

**FOR INFORMATION**

**PUBLIC**

**OPEN SESSION**

<b>TO:</b>	UTSC Campus Council
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<b>PRESENTER: CONTACT INFO:</b>	Andrew Arifuzzaman, Chief Administrative Officer See Sponsor
<b>DATE:</b>	May 14, 2024, for May 21, 2024
<b>AGENDA ITEM:</b>	4

**ITEM IDENTIFICATION:**

Report on UTSC Capital Projects, as of March 31, 2024

**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] [May 21, 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:**

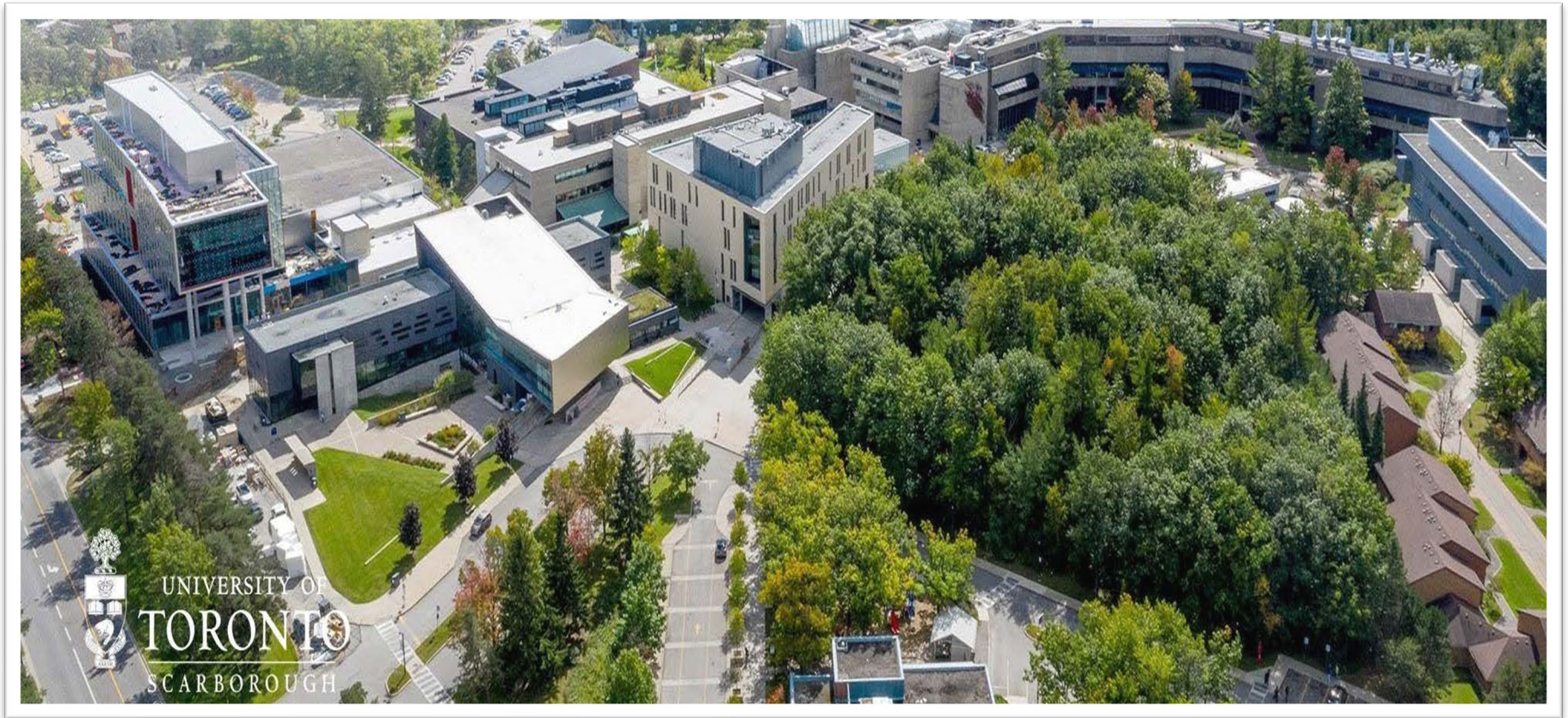
There are no net implications for the campus’ operating budget.

## **RECOMMENDATION:**

The report is presented for information.

## **DOCUMENTATION PROVIDED:**

Report on UTSC Capital Projects as of March 31, 2024.



# **UTSC Capital Projects Construction Report - March 31, 2024**



# CAPITAL PROJECTS CONSTRUCTION REPORT

March 2024

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

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration (months)	Current Elapsed Duration (months)	Construction Completion
October 2019	IBI Group	DB-Bridge CCDC-14 Pomerleau	Jun 2020	Mar 2023	Sep 2023	38	38	98%

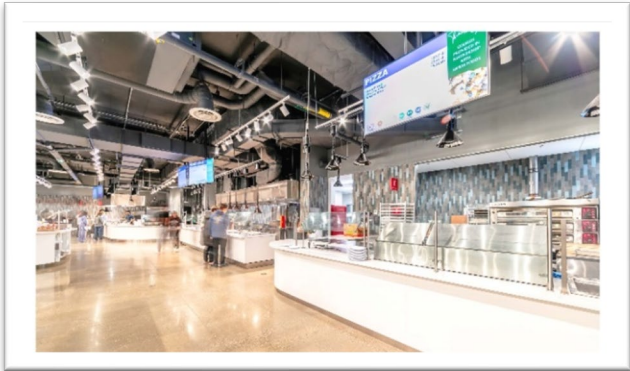
GSM

26,265



### Project Status

- Building is operational and substantially complete
- Deficiencies ongoing and nearing completion
- Final landscape and signage work about to commence
- Remedial works to kitchen flooring required



# CAPITAL PROJECTS CONSTRUCTION REPORT

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

March 2024

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration (months)	Current Elapsed Duration (months)	Construction Completion
February 2021	ZAS + CEBRA	CM CCDC-5B EllisDon	Jun 2021	Feb 2024	Aug 2024	38	34	85%

GSM 19,543 (Including Basement and Penthouse)



**Project Status**

- Curtain wall caps nearing completion
- Interiors ongoing
- Permanent power migration underway

# CAPITAL PROJECTS CONSTRUCTION REPORT

March 2024

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

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration (months)	Current Elapsed Duration (months)	Construction Completion
\$12.8	Form Line with LGA	DBB CCDC-2 Magil	May 2022	Nov 2023	Jan 2025	32	23	49%

GSM

937.4



### Project Status

- Increased frequency of consultant site visits is ongoing.
- M&E rough-ins on the ground floor are ongoing.
- Steel columns to support roof arches have been erected.
- The subtrade responsible for the installation of roof columns and arches will remobilize and proceed with installation April 2024. Offsite storage agreement has been executed.



# CAPITAL PROJECTS CONSTRUCTION REPORT

March 2024

## 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 (months)	Current Elapsed Duration (months)	Construction Completion
Feb 2023	DSAI/MVRDV	DB CCDC-14 EllisDon/DSAI	Oct 2023	Jul 2026	Jul 2026	33	1	10%

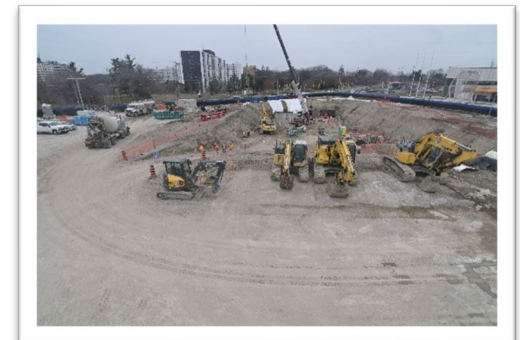
GSM

13,423



### Project Status:

- 100% Construction Documents complete.
- Excavation nearing completion.
- Foundations underway.



# CAPITAL PROJECTS CONSTRUCTION REPORT

March 2024

## UTSC Retail & Parking Commons (P200-15-053)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration (months)	Current Elapsed Duration (months)	Construction Completion
February 2022	Gh3   Behnisch	CM CCDC-5B Ellis Don	Feb 2024	Mar 2026	May 2026	26	1	0%

GSM

42,877



### Project Status

- Site mobilization underway
- SPA submitted Dec 2023
- Permit submission scheduled for mid-April
- Sequential tenders underway

