



**TO:** Business Board

**SPONSOR:** Scott Mabury, Vice-President University Operations

**CONTACT INFO:** 416-978-7116, or by email: [scott.mabury@utoronto.ca](mailto:scott.mabury@utoronto.ca)

**DATE:** January 18<sup>th</sup> for January 30<sup>th</sup> 2012

**AGENDA ITEM:** 7(a)

**ITEM IDENTIFICATION:**  
**UTM North Building Reconstruction.**

**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:**

Previously approved at Planning & Budget, January 11<sup>th</sup> 2012.

**HIGHLIGHTS:**

The North Building, built more than forty years ago, is the oldest academic structure on the University of Toronto Mississauga campus. This building was constructed in 1967, shortly after the campus was established, and was intended to be a temporary structure; it was originally scheduled for demolition after the William G. Davis Building (formerly the South Building) was opened in 1971. The building is crowded, has poor air quality and does not meet today's standards for academic and support spaces. However, with the growth in academic and research programs and student enrolments, UTM has not been in a position to remove the North Building from active service.

In the 2011 UTM Campus Master Plan, the North Building Reconstruction project consists of three phases, each of which will replace and expand upon the building's existing footprint. This project, Phase A, is a 4-storey structure that will replace the south portion 'Block A' of the existing 2-storey North Building. The project will:

- provide a quality of space at the standard of other recent academic buildings on campus to consolidate academic departments currently dispersed in the William G. Davis Building and elsewhere;



- address a serious campus space shortage and provide accommodation for projected growth to 2015/16;
- as a secondary effect, vacate much needed space for science expansion in the William G. Davis Building.

**FINANCIAL AND/OR PLANNING IMPLICATIONS:**

Phase A of the North building reconstruction is planned to measure 10,440 GSM (112,400 GSF). With a total project cost of \$56.0M, with an average construction cost of \$3,914 per GSM or \$364 per GSF.

**RISK IMPLICATIONS:**

1. Unanticipated site conditions discovered during excavation.
2. Labour disruptions in the construction industry.

**RECOMMENDATION:**

That the Vice-President University Operations be authorized to implement the North Building reconstruction phase A at a total project cost of \$56.0M, with sources of funding as follows:

Provincial Government	\$35.0M
Funds from borrowing	\$17.0M
UTM Capital reserves	\$3.1M
UTM Graduate expansion fund	\$0.9M
Total	\$56.0M