

**FOR RECOMMENDATION**

**PUBLIC**

**OPEN SESSION**

**TO:** Planning & Budget Committee

**SPONSOR:** Professor Scott Mabury, Vice President, Operations and Real Estate Partnerships  
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**PRESENTER:** See Sponsor

**DATE:** March 23, 2022 for April 13, 2022

**AGENDA ITEM:** 4

**ITEM IDENTIFICATION:**

Capital Project: *Report of the Project Planning Committee for the University of Toronto Faculty of Dentistry Pre-Clinical Simulation Lab 4 Renewal – Project Scope and Sources of Funding*

**JURISDICTIONAL INFORMATION:**

Pursuant to section 4.2.3. of the Planning and Budget Committee’s terms of Reference, “...the Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. space plan, site, overall cost and sources of funds) with a capital cost as specified in the *Policy on Capital Planning and Capital Projects*.”

The *Policy on Capital Planning and Capital Projects* provides that capital projects with costs between \$10 million and \$50 million (Approval Level 2) on the St. George campus, will first be considered by the Planning & Budget Committee, which shall recommend approval to Academic Board. Such projects will be confirmed by the Executive Committee of the Governing Council on the recommendation of the Academic Board. [Section 3(b)(ii)(1)(a)] The Policy further states that "any financing will be approved by the Business Board". [Section 3(c)]

**GOVERNANCE PATH:**

**A. Project Planning Report**

1. **Planning & Budget [for recommendation] (April 13 2022)**
2. Academic Board [for approval] (April 27, 2022)
3. Executive Committee [for confirmation] (May 10, 2022)

**B. Execution of the Project:**

1. Business Board [for approval] (April 26, 2022)

**PREVIOUS ACTION TAKEN:**

In June of 2020 the Capital Project and Space Allocation Committee Executive (CaPS Exec) approved the Terms of Reference for the renovations of Clinic 2 and Lab 4 as the second phase of the Clinic Master Plan implementation.

In November of 2020, CaPS Executive approval was given to create a temporary off-site dental clinic to be operational by September 1, 2021. The Satellite Clinic also provide the Faculty with the minimum amount of operational swing space of house Clinic 2 operations allowing the Pre-Clinical Simulation Lab 4 Project to be temporarily housed within existing Clinic 2 space.

On April 1, 2021 CaPS Executive approved the request for funding to be made available to engage consultants to initiate design services for Pre-Clinical Lab 4 and Clinic 2 renovations, respectively, within Faculty of Dentistry.

On April 20, 2021 an RFSQ was issued for Consultants and closed on May 20, 2021. Three Consultant Teams were short listed.

On June 21, 2021 an RFP was issued to the three short listed Consultant Teams. The RFP closed on July 21, 2021. Interviews were held on August 4, 2021 and a Consultant Team was selected by committee on August 6, 2021. Architects Montgomery Sisam Architects a local architecture firm, teamed with Kahler Slater Architects (Milwaukee) were selected as the project architectural team.

On August 20, 2021 a further CaPS Executive application was approved to increase consultant fees to engage consultants to prepare schematic design materials through to 100% design development. The increase was to recalibrate fees between the Lab 4 and Clinic 2 project to align with the RFP fee proposal.

The Pre-Clinical Simulation Lab 4 renewal is expected to be delivered in two phases: Demolition and Abatement August 2022 – September 2022 and Construction January 2023 – June 2023. Project Fit-out and Occupancy is targeted for August 2023.

**HIGHLIGHTS:**

The Dentistry Building’s existing space at 124 Edward Street is challenged to meet the academic and clinical initiatives of the Faculty for the coming decades. The Faculty needs to meet the standards necessary for educational innovation and growth for all their space including clinical space. In addition to its teaching and research programs, Dentistry’s academic mission must also provide a health-care service as part of its clinical program. While other faculties can train students within hospital facilities, the Faculty of Dentistry must operate an independent oral health care facility that maintains a patient base of approximately 15,000 patients, providing care at both the general practice and specialty levels. The Faculty of Dentistry clinics are heavily used by the community and serves over 90,000 patient visits annually, many whom have difficulty accessing care from private practices.

A Clinic Master Plan was initiated by the Faculty in 2019 to identify opportunities for providing the Faculty of Dentistry students - and its patients - modern clinic space to process patients effectively and efficiently as well as meet current clinic practice standards. The Master Plan provides a reorganization of the Basement, 1st, 2nd and 3rd level clinics, classrooms, office and support space programs to target improved patient flow, wayfinding, operational efficiency and pedagogical requirements within the available space at 124 Edward Street. In order to achieve Clinic renewal and reorganization, the Master Plan included an 8 stage implementation phasing program. Clinical dentistry has evolved significantly from both infection prevention/control and technological standards and regulations surrounding infection control have been redefined in response to the COVID-19 pandemic. Due to increased awareness and regulatory pressures in regards to control of aerosol generating activities in dentistry, proposed pedagogical shifts and the compromised condition of the existing facilities, the Faculty of Dentistry identified the renovation of Clinic 2 and the Pre-Clinical Simulation Lab 4 as the next priority phase of the master plan.

The interim Project Planning Report included both the Pre-clinical Simulation Lab 4 renovation scope and the scope of the Clinic 2 renovations. The project has since been split into two separate projects with two separate TPCs approved concurrently at CaPS Executive for consultant fees. The Lab 4 project is scheduled to be completed prior to the Clinic 2 project; full governance approval is required for Lab 4.

This project will include the implementation of Phases 6 of the Clinic Master Plan to renovate the Pre-clinical Simulation Lab 4.

The Lab 4 Renewal project is an interior project and does not require Site Plan Approval or Rezoning.

Renovations to the Pre-Clinical Lab 4 will replace the existing outdated lab benches with 124 new stations equipped for modern digital dentistry. Existing lab support spaces will be renovated to include new support Labs including Radiology, Acrylic & Plaster and CAD CAM.

The project will renovate a total of 673.57 nasms of inventory space with 845.60 nasms and 1,155.70 non-assignable sqm of potential secondary effect renovation area. The project Space Program generates a project area of 673.57 nasms with a project gsm of 752.62 gsm. Necessary upgrades to building infrastructure, services and energy performance will be included in the renovations.

The Pre-Clinical Simulation Lab 4 renewal has included sustainability and energy efficiency in the design to achieve the targets stipulated in the Tri-Campus Energy Modelling & Utility Performances Standard and has the potential to achieve a LEED ID+C Gold rating should certification be requested. The sustainability upgrades to the existing building included in the Lab 4 project are in alignment with the overall Climate Positive Campus and Low-Carbon Actions Plan policies.

Project costing was completed at each stage of the design process. A Class B costing was provided by the Consultants in February 2022. UofT Capital Projects coordinated a 3<sup>rd</sup> party Class B costing at the same time. The Total Project Cost (TPC) included with this application is a result of these two Class B costing reports.

The Pre-Clinical Simulation Lab 4 renewal is expected to be delivered in two phases: Demolition and Abatement August 2022 – September 2022 and Construction January 2023 – June 2023. Project Fit-out and Occupancy is targeted for August 2023. During the demolition and abatement, existing concealed and inaccessible building conditions will be documented and addressed in the Contract Documents for the construction tender as a cost savings strategy to minimize project extras which have historically been an issue with renovations at the Dentistry Building at 124 Edward Street.

The Pre-Clinical Simulation Lab 4 Renewal will pursue a stipulated sum project delivery methodology with an anticipated start of demolition and abatement in August 2022 and a construction start in January 2023 with building occupancy in August 2023.

### **Schedule**

The proposed schedule for the project is as follows:

- |  |                          |
|--|--------------------------|
| • 100% Demolition & Abatement Documents      | March-May 2022           |
| • 100% Construction Documents (CD)           | October 2022             |
| • Building Permitting                        | May 2022                 |
| • Demolition & Abatement Tender & Award      | June-August 2022         |
| • Site Mobilization (Demolition & Abatement) | August 2022              |
| • Construction Tender & Award                | November - December 2022 |
| • Site Mobilization (Construction)           | January 2023             |
| • Substantial Performance                    | June 2023                |
| • Occupancy                                  | August 2023              |

### **FINANCIAL AND PLANNING IMPLICATIONS:**

Discussion of overall costs and sources of funds can be found in the *in camera* document for this project.

### **RECOMMENDATIONS:**

Be It Recommended:

THAT the project scope of the Faculty of Dentistry Pre-Clinical Simulation Lab 4 Renewal described in the *Report of the Project Planning Committee for the University of Toronto Faculty of Dentistry Pre-Clinical Simulation Lab 4 Renewal*, dated February 28, 2022, be approved in principle; and,

THAT the project totaling 752.62 gross square metres (gsm), be approved in principle, to be funded by a combination of Faculty of Dentistry Operating Funds, Future Major Capital Project Reserve, F&S Deferred Maintenance, and Fundraising.

**DOCUMENTATION PROVIDED:**

- *Report of the Project Planning Committee for the University of Toronto Faculty of Dentistry Pre-Clinical Simulation Lab 4 Renewal, dated February 28, 2022.*