

TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

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DATE: March 10, 2010 for March 22, 2010

AGENDA ITEM: 7(d)

ITEM IDENTIFICATION:

Renovation and expansion of the Biozone: Bio Engineering Research Facility for Energy, Environmental & Economic Sustainability.

JURISDICTIONAL INFORMATION:

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

PREVIOUS ACTION TAKEN:

None.

HIGHLIGHTS:

The goal of this project is to build upon the initial success of the current Biozone group and provide added research functionality and capacity. A key element of this expansion will be the phased incorporation of the University's world class protein production and characterization facility and the Structural Proteomics in Toronto (SPiT) group.

The expansion will allow for creation of new space (a rooftop addition) and renovation of existing departmental space in the Wallberg Building to accommodate the augmented Biozone activities and personnel, as well as the purchasing of new equipment for its research initiatives.

The project scope includes a rooftop addition on the fourth floor level of the Wallberg Building, adjacent to the Pulp and Paper Centre, as well as the repurposing of an existing Faculty of Applied Science and Engineering (ECF) undergraduate computing laboratory (WB316) in order to create new wet laboratory space. General work for the renovations includes: interior demolition (including asbestos abatement), interior laboratory fit-out, installation of new partitions, lighting, HVAC distribution, power, data, telephone, built-in furniture, benching and some new finishes. The EFC computer lab will be relocated to space on the second floor of the Wallberg Building.

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The proposal results in an overall new increase of 7,918 sq. ft. of space and renovations of 8,945 sq. ft. of existing space.

The construction of the project is planned to begin by December 2010 with occupancy by January 2012.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The total cost is estimated to be \$4.43M with an average construction cost of \$234/GSF.

RISK IMPLICATIONS

N/A

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project,

THAT the Vice President, Business Affairs be authorized to execute

The creation of new space and renovation of existing departmental space in the Wallberg Building to accommodate the augmented Biozone activities at a total project cost not to exceed \$4.43M with funding from:

Canada Foundation for Innovation:	\$1.77M
Ontario Research Fund:	\$1.77M
Department of Chemical Engineering & Applied Chemistry:	\$0.49M
Faculty of Applied Science & Engineering:	<u>\$0.40M</u>
TOTAL:	\$4.43M