



FOR INFORMATION

PUBLIC UTM UTM

OPEN SESSION

TO: UTM Campus Affairs Committee

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PRESENTER: N/A
CONTACT INFO:

DATE: March 15, 2023 for March 22, 2023

AGENDA ITEM: 5

ITEM IDENTIFICATION:

Report on UTM Capital Projects

JURISDICTIONAL INFORMATION:

Section 5.1 of the Campus Affairs Committee Terms of Reference notes that capital plans, projects and space are among the Committee's areas of responsibility.

PREVIOUS ACTION TAKEN:

A regular, monthly *Report of Capital Projects* highlighting the University's capital expansion program (tri-campus) is submitted to Campus Council and the Campus Affairs Committee for information.

HIGHLIGHTS:

A report highlighting the capital projects on the UTM campus has been prepared for information for the UTM Campus Affairs Committee and the UTM Campus Council. The report provides information on projects on the UTM campus over \$10 million that are "occupied" or "currently under construction".

FINANCIAL IMPLICATIONS:

There are no financial implications.

RECOMMENDATION:

For information.

DOCUMENTATION PROVIDED:

Report on UTM Capital Projects as at February 28, 2023.



UTM Capital Projects Construction Report

February 2023

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Projects in Design Summary

CAPITAL PROJECTS CONSTRUCTION REPORT

February 2023

Project	Design Award	Consultant	Construction Start (Est.)	Approved TPC: status of approval through governance stages
UTM F2 (formerly ACT) Building (P300-19-122)	Apr 2020	KPMB/Henning Larsen	2023	<p>Negotiation with the MECP to obtain environmental permit ongoing with delays impacting schedule 12-16 months. 100% DD Costing received.</p> <p>CM contract phase 1 awarded to Ellis Don and LOA issued on Feb 14, 2023. Kick-off meeting held on Feb 27, 2023.</p>
UTM New Residence (P300-20-009)	Dec 2020	Christensen & Co. with Montgomery Sisam	TBD	<p>\$8.7M TPC Increase No. 1 approved for CM Cost for Pre-Construction phase 1 and additional consultants required for the completion of the design phases.</p> <ul style="list-style-type: none"> - Completed 50% Construction Documents Page Turn review for all disciplines. - Construction Documents progressing into 100% CD. - SMDA-Heritage Consulting Services, preparing the Cultural Heritage Report. - CM RFP Tender close scheduled for week of March 27, 2023. - DRC scheduled for April 12, 2023. to SPA submitted Dec 2022. - SPA first Pre-screen comments received and corrected. - Waiting for comments from SAR-Ontario on Species at Risk (MECP).

Project in Construction Summary

CAPITAL PROJECTS CONSTRUCTION REPORT

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Project	Potential TPC Increase Required	Budget Risk (\$M)	Potential Completion Delay	Schedule Risk (months)	Previously Reported
UTM Science Building (P300-17-024)	Not expected	0	Strikes, supply chain and coordination issues, changes to the labs.	3	0/2
UTM Student Services Commons (P300-20-025)	Minimum project contingency	0	Strikes, multiple phasing plan, supply chain issues	3	0/3

CAPITAL PROJECTS CONSTRUCTION REPORT

February 2023

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 Walsh CCDC-2	Mar 2020	May 2023	August 2023	41 Months	35 Months	\$164.6M	\$147M	\$113.7M
GSM	15,552								Construction Completion	90%



Project Status

- Demolition of the loading dock area in progress
- Installation of the doors and hardware for the labs
- Installation of lab fume hoods
- Installation of link and loading dock roofing
- Installation of granular A and concrete sidewalks
- Pole base installation

Schedule Risk - Medium

- Processing change orders with unsubstantiated time impacts may impede the ability of trades to continue performing additional work.
- Ability of Walsh to deliver the building based on their current progress schedule; this will place a great deal of pressure on UT project management to finish furniture and AV work on time.
- Obtaining inspections and permits from local authorities can be a difficult and time-consuming process. Any delays in this process can have a significant impact on the timeliness of occupancy.

Budget Risk - Low

CAPITAL PROJECTS CONSTRUCTION REPORT

February 2023

UTM Student Services Commons (P300-20-025)

Original Approval by Governing Council	Consultant	Delivery	Constructi on 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.	Stip Sum Morosons CCDC-2	May 2022	Jul 2023	Oct 2023	18 Months	9 Months	\$13.7M	\$8.7M	\$3.4M
GSM	2,070								Construction Completion	40%



2023.02.28 Drywall 90% complete. Mechanical 70% complete. Exterior work continues.

Project Status

- RFI and shop drawing review.
- interior work continues to progress.
- Exterior work continues to progress.

Schedule Risk - Medium

- Multiple projects in UTM Davis building within project scope requires extensive coordination/ phasing plan with occupants and project owners.
- Supply chain impact for construction materials.
- Mechanical equipment requires longer than usual lead time (tentative delivery in now scheduled for August 2023 with possible further delay)

Budget Risk - Low

- Existing infrastructure is aged and may require upgrade.
- Cost for secondary effect has increased for additional \$159,355 to a total of \$1,021,405. The fund has been transferred out leaving project with minimum project contingency.