



**FOR INFORMATION**

**PUBLIC**

**OPEN SESSION**

**TO:** UTM Campus Affairs Committee

**SPONSOR:** Scott Mabury, Vice President, Operations & Real Estate Partnerships  
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**PRESENTER:** N/A  
**CONTACT INFO:**

**DATE:** May 1, 2023 for May 8, 2023

**AGENDA ITEM:** 7

**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.

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**DOCUMENTATION PROVIDED:**

Report on UTM Capital Projects as at March 31, 2023.



# **UTM Capital Projects Construction Report**

## **March 2023**

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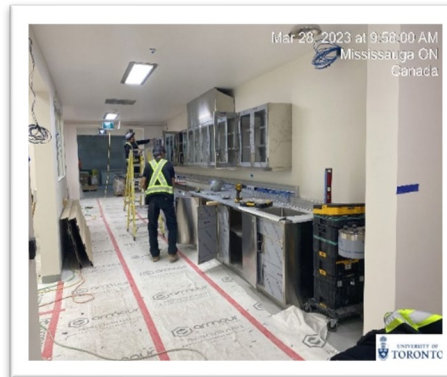
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# CAPITAL PROJECTS CONSTRUCTION REPORT

March 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	36 Months	\$164.6M	\$125.3M	\$115.6M
GSM	15,552								<b>Construction Completion</b>	<b>92.2%</b>



### Project Status

- Demolition of loading dock area in progress
- Installation of Lab equipment
- Installation of lab fume hoods
- Installation of link and loading dock roofing
- Installation of 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..
- 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.

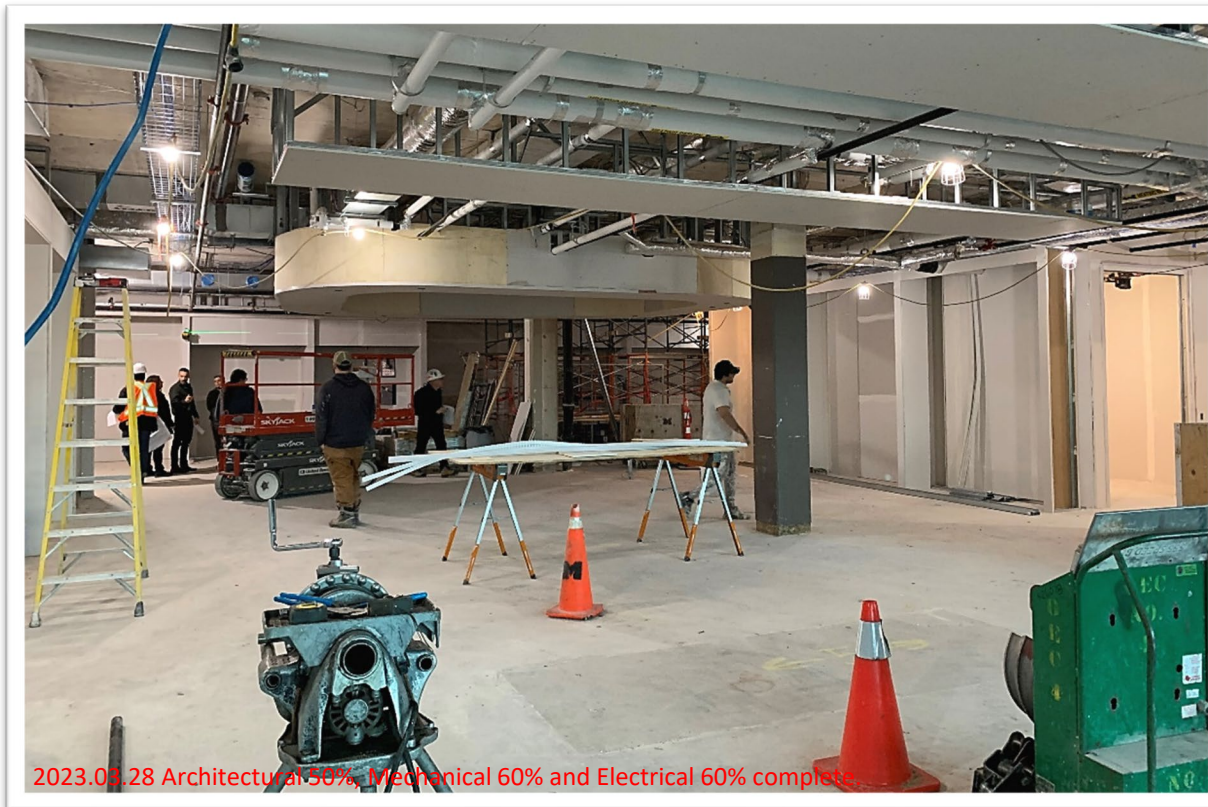
### Budget Risk - Low

# CAPITAL PROJECTS CONSTRUCTION REPORT

March 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	11 Months	\$13.7M	\$9.36M	\$4.99M
GSM	2,070								<b>Construction Completion</b>	<b>53%</b>



2023.03.28 Architectural 50%, Mechanical 60% and Electrical 60% complete

### Project Status

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

### Schedule Risk - Medium

- Multiple projects in UTM Davis building requires extensive coordination/phasing plan with occupants and project owners.
- Supply chain impact for construction materials.
- Mechanical equipment requires long 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.

# Projects in Design Summary

# CAPITAL PROJECTS CONSTRUCTION REPORT

March 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	2024	Negotiation with the MECP to obtain environmental permit ongoing with delays impacting schedule 4-16 months. 35% CD Costing received. EllisDon has been onboarded as preconstruction CM.
UTM New Residence (P300-20-009)	Dec 2020	Christensen & Co. with Montgomery Sisam	late 2023	<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"> <li>- 75%CD Costing Evaluation in Progress – Deadline April 20/2023</li> <li>- Construction Documents progressing into 100% CD.</li> <li>- SPA first Pre-screen comments received and corrected.</li> <li>- Waiting for comments from SAR-Ontario on Species at Risk (MECP).</li> </ul>

# Project in Construction Summary

# CAPITAL PROJECTS CONSTRUCTION REPORT

March 2023

Project	Potential TPC Increase Required	Budget Risk (\$M)	Potential Completion Delay	Schedule Risk (months)	Previously Reported
UTM Science Building (P300-17-024)		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