



TO: Business Board

SPONSOR: John Bisanti, Chief Capital Projects Officer

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DATE: June 17th, 2003 for June 19th, 2003

AGENDA ITEM: 6(f)

ITEM IDENTIFICATION:

Capital Project – Leslie L. Dan Pharmacy Building

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:

On November 21, 2001, the Business Board approved the expenditure of up to \$10 million for the design and site development work related to the Leslie L. Dan Pharmacy building.

HIGHLIGHTS:

The Leslie Dan Faculty of Pharmacy is planned to be relocated into the health science sector of the campus. The new facilities will accommodate the enrolment expansion to 240 students as approved in the 2000-2004 strategic plan. The doubling of undergraduate enrolment for the Pharmacy program brings with it faculty growth and opportunities for significant expansion in research endeavors.

Existing obsolete facilities, now in a building which is almost 40 years old, will be replaced by state of the art research and support facilities. Inadequate instructional space will be replaced by two large fully equipped electronic lecture halls and an array of other smaller instructional meeting rooms. The total space program requirement of the Leslie Dan Faculty of Pharmacy is 9,721 nasm, consistent with the projected enrolment and academic plans for the Faculty. Approximately 1,040 nasm, accommodating eight Pharmacy faculty and their associated research teams will be located within the Centre for Cellular and Biomolecular Research (CCBR). The balance of the space program, approximately 8,680 nasm is planned to be built on the site at the northwest corner of College Street and University Avenue.

Previously the site accommodated the historical greenhouse used by the Department of Botany however; new facilities on the roof of the Earth Sciences Centre were completed and operational in the fall of 2002 with a \$1,000,000 contribution charged to the Pharmacy project. City approvals for the Pharmacy building envelope included discussions regarding the dismantling and relocation of the southern most greenhouses to Allan Gardens. The original scope was valued at only \$350,000 however; the City insisted that the University undertake the reassembly of the greenhouse which increased our overall commitment to \$1,035,000. The additional \$685,000 is an unanticipated change in scope to the original project estimate.

In late 2001 an architectural competition was held and in April 2002 the Architect Selection Committee chose the architectural team led by the internationally acclaimed firm of Foster & Partners of London, England in joint venture with Moffat Kinoshita Architects of Toronto to design this gateway project for the University.

During the ongoing design development of the project, necessary and justifiable changes in scope from the original building program were introduced which included items such as the addition of crush space for lecture halls and additional area for future student lockers to an interior loading dock facility. These scope changes and several other items total approximately \$2.4 million in extra costs.

In addition, the original budget assumed an exterior façade of brick and stone with lower level glazing. The current building massing and design incorporates an upgraded building skin consisting of an all glass exterior curtainwall to suit (i) the user's requirements for a high level of natural light, (ii) the prominent location and stature of this building site for the University and (iii) allows the north façade of the historical Tanz Building to be visible from College Street which is necessary to meet the requirements of the City's Heritage Preservation Services. This change along with the variance between current costs compared to the original estimate total approximately \$2.6 million in extra costs.

The Leslie L. Dan Pharmacy project continues to struggle to receive municipal approvals from the City primarily as a result of the local councilor's recent decision to 'bump' the project's Site Plan Application back up to Council in July. We continue to work with both the councilor in an effort to have her rescind her decision and with the Commissioner of the City's Urban Planning and Development Services group to facilitate the release of an Excavation Permit in advance of the approved Site Plan to allow us to commence construction of the building. This would be consistent with the Excavation Permit we received from the City to allow us to commence construction of our CCBR project several months ago.

In accordance with our master project schedule, we tendered the Phase I work which included the Excavation, Sheet piling and Shoring work for the project in May. The tenders were received in June and came in within budget however; we cannot award and commence this work as we will exceed the original \$10 million amount approved by the Business Board in November 2001. At this time we are seeking Business Board approval to release additional funds of \$3 million to allow this work to proceed.

The Phase II tender, which will be the construction of the entire building, will be ready for tender in late August 2003. At that time when all costs have been reviewed we will present to the Business Board and request full project funding.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

Total Project Cost:

a.	Original Project Estimate	=	\$70.0 M
b.	Scope Changes	=	<u>\$ 5.0 M</u>
Total Pharmacy Cost		=	\$75.0 M

Total Funding Secured to-date:

a.	SuperBuild	=	\$28.8 M
b.	SuperBuild Interest	=	\$ 5.0 M
c.	Leslie L. Dan Contribution	=	\$13.0 M
d.	Herb Binder Contribution	=	\$ 2.0 M
e.	Apotex Contribution	=	\$ 5.0 M
f.	Ontario Pharmacists Association Contribution	=	\$ 2.0 M
g.	UIIF	=	<u>\$ 7.2 M</u>
Total Project Funding Secured To-Date		=	<u>\$63.0 M</u>
PROJECT FUNDING SHORTFALL		=	<u>\$12.0 M</u>

An aggressive private donor fund raising campaign continues and the Faculty is confident that they will be able to raise sufficient funds to eliminate the shortfall.

RECOMMENDATION:

THAT the Vice-President – Business Affairs be authorized to expend up to an additional \$3.0 million to complete the site service relocation, excavation and shoring work for the Leslie L. Dan Pharmacy Building.