

CAPITAL PROJECTS CONSTRUCTION REPORT

31 December 2020

UTSC Residence (P20-18-159)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
October 2019	June 2020	March 2023	March 2023	33 months	6 months	\$142.9M	\$117.3M	\$16.1M
					Construction	\$109.7M	\$109.7M	\$9.7M

Project Description

This 750-bed residence with single and double occupancy bedrooms, and mixed use space such as support, office and retail space, will expand and diversity the housing inventory on campus. Current demand and anticipated need due to projected growth will be met while replacing some of the existing aging housing stock.

Project Status

Currently under construction with foundations and basement walls ongoing.



CAPITAL PROJECTS CONSTRUCTION REPORT

At 31 December 2020

UTSC Instructional Centre 2 (P200-17-164)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
23 Feb 2021 (Anticipated)	March 2021 (Projected)		August 2023	30 Months	0 months	\$5M	\$3.7M	\$3.3M
Construction								

Project Description

The proposed new Instructional Centre Phase 2 (IC-2) will provide a central location for more 21 new, state of the art, various sized classrooms ranging from 24 seats to 500, to support UTSC's undergraduate programs for the medium to longer term. The IC-2 will also include academic support, student services spaces and will be include the Computer & Mathematical Sciences (CMS) department.



Project Status

Currently in Pre-Construction phase with a Construction Manager, and is undergoing final budget and scope review.



CAPITAL PROJECTS CONSTRUCTION REPORT

31 December 2020

UTM Science Building (P300-17-024)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
December 2017	March 2020	May 2023	May 2023	37 months	8.5 months	\$164.6M	\$139.9M	\$25.7M
Construction						\$126.8M	\$126.8M	\$14.9M

Project Description

This building is for proposed space program in the Centre for Medicinal Chemistry, Forensic Science Program, research platforms, general science expansion, laboratories and support spaces. The project will add 15,552 gsm across four levels above grade plus basement and mechanical penthouse. This building will connect to the adjacent Davis building at three levels.

Project Status

Geothermal is 13% complete; foundation walls being constructed.



CAPITAL PROJECTS CONSTRUCTION REPORT

31 December 2020

Fitzgerald Renovation (P025-18-008)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
December 2017	22 Sept 2020	May 2022	June 2022	20 Months	3 Months	\$62.8M	\$53.1M	\$8.2M
					Construction	\$47.6M	\$45.3M	\$1.3M

Project Description

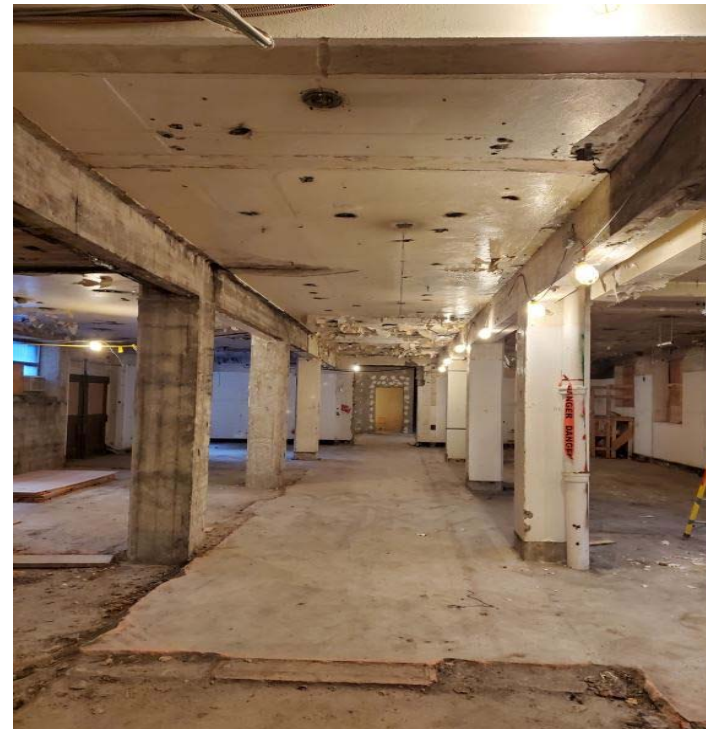
Adaptive re-use consisting of full interior renovation and new atrium addition. Extensive heritage restoration on all facades and roof.

Full new HVAC, plumbing, electrical and IT systems to be installed. Site servicing and landscaping work on building exterior.

TOTAL GFA - 10,049 m2 (Interior Alterations 9,621m2, Additions - 428m2) to be fully renovated spread over 4 above grade levels and 2 below grades levels.

Project Status

In construction, 5% complete



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Robarts Commons (P006-10-113)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actual
February 2015	June 2017	April 2019	December 2020 April 2021	23 mo	42 mo	\$37.2 M	\$35.4M	\$26.7M
Construction						\$27.3 M	\$30.2M	\$22M

Project Description

5,539 GSM New Construction expanding student study space.

Project Status

Multiple delays due to redesign, retendering, municipal approvals, site conditions, and steel fabrication.



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Student Commons (P028-13-035)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actual
27 February 2015	01 June 2017	01 June 2018	20 January 2021	12 months	42 .5 months	\$24.5M	\$24. 6M	\$23.8M
					Construction	\$13.1M	\$13.1M	\$12.7M

Project Description

Renovation of existing building to house 3,400 NASM of program for University of Toronto Students Union. Includes existing, new and expanded amenities which will foster student interaction

Project Status

Multiple delays due to site conditions and contractor co-ordination. Partial occupancy (3 floors) received 17 Nov 2020.



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Schwartz Reisman Innovation Centre (P162-17-016)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
December 2020	30 July 2019	July 2022	January 2023	36 months	18 months	CM award	\$142,380,320	\$30,194,697
Construction							\$122,043,300	\$15,307,989

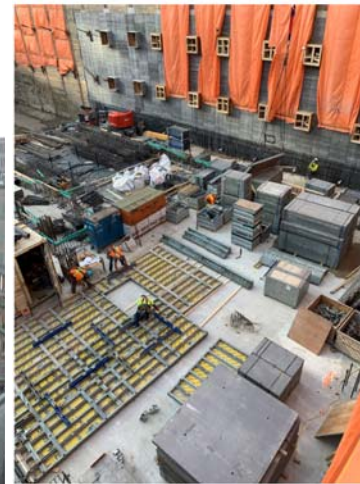
Project Description

This project, comprising 22,900 sm of tenant space over 12 above-grade stories and 2,300 sm of below grade parking, will be instrumental in creating one of the most powerful innovation centres in North America. Its marquee tenant is the Artificial Intelligence (AI) Institute which will focus on the shepherding of high impact research and engineering in the field of artificial intelligence and machine learning through which fundamental advances in science and medicine can be achieved, all for the common good.

Project Status

Construction Management delivery, conversion to GMP under discussion. Delays due to COVID-19, municipal approvals and Infrastructure Ontario drainage line issues; schedule recovery plan being implemented.

Foundation construction started in Sept. 2020 and in progress.



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Landscape of Landmark Quality (888-15-065)

Approved by Governing Council	Construction Start	Contract Completion Date	Projected Completion Date	Contract Duration	Current Elapsed Duration	Amount Approved	Amount Committed	Actuals
25 October 2019	January 2020	June 2023	April 2023	32 months	3 months	CM award	\$23.5M	\$7.5M
Construction							\$15M	\$1.4M

Project Description

This revitalization of the historic core of the University will allow for spaces of connection, gathering and ceremony as well as active and passive uses by relocating parking in King's College Circle to an underground garage. Geothermal capacity is being added to service several buildings as separate project.



Project Status

Geothermal started October 2020. Construction Manager award on 12 Nov 2020.



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Projects in Design

Project	Design Award	Consultant	Approximate Construction Start	Approved TPC
UTSC Indigenous House	December 2019	Formline Architecture with LGA	November 2021	\$1M Consultant fees
UTSC Parking Structure	December 2019	Gh3 with Behnisch	July 2021	\$4.6M Consultant fees
Academic Tower	August 2016	MacLennan Juankalns Miller Associates	2022	\$2.8M Consultant fees
Spadina Sussex Residence In Partnership with Daniels Corporation	N/A	Diamond Schmidt	June 2021	Full project approved. CM delivery.
Harbord Residence	December 2018	Maltzan with Architects Alliance	TBD	\$3.7M Consultant fees
CCCC	August 2016	Diller Scofidio Renfro with Architects Alliance	TBD	\$4.9M Consultant fees
Woodsworth College – New Academic Bldg	January 2019	Kongats	TBD	\$3.7M Consultant fees
UTM Arts Culture Technology (ACT) Building	April 2020	KPMB/Henning Larsen	2022	\$4.4M Consultant fees
KSR Facilities Master Plan	July 2017	Montgomery Sisam	2022	Full project approved. Awaiting tender.
New Astronomy Building	January 2020	Morphosis/Teeple	TBD	\$3M Consultant fees
UTM Student Services Commons	July 2020	Superkul Inc.	August 2021	\$1M Consultant fees
UTM New Residence	December 2020	Christenson & Co. with Montgomery Sisam	June 2022	\$4.8M Consultant fees
203 College FASE/A&S Experiential Learning Hub	August 2020	Lebel & Bouliane	May 2021	\$812,594 Consultant fees