



University of Toronto

Office of the Assistant Vice-President, Space & Facilities Planning

TO: University Affairs Board

SPONSOR: Elizabeth Sisam, Assistant Vice-President, Space & Facilities Planning

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DATE: January 9, 2006

AGENDA ITEM: 7 (a & b)

JURISDICTIONAL INFORMATION: Section 5.8 of the Board's terms of reference state that "the Board considers capital projects within its areas of responsibility, advises Governing Council on their implications, and concurs with the recommendations of the Academic Board for approval." This report is an update report for information on two projects that have been approved.

PREVIOUS ACTION TAKEN: N/A

BACKGROUND: Both projects, Multi-faith and Varsity Centre received final approval in June 2005. Since that time the Project Planning Committees have been engaged in the implementation phase. The outlines which follow provide an update on the progress for each project and include illustrations of the concept designs.

a) Multi-faith Centre for Study and Spiritual Practice

Preliminary design was completed and a cost estimate prepared at the end of September 2005. On October 17, the preliminary design was presented by the Implementation Committee and the architects in a Town Hall meeting to interested on-campus organizations, agencies and individuals. The preliminary design was presented to the Design Review Committee on November 2 and the proposed plans were again well received.

The project is now well into its design development phase and a cost estimate has been prepared; the construction cost estimate has come in slightly over (less than 1%) the approved budget. The design and cost estimate are currently being reconciled and refined to ensure that the approved budget will be met.

Project Schedule

Project Approval	May 2005
Architect Selection	August 2005
Construction Tender Date	March 2006
Construction Start	April 2006
Occupancy	September 2006

Note: Construction start date is dependent on AMS Training Facilities and Pharmacy relocation from the Koffler Institute.

Project Budget

The Multi-faith Centre has an approved total project budget of \$3,389,400 of which \$2,245,400 has been allocated to the Center's renovations in the Koffler Institute. The remaining amount of \$1,144,000 has been assigned to renovations to the ground floor of 256 McCaul Street that are required to accommodate the AMS Training Facilities that will need to be moved out of the Koffler Institute before Centre renovations can begin.

Project Consultants

Architects – Moriyama & Teshima Architects

- Jason Moriyama, Managing Partner
- Carol Phillips, Design Architect
- Daniel Teramura, Contributing Partner

Mechanical Engineers – Rybka Smith & Ginsler Limited

Electrical Engineers – Rybka Smith & Ginsler Limited

Structural Engineers – Read Jones Christoffersen Consulting Engineers

Code Consultants – Leber/Rubes Inc.

Quantity Surveyor – A.W. Hooker Associates Limited

b)Varsity Centre for Physical Activity and Health

Progress

The preliminary design for Phase I was presented to the Design Review Committee at its meetings of October 24/05 and November 21/05. The plan was well received. The excavation tender package and the cast-in-place and precast concrete tender packages for the grandstand have just closed or will have closed by Jan 11/06. These tenders will be analyzed and the financial status of Phase 1 will be reviewed along with a current costing completed by Curran McCabe Mavirdran Ross and another prepared by Ellis Don.

The Consultants are working on a draft of the RFP for the field and the track.

Site Plan Approval is required. The University, its consultants and City planning staff are working together to expedite this process. The consultants are working on the building permit application and on the Committee of Adjustment application for variances that will require C of A approval. Variances are: encroachment into the 5 metre Bloor Street setback, encroachment into the 4 metre setback at the east property line at the Royal Conservatory of Music and the height of the phase 2 bubble.

Schedule

Phase 1

Governing Council Approval	June 2005
Architect Selection	July 2005

Tender packages	
Excavation and Rough Grading	closed Jan 10/06
Precast Concrete	closed Jan 11/06
Cast-in-place Concrete	closed Jan 6/06, in process of being analyzed
Site Plan Approval application	pending, ASAP
Committee of Adjustment application	pending, ASAP
Building Permit Application	pending, ASAP
Opening date	September 2006

Phase 2A

Bubble Nov. '06

Phases 2B, 3 and 4 when funding is in place

Budget

The capital cost estimate was determined to be approximately \$56M for all phases of this project. Separated into individual phases, the capital costs were estimated to be as follows:

Phase 1A	Master Plan	\$0.120 million
Phase 1B	Stands, washrooms, change rooms, etc.	\$8.046 million
Phase 1C	Field, track, lighting, landscaping, etc.	\$7.630 million
Phase 1D	Foundation and services rough-in for bubble	\$0.590 million
Subtotal, Phase 1		\$16.386 million
Phase 2A	Bubble	\$ 1.4 million*
Phase 2B	Off-site track and field throwing events	\$ 1.23 million*
	Infrastructure upgrade	\$ 2.0 million*
Phase 3	Wellness building	\$28.5 million*
Phase 4	Arena renovation	\$ 6.0 million*

* approximate values for planning purposes, subject to review and escalation

Only Phase 1 has been approved thus far, in terms of budget; the remaining phases have been approved in principle, subject to successful fundraising.

Consulting Team

Architectural	Diamond and Schmitt Architects Incorporated
Athletics Facilities	Ellerbe Becket
Track and Field Specialists	D. A. Hogan
Landscape	du Toit Allsopp Hillier
Electrical	Mulvey+Banani International Inc.
Mechanical	MCW Consultants Ltd.
Structural	Yolles
Construction Manager	Ellis Don