



Capital Projects Construction Report

March 2022

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Project Summary

CAPITAL PROJECTS CONSTRUCTION REPORT

March 2022

Project	Potential TPC Increase Required	Budget Risk	Potential Completion Delay	Schedule Risk
UTSC Instructional Centre, Phase 2 (P200-17-164)	Subcontractor Award variance	\$5,000,000	Formwork Subcontract delay	1 month
Spadina Sussex Student Residence (P116-14-094)	Subcontractor awards higher than budget. Construction Budget \$80M - projected = \$87M	\$0	Over budget sub tenders required re-tendering - 2024-11 date 19 months later than original target	0 months
Landscape of Landmark Quality (P888-15-065)	Delay Claims	\$2,000,000	Site conditions	3 months
Schwartz Reisman Innovation Centre (P162-17-016)	None expected	0	None expected	0 months
UTSC Student Residence (P200-18-159)	Scope increase	\$6,000,000	Procurement delays - fit up items	2 months
Fitzgerald Revitalization (P025-18-008)	None expected	0	Procurement delays - Steel	1 months
UTM Science Building (P300-17-024)	None expected	0	None expected	0 months
Robarts Commons (P006-10-113)	Delay Claims	\$900,000	Project occupied	0 months
Potential Risk Totals		\$13,900,000		7 months

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

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
February 2021	ZAS Architects with CEBCA	CM with Ellis Don	June 2021	February 2024	March 2024	34 Months	10 Months	\$151.8M	\$77.8M	\$14.8M
GSM	18,495								Construction Completion Percent	11.5%



Project Status

- Below grade structure ongoing;
- Basement interior concrete walls ongoing;
- Foundation water proofing ongoing.

Schedule Risk

- Project schedule was impacted by formwork subcontract award and is currently scheduled for March 2024 Substantial Completion and August 2024 opening.

Budget Risk

- Project is currently tracking \$5M over approved TPC due to subcontract awards

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Spadina Sussex Student Residence (P116-14-094)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
October 2019	Diamond Schmitt (hired by JV Development Partners – Daniels Corp)	CM via JV Partner (Daniels)	Dec 1, 2021	Property Closing Date (TBD)	November 2024	34 Months	30 Months	\$113.9M	\$30.1M	Billing has not occurred yet - \$0
GSM	17,882								Construction Percent Completion	11%



Project Status

- Footings are 50% Complete. Ongoing formwork for elevator walls and stairs. West foundation wall being poured this week of March 28th.

Schedule Risk

- High. Daniels has noted Substantial Performance is 20 November 2024 with turnover to UofT on October 8th, 2024.

Budget Risk

- TPC increase unable to be determined at this time. CM project. Upon completion of tendering period, then final budget will be set.

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Landscape of Landmark Quality (P888-15-065)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
October 2019	KPMB with MVVA	CM with Ellis Don	Nov 2020	June 2023	September 2023	32 Months	14 Months	CM award	\$63M	\$23.6M
GSM	90,840								Construction Completion Percent	38%



Project Status

- Geothermal vertical boreholes completed in May 2021. Horizontal piping will commence in May 2022.
- Landscape - Hart House, Tower Road and Laidlaw Lane and MSB east will resume in April/May 2022. MSB north plaza and Alumni plaza have commenced, targeting completion in Fall 2022.
- On going - Shoring, dewatering, concrete form work, waterproofing, IT rerouting, site servicing rerouting.
- Existing tunnel demolition at the intersection of Wellesley and King's College Circle, where the entry ramp will be located, is scheduled to take place this summer.

Schedule Risk

- City of Toronto TTC construction along college, unforeseen site conditions

Budget Risk

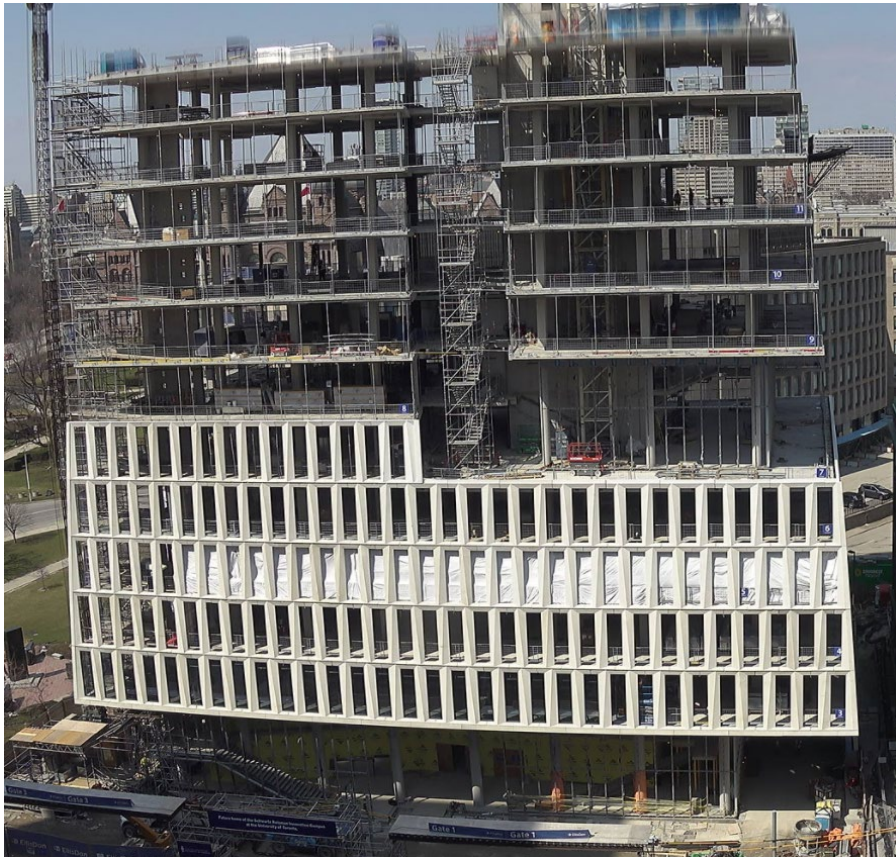
- Delay claims from Ellis Don and consultant due to municipal approval (from June 2023 to Sept 2023). 2% or \$1.7M expected.
- Price increase as a result of the Ukraine War. I.e. Diesel price, product availability etc.

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Schwartz Reisman Innovation Centre (P162-17-016)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
March 2019	Teeples with Weiss/Manfredi	CM with Ellis Don	30 July 2019	March 2023	March 2023	45 Months	33 Months	\$199M	\$158.1M	\$98.5M
GSM	20,229 above grade								Construction Completion Percent	48%



Project Status

- Level 04 topping pour is complete.
- Tower Crane 1 has been dismantled.
- Precast panel installation is ongoing at Levels 05, 06 and 07.
- Level 01 curtainwall is ongoing.
- Punch window installation is ongoing at Level 03.
- Level 15 and penthouse structural steel is ongoing.
- Steel installation for Stairs A is ongoing.
- Drywall framing, layout, and top track is ongoing.
- Mechanical and electrical overhead rough-ins are ongoing.

Schedule Risk

- Projected completion date has been updated to reflect the most recent construction schedule update. The requested two month extension by EllisDon is currently under review by JLL and Teeples.
- TTC tracks replacement timeline may have an impact on the schedule; discussions underway between City and U of T.

Budget Risk

- TPC increase is not anticipated. Post-GMP changes are being reviewed to minimize any cost impacts to the project; construction risk allowance is being utilized to cover coordination items as required.

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UTSC Student Residence (P200-18-159)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
October 2019	IBI Group	Design-Build Bridge with Pomerleau	June 2020	March 2023	May 2023	36 Months	21 Months	\$133.2M	\$117.2M	\$60.5M
GSM	26,265								Construction Completion Percent	51.6%



Project Status

- Window installation on levels 8 and 9 ongoing;
- Building sheathing and air barrier installation ongoing;
- Interior and stud and drywall ongoing;

Schedule Risk

- The project has significant procurement scope remaining (AV, Wireless Access Points, Network Switchgear, Commercial Kitchen equipment and furniture).

Budget Risk

- Project is currently tracking \$6M over approved TPC due to COVID impacts, NOAC delay and reinstatement of Third Floor and Administrative areas.

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Fitzgerald Revitalization (P025-18-008)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
March 2019	RDHA with OMA	Stipulated Sum with Buttcon	22 Sept 2020	August 2022	September 2022	23 Months	14 Months	\$62.8M	\$53.1M	\$35.8M
GSM	8,656								Construction Completion Percent	70%



Project Status: Scaffolding being removed on all facades. Window installation ongoing on all facades. Drywall and painting in progress on upper floors. Atrium steel erection completed.

Schedule Risk: High risk that atrium and basement areas will lag and a partial occupancy of the office areas may need to be considered to mitigate.

Budget Risk: Low. A TPC increase is not expected for this project.



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UTM Science Building (P300-17-024)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
December 2017	Kieran Timberlake	Stip Sum with Walsh	March 2020	May 2023	May 2023	37 Months	24 Months	\$164.6M	\$129.2M	\$87M
GSM	15,552								Construction Percent Completion	67%



Project Status

- Building envelope progressed on the east and north tower.
- Precast was completed on west side as well on the south side.
- Interior framing and MEP rough-ins continued.
- AVB progressed at the Green Roof Stairs
- Interior structural steel stairs are progressing
- Elevators 1 & 2 are both progressing.
- Geothermal work outside the building has commenced.

Schedule Risk: None

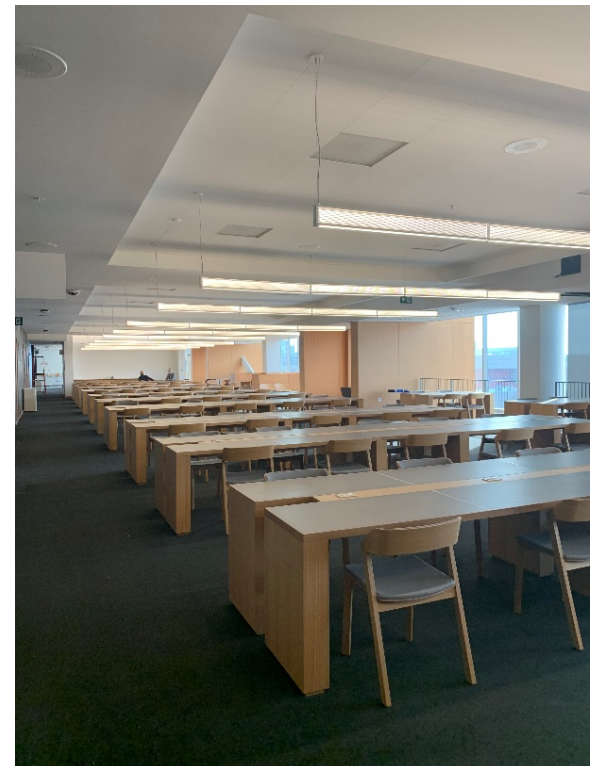
Budget Risk: None

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Robarts Commons (P006-10-113)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
February 2015	Diamond Schmitt	Stip Sum with Harbridge + Cross	June 2017	April 2019	December 2021	23 Months	55 Months	\$39.8 M	\$28.2M	\$27.95M
GSM	5540								Construction Completion Percent	99%



Project Status

Municipal occupancy - 17 Dec 2021

Substantial performance 20 Dec 2021

Library open to students

Landscaping and deficiency address ongoing

Projects in Design

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Project	Design Award	Consultant	Approximate Construction Start	Approved TPC: status of approval through governance stages
UTSC Indigenous House (P200-19-081)	December 2019	Formline Architecture with LGA	May 2022	Full project approved; the full TPC has been approved by Governing Council..
UTSC Parking Structure (P200-15-053)	December 2019	Gh3 with Behnisch	Q3 - 2022	.A \$4.6M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.
Academic Wood Tower (P108-14-088)	August 2016	MacLennan Juankalns Miller Associates with Patkau Architects	TBD	A full TPC has been approved by Governing Council but the proposed construction cost exceeded the approval amount.
Harbord Residence (P068-17-093)	December 2018	Maltzan with Architects Alliance	TBD	A \$3.7M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.
Centre for Civilizations, Cultures & Cities (P017-14-126)	August 2016	Diller Scofidio Renfro with Architects Alliance	July 2023	Full project approved; the full TPC has been approved by Governing Council.
Woodsworth College – New Academic Building (P038-18-052)	January 2019	Kongats	June 2022	Full project approved; the full TPC has been approved by Governing Council.
UTM Arts Culture Technology (ACT) Building (P300-19-122)	April 2020	KPMB/Henning Larsen	April - 2023	A \$9.4M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.
Koffler Scientific Reserve Facilities Master Plan (P905-16-028)	July 2017	Montgomery Sisam	TBD	Full project approved; the full TPC has been approved by Governing Council.
New Astronomy Building (P036-17-111)	January 2020	Morphosis/Teeple	TBD	A \$3M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.
UTM New Residence (P300-20-009)	December 2020	Christensen & Co. with Montgomery Sisam	TBD	A \$4.8M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.

Projects in Design (continued)

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Project	Design Award	Consultant	Approximate Construction Start	Approved TPC: status of approval through governance stages
Dentistry Clinic 2 Renewal (P065-21-050)	August 2021	Montgomery Sisam	TBD	A \$1.2M Consultant fees to end of Design Development Phase has been approved at Executive CaPS based on a notional full TPC.
Innis College Renovation and Addition (P132-18-156)	March 2019	Montgomery Sisam with Kahler Slater	TBD	A \$1.2M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.
Temetry Faculty of Medicine Emerging & Pandemic Infections Centre (EPIC) Facility (P005-20-092)	March 2021	Dialog- Merrick	TBD	\$9.9M Consultant fees + Demolition & Abatement TPC has been approved at Executive CaPS based on a notional full TPC.
Dentistry Simulation Lab 4 (P065-20-110)	Sept 2021	Montgomery Sisam with Kahler Slater	Dec 2022	A \$770K Consultants TPC to the end of Construction Documents Phase has been approved at Executive Caps based on a notional full TPC.
Hart House Renewal (P002-17-145)	December 2019	EVOQ	Feb 2024	A \$5.4M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.
Rotman Commerce (P107-19-011)	December 2021	IBI/3XN	TBD	A \$4.6 Consultant TPC has been approved at Executive CaPS based on a notional full TPC.
Koffler Health and Wellness Center (P143-19-100)	N/A	Internal - Design and Engineering Department	June 2022	A \$1.3M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.