



University of Toronto

CAPITAL PROJECTS DEPARTMENT

TO: Business Board

SPONSOR: John Bisanti, Chief Capital Projects Officer

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DATE: February 14, 2005 for February 28, 2005

AGENDA ITEM: 7(b)

ITEM IDENTIFICATION:

Capital Project: - UTSC, Electrical & Mechanical Infrastructure Upgrades, Phase 3 – Cooling Towers

JURISDICTIONAL INFORMATION:

Pursuant to Section 5.2. (b) of its Terms of Reference, the Business Board approves expenditures for, and the execution of, approved Capital Projects.

PREVIOUS ACTION TAKEN:

This is the first time this project is being presented to the Business Board.

Other Board and Committee approvals to-date include:

- Academic Board - January 13, 2005
- Planning & Budget - December 7, 2004

HIGHLIGHTS:

Numerous infrastructure needs related to both the electrical and mechanical systems at UTSC have required urgent attention in the past 24 months. Extensive construction has occurred on the site, with each of the new major buildings requiring adequate electrical and mechanical services to ensure effective operation. A considerable portion of these expenditures relate to the additional demands of the new buildings as well as the replacement of systems that partially address deferred maintenance issues. It is to be noted that this project comprises a number of phases that need to be addressed in a timely manner to avoid the disruption of services to the campus. Each of the phases has been isolated as an independent project that contributes to the overall infrastructure at UTSC.

A multi-phase plan prepared by UTSC identified a defined set of high priority projects that required immediate attention. All projects in the planned schedule to the present time that cost less than

\$2 million dollars have been approved by the Accommodation and Facilities Directorate. These projects identified as Phases 1A, 1B, 2A and 2B respectively in Table 1 are tabulated below and have been approved through AFD.

TABLE 1

<u>AFD Approval</u>	<u>Phase</u>	<u>Project Title</u>	<u>Cost of the Project</u>
May 9, 2003	Phase 1A	Electrical Distribution Switch	\$451,000
January 30, 2004	Phase 1B	De-aerator for Heating/Asbestos	\$1,675,000
January 30, 2004	Phase 2A	Electrical Distribution and Indoor/ Outdoor Switchgear Replacement	\$1,660,000
January 30, 2004	Phase 2B	Mechanical Infrastructure – New Boiler/Asbestos	\$1,505,000

Phase 3 is the replacement of the cooling tower estimated at \$2,515,000.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

UTSC has already directed a total of \$5,291,000 towards Phases 1 and 2 of the projected \$17.351 million infrastructure upgrades plan at UTSC. The new cooling towers, Phase 3, will require an additional \$2,515,000. The funds for Phase 3 are to be derived from the UTSC operating budgets in 2004/2005 and 2005/2006 as well as from Deferred Maintenance Funds and Facilities Renewal Funds to be allocated to UTSC. The funding provided from the 2004/05 UTSC operating budget is available immediately to initiate the project.

RECOMMENDATION:

THAT the Vice-President, Business Affairs be authorized:

- (i) to execute the University of Toronto at Scarborough: Electrical and Mechanical Infrastructure Upgrades, Phase 3 - Cooling Towers project at a cost not to exceed \$2,515,000 to be funded from the following sources:

(a)	University of Toronto at Scarborough operating budget for 2004-05	\$1,218,166
(b)	University of Toronto at Scarborough operating budget for 2005-06	500,000
(c)	Deferred Maintenance Funds allocation to the University of Toronto at Scarborough for 2005-06	596,834
(d)	Facilities Renewal Program allocation for 2005-06	200,000

and

- (ii) to arrange such interim and long-term financing as required from either internal or external sources.