

FOR RECOMMENDATION

PUBLIC

OPEN SESSION

TO: Planning & Budget Committee

SPONSOR: Scott Mabury, Vice-President Operations and Real Estate Partnerships

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PRESENTER:

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DATE: February 16, 2022 for February 28, 2022

AGENDA ITEM: 5

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for the University of Toronto Emerging and Pandemic Infections Centre (EPIC) Facility – Project Scope and Sources of Funding*

JURISDICTIONAL INFORMATION:

Pursuant to section 4.2.3. of the 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 in excess of \$50 million (Approval Level 3) on the St. George campus, will first be considered by the Planning & Budget Committee, which shall recommend approval to Academic Board. Following consideration and approval by the Academic Board and Business Board, such proposals are then brought forward to the Executive Committee, and then forwarded to the Governing Council.

GOVERNANCE PATH:

A. Project Planning Report

1. **Planning and Budget [for recommendation] (February 28, 2022)**
2. Academic Board [for recommendation] (March 10, 2022)
3. Executive Committee [for endorsement and forwarding] (March 22, 2022)
4. Governing Council [for approval] (March 31, 2022)

B. Execution of the Project:

1. Business Board [for approval] (March 15, 2022)

PREVIOUS ACTION TAKEN:

At the October 2, 2020 meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, the project [formerly identified as Combined Containment Level 3 (C-CL3) Facility] was brought forward to approve the Terms of Reference, and to formally strike the Project Planning Committee.

On January 4, 2021, following a between meeting approvals request, consultant fees were approved to engage consultants to initiate design services.

At the June 29, 2021 CaPS Executive Committee meeting, an increase in consultant fees was approved to procure other sub-consultants and bring the design to the next phase and expedite the demolition and abatement package ahead of construction.

At its meeting held on October 1, 2021, the CaPS Executive Committee approved the request for an increase in project expenditure to be made available for expenditure of early works to initiate abatement and demolition services for the U of T Emerging and Pandemic Infections Centre (EPIC) Facility.

HIGHLIGHTS:

The University of Toronto's (U of T) Emerging and Pandemic Infections Centre (EPIC) facility is currently split across three units within the Medical Sciences Building (MSB) and the Terrence Donnelly Centre for Biomedical Research (CCBR). The EPIC3 *in vitro* facility and the EPIC2 Core Virology and BioBank units, a complementary EPIC2 Risk Group 3 (RG3) pathogens secure laboratory, are in the West Wing (Block B) of MSB. The third EPIC3 unit is the *in vivo* facility in the Terrence Donnelly Centre for Cellular & Biomolecular Research (CCBR). The Temerty Faculty of Medicine (TFoM) proposes to consolidate the EPIC facility within MSB, co-locating the EPIC3 unit (*in vitro* and *in vivo*) and the complementary EPIC2 unit.

The EPIC Unit manages these facilities and the regulatory program for research with infectious biological agents that require high containment infrastructure and operational approaches. At present, the EPIC Unit supports the activities of: approximately 45 Principal Investigators across multiple divisions at the University of Toronto, Toronto Academic Health Science Network (TAHSN), other Canadian universities, and other government partners [Public Health Agency of Canada (PHAC) and Health Canada]. The EPIC Unit at the University of Toronto is the only research-dedicated high-containment level 3 facility in the Greater Toronto Area that has the regulatory license to conduct RG3 research, including manipulation *in vitro* and use of *in vivo* infection models.

To address the infrastructural challenges facing the Risk Group 3 (RG3) program at the University, the new EPIC3 and EPIC2 facilities will be located within MSB, given specific benefits and impacts on the academic program for the EPIC Unit to build in the future. The space program for the proposed facilities were developed to respond to the projected future steady-state research

demand in a Risk Group 3 pathogens secure environment to support the Temerty Faculty of Medicine's academic program, and broader institutional research initiatives at the University. Within the new facilities, research operations will be enhanced by state-of-the-art analytical and diagnostic equipment.

The space program for the combined EPIC3 was initially developed by Perkins Eastman Architects as per the *U of T Faculty of Medicine CL3 Lab Relocation Feasibility Study* — Refer to the *Report of the Project Planning Committee for the University of Toronto Emerging and Pandemic Infections Centre (EPIC) Facility*. The space program was further refined in Implementation Phase with the External Consultant team of DIALOG and Merrick along with TFoM and U of T. The facility simulates a box-in-a-box design to allow the facility's infrastructure and systems to be mostly independent from MSB infrastructure, as much as possible.

The current space program includes the EPIC3 facility consisting of six *in vitro* lab suites, and three *in vivo* procedure suites within the CL3 containment perimeter. Additionally, the layout incorporates required support spaces including an effluent decontamination management system to enable a wider scope of pathogenic research as well as a new imaging facility. The EPIC2 laboratory consists of a molecular lab, an infection room, and the BioBank within the CL2+ containment perimeter. CL2+ containment is physically akin to a Containment Level 2 laboratory, but with the operational requirements akin to the EPIC3 lab. Many of the features incorporated in the proposed facilities will allow the EPIC Unit to expand research. The EPIC facility must be designed to meet all required regulatory body licensing requirements and ensure high level of containment to ensure lab security and safety.

The total space program consists of 1,124 nasm of research and office space within a 2,138 gsm interior renovation (nasm-to-gross ratio of 1.9). This gsm includes the 750 gsm enclosed condition rooftop mechanical penthouse but excludes the 600 gsm screened nonconditioned enclosure.

The project submitted to the Committee of Adjustment (COA) for minor height variance September 28, 2021. The COA committee approved the minor variance as per the Final and Binding letter issued December 22, 2021. Heritage Preservations Services will administratively review/approve through the Building Permit submitted December 23, 2021, as the Medical Sciences Building is earmarked for future designation. An Alternative Solution package will be submitted to the City January 12, 2022, to get approval for use of flammables below grade. The proposed EPIC mechanical penthouse height is contextually appropriate, being only 5.1m above MSB's existing roof and the associated exhaust stack will be aligned to the existing MSB exhaust stack. The proposed mechanical penthouse is set back and positioned on the south end of MSB's existing roofs away from Front Campus. Although the 2011 Master Plan did not contemplate new development at the Medical Sciences Building, the Secondary Plan Application and Draft Urban Design Guidelines identify the West Wing location appropriate for additional mid-scale height with a step down northward to transition sensitively to Front Campus as well as help reinforce the existing frontage along King's College Road, an important view corridor to University College from College Street. The proposed EPIC project's Mechanical Penthouse massing and location is not anticipated to have any impact on future redevelopment.

There are no Secondary Effects associated with this project.

SCHEDULE:

The proposed target schedule for the project is as follows.

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| • Schematic Design | Mar – Jul 2021 |
| • Design Development | Aug – Dec 2021 |
| • Construction Documents Phase | Jan 2021 – Mar 2022 |
| • Full Governance Approval Cycle 4 | Jan 21 - Mar 31, 2021 |
| • Demolition and Abatement Tender/award | Oct - Dec 2021 |
| • Demolition and Abatement | Jan-Mar 2022 |
| • Construction tender/award | Apr – Jun 2022 |
| • Construction start | Jul 2022 – Feb 2024 |
| • Commissioning and Licensure | Feb 2024 – Aug 2024* |
| • Client Move-in | Jun - Aug 2024 |
| • Schedule Contingency | Jun - Dec 2024** |

*Commissioning, Performance Verification Testing, Licensure by Public Health Agency of Canada (PHAC), CCAC and CFIA

**Schedule assumptions include: City of Toronto accepts Alternative solution

FINANCIAL 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 Emerging and Pandemic Infections Centre (EPIC) Facility as identified in the *Report of the Project Planning Committee for the University of Toronto Emerging and Pandemic Infections Centre (EPIC) Facility*, dated February 10, 2022, be approved in principle; and,

THAT the project totaling 1,124 net assignable square metres (nasm) 2,138 gross square metres (gsm), be approved in principle, to be funded by Temerty Faculty of Medicine (TFoM) Operating Funds, TFoM Dean's Covid Priority Fund, Canadian Foundation for Innovation (CFI) / Ontario Research Fund (ORF) and Fundraising.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for University of Toronto Emerging and Pandemic Infections Centre (EPIC) Facility*, dated February 10, 2022