



University of Toronto

REAL ESTATE OPERATIONS

TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

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DATE: November 1, 2007 for November 19, 2007

AGENDA ITEM: 4 (b)

ITEM IDENTIFICATION:

Capital Project Report – The Medical Academy Building at the University of Toronto at Mississauga

JURISDICTIONAL INFORMATION:

Pursuant to Section 5.2. (b) of its Terms of Reference, the Business Board approves Expenditures for, and the execution of, approved Capital Projects.

PREVIOUS ACTION TAKEN:

The Business Board approved the expenditure of \$ 20.107 million for renovation of existing building for the Medical Academy Project on November 9, 2006.
Other Board and Committee approvals to date include:

- Planning and Budget Committee October 17, 2006
- Business Board November 9, 2006
- Governing Council December 14, 2006
- Planning and Budget Committee October 24, 2007

HIGHLIGHTS:

In November 2006 the Business Board approved the Medical Academy at the University of Toronto Mississauga (UTM) project at a project cost of \$20.107 million. The original Medical Academy project included mostly renovation to an existing building. This project is being brought forth as a new project due to the extensive revisions to project scope. The proposed Medical Academy Building is estimated to have a total project cost of \$36.155 million. The new project cost is attributable to a change in program, new construction instead of renovation of existing space, cost escalation due to time and a portion of the cost of a Storm Water Management Pond. This project consists of two portions: the Medical Academy and UTM academic space.

HIGHLIGHTS (cont'd)

The Mississauga Academy is planning to have an enrollment of 36 students per year. The space has been designed to further increase enrollment to a possible 54 students per year to a maximum of 216 students over four years. The first Academy class is expected to begin at the start of the 2010/2011 academic year.

The new Medical Academy Building will have 5,960 gross square meters of space. The new building will be constructed between the north end of the South Building and the southeast corner of the Communication, Culture and Technology Building. The Mississauga Academy's portion of the project will occupy 4,006 gross square meters of space.

The displaced facilities now on the site and new facilities for the UTM portion of the project will accommodate 1,954 gross square meters. The vacated space in the South Building will be renovated to accommodate a student services commons, additional space for Geography, Sociology and registrarial functions.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The Total Project Cost for the Medical Academy Building at the University of Toronto at Mississauga is estimated to be \$36.155 million dollars. The Mississauga Academy portion cost is estimated to be \$25.476 million and the UTM academic space portion cost is estimated to be \$10.679 million.

Funding for the Medical Academy Building project is to be provided by Provincial funds in the amount of \$8.637 million, the Faculty of Medicine in the amount of \$16.839 million and UTM in the amount of \$10.679 million, to be funded through borrowing. The Medical Academy Building project is proposed to be completed by July 2010.

RISKS:

- Site plan review with the city
- Potential costs increases due to technology changes in A/V equipment for the classrooms and tight construction market conditions.

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project,

(i) THAT the Vice-President, Business Affairs be authorized to execute the Medical Academy Building at the University of Toronto at Mississauga at a total project cost not to exceed \$ 36.155 million dollars, with sources of funding as follows:

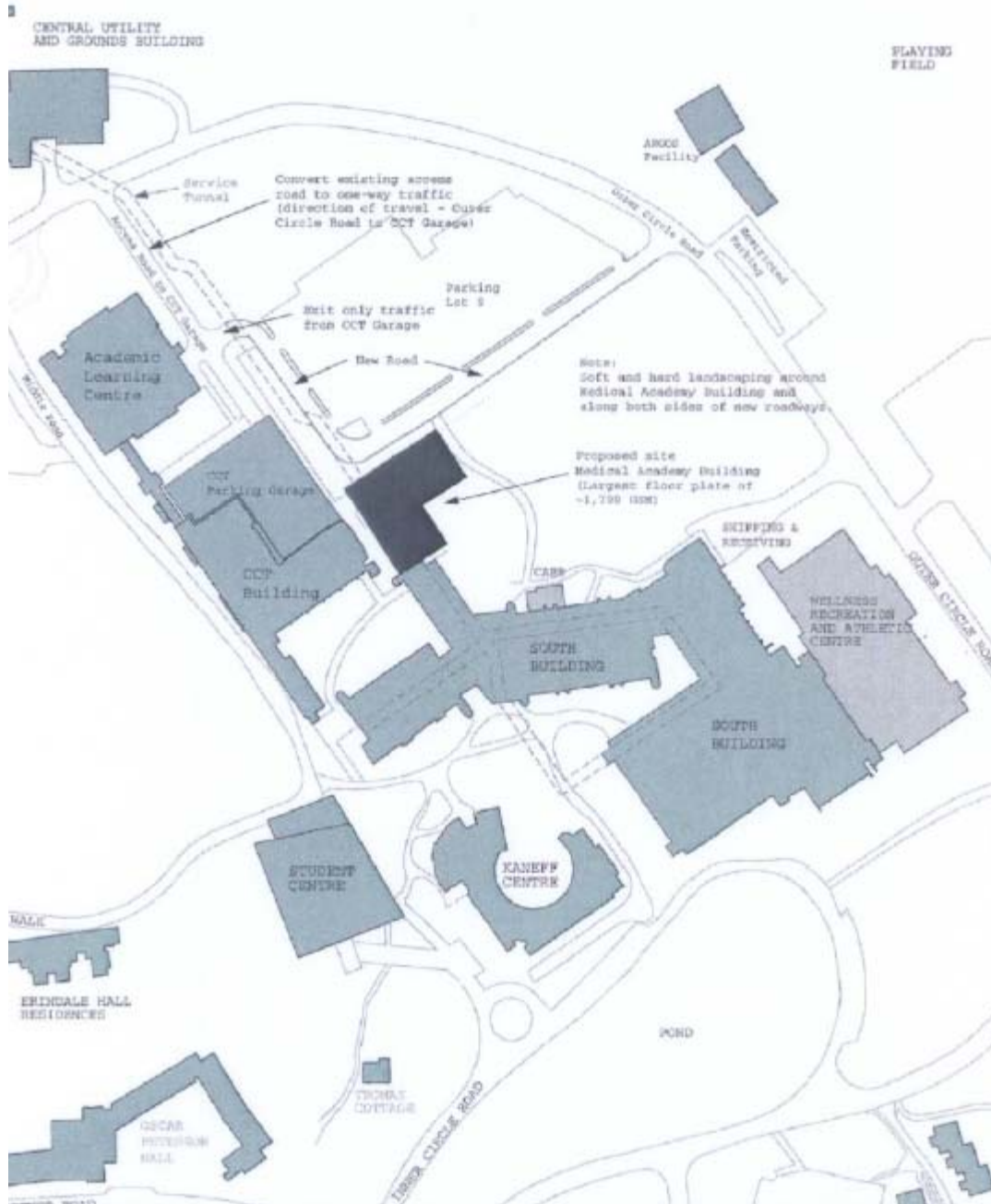
- Provincial funding \$ 8.637 million
- Faculty of Medicine \$16.839 million
- Borrowing \$10.679 million

(ii) THAT the Vice-President, Business Affairs be authorized to arrange such interim and long term borrowing as required.

*For more details on the project please visit:

<http://www.governingcouncil.utoronto.ca/Assets/Boards+and+Committees/Planning+and+Budget+Committee/2007+-+2008+Academic+Year/a1024.pdf>

APPENDIX A:
Proposed Site
Development Plan
For the
Medical Academy Building



APPENDIX B:

Total Project Cost Estimate
for the
Medical Academy Building

Project Title: **Medical Academy Building at UTM**

TABLE 1: Total Project Cost Estimate: breakdown between Mississauga Academy and UTM is intended to be notional; only for information purposes to be indicative of each party's share of the total cost.

Items	Notes	Mississauga Academy	UTM	Total
Program Data				
Classrooms	A	836	0	836
Mississauga Academy		582	0	582
Videoconferencing		127	0	127
Research facilities		418	139	556
Computer Services		34	34	67
Replace portables		0	585	585
Academic space		0	218	218
Total Program NASAs		2,005	978	2,983
Percent of total		67.3%	32.7%	
pro-rata share by program area				
Total Construction Estimate	B	15,371,421	7,480,579	22,852,000
Construction Contingency		1,075,999	523,641	1,599,640
Applicable GST		328,659	158,484	487,142
Total Estimated Construction Costs, including taxes & contingency		\$16,776,079	\$8,162,703	\$24,938,782
Infrastructure Upgrades in Sector				
Secondary Effects		0	0	Incl
Landscaping		inc	inc	Incl
Permits & Insurance	D	228,522	191,478	420,000
Professional Fees	D	2,364,092	1,150,498	3,514,591
Computing infrastructure		26,000	10,000	36,000
Telephone Terminations	E	20,000	20,000	40,000
Audio/Visual	F	2,945,000	10,000	2,955,000
Moving	E	10,000	80,000	90,000
Staging	G	300,000	0	300,000
Furnishings: Department	E	286,000	281,000	576,000
Furnishings: Classrooms	E	166,000	0	166,000
Equipment		5,000	5,000	10,000
Security & access systems	D	67,265	32,735	100,000
Signage: Interior & Exterior	D	30,833	16,367	47,200
Signage: Donor Recognition	E	10,000	5,000	15,000
Groundbreaking & Building opening	E	10,000	5,000	15,000
Miscellaneous	E	16,818	8,184	24,000
Project Contingency Allowance	D	678,618	330,011	1,008,627
Finance Costs	H	1,008,977	491,023	1,500,000
Total Project Cost Estimate (GST included)		\$28,476,000	\$10,678,000	\$39,154,000

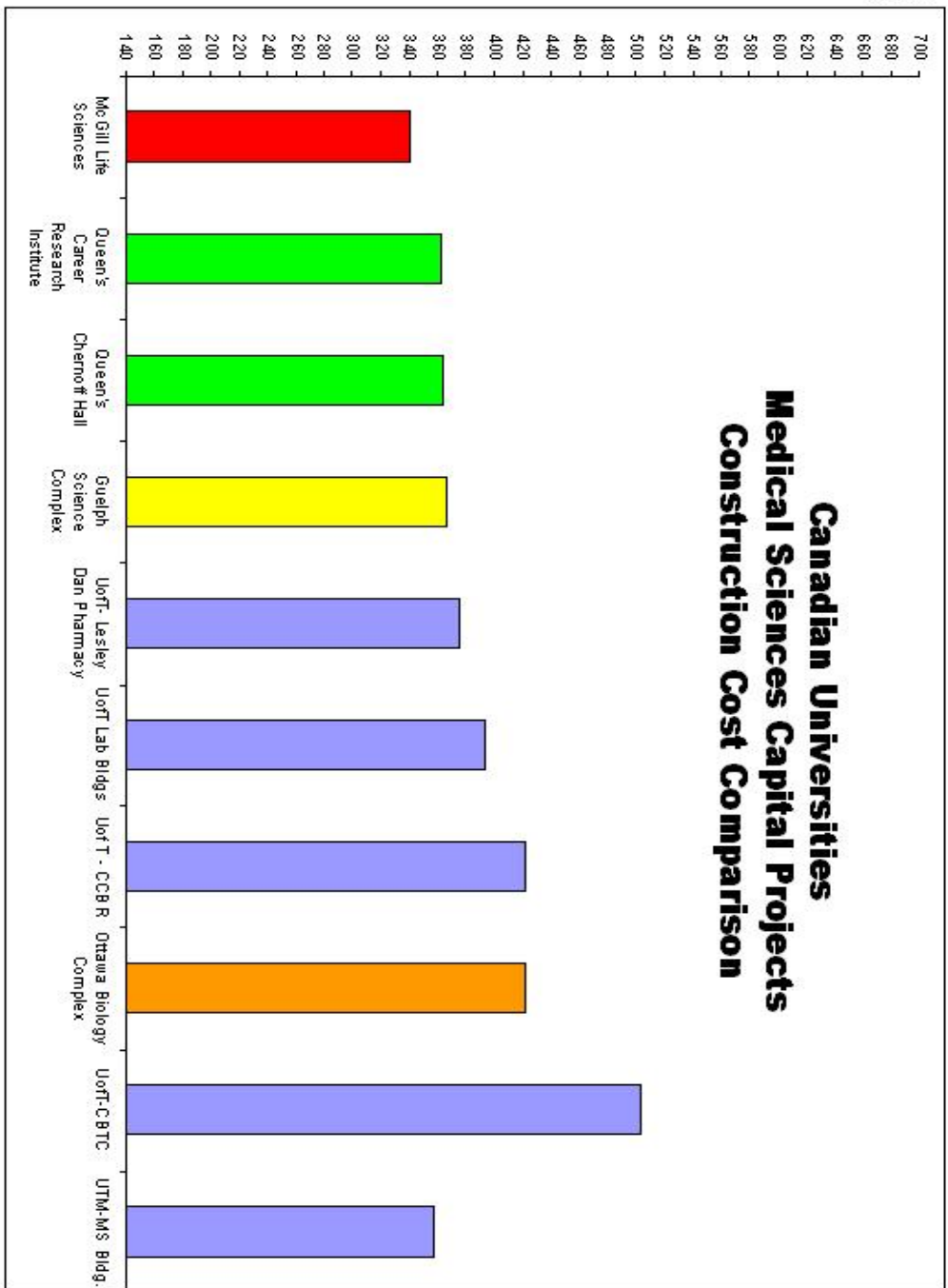
\$358/Sq.Ft

\$566.94/Sq.Ft

Notes:
A per program information August 2007
B per AIV Hocker estimate Sept 12 2007, apportioned pro-rata
C approx 25% of estimated storm water management pond cost
D allowance apportioned pro-rata
E allowance
F per Faculty of Medicine estimate 23 Aug 2007
G allowance for temporary accommodation for 36 offices for 2 years
H see cashflow forecast
4069@seaweb jcs 20 Sep 2007
October 10, 2007

\$/sq. ft.

Canadian Universities Medical Sciences Capital Projects Construction Cost Comparison



** Timeframe 2000-2007
 *** Estimated tender values escalated to Q4/2007