



TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

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DATE: May 17, 2010 for June 17, 2010

AGENDA ITEM:

**ITEM IDENTIFICATION:**

The relocation of the Department of Family and Community Medicine to 500 University Avenue

**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 Faculty of Medicine's Department of Family and Community Medicine (DFCM) is planned to be relocated to 500 University Avenue. The renovated facilities will accommodate the approved expansion of the Department's academic program to 2013. The University purchased 500 University Avenue in 1999 to house the Rehabilitation Sciences Departments. Current occupants include the Department of Occupational Science and Occupational Therapy, the Department of Physical Therapy, the Graduate Department of Rehabilitation Science, the Department of Speech-Language Pathology, Continuing Medical Education, Post Graduate Medical Education and the offices of the Vice-Provost, Relations with Health Care Institutions. The identified total space requirement for the DFCM is 13,500 sq. ft.. Approximately 1,900 sq. ft. office space will remain on part of the third floor of 263 McCaul Street to accommodate the International Program. DFCM will occupy 17,580 net sq. ft., located in the space that will be renovated on the third and fifth floors of 500 University Avenue. The space program includes one 30 person and one 40 person classroom, as well as one 15 person and one 20 person meeting room. Seventy-two office spaces, library, student study, computer space and office support space are also included.

**FINANCIAL AND/OR PLANNING IMPLICATIONS:**

The Total Project Cost for the relocation of the Department of Family and Community Medicine to 500 University Avenue is estimated to be \$3,500,000. The funding for this project is from two sources: the Ministry of Health-Long Term Care funding of \$3,000,000 and the Department of Family and Community Medicine, \$500,000 for a total of \$3,500,000. Occupancy is expected to be August 2011 with a construction start date of November 2010.



## REAL ESTATE OPERATIONS

The renovations will provide approximately 17,500 net sq. ft of space. The construction cost is estimated at \$135 sq. ft.

**RISK IMPLICATIONS**

N/A

**RECOMMENDATION:**

Be It Resolved

Subject to Governing Council approval of the project and subject to the receipt of provincial government funding,

THAT the Vice-President, Business Affairs be authorized to execute the Relocation of the Department of Family and Community Medicine to 500 University Avenue project at a total project cost not to exceed \$3,500,000, with sources of funding as follows:

Ministry of Health-Long Term Care	\$3,000,000
Department of Family and Community Medicine	\$ 500,000