



# **Capital Projects Construction Report**

## **May 2022**

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## Project in Construction

## CAPITAL PROJECTS CONSTRUCTION REPORT

May 2022

Project	Potential TPC Increase Required	Budget Risk	Potential Completion Delay	Schedule Risk
UTSC Instructional Centre, Phase 2 (P200-17-164)	Subcontractor award variance	\$7,100,000	Strike action	5 months
Spadina Sussex Student Residence (P116-14-094)	Subcontractor award variance, overruns shared 75/25 UofT/Daniels	\$13,500,000 (\$18M Total)	Permit delay; Tenant move-out delay; UofT opening Sept 2024 vs Daniels forecast Nov 2024	3 months
Landscape of Landmark Quality (P888-15-065)	Delay claim exposure	\$2,000,000	Unforeseen site conditions	3 months
Schwartz Reisman Innovation Centre (P162-17-016)	None expected	0	Strike action	1 months
UTSC Student Residence (P200-18-159)	COVID claim, NOAC delay claim, Reinstatement of 3rd floor and partial ground floor interior fit out	\$6,700,000	Strike action	3 months
Fitzgerald Revitalization (P025-18-008)	None expected	0	Unforeseen site conditions; Strike action	2 months
UTM Science Building (P300-17-024)	None expected	0	Strike action	1 month
UTM Student Services Commons (P300-20-025)	None expected	0	Strike action; Multiple phasing plan and supply chain impact	3-6 months
UTSC Indigenous House (P200-19-081)	None expected	0	None expected	0 months
Potential UofT Budget Risk Total		\$29,300,000		

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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 CEBRA	CM EllisDon CCDC 5B	June 2021	February 2024	August 2024	38 Months	12 Months	\$151.8M	\$105.7M	\$18.8M
GSM	18,495							<b>Construction Completion</b>		<b>14.0%</b>



### Project Status

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

### Schedule Risk - High

- Project schedule was impacted by formwork subcontract award and strike action of crane operators and formwork carpenters.
- Project is currently scheduled for June 2024 Substantial Completion and August 2024 Opening.

### Budget Risk - High

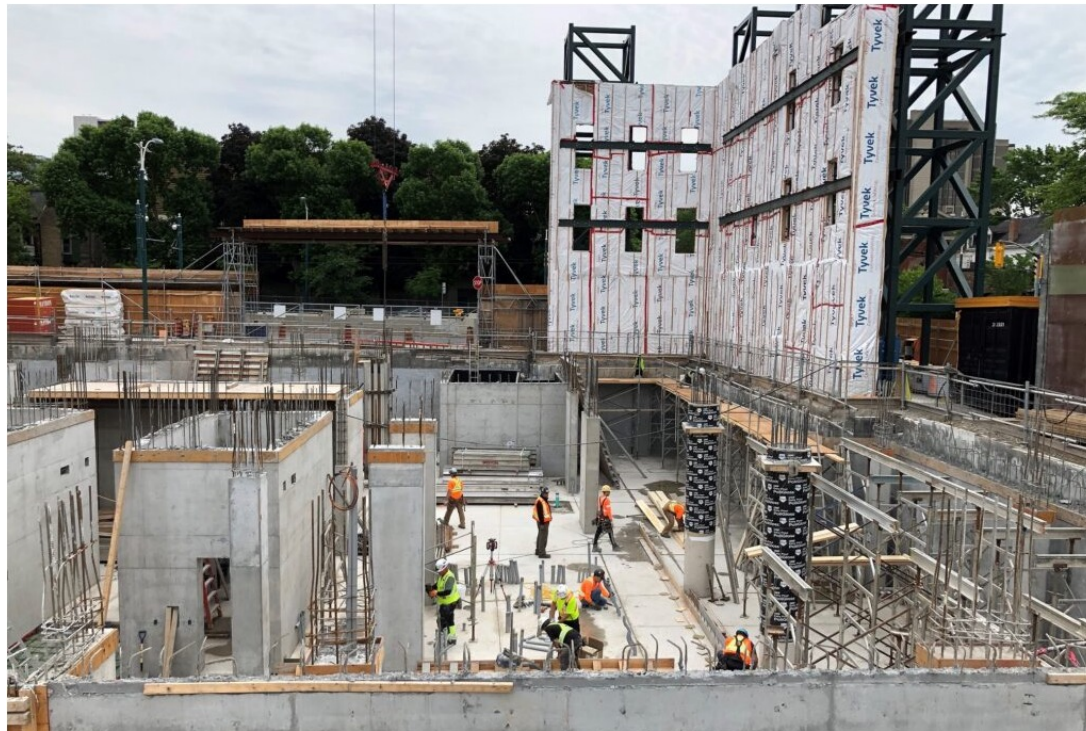
- Project is currently tracking \$7.1M over approved TPC due to subcontract awards

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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	Sept 2024	November 2024	35 Months construction	7 Months	\$113.9M	\$50M	\$0
GSM	17,882								<b>Construction Completion</b>	<b>5%</b>



### Project Status

- Footings – 100%
- Waterproofing – 75%
- Foundation walls – 100%
- Underground drainage – 50%

### Schedule Risk - High

- Due to strikes Daniels forecasts Substantial Performance Nov 20, 2024, 3 months after start of school year.

### Budget Risk - High

- Construction Management tendering continues with 40% trade packages closed. Project is not immune to hyper-inflation. Prior to VE, closed tenders place the project \$18M over Daniels' original construction budget.

## 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	October 2023	33 Months	15 Months	CM award	\$63M	\$26.9M
GSM	90,840								<b>Construction Completion</b>	<b>43%</b>



### Project Status

- Geothermal horizontal piping commenced on west half and is nearing completion.
- Hardscaping at MSB East, Back Campus, Tower Road and Laidlaw is complete. Hart House circle, MSB north plaza and Alumni plaza is ongoing.
- On going dewatering, concrete form work, waterproofing, shoring. IT rerouting is complete. Site servicing rerouting targeted Fall 2022 completion.
- Existing tunnel demolition at the intersection of Wellesley and King's College Circle pushed to start Fall 2022 due to labour strike delay.

### Schedule Risk - Medium

- City of Toronto TTC construction along college, unforeseen site conditions.
- Anticipated 1 month delay to projected completion on account of labour strike.

### Budget Risk - Medium

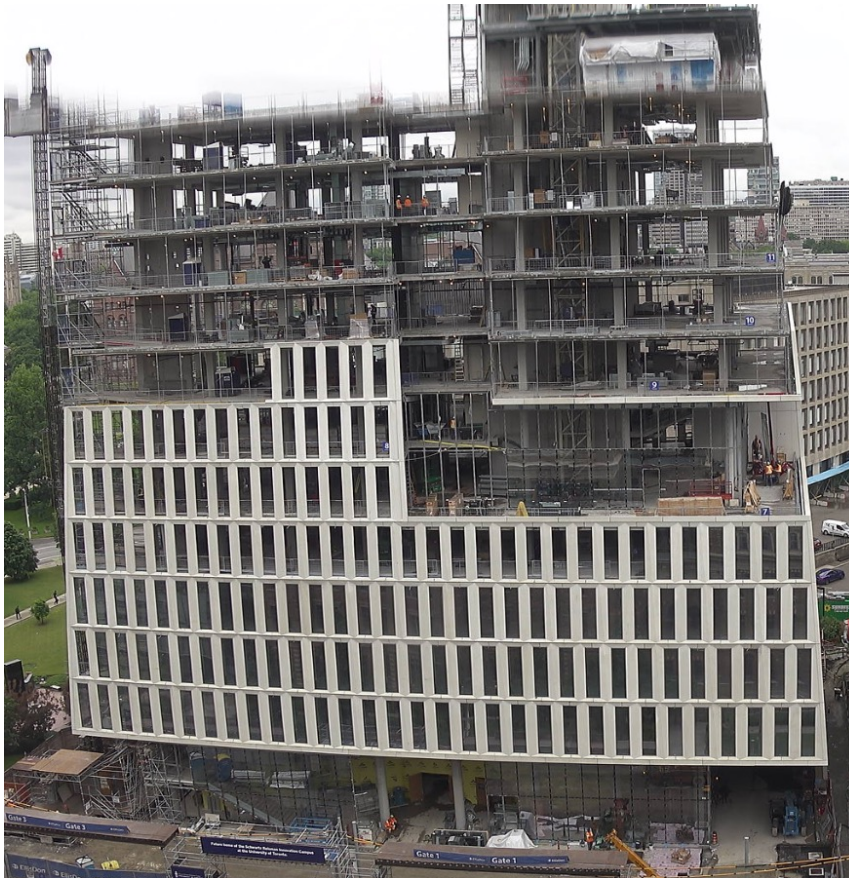
- Delay claims from Ellis Don and consultant due to municipal approval (from June 2023 to Sept 2023). 2% or \$1.7M expected.
- Price increase as a result of the Ukraine War. I.e. Diesel price, product availability etc.

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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	May 2023	47 Months	36 Months	\$199M	\$158.1M	\$108.2M
GSM 20,229 above grade								<b>Construction Completion</b>		<b>58%</b>



### Project Status

- Topping pours up to Level 06 are complete.
- Level 15 and 16 structural steel installation is ongoing.
- Precast Panel installation is ongoing at Levels 7, 8 and 9
- Punch windows installation is ongoing at Levels 6 and 8
- Glazing installation to curtain wall is ongoing at Levels 7 and 10 Winter Gardens
- Drywall framing is ongoing at Level 02 MPR Room
- M&E overhead rough ins are ongoing.

### Schedule Risk - Low

- 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 University of Toronto.
- TTC tracks replacement timeline may have an impact on the schedule; discussions underway between City and U of T.
- Based on the recent labour disputes the completion date is anticipated to be pushed to May 2023, schedule impact still being evaluated by EllisDon and the revised completion date will be reflected in the upcoming June schedule update.

### Budget Risk - Low

- 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.

## 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 Pomerleau CCDC 14	June 2020	March 2023	September 2023	38 Months	24 Months	\$133.2M	\$127.0M	\$78.1M
GSM	26,265							<b>Construction Completion</b>		<b>60%</b>



### Project Status

- Window installation on level 9 ongoing;
- Building air barrier, insulation and aluminum panel installation ongoing;
- Interior and stud and drywall ongoing;

### Schedule Risk - High

- The project has significant procurement scope remaining (AV, Wireless Access Points, Network Switchgear, Commercial Kitchen equipment and furniture);
- Strike delays are pushing substantial completion into September 2023. Mitigation strategies are required to allow building to open on schedule.

### Budget Risk - High

- Project is currently tracking \$6.7M 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	October 2022	25 Months	20 Months	\$62.8M	\$53.1M	\$39M
GSM	8,656								<b>Construction Completion</b>	<b>75%</b>



### Project Status

- Exterior heritage restoration work complete on all facades, windows installed, scaffold has been removed. M&E core infrastructure installed. Drywall and painting in progress on upper floors. Interior glass partitions installation starting mid-June. Elevator installation is ongoing.

### Schedule Risk - High

- Risk that atrium and basement areas will lag and a partial occupancy of the office areas is likely needed 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	25 Months	\$164.6M	\$129.6M	\$90.4M
GSM	15,552							<b>Construction Completion</b>		<b>70%</b>



### Project Status

- Curtain wall progressed on the east, west and north tower.
- PV panel installation is complete
- Interior framing and MEP rough-ins continued.
- Plaza roof build up is 70% installed
- Interior structural steel stairs are progressing
- Elevators 1 & 2 are both progressing
- Exterior Geothermal drilling verticals are completed

### Schedule Risk - Low

one month delay due to labour strikes

### Budget Risk - Low

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## UTM Student Services Commons (P300-20-025)

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 2021	Superkul Inc.	CCDC 2 Morosons	May 2022	July 2023	Oct 2023	67 weeks	10 weeks	\$13.7M	8.7M	0%
GSM	2070								<b>Construction Completion</b>	<b>5%</b>



### Project Status

- RFI and shop drawing review.
- Abatement, exterior site work and mechanical work in progress.

### Schedule Risk - High

- Demo/abatement labour disruption from May 12-27 affecting demo work.
- Multiple projects in UTM Davis building interfering with project scope requires extensive coordination/phasing plan with occupants and project owners.
- Supply chain impact for construction materials.

### Budget Risk - Medium

- Scope of work is defined.
- Existing infrastructure is aged and may require upgrade when interfering.

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## Indigenous House – UTSC (P200-19-081)

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
\$12.8	Form Line with LGA	Stipulated Sum Magil CCDC 2	May 2022	November 2023	November 2023	16 Months	1 week	\$23.9M	\$18.8M	0\$
GSM	937.4								<b>Construction Completion</b>	<b>0%</b>



### Project Status

- Mobilization has commenced.
- Site hoarding installed.

### Schedule Risk - Low

- First conditional permit remains outstanding.

### Budget Risk - Low

- Potential delay claim due to late permit release.
- Several scope items to be finalized within \$18.8M budget.

## Projects in Design

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Project	Design Award	Consultant	Construction Start (approx.)	Approved TPC: status of approval through governance stages
UTSC Parking Structure (P200-15-053)	Dec 2019	Gh3 with Behnisch	Oct 2022	A \$4.6M Consultant TPC has been approved at Executive CaPS based on a notional full TPC. Lowest CM bid exceeds construction budget by 26%.
Academic Wood Tower (P108-14-088)	Aug 2016	MacLennan Juankalns Miller Associates with Patkau Architects	Nov 2022	University approval given to proceed into construction based on a fixed GMP, with UoFT contingencies intact. Collaborative project team development of CD from 50% to 100% as prioritized by Pomerleau's critical path for tender packages.
Harbord Residence (P068-17-093)	Dec 2018	Maltzan with Architects Alliance	Sept 2022	A \$3.7M Consultant TPC has been approved at Executive CaPS based on a notional full TPC. Concerns with SPA may extend schedule 6 months.
Centre for Civilizations, Cultures & Cities (P017-14-126)	Aug 2016	Diller Scofidio Renfro with Architects Alliance	Jul 2023	Full project approved; the full TPC has been approved by Governing Council. Revising and simplifying the design to bring cost within range of budget.
Woodsworth College – New Academic Building (P038-18-052)	Jan 2019	Kongats	TBD	Full project approved; the full TPC has been approved by Governing Council. No bids on latest stip sum tender. Non-compliant late bid was almost 50% over TPC.
UTM Arts Culture Technology (ACT)/F2 Building (P300-19-122)	Apr 2020	KPMB/Henning Larsen	Apr 2023	A \$9.4M Consultant TPC has been approved at Executive CaPS based on a notional full TPC. Redesigning at SD to meet budget.
Koffler Scientific Reserve Facilities Master Plan (P905-16-028)	Jul 2017	Montgomery Sisam	TBD	Full project approved; the full TPC has been approved by Governing Council. Stip sum tender due June 23 may overrun budget.

## Projects in Design (continued)

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Project	Design Award	Consultant	Construction Start (approx.)	Approved TPC: status of approval through governance stages
New Astronomy Building (P036-17-111)	Jan 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)	Dec 2020	Christensen & Co. with Montgomery Sisam	TBD	A \$4.8M Consultant TPC has been approved at Executive CaPS based on a notional full TPC.
Dentistry Clinic 2 Renewal (P065-21-050)	Aug 2021	Montgomery Sisam	Sept 2023	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)	Mar 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)	Mar 2021	Dialog- Merrick	TBD	\$9.9M Consultant fees + Demolition & Abatement TPC has been approved at Executive CaPS based on a notional full TPC. Stip sum, complex, fast-track, specialty CL3.
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. Stip sum tender.
Hart House Renewal (P002-17-145)	Dec 2019	EVOQ	Feb 2024	A \$5.4M Consultant TPC has been approved at Executive CaPS based on a notional full TPC. Under redesign of complex, constrained, heritage site.
Rotman Commerce (P107-19-011)	Dec 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	Oct 2022	A \$1.3M Consultant TPC has been approved at Executive CaPS based on a notional full TPC. Stip sum tender expected.