

Temerty Building

University of Toronto - Temerty Building
(MSB West Wing Redevelopment)

Agenda

1. Overall Project Vision/Plan
2. Overall Project Background
3. Current Ask: Early Works & Enabling
4. Occupant Groups & Space Program
5. Integrated Project Delivery (IPD)
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8. Sustainability
9. Anticipated Project Milestones



Overall Project Vision/Plan

The Temerty Building will modernize U of T's life-science research and learning environment, uniting the Temerty Faculty of Medicine and A&S's Department of Cell & Systems Biology. It will provide flexible, state-of-the-art labs and active learning spaces that foster interdisciplinary discovery and academic excellence. The building will serve as a welcoming campus hub, supporting Convocation, community engagement, and meaningful Indigenous spaces.



Image 05. View looking south from University College Library (Source: DSAI/MVRDV)

Overall Project Background

To help provide further context the following slides describe the Temerty Building capital project that will come to Full Governance in Cycle 2, 2026-2027, for approval.

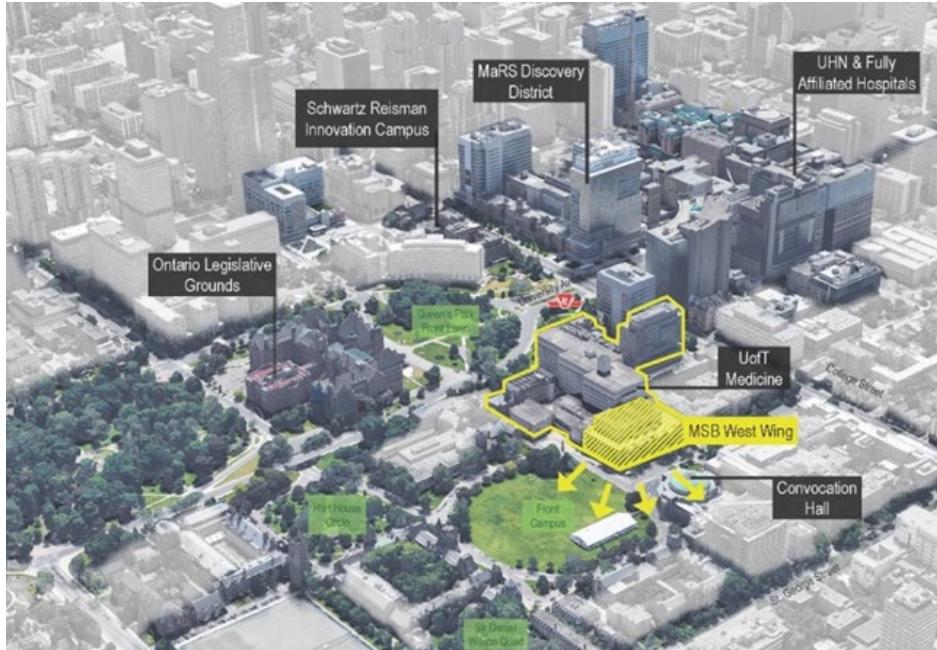


Image 03. Context Plan (Source: 2021 Feasibility Study by Perkins Eastman)

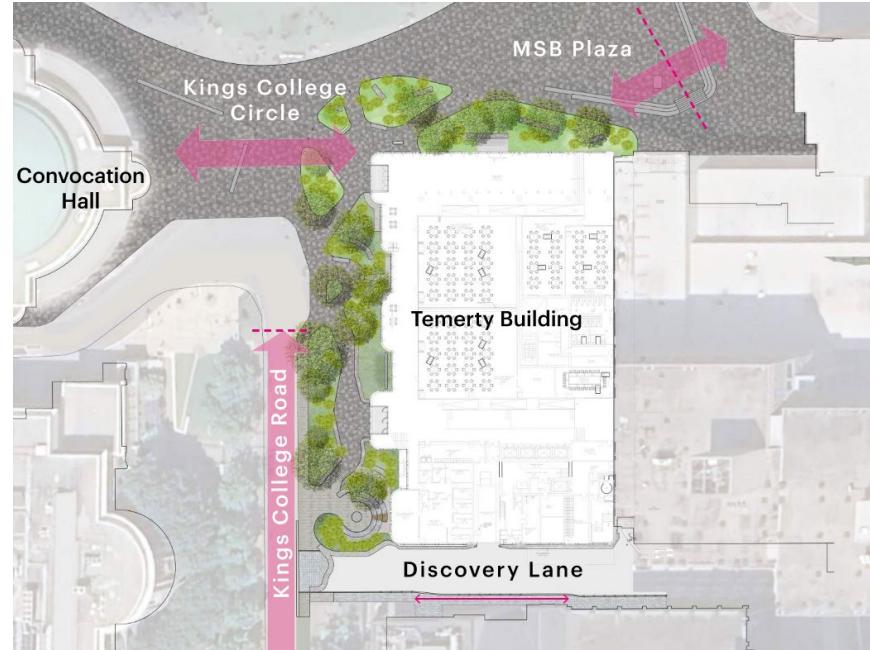


Image 04. Context Plan (Source: Diamond Schmitt Architects Inc (DSAI)/MVRDV)

The Current Ask: Early Works & Enabling

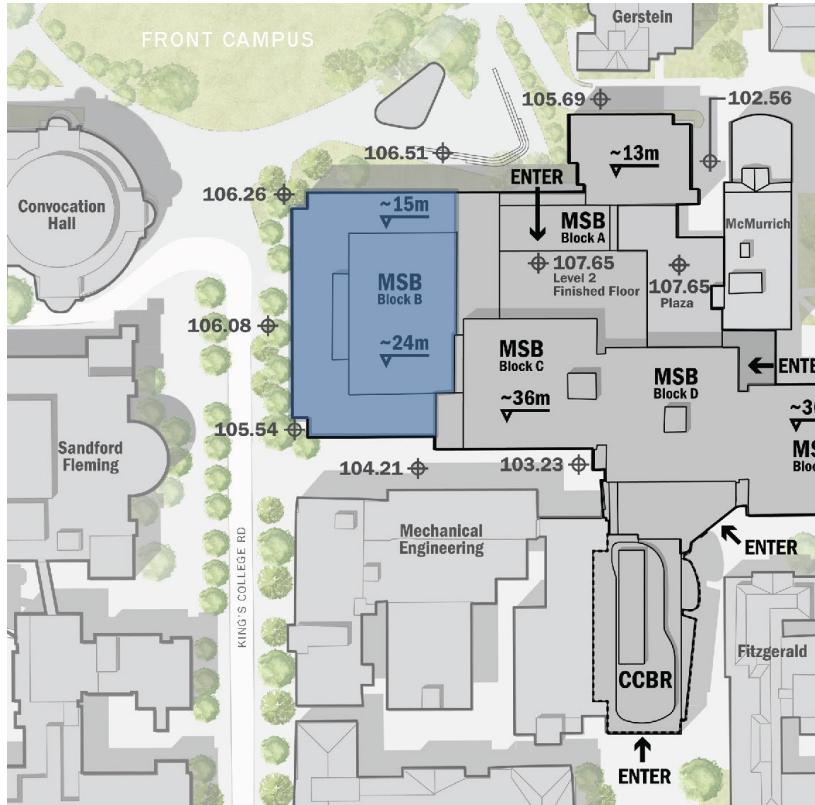


Image 02. Existing MSB Block Diagram (Source: 2021 Feasibility Study by Perkins Eastman)

Motion's Purpose

- Advance the [Temerty Building's](#) early works through Target Value Design phase
- Reduce risk to cost, schedule, and operations

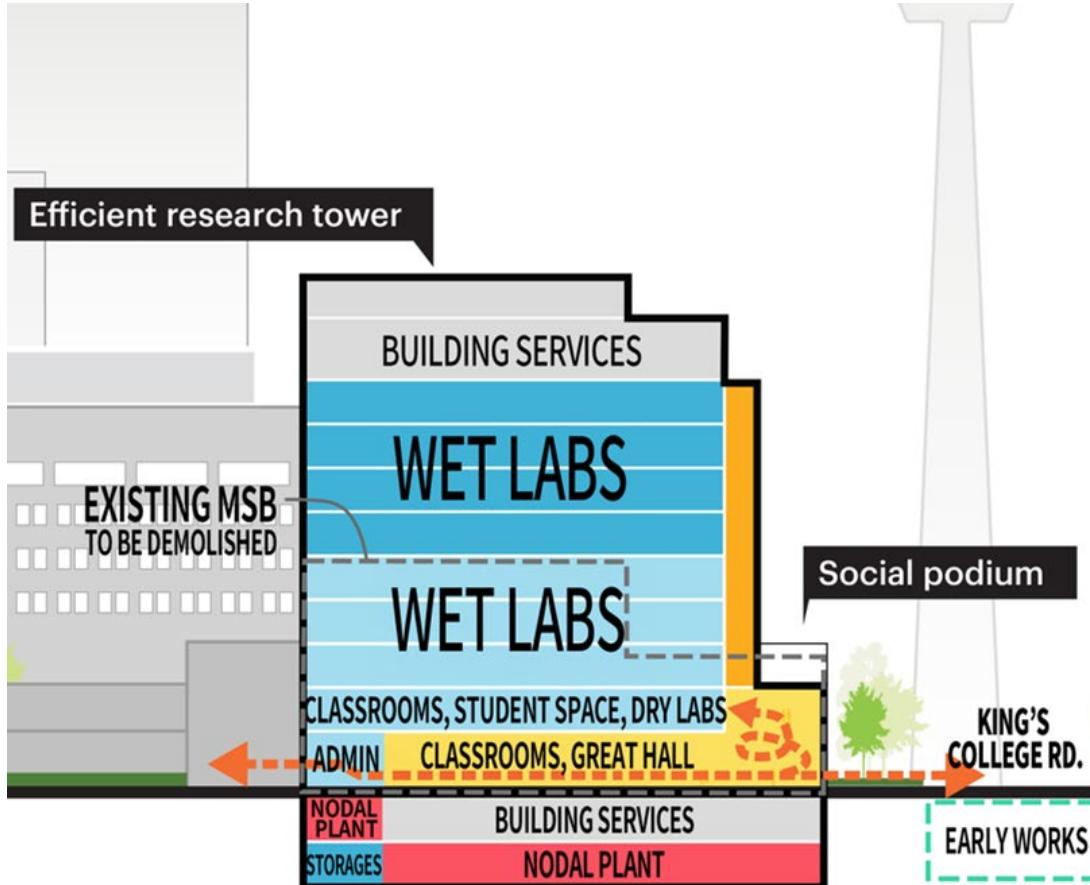
Early Works Include (for more info refer to Cover Letter)

- Ongoing IPD team coordination and progression
- Initial site mobilization, including hoarding
- Utility relocations required - primary electrical duct bank, storm & sanitary lines, temporary exiting, etc.
- Interior abatement and interior demolition (non-structural) of existing Medical Sciences Building's (MSB) West Wing or Block B;
- Temporary re-routed electrical servicing and localized shoring.

Outcome

- De-risks the project and enables efficient future construction

Occupant Groups & Space Program



	NASM	GSM
Existing MSB Block B 'West Wing' to be demolished (A)	8,806	16,648
Proposed Area (B)		
Faculty of Arts & Science	7,483	10,570
Faculty of Medicine	7,664	11,011
Institutional	1,952	3,466
F&S (Nodal Plant)	2,441	2,983
<u>Building Services</u>	-	5,786
*Total - Proposed NASM	17,099	-
*Total - Proposed GSM	-	33,817
Delta or net new (B)-(A)	8,293	17,169

*All areas are based on the Validation Report (VR) and further design development will continue through the Target Value Design (TVD) phase.

Image 08. Programmatic Section of Temerty Building identifying the Scope of Work
(Source: DSAI & MVRDV Architects)

Project Delivery: Integrated Project Delivery (IPD)

IPD Model

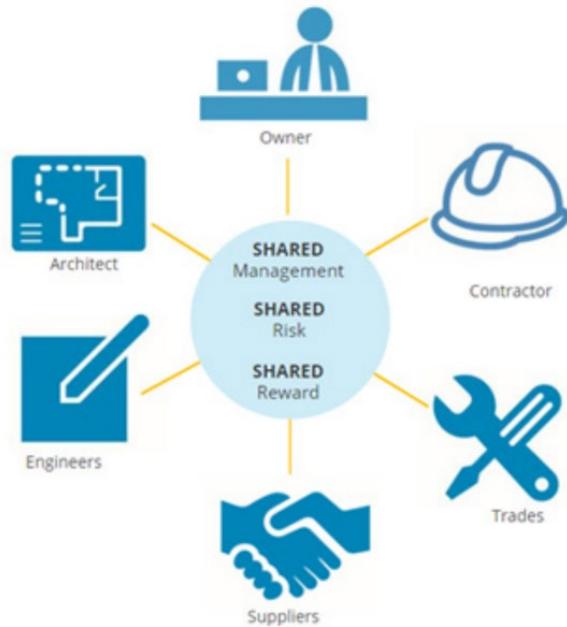


Image 06. IPD Model Diagram (Source: The Temerty Building Validation Report)

IPD Process

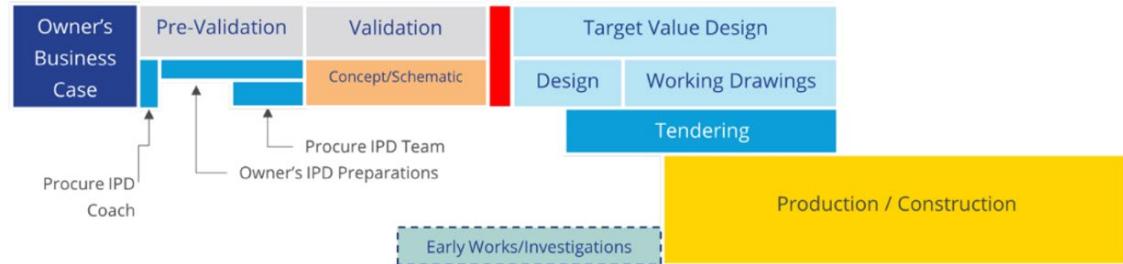


Image 07. IPD Process Diagram (Source: The Temerty Building Validation Report)

- IPD is a **relational contract** promoting collaboration, transparency, and shared risk/reward – guided by a “Best for Project” approach.
- **Early involvement** of key participants during **Validation Phase** and joint decision-making via the **Project Management Team (PMT)**.
- **Open-book financials, milestone-based incentives, Target Value Design (TVD)**, and aligned commercial interests through a **Risk Pool**.
- **Team structure:**
 - Senior Management Team (SMT)
 - Project Management Team (PMT)
 - Project Implementation Teams (PIT)

Project Values



Image 09. Temerty Building Wet Lab Interior (Source: DSAI/MVRDV)

Divisional

Reflects Temerty Faculty of Medicine's & Faculty of Arts & Science's academic plans; fosters inter-disciplinary research and collaboration



Image 10. Temerty Building Interior North Atrium (Source: DSAI/MVRDV)

Institutional

Aligns with UofT strategic goals; supports research, teaching, and student experience. Supports Convocation and Climate Positive.



Image 11. Project Values Diagram (Source: DSAI/MVRDV)

Project

Community, Home, Iconic, Legacy, Honour & Recognize
IPD Process: Collaborative decision-making; transparent management; early involvement of stakeholders

Design & Municipal Approvals

View looking West from Gerstein Science Information Centre



Image 12. View looking southwest (Source: DSAI/MVRDV)



Sustainability

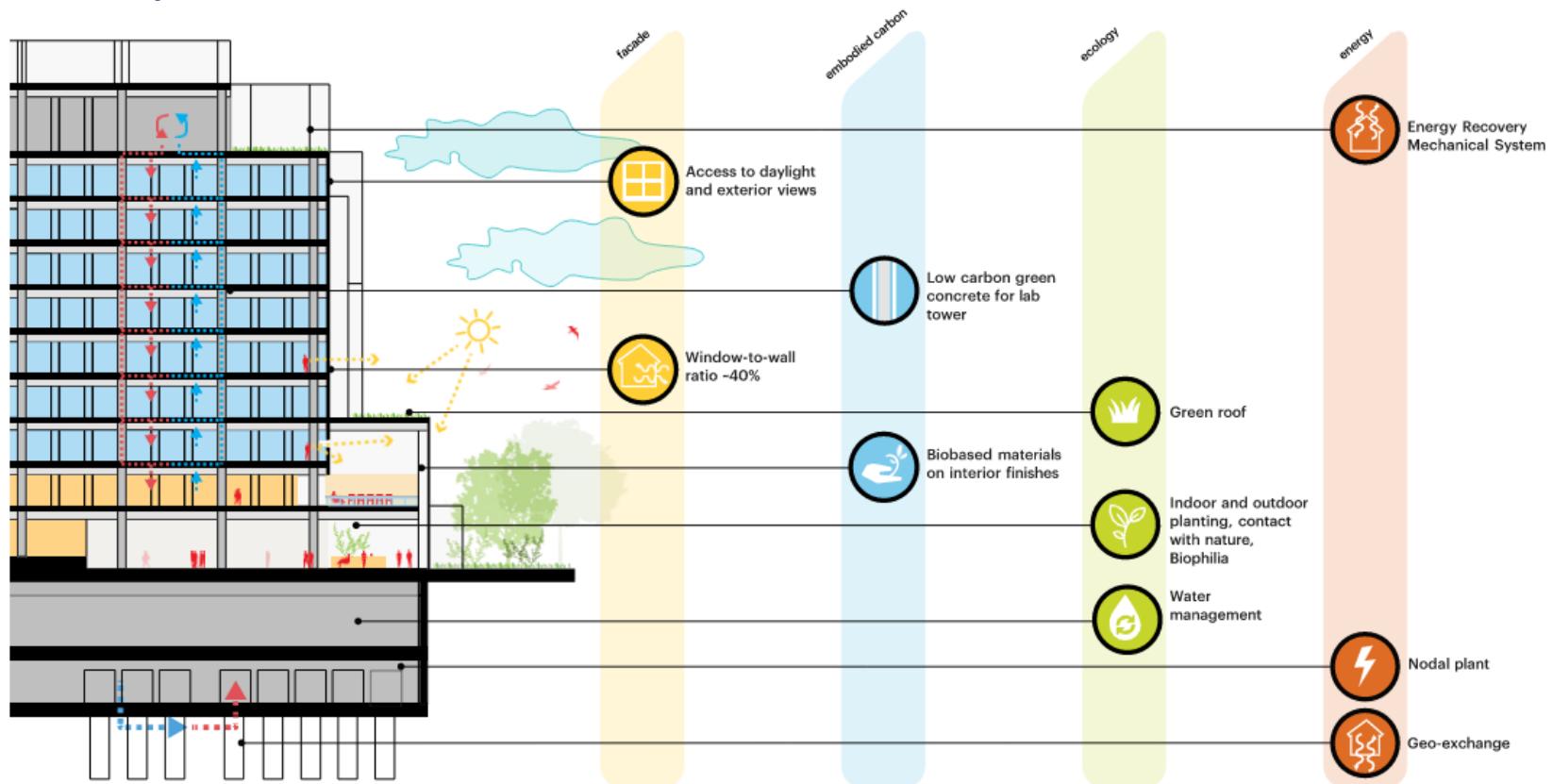


Image 14. Toward a Climate Positive Campus Diagram (Source: DSAI/MVRDV)

Anticipated Project Milestones

Validation Phase	Oct 2023 – Sep 2025
CaPS Exec Validation Reporting Phase Fees Cycle 6	April 08, 2025
Design Review Committee #1 - #4	Feb 13 - Nov 24, 2025
Target Value Design Phase	Oct 2025 – Apr 2027
Validation Report Acceptance	Jan 19 – Mar 26, 2026
Municipal Approvals (voluntary Site Plan Approval + Heritage Approvals)	Oct 2025 – Oct 2026
Governance Approval Cycle 3 – Interim Project Cost & Sources of Funding	Jan –Mar 2026
Tender Package 1a Ready for tender (Early Civil and Site works)	Jan 2026
Site Mobilization + Early Works (Electrical Duct Banks)	Jun 2026
Early Works (MSB's west wing interior abatement/demolition)	Aug 2026
Governance Approval Cycle 2 – Full Project Cost & Sources of Funding	Sept – Dec 2026
Anticipated THCF facility occupancy	Feb 2027
New Construction Start	Nov 2027
Occupancy for User Move in	July 2031



Thank you!

*Image 15. View looking North from King's College Rd
(Source: DSAI/MVRDV)*