



**FOR INFORMATION**

**PUBLIC**

**OPEN SESSION**

**TO:** UTM Campus Council

**SPONSOR:** Scott Mabury, Vice President, Operations & Real Estate Partnerships  
**CONTACT INFO:** 416-978-7116, [scott.mabury@utoronto.ca](mailto:scott.mabury@utoronto.ca)

**PRESENTER:** N/A  
**CONTACT INFO:**

**DATE:** October 4, 2023 for October 11, 2023

**AGENDA ITEM:** 7

**ITEM IDENTIFICATION:**

Report on UTM Capital Projects

**JURISDICTIONAL INFORMATION:**

The Campus Affairs Committee and the Campus Council Terms of Reference note that capital plans, projects and space are among these governance bodies' areas of responsibility.

**PREVIOUS ACTION TAKEN:**

A regular *Report of Capital Projects* highlighting the University's capital expansion program (tri-campus) is submitted to Campus Council and the Campus Affairs Committee for information.

**HIGHLIGHTS:**

A report highlighting the capital projects on the UTM campus has been prepared for information for the UTM Campus Affairs Committee and the UTM Campus Council. The report provides information on projects on the UTM campus over \$10 million that are "occupied" or "currently under construction".

**FINANCIAL IMPLICATIONS:**

There are no financial implications.

**RECOMMENDATION:**

For information.

---

**DOCUMENTATION PROVIDED:**

Report on UTM Capital Projects as at April 30, 2023.



# **UTM Capital Projects Construction Report**

## **April 2023**

Contents:

Projects in Construction - Page 2-3

Projects in Design Summary – Page 4

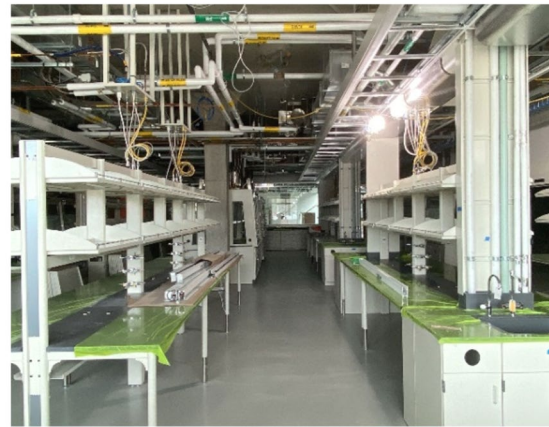
Projects in Construction Summary – Page 5

# CAPITAL PROJECTS CONSTRUCTION REPORT

April 2023

## UTM Science Building (P300-17-024)

Original Approval by Governing Council	Consultant	Delivery	Construction Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
December 2017	Kieran Timberlake	Stip Sum Walsh CCDC-2	Mar 2020	May 2023	August 2023	41 Months	37 Months	\$164.6M	\$125.3M	\$116.7M
GSM	15,552								<b>Construction Completion</b>	<b>93.1%</b>



### Project Status

- Major lab equipment delivered on site and installation is in-progress (ACF, fume hoods, biosafety cabinets)
- Duct cleaning occurred at the ACF and progressing to the main lab areas
- Green roof deck wood framing underway/almost done
- South loading dock geotechnical investigation done and work is planned to proceed per the design of ASI-105

### Schedule Risk - Medium

- Processing change orders with unsubstantiated time impacts may impede the ability of trades to continue performing additional work.
- Obtaining inspections and permits from local authorities can be a difficult and time-consuming process. Resolution of penthouse screen structure
- Resolution of door hardware changes
- Resolving any programming issues related to the BAS system

### Budget Risk- Medium

- Walsh is expected to put a delay claim that can be anywhere from 7-12month

# CAPITAL PROJECTS CONSTRUCTION REPORT

April 2023

## UTM Student Services Commons (P300-20-025)

Original Approval by Governing Council	Consultant	Delivery	Constructi on Start	Contract Completion Date	Projected Completion Date	Anticipated Contract Duration	Current Elapsed Duration	Current Approved TPC	Amount Committed Construction	Actual Construction
October 2021	Superkul Inc.	Stip Sum Morosons CCDC-2	May 2022	Jul 2023	Oct 2023	18 Months	11 Months	\$13.7M	\$9.39M	\$5.86M
GSM	2,070								<b>Construction Completion</b>	<b>62%</b>



### Project Status

- Interior: Phase 1 continues to progress to finishes (tiling, painting, glazing and ceiling) and millwork installation.
- Exterior entrance: canopy steel work completed. Continues to progress to roofing and landscaping.

### Schedule Risk - Medium

- Supply chain impact for construction materials.
- Mechanical equipment requires long lead time (tentative delivery in now scheduled for August 2023 with possible further delay)
- Phased construction: delay in phase 1 delivery would impact phase 2 progress.

### Budget Risk - Low

- Cost for secondary effect has increased for additional \$159,355 to a total of \$1,021,405. The fund has been transferred out leaving project with minimum project contingency.

# CAPITAL PROJECTS CONSTRUCTION REPORT

April 2023

## Projects in Design Summary

Project	Design Award	Consultant	Construction Start (Est.)	Approved TPC: status of approval through governance stages
UTM F2 (formerly ACT) Building (P300-19-122)	Apr 2020	KPMB/Henning Larsen	2024	Negotiation with the MECP to obtain environmental permit ongoing with delays impacting schedule 4-16 months. 40% CD Costing received. EllisDon has been onboarded as preconstruction CM. CM construction cost validation has been received within budget.
UTM New Residence (P300-20-009)	Dec 2020	Christensen & Co. with Montgomery Sisam	late 2023	<ul style="list-style-type: none"> <li>-Issued RFP for construction Manager on April 19, 2023</li> <li>-\$8.7M TPC Increase No. 1 approved for CM Cost for Pre-Construction phase 1 and additional consultants required for the completion of the design phases.</li> <li>- 100% Construction Documents Work in Progress.</li> <li>- SPA first Pre-screen comments received and corrected.</li> <li>- Waiting for comments from SAR-Ontario on Species at Risk (MECP).</li> <li>- Payment Made to CVC</li> </ul>

# Project in Construction Summary

# CAPITAL PROJECTS CONSTRUCTION REPORT

April 2023

Project	Potential TPC Increase Required	Budget Risk (\$M)	Potential Completion Delay	Schedule Risk (months)	Previously Reported
UTM Science Building (P300-17-024)	Walsh might put a delay claim that could be anywhere between 7-12months	\$3.6M	Strikes, supply chain and coordination issues, changes to the labs.	3	0/3
UTM Student Services Commons (P300-20-025)	Minimum project contingency	0	Strikes, multiple phasing plan, supply chain issues	3	0/3