

FOR INFORMATION

PUBLIC

OPEN SESSION

| | |
|-------------------------------------|--|
| TO: | UTSC Campus Council |
| SPONSOR: CONTACT INFO: | Andrew Arifuzzaman, Chief Administrative Officer 416-287-7108; andrew.arifuzzaman@utoronto.ca |
| PRESENTER: CONTACT INFO: | Andrew Arifuzzaman, Chief Administrative Officer See Sponsor |
| DATE: | February 27, 2024, for March 5, 2024 |
| AGENDA ITEM: | 7 |

ITEM IDENTIFICATION:

Report on UTSC Capital Projects, as of December 31, 2023

JURISDICTIONAL INFORMATION:

Under Section 5.1 of the Campus Council's *Terms of Reference*, it notes that capital projects, project planning, and space are among the Council's area of responsibility.

Pursuant to Section 3 (a) of the *Capital Planning and Capital Projects Policy* (2021), "annual reports are provided to the relevant body of governance by the ... UTSC Campus Design and Development Committee, as applicable."

GOVERNANCE PATH:

1. **UTSC Campus Council [For Information] [March 5, 2024]**

PREVIOUS ACTION TAKEN:

Governing Council approved the [Capital Planning and Capital Projects Policy](#) in 2021. The policy outlines governance approval and reporting processes. A Report of Capital Projects highlighting UTSC's capital expansion, within the framework of the [UTSC Campus Master Plan](#), is submitted at regular intervals to the UTSC Campus Council for information.

HIGHLIGHTS:

Under the ‘Annual Review and Reporting’ section of the [Campus Design and Development Committee \(CDD\) Terms of Reference and Procedure](#), it notes that “[all] projects that fall within the authority of the CDD Committee are to be reported annually, in June, to UTSC Campus Council and Capital Projects and Space Allocation Committee (CaPS) for information.”

The report has been prepared for information for the UTSC Campus Council. The report provides information on projects with a cost of over \$10 million that are ‘in design’ or ‘in construction’ stages.

FINANCIAL IMPLICATIONS:

There are no net implications for the campus’ operating budget.

RECOMMENDATION:

The report is presented for information.

DOCUMENTATION PROVIDED:

Report on UTSC Capital Projects as of December 31, 2023.



UTSC Capital Projects Construction Report as of 31 December 2023

Contents:

Projects in Construction (Pages 2 - 5)

Projects in Design (Page 6)

CAPITAL PROJECTS CONSTRUCTION REPORT

Sam Ibrahim Building (formerly known as UTSC Instructional Centre 2) (P200-17-164)

December 2023

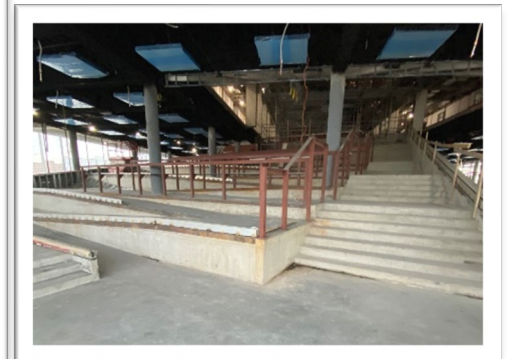
| Original Approval by Governing Council | Consultant | Delivery | Construction Start | Contract Completion Date | Projected Completion Date | Anticipated Contract Duration | Current Elapsed Duration | Construction Completion |
|--|-------------|------------------------|--------------------|--------------------------|---------------------------|-------------------------------|--------------------------|-------------------------|
| February 2021 | ZAS + CEBRA | CM CCDC-5B EllisDon | June 2021 | Feb 2024 | Aug 2024 | 39 Months | 31 Months | 76% |

GSM 19,543 (Including Basement and Penthouse)



Project Status

- Permanent power is on
- Hard landscape complete
- Interiors ongoing



CAPITAL PROJECTS CONSTRUCTION REPORT

December 2023

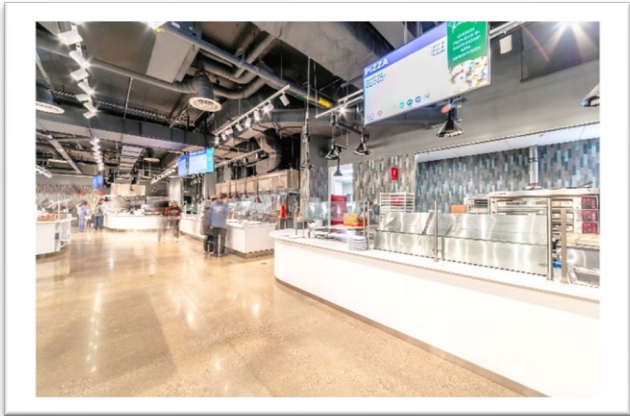
Harmony Commons (UTSC Student Residence) (P200-18-159)

| Original Approval by Governing Council | Consultant | Delivery | Construction Start | Contract Completion Date | Projected Completion Date | Anticipated Contract Duration | Current Elapsed Duration | Construction Completion |
|--|------------|-----------------------------------|--------------------|--------------------------|---------------------------|-------------------------------|--------------------------|-------------------------|
| October 2019 | IBI Group | DB-Bridge CCDC-14 Pomerleau | Jun 2020 | Mar 2023 | Sept 2023 | 38 Months | 38 Months | 98% |
| GSM | 26,265 | | | | | | | |



Project Status

- Building is operational with deficiencies ongoing and substantially completed.
- Remedial works to kitchen mostly complete.



CAPITAL PROJECTS CONSTRUCTION REPORT

December 2023

UTSC Indigenous House (P200-19-081)

| Original Approval by Governing Council | Consultant | Delivery | Construction Start | Contract Completion Date | Projected Completion Date | Anticipated Contract Duration | Current Elapsed Duration | Construction Completion |
|--|--------------------|------------------|--------------------|--------------------------|---------------------------|-------------------------------|--------------------------|-------------------------|
| \$12.8 | Form Line with LGA | DBB CCDC-2 Magil | May 2022 | Nov 2023 | Sep 2024 | 18 Months | 20 Months | 42% |
| GSM | 937.4 | | | | | | | |



Project Status

- Roof columns and arches were removed from site and placed in a climate-controlled facility until required
- Increased frequency of consultant site visits
- The subtrade responsible for the installation of roof columns and arches will remobilize and proceed with installation mid-Jan 2024

CAPITAL PROJECTS CONSTRUCTION REPORT

December 2023

Scarborough Academy of Medicine & Integrated Health (P200-20-130)

| Original Approval by Governing Council | Consultant | Delivery | Construction Start | Contract Completion Date | Projected Completion Date | Anticipated Contract Duration | Current Elapsed Duration | Construction Completion |
|--|------------|-----------------------------|--------------------|--------------------------|---------------------------|-------------------------------|--------------------------|-------------------------|
| Feb 2023 | DSAI/MVRDV | DB CCDC-14 EllisDon/DSAI | Oct 2023 | Jul 2026 | Jul 2026 | 33 Months | 1 Month | 5% |
| GSM | 13,423 | | | | | | | |



Project Status:

- 100% Construction Documents complete
- Excavation commenced

Projects in Design Summary

CAPITAL PROJECTS CONSTRUCTION REPORT

December 2023

| Project | Design Award | Consultant | Construction Start (Est.) | Approved TPC: status of approval through governance stages |
|--|--------------|-------------------|---------------------------|--|
| Retail and Parking Commons - (P200-15-053) | Dec 2019 | Gh3 with Behnisch | Feb 2024 | Ad Hoc Committee approved cardinal change from mass timber to precast concrete Dec 2023. |