



University of Toronto

CAPITAL PROJECTS DEPARTMENT

TO: Business Board

SPONSOR: John Bisanti, Chief Capital Projects Officer
CONTACT INFO: 416-978-4322 or email: john.bisanti@utoronto.ca

DATE: February 21, 2006 for February 27, 2006

AGENDA ITEM: 5(e)

ITEM IDENTIFICATION:

Capital Project Report – UTSC – East Arrival Court

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.

This item has not been approved by other Boards and Committees to-date.

HIGHLIGHTS:

Due to intensive development in recent years, the conditions of pedestrian pathways, the east parking lots, open space and roadways at UTSC have deteriorated, creating unsafe conditions.

The existing parking layout of this area no longer aligns with surrounding facilities, and does not make use of the existing space and parking area in an efficient and attractive manner. The current proposal for the East Arrival Court incorporates the recommendations and direction set out within the 2001 Master Plan.

The East Arrival Court will provide a new entrance off of Military Trail, organized around a principal landscape feature, a “bioswail”, which will enhance the environmental performance of the Campus and improve storm water management in the Highland Creek Valley watershed. The parking area will be re-organized to provide 21 barrier free spaces for patrons with disabilities and

increase visitor parking capacity. Standard spaces for permit holders will be maintained at 282.

The estimated cost for this project is \$3,112,642 and implementation will take place during the 2006-2007 fiscal year.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

With the development of the East Arrival Court, the parking ancillary will address its main outstanding deferred maintenance item – refurbishment of the Inner parking lots, optimizing available space and meeting current design standards.

Total Project Cost for the East Arrival Court is estimated to be \$3,112,642. Funds for this project will be derived from:

- Cash allocation from carry-forward funds in the UTSC operating budget = \$ 232,763
- Capital investment by the UTSC ancillary operations budget = \$ 249,961
- Debt financing to be provided by the UTSC operating budget and repaid by the UTSC ancillary operations budget = \$2,629,918
\$3,112,642

RECOMMENDATIONS:

Be it Resolved

Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized:

- (a) to execute the University of Toronto at Scarborough (UTSC) East Arrival Project, at a cost not to exceed \$3,112,642, using the following sources of funds:
 - i) Cash allocation from carry-forward funds in the UTSC operating budget \$ 232,763
 - ii) Capital investment by the UTSC ancillary operations budget \$ 249,961
 - iii) Debt financing to be provided by the UTSC operating budget and repaid by the UTSC ancillary operations budget \$2,629,918

and

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