

Jan 31st, 2004: CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M and OTHER REQUIREMENTS. MASTER LIST January 31st, 2004.
Summary Sheet, Page 1

Table 1: SUMMARY OF CURRENT CAPITAL PLAN [all funds in Millions of dollars]													
				Expected Internal Financing [Debt Repayment Sources]						Contingency Internal Financing			
SUMMARY DATA FOR SECTION 1				Total Project Cost	Funding Available, all Sources	Borrowing Required [I=G-H]	UIIF	EGF [UTM & UTSC]	Division	Student Levy Revenues	Residence & Ancillary Revenues	Other Central Funds	Funding Gap
				G	H	I = J+L+M+N+O+P+Q	J	L	M	N	O	P	Q
COMPLETED CURRENT CAPITAL PLAN	Section 1a	351.29	96.67	254.63	76.97	1.31	19.81	0.00	155.81	0.00			
PROJECTS UNDER CONSTRUCTION OR BEING ACQUIRED	Section 1b	324.20	187.01	137.19	19.92	23.96	1.66	6.95	54.66	0.00			29.86
PROJECTS AT PRE-TENDER OR AT TENDER STAGE	Section 1c	134.98	54.28	80.69	7.05	23.21	8.97	16.00	14.17	0.00			11.30
Total for CURRENT CAPITAL PLAN		810.47	337.96	472.51	103.94	48.48	30.44	22.95	224.63	0.00			41.16

Table 2: OTHER REQUIREMENTS [all funds in Millions of dollars]													
OTHER REQUIREMENTS: SECTION 2				Total Cost	Funding Available, all Sources	Borrowing in addition to Capital Plan	UIIF	EGF	Division	Student Levy Revenues	Residence & Ancillary Revenues	Other Central Funds	Funding Gap
EXISTING	Section 2a								8.25	2.43	70.73	16.45	0.00
Other Requirements		98.872		98.87									
Endowment Matching Funds [Not Capital Plan]		36.5		36.50									
PLANNED	Section 2b						5.81	6.61				44.00	
UIIF : Not Capital Plan		5.81		5.81									
EGF: Available for Capital Plan		6.61		6.61									
Endowment Matching Funds [Not Capital Plan]		7.50		7.50									
Total for OTHER REQUIREMENTS		155.29		155.29			5.81	6.61	8.25	2.43	70.73	60.45	0.00
TOTAL: CAPITAL PLAN & OTHER REQUIREMENTS		965.76	337.96	627.80	109.75	55.09	38.69	25.38	295.36	60.45			41.16

Changes from Past Record			
December 31st, 2003		957.97	621.84
1	Phase 1: Science Labs Upgrade at UTSC	4.30	0
	EGF: Available for Capital Plan [project 1]	-2.47	0
2	University College Residence	3.96	3.96
3	Chestnut allocation	2.00	2.00
January 31st, 2004		965.76	627.80
Additional items pending for approval:			
4	Economics Building	-8.00	-8.00
5	Library Storage Facility	1.00	1.00
March 2nd, 2004 (projected)		958.76	620.80

Item approved at Business Board on 19th Jan., 2004/ SuperBuild 2002 funds EGF funds already included in borrowing.

Item approved at Business Board on 19th Jan., 2004.

Approved by V-P Business Affairs

Reduce cost by \$8 million: Phase 2 will not be constructed.

Allocation of \$1M only for design fees on March 2nd, 2004. Total project cost is \$6M.

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M:December 31st, 2003.

MASTER COPY: January 31st, 2004.

SECTION 1: CURRENT CAPITAL PLAN: Three sections, SECTIONS 1a, 1b & 1c													
Sector Descriptor				Expected Internal Financing [Debt Replacement Sources]							Contingency Internal Funding	Notes	
Projects in Section 1a are nearing completion. Sections 1b and 1c will proceed expeditiously to completion and implementation respectively./ Anyultimate shortfall in funding will be met from University funds, except for those projects marked with an asterisk./ Projects are all approved by GC./ All projects assigned an A1 priority A1. / A1A, indicates that the project is also identified with Advancement for fund raising.				Priority	Current Cost	Funds Available: Donations, CF, Super Build, OIT, FRP, Interest, Faculty Cash, etc.	UIIF Funds	Enrolment Growth Funds	Division	Student Levy Funds	Residences & Ancillaries Funding	Other Central Funds	Funding Gap
					F	G	I	J	K	L	M	N	P
SECTOR	SECTION 1a: COMPLETED PROJECTS WITHIN THE CURRENT CAPITAL PLAN												
UTSC:	Residence Phase 4	A1	16.26	0.00	0.00	0.00	0.00	0.00	16.26	0.00	0.00		
UTM:	CABB- Centre for Applied Biosciences & Biotechnology	A1	3.39	2.08	0.00	1.31	0.00	0.00	0.00	0.00	0.00		
UTM:	Residence Phase 7	A1	15.32	0.00	0.00	0.00	0.00	0.00	14.60	0.00	0.72		
Health Sciences:	Renovation of 500 University Ave/Centre for FASE/A&Sc:	A1A	11.12	0.70	10.42	0.00	0.00	0.00	0.00	0.00	0.00	\$ 11.12 is being recovered from the Faculty of Medicine	
BCIT - Bahen Centre for Information Technology	A1A	111.87	73.44	18.62	0.00	19.81	0.00	0.00	0.00	0.00	0.00	\$1.9M is the cost shared by Provost & V-P Business	
Arts & Science:	Growth Facility for Plant Research(Earth Sciences)	A1	6.07	6.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Arts & Science:	Sidney Smith Infill Phases 1 (\$1.844M) & 2	A1	3.08	1.08	2.00	0.00	0.00	0.00	0.00	0.00	0.00		
Other Faculties:	Library: Morrison Pavilion, Gerstein Science Information Centre	A1A	15.19	6.36	8.83	0.00	0.00	0.00	0.00	0.00	0.00		
Campus:	Early Learning Centre [Childcare Facilities]	A1	4.30	0.00	4.30	0.00	0.00	0.00	0.00	0.00	0.00		
Campus:	Purchase of the Board of Education	A1	17.00	0.00	17.00	0.00	0.00	0.00	0.00	0.00	0.00		
Campus:	Purchase of Colony Hotel: 89 Chestnut Street Upgrade	A1	74.00	0.00	0.00	0.00	0.00	0.00	74.00	0.00	0.00		
Campus:	South East Infrastructure	A1	3.77	3.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Campus:	Purchase of 500 University	A1	15.80	0.00	15.80	0.00	0.00	0.00	0.00	0.00	0.00		
Campus:	Purchase of Medical Arts Building	A1	14.26	0.00	0.00	0.00	0.00	0.00	14.26	0.00	0.00		
Campus:	Parking Garage: BCIT	A1	13.10	2.07	0.00	0.00	0.00	0.00	11.03	0.00	0.00		
Campus:	New College Residence	A1	26.76	1.10	0.00	0.00	0.00	0.00	25.66	0.00	0.00	\$352k/yr 8yrs APF /College 0.75M A&S .35M	
TOTAL	SECTION 1a: Total		351.29	96.67	76.97	1.31	19.81	0.00	155.81	0.00	0.72		
SECTOR	SECTION 1b: PROJECTS UNDER CONTRUCTION or BEING ACQUIRED WITHIN THE CURRENT CAPITAL PLAN												
UTSC:	ARC - Academic Resource Centre	A1A	20.26	12.24	0.00	7.34	0.00	0.00	0.00	0.00	0.69	\$0.69M shortfall. Aug 03 [G: 6.38 to 11.04] [J:11.99 to 7.34]. SuperBuild 20 02 project.	
UTSC:	Parking & Roadway Improvements	A1	10.11	2.31	0.00	0.00	0.00	0.00	7.80	0.00	0.00	\$184k from ARC; \$232k from Parking Anc.; \$1.9 from Right-of- Way [\$1.11M + \$0.79M].	
UTSC:	Student Centre	A1A	13.92	1.25	4.72	0.00	0.00	6.95	0.00	0.00	1.00	\$1.25 + \$6.95 totals the \$8.2M ancillary loan	
UTSC:	Management Building	A1A	15.43	9.80	0.00	4.47	0.00	0.00	0.00	0.00	1.16	\$1.16M backed by EGF. Aug. 03 [G: 0.0 to 9.8], [J: 14.37 to 5.73]. SuperBuild 2002 project	
UTM:	CCIT Communication, Culture & Information Technology	A1A	34.67	24.02	2.50	8.15	0.00	0.00	0.00	0.00	0.00	\$50k fundraising not added	
UTM:	CCIT Parking	A1	12.89	0.00	0.00	0.00	0.00	0.00	12.70	0.00	0.00	P&B \$12.700M. BB \$12.892M	
Health Sciences:	CCBR with shelled floors	A1A	87.60	70.69	2.80	0.00	0.00	0.00	0.00	0.00	14.11	\$2.4M in 70.69M to be clarified	
Health Sciences:	Leslie L. Dan Pharmacy Building	A1A	75.00	55.80	7.20	0.00	0.00	0.00	0.00	0.00	12.00	Greenhouse cost is \$1.035M. [P&B: \$70M to \$71.4M], [Jun. 19, 2003, BB approves \$75M]	
Arts & Science:	Lash Miller Undergraduate Chemistry Laboratories	A1	5.60	1.60	0.00	4.00	0.00	0.00	0.00	0.00	0.00	Supported by EGF	
Other Faculties:	Rotman Expansion: 4th & 5th floors	A1A	4.32	4.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Tender price is \$4,318,000. Reduced from original \$4,400,000 by \$82,000	
Other Faculties:	*SCS: Community Learning Renovation	A1A	7.10	0.90	0.00	0.00	0.00	0.00	5.30	0.00	0.90	[H: 0.0 to 0.90], [M: 4.6 to 5.3], [P: 2.6 to 0.9]. Approved by V-Ps in August, 2003	
Campus:	King's College Road Open Space Plan	A1A	5.30	2.40	2.70	0.00	0.20	0.00	0.00	0.00	0.00	SUMMER AUTHORITY 2003 [0.2M from FASE, 0.5M from Advancement]	
Residence:	Woodsworth College Residence	A1	32.00	1.68	0.00	0.00	1.46	0.00	28.86	0.00	0.00	\$1.4556116M [\$0.876M Library; \$0.181M Rotman. \$0.398843M Commerce]	
TOTAL	SECTION 1b: Total		324.20	187.01	19.92	23.96	1.66	6.95	54.66	0.00	29.86		
SECTOR	SECTION 1c: PROJECTS AT PRE TENDER OR AT TENDER STAGE												
UTSC:	Phase 1: Science Laboratories Upgrade at UTSC	A1	4.30	1.83	0.00	2.47	0.00	0.00	0.00	0.00	0.00	SuperBuild 2002 project. Other support from EGFFunding.	
UTSC:	Arts Classroom Building	A1A	20.38	12.62	0.00	7.76	0.00	0.00	0.00	0.00	0.00	SuperBuild 2002 project. Other support from EGFFunding.	
UTM:	Collegeway Stage 2 + Springbank purchase	A1A	2.50	0.00	0.00	2.50	0.00	0.00	0.00	0.00	0.00	\$1M directed to Springbank Purchase, balance of \$1.5M for Collegeway access	
UTM:	Wellness Centre	A1	24.50	0.00	7.00	0.00	0.00	16.00	0.00	0.00	1.50		
UTM:	Academic Learning Centre	A1A	34.00	26.82	0.00	7.18	0.00	0.00	0.00	0.00	0.00	SuperBuild 2002 Project. Other support from EGF.	
Arts & Science:	Economics Building	A1A	14.30	0.00	0.00	0.00	6.00	0.00	0.00	0.00	8.30		
Arts & Science:	Sidney Smith Patio	A1	3.30	0.00	0.00	3.30	0.00	0.00	0.00	0.00	0.00		
Other Faculties:	Woodsworth Basement & 1st Floor	A1A	3.70	0.73	0.00	0.00	2.97	0.00	0.00	0.00	0.00	Woodsworth Residence. Classroom & Audio Visual Storage + Commerce Career Centre & Aid Centre	
Residence:	University College	A1A	28.00	12.29	0.05	0.00	0.00	0.00	14.17	0.00	1.50	June 19th, 2003 BB approval: January 19th 2004 BB approval.	
TOTAL	SECTION 1c: Total		134.98	54.28	7.05	23.21	8.97	16.00	14.17	0.00	11.30		
TOTAL	CURRENT CAPITAL PLAN		810.47	337.96	103.94	48.48	30.44	22.95	224.63	0.00	41.88		

SECTION 3: FUTURE PROJECTS THAT WILL REQUIRE APPROVAL & FUNDING												
Projects in Section 3 are of considerable importance to the University of Toronto. Many of these projects will require full external funding prior to formal approval to proceed.			Priority Unassigned	Project Cost Estimate	Fund Raising Targets [Estimates]	Enrolment Growth Funds	Student Levy			Increased borrowing	ACTION	Notes
SECTOR	SECTION 3: ADDITIONAL PROJECT/ CURRENT CAPITAL PLAN											
SECTION 3a: CLEAN-UP PROJECTS WITH FUNDING												
UTSC:	Food Services	P	2.00			1.46				0.00	PROCEED	Proceed: Ancillary contribution plus EGF of \$1.46M
Arts & Science:	Ramsay Wright Laboratories	P	0.70			0.70				0.00	PROCEED	Proceed: Use funding shown. Redefinition by Arts and Science.
SECTION 3b: PRIORITY PROJECTS MOVING FORWARD with CONDITIONS 25.00												
UTSC:	Science Renovations, Phase 2 Soils Laboratory Renovation	P	1.08									Phase 2 of the UTSC Science Facilities
Health Sciences:	155 College Street: Faculty of Nursing + Medicine	PA	16.00							16.00	PROCEED	Complete Project Committee Report. Investigate Government support. Security issues to be included
Other Faculties:	LIBRARY: Library Storage	P	6.00							6.00		Cost to build 2 Million volume facility is \$6 million.
Campus:	Multi-Faith Centre	PA	3.00	3.00						3.00	PROCEED	Proceed with planning. Will require increased borrowing. Fund raising appears to be difficult.
SECTION 3c: PROJECTS ON HOLD, BUT NEED TO BE ADDRESSED												
UTSC:	Science Facilities at UTSC [Phases 3 and 4]	P	30.00								ON HOLD	REQUIRES CFI SUPPORT with UTSC. Phase 3: Balcony Enclosure + Phase 4: Science Building
Arts & Science:	Math/Statistics/Anthropology; Post Medical Arts	P	10.00								NEEDED/ OCGS	NEED TO FIND MATH SPACE. CRITICAL
Arts & Science:	Medical Arts Building	P	11.50							11.50	EXPLORATION	Lease back exploration, cost to reno is \$11.5M.
Arts & Science:	Alternate: English top priority as borrowing space available										EXPLORATION	
SECTION 3d: PROJECTS WITH LEASE BACK REQUIREMENTS												
UTSC:	Residence, Phase 5	P	27.00								LEASE BACK	External Development/ Leaseback options to be explored. These are difficult & take time [9 mnths].
UTM:	Residence, Phase 8	P	27.00								LEASE BACK	External Development/ Leaseback options to be explored. These are difficult & take time [9 mnths].
SECTION 3e: FULL FUNDING REQUIROED TO PROCEED												
UTM:	South Building Renovations	P	12.00								ON HOLD	External funding will be needed. Post building of the Academic Learning Centre which opens in 2006
Arts & Science:	1 Spadina Cres Renovation	PA	35.00	35.00							NEEDED	Full Funding required for renovation. Proceed with cleanup only for the present to house Fine Arts
Other Faculties:	LIBRARY: Gertstein Sci. Info Centre. Balance of Gerstein Renc	P									ON HOLD	
Other Faculties:	Canadians Building Renovation	P									ON HOLD	On Hold. Private Funding Needed for Public Policy School.
Other Faculties:	OISE-UT: Institute of Child Study [CS]	PA	8.00	8.00							NEEDED	Fund-raising on-going. Approved in Governance.
Other Faculties:	Rotman Building	PA	tba									Project Committee active
Other Faculties:	LAW: Flavelle House, Phase 2	PA	68.00	68.00								\$68M to be raised from external sources by the Faculty of Law
Other Faculties:	MUSIC: Johnson Building Renovation	PA	30.00	30.00								\$30M to be raised from external sources by Faculty of Music
Other Faculties:	Faculty of Landscape Architecture & Design	PA	13.00	9.00								Original project was \$13M. \$4 now completed.
Campus:	Student Centre at St. George	P	35.00				7.00			21.00	ON HOLD	Project on hold. Cost will depend on precise scope. University \$7M; Levy \$14M
Campus:	255/257 College Street: Offices of V-P Business	P	15.00								ON HOLD	On Hold. Possible V-P Business Site.
Campus:	Hart House: Great Hall/Theatre/ Access	PA										Proceeding with external funds
Campus:	Varsity Stadium & Arena	PA	21.00								ON HOLD	On Hold. 90 day investigation with Tanenbaum
Residence:	Innis College: Town Hall & Cinema Studies	PA	5.00	5.00							ACTIVE	Active. Innis has established what is required. Will proceed in phased approach as funding secured
Residence:	New College: Student Centre	PA									ON HOLD	Input required from Office of Advancement
SECTOR	SECTION 4: INFRASTRUCTURE & DEFERRED MAINTENANCE											
UTSC:	Infrastructure	P	20.00									URGENT. \$2million directed to Infrastructure. Balance under review.
UTSC:	Deferred Maintenance	P	27.00									Ongoing Issue
UTM:	Infrastructure	P	20.00									URGENT. Under review.
UTM:	Deferred Maintenance	P	16.00									Ongoing Issue
Campus:	Infrastructure	P	20.00									Estimate.
Campus:	Deferred Maintenance	P	276.00									Ongoing Issue