

TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

CONTACT INFO: 416-978-4322 or email: nadeem.shabbar@utoronto.ca

DATE: April 21st for April 27th

AGENDA ITEM: 7(e)

ITEM IDENTIFICATION:

John H Daniels Faculty of Architecture, Landscape, and Design – Expansion and Renovation, Phase 1

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:

This is the first time this project is being presented to the Business Board. The project Planning report was approved in principle at the Planning and Budget meeting of April 1st 2009.

HIGHLIGHTS:

In anticipation of the Federal/Provincial governments' stimulus capital program, the University has submitted six major capital programs. Information was requested from the post-secondary institutions that expand and highlight research capacity, deferred maintenance challenges, on their existing/future projects.

The Phase 1 expansion for the Daniels Faculty was one of the priority projects identified at the St George Campus. Subsequent phases would complete renovations to the existing building, as funding becomes available.

The proposed addition will add much-needed instructional space to the faculty's existing inventory, configured for maximal flexibility in adapting to the teaching and learning needs and instructional best practices of the early 21st century.

The proposed additional space program, predominantly studio space, will result in an addition of 2,023 GSM or 22,000 GSF.

Currently underway is an open architectural design competition that will result in the selection of a finalist by the end of June 2009.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The total anticipated funding of \$20M for the project is made up of:

Donation	\$6.0M
Federal Government	\$10.0M
Provincial Government	\$4.0M

RISK IMPLICATIONS:

The schedule for completion, to have the work materially complete in the spring of 2011, is most challenging, and would not be possible under the standard design-bid-build method of project delivery. Therefore Real Estate Operations will select a construction manager that will work with the selected architect on fast track timeline for design, approvals and phased construction. The biggest risk to the schedule is seen to be in the area of timely municipal approvals. The University will work closely with the City of Toronto to ensure that the construction schedule can be met.

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project, and subject to confirmation of funding,

THAT the Vice-President, Business Affairs be authorized to execute the Phase 1 expansion and renovation to the John H Daniels faculty of Architecture Landscape & Design at a total project cost not to exceed \$ 20,000,000, with sources of funding as follows:

- Donor \$ 6,000,000
- Federal Government \$10,000,000
- Provincial Government \$ 4,000,000