



UTSC Capital Projects Construction Report

31 March 2026

UNIVERSITY OF
TORONTO

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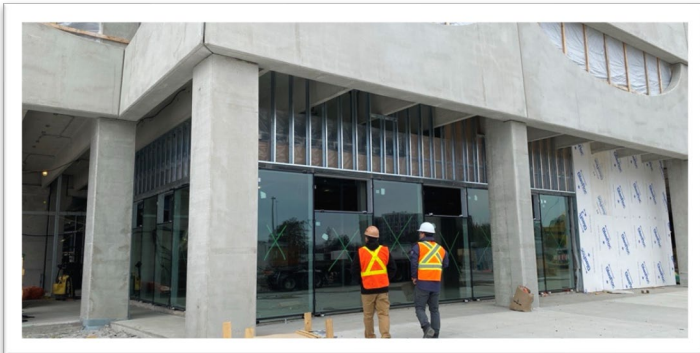
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CAPITAL PROJECTS CONSTRUCTION REPORT

March 2026

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	Sept 2026	31	25	\$140.5M	\$116M	\$80M
GSM	42,877								Construction Completion	87%



Project Status

- Construction 87% complete
- Installation of the curtain walls and interior partition is in progress on the ground level.
- Installation of the steel structure for the photovoltaic panels (PV) is progressing on level 6.
- Interior work [Mechanical, Electrical, Sprinklers, in progress]
- Bookstore package for building permit and final pricing will be issued on March 09, 2026.

Schedule Risk – Low

- Issued CO to accelerate the fabrication of the structural steel for the PV on level 6.
- Client requested added scope – will impact schedule and budget.
- Occupancy/Substantial Performance on track, end of June 2026.

Budget Risk – Low

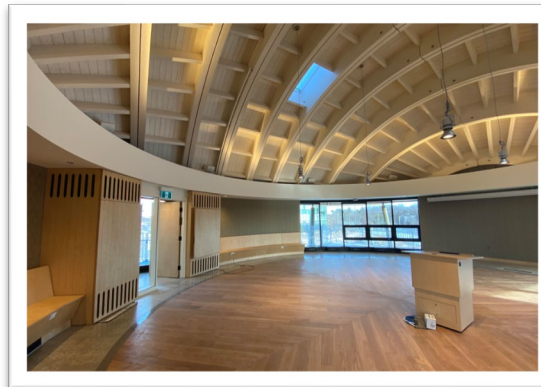
- Design coordination changes.
- Majority of tariff risks avoided.

CAPITAL PROJECTS CONSTRUCTION REPORT

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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	April 2026	47	46	\$25.5M	\$20.7M	\$20.1M
GSM	937.4								Construction Completion	97%



Project Status

- Occupancy granted mid-February
- Deficiencies to be rectified
- Outstanding interior works include: window actuator controls, baseboard heater blanks, Outstanding exterior works include: handrails, landscaping, civil services connection deficiencies.

Schedule Risk – Low

- Substantial Performance: April 2026
- Deficiency corrections are causing a delay in achieving Substantial Performance.

Budget Risk – Low

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

CAPITAL PROJECTS CONSTRUCTION REPORT

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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	DSAI/ MVRDV	DB CCDC-14 EllisDon/DSAI	Oct 2023	Jul 2026	Jul 2026	33	27	\$161.6M	\$133.9M	\$106.2M
GSM	13,423							Construction Completion		88%



Project Status:

- Exterior building photo-voltaic cladding installation ongoing
- Lab millwork and equipment installation commenced
- Atrium wood paneling commenced
- Painting, flooring, tiling and T-bar ceiling ongoing.
- Furniture finish selection complete.
- Wayfinding and donor signage to be issued for tender

Schedule Risk – Low

- Schedule tracking on target
- Incorporation of Scarborough Health Network requirements on ground floor could be difficult to implement by anticipated July occupancy

Budget Risk – Low

- Project tracking under budget

Projects in Design Summary

Project	Design Award	Consultant	Construction Start (Est.)	Approved TPC: status of approval through governance stages
UTSC Field House (P200-25-148)	TBD	TBD	April 2027	Anticipate full governance TPC approval for Cycle 5.