



# UTSC Capital Projects Construction Report

## 31 December 2025

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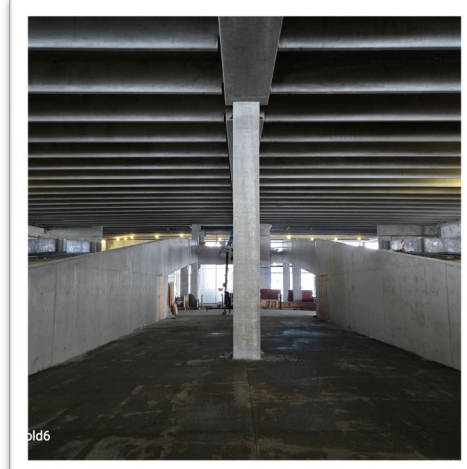
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# CAPITAL PROJECTS CONSTRUCTION REPORT

December 2025

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

Original Approval by Governing Council	Consultant	Construction Delivery	Construction Start	Contract Construction Finish	Forecasted Construction Finish	Forecasted Contract Duration (months)	Elapsed Construction Duration (months)	Current Approved TPC	Amount Committed Construction	Actual Construction Spent
Feb 2022	Gh3   Behnisch	CM CCDC-5B Ellis Don	Feb 2024	Jun 2026	July 2026	30	23	\$140.5M	\$116M	\$80M
GSM	42,877							<b>Construction Completion</b>		<b>69%</b>



### Project Status

- Precast panels color stain sample approved.
- Concrete pour progressing on all levels.
- Interior work [Mechanical, Electrical, Sprinklers, Waterproofing on level 2, Partition on level 1], in progress.
- Installation of soil cell around the building for future landscaping in progress.
- First layer of asphalt complete.

### Schedule Risk – Low

- Tracking 3-week delay due to foundation design approach changes.
- Occupancy/Substantial Performance on track.

### Budget Risk – Low

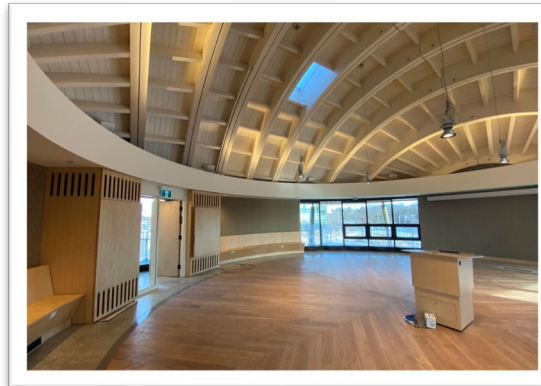
- Design coordination changes.
- Majority of tariff risks avoided.

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

Original Approval by Governing Council	Consultant	Construction Delivery	Construction Start	Contract Construction Finish	Forecasted Construction Finish	Forecasted Contract Duration (months)	Elapsed Construction Duration (months)	Current Approved TPC	Amount Committed Construction	Actual Construction Spent
Dec 2020	Formline with LGA	Stip Price CCDC-2 Magil	May 2022	Oct 2023	Feb 2026	46	44	\$25.5M	\$20.5M	\$20M
GSM	937.4									
									<b>Construction Completion</b>	<b>97%</b>



### Project Status

- Occupancy pending review of documents submitted to City.
- Deficiencies to be rectified
- Outstanding interior work includes: window actuators, baseboard heater blanks, basement finishes
- Outstanding exterior work includes: Guardrails, resin paving, sunshades

### Schedule Risk – High

- Occupancy: Jan 2026
- Substantial Performance: Feb 2026
- Commissioning issues and deficiency corrections may cause a delay in achieving Substantial Performance.

### Budget Risk – Low

- Remaining contingency is low.
- Magil has notified UofT of pending delay claim.

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## Myron & Berna Garron Health Sciences Complex (SAMIH)(P200-20-130)

Original Approval by Governing Council	Consultant	Construction Delivery	Construction Start	Contract Construction Finish	Forecasted Construction Finish	Forecasted Contract Duration (months)	Elapsed Construction Duration (months)	Current Approved TPC	Amount Committed Construction	Actual Construction Spent
Feb 2023	DSA/ MVRDV	DB CCDC-14 EllisDon/DSA	Oct 2023	Jul 2026	Jul 2026	34	27	\$161.6M	\$133.9M	\$106.2M
GSM	13,423								<b>Construction Completion</b>	<b>79.3%</b>



### Project Status:

- Exterior building envelope air barrier complete.
- Permanent power and water connection complete.
- Emergency generator and air source heat pump installation ongoing.
- Painting commenced, flooring and T-bar ceiling ongoing.
- All furniture tender closed and awarded.
- Wayfinding and donor signage to be issued for tender

### Schedule Risk – Low

- Schedule tracking on target

### Budget Risk – Low

- Project tracking under budget