

FOR INFORMATION

PUBLIC

OPEN SESSION

TO: UTSC Campus Council

SPONSOR: Andrew Arifuzzaman, Chief Administrative Officer
CONTACT INFO: 416-287-7108; andrew.arifuzzaman@utoronto.ca

PRESENTER: Andrew Arifuzzaman, Chief Administrative Officer
CONTACT INFO: See Sponsor

DATE: February 24, 2024, for March 4, 2024

AGENDA ITEM: 7

ITEM IDENTIFICATION:

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

JURISDICTIONAL INFORMATION:

Under Section 5.1 of the Campus Council's *Terms of Reference*, 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 4, 2025]**

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, 2024.



UNIVERSITY OF
TORONTO

Capital Projects Construction Report

31 Dec 2024

Contents:
Projects in Construction:
Occupancy Received:

Pages 2-4
Pages 5-7

CAPITAL PROJECTS CONSTRUCTION REPORT

Dec 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
Dec 2020	Formline with LGA	Stip Price CCDC-2 Magil	May 2022	Nov 2023	Jul 2025	38	31	68%

GSM

937.4



Project Status

- Structural work progressing at canopy and large gathering room
- Main structure to be complete early 2025
- Building tarped so interior work can proceed during winter
- Installation of mechanical, electrical and sprinkler systems is ongoing
- Drywall framing on 2nd floor to start early Jan
- Glazing/skylights install planned early Feb

UTSC 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	34	13	34%

GSM

13,423



Project Status:

- Design 100% CD complete
- Waterproofing and backfilling ongoing
- Structural steel complete with metal decking to be completed mid-Jan
- Concrete floor casting in progress
- M&E sleeving and inserts in progress
- Drywall layouts commenced
- Furniture basis of design in progress
- Equipment review completed

CAPITAL PROJECTS CONSTRUCTION REPORT

Dec 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	Jun 2026	Jul 2026	28	11	22.9%

GSM

42,877



Project Status

- 83% of subcontracts awarded
- Full building permits delivered on time leveraging Bill 185 SPA exemption
- IFC drawings issued on time
- Military Trail municipal connection complete
- Bulk excavation 80% complete
- Helical Pile installation largely complete
- Foundations/raft slabs/floating slabs ongoing
- Basement, insulation, waterproofing ongoing
- Precast on track to commence Mar 2025

Occupancy Achieved



UNIVERSITY OF
TORONTO

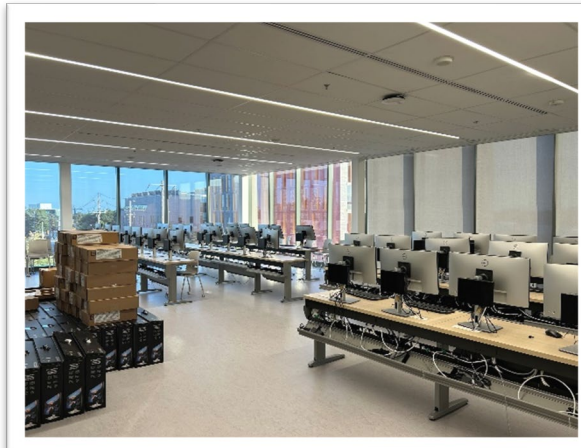
CAPITAL PROJECTS CONSTRUCTION REPORT

Dec 2024

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

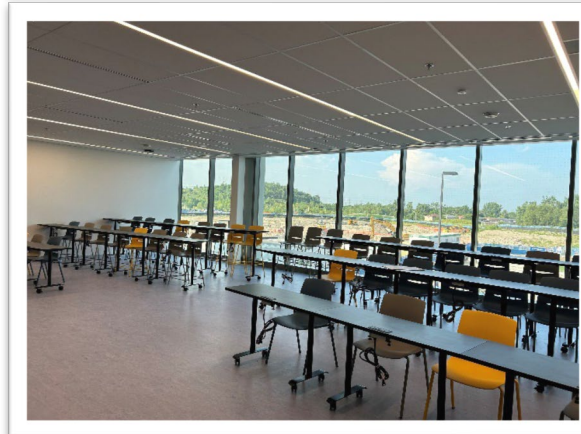
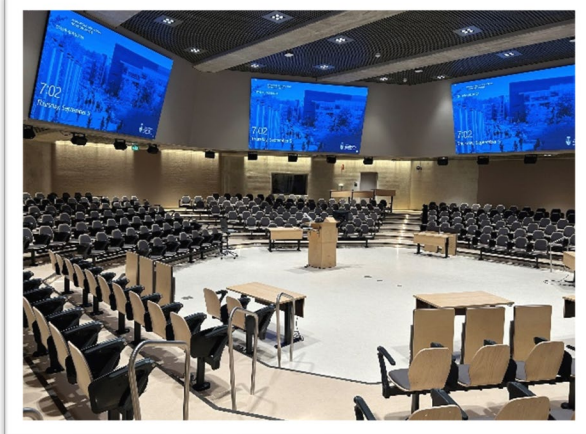
Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration (months)	Current Elapsed Duration (months)	Construction Completion
February 2021	ZAS + CEBRA	CM CCDC-5B EllisDon	Jun 2021	Sep 25, 2023	Aug 7, 2024	38	38	98%

GSM 19,543 (Including Basement and Penthouse)



Project Status

- Commissioning/deficiencies ongoing
- AV equipment/furniture installation ongoing
- Donor area construction ongoing



CAPITAL PROJECTS CONSTRUCTION REPORT

Dec 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	99%

GSM

26,265



Project Status

- Passive House Certification received
- Building is operational and substantially complete
- Deficiencies ongoing and nearing completion