS CONSTRUCTION REPORT

October 2021

## Schwartz Reisman Innovation Centre (P162-17-016)

Original Approval by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
March 2019	30 July 2019	July 2022	January 2023	36 Months	23 Months	\$199M	\$158.1M	\$58.8M
GSM 20,229 above grade						<b>Construction Completion Percent</b>		<b>30%</b>



### Project Status

- Currently pouring Level 10 structural slab.
- Mechanical and electrical equipment installation is ongoing at Level P1.
- Masonry is ongoing at mezzanine Level P1.5.
- Precast panel installation has started on the NW side of Level 01. 12 panels have been installed as of the end of October 2021.



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## Fitzgerald Revitalization (P025-18-008)

Original Approval by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
March 2019	22 Sept 2020	August 2022	August 2022	23 Months	13 Months	\$62.8M	\$53.1M	\$22.3M
GSM	8,000	<b>Construction Completion Percent</b>						<b>45%</b>



**Project Status**

Heritage restoration work nearing completion on all facades. M&E rough-in's are in progress on all floors. Concrete floors installed on Floors 5,4,3 &2. Atrium footings and grade beams have been installed. Interior partitions are progressing on all floors.



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## UTSC Residence (P200-18-159)

Original Approval by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
October 2019	June 2020	March 2023	May 2023	36 Months	16 Months	\$133.2M	\$109.7M	\$36.7M
GSM	26,265						<b>Construction Completion Percent</b>	<b>33%</b>



### Project Status

- Ninth floor formwork ongoing.
- Window installation on levels 2 and 3 ongoing
- Building Envelope testing for Passive House compliance underway.

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## UTSC Instructional Centre, Phase 2 (P200-17-164)

Original Approval by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
February 2021	June 2021	February 2024	March 2024	32 Months	5 Months	\$151.8M	\$14.3M	\$2.4M
GSM	18,495						<b>Construction Completion Percent</b>	<b>2%</b>



### Project Status

- Shoring complete
- Excavation ongoing
- First tower crane installed



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## Robarts Commons (P006-10-113)

Original Approval by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
February 2015	June 2017	April 2019	December 2020 12 November 2021	23 Months	53 Months	\$39.8 M	\$28.2M	\$27.3M
GSM	5540					<b>Construction Completion Percent</b>		<b>97%</b>



**Project Status**

Awaiting municipal walkthrough; furniture, signage and AV installed floors 2-5. Landscaping ongoing



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## Landscape of Landmark Quality (P888-15-065)

Original Approval by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
October 2019	Nov 2020	June 2023	September 2023	32 Months	10 Months	CM award	\$60M	\$14.7M
GSM	90,840						<b>Construction Completion Percent</b>	<b>25%</b>



### Project Status

Geothermal vertical boreholes completed in May 2021. Landscape work at Sir Dan, MSB upper terrace and Whitney walk at Back Campus completed. Hart House, Tower Road at Back Campus and MSB east to be completed in Fall/Winter 2021. Excavation at parking garage completed. Shoring, dewatering, concrete form work and waterproofing on-going.



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## Spadina Sussex Student Residence (P116-14-094)

Original Approval by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
October 2019	Dec 1, 2021 TBC	Property Closing Date (TBD)	May 31, 2024	Property Closing Date (TBD)	Effective 8 April 2019 30 Months	\$114,074,405	\$20,127,670	\$0
<b>Construction Percent Completion</b>								<b>6%</b>



### Project Status

- Demolition of 698 Spadina nearing completion

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## UTM Science Building (P300-17-024)

Original Approval by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction	
December 2017	March 2020	May 2023	June 2023	37 Months	19 Months	\$164.6M	\$128.6M	\$58.6M	
GSM						15,552		<b>Construction Percent Completion</b>	<b>47%</b>

### Project Status

Superstructure work completed, interior works commenced, link to Davis building underway.





## Projects in Design

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Project	Design Award	Consultant	Approximate Construction Start	Approved TPC
<b>UTSC Indigenous House (P200-19-081)</b>	December 2019	Formline Architecture with LGA	February 2022	Full project approved.
<b>UTSC Parking Structure (P200-15-053)</b>	December 2019	Gh3 with Behnisch	Q2 - 2022	\$4.6M Consultant fees
<b>Academic Wood Tower (P108-14-088)</b>	August 2016	MacLennan Juankalns Miller Associates	Early 2022	Full project approved.
<b>Harbord Residence (P068-17-093)</b>	December 2018	Maltzan with Architects Alliance	TBD	\$3.7M Consultant fees
<b>Centre for Civilizations, Cultures &amp; Cities (P017-14-126)</b>	August 2016	Diller Scofidio Renfro with Architects Alliance	TBD	Full project approved.
<b>Woodsworth College – New Academic Building (P038-18-052)</b>	January 2019	Kongats	March 2022	Full project approved.
<b>UTM Arts Culture Technology (ACT) Building (P300-19-122)</b>	April 2020	KPMB/Henning Larsen	Q2 - 2023	\$9.4M Consultant fees
<b>Koffler Scientific Reserve Facilities Master Plan (P905-16-028)</b>	July 2017	Montgomery Sisam	TBD	Full project approved.
<b>New Astronomy Building (P036-17-111)</b>	January 2020	Morphosis/Teeple	TBD	\$3M Consultant fees
<b>UTM New Residence (P300-20-009)</b>	December 2020	Christenson & Co. with Montgomery Sisam	June 2022	\$4.8M Consultant fees
<b>Dentistry Clinic 2 Renewal (P065-21-050)</b>	August 2021	Montgomery Sisam	Sept 2023	\$1.2M Consultant fees to end of Design Development Phase
<b>Innis College Renovation and Addition (P132-18-156)</b>	March 2019	Montgomery Sisam	TBD	\$1.2M Consultant fees
<b>Temetry Faculty of Medicine Emerging &amp; Pandemic Infections Centre (EPIC) Facility (P005-20-092)</b>	March 2021	Dialog- Merrick	TBD	\$9.9M Consultant fees + Demolition & Abatement
<b>Dentistry Simulation Lab 4 (P065-20-110)</b>	Sept 2021	Montgomery Sisam	TBD	\$770K Consultants fees to the end of Construction Documents Phase
<b>Hart House Renewal (P002-17-145)</b>	December 2019	EVOQ	TBD	\$2.9M