



Office of the Assistant Vice-President, Space and Facilities Planning

TO: Planning and Budget Committee

SPONSOR: Elizabeth Sisam, Assistant Vice-President Space and Facilities Planning

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DATE: April 26, 2006 for May 9, 2006

AGENDA ITEM: 10

Project Planning Committee Report for the Department of Fine Art at One Spadina Crescent

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

PREVIOUS ACTION TAKEN

In February 2001 a Project Committee was established with a mandate to develop a space plan to accommodate the Department of English, the Department of Fine Art and possibly the Centre for Museum Studies at One Spadina Crescent. The renovated building was to provide modern office space for faculty, staff, graduate and undergraduate students, as well as studios, resource centres, archival space, study space and research areas.

Prior to the completion of this planning exercise, the University of Toronto acquired the Medical Arts Building at Bloor and St. George Street. The Faculty of Arts and Science, working with the Office of the Provost, made the decision to consolidate the Departments of English, Philosophy, Linguistics and Religion at the Medical Arts Building. As a result, the Department of English will no longer require accommodation at One Spadina Crescent. The mandate of the Project Committee was redefined in April 2003 with three stated goals: to develop a space program and plan to accommodate the entire Department of Fine Arts within One Spadina Crescent; to investigate all secondary effects resulting from the accommodation of Fine Art at One Spadina; and to provide a schedule that would accomplish the above objectives including all cost implications.

A Project Committee Report outlining a single phase project was completed in May 2004. In the fall of 2005 the report was reviewed with the intent of accomplishing smaller phased projects that would link to fundraising goals.

BACKGROUND:

The Department of Fine Art is a joint unit with programs encompassing the history of art and visual studies (studio art). The history of art program is poised to offer a global curriculum keyed to art, visual communication, and material culture across disparate

cultural domains. Visual Studies, following the introduction of enrollment controls as well as a new graduate program, capitalizes on a flexible interdisciplinary curriculum and blended appointments at a high level of creative professional accomplishment. The art history program and Department's administrative offices and support services are currently located on the 6th floor of Sidney Smith Hall, and the Visual Studies Program spaces are located in One Spadina Crescent.

The History of Art component must offer teaching and research programs that have at once a global basis but still maintain the selective and strategic focus necessary to assure program excellence. The expansion of the curriculum into this domain, no less than the renewal and expansion of the VIS curriculum (including the introduction of a new graduate program and the possible introduction of another in the years ahead) have put considerable stress on already degraded facilities. Beyond the program changes described above, the Department's new academic plan proposes to link Art History, Museum Studies, Visual Studies, and other pertinent units with a new degree program in Art Criticism and Curatorial practice. There is a high level of consensus among stakeholders in several units that the University of Toronto is well-positioned to take a leading role in this emerging professional field.

The operations of the Department of Fine Art are presently severely constrained by existing space limitations. Its Visual Studies Programme, including offices and studios are already located at One Spadina Crescent. Other departmental operations, including all functions related to the History of Art curriculum, faculty and administration and Library functions, currently located at Sidney Smith Hall will benefit from the additional space and facilities that will be made available at One Spadina Crescent. Reuniting the divided components of the unit and updating and adding to existing facilities is essential for the department's programmatic excellence, efficient operation and its academic future.

The space program is based on the academic planning goals for the department including planned growth of programs and faculty and student complements.

Projects that are advanced for consideration by the Planning & Budget Committee are evaluated against criteria identified in the Capital Plan tabled at the Planning & Budget Committee, December 12th, 2004¹. This project will provide facilities to enable the department to meet its academic objectives, create much needed student studio and study space, address deferred maintenance and legislative requirements.

Because of the complexity of the building structure and its heritage attributes, determining a phased plan without considerable detailed investigations by consultants was found to be unadvisable. As such, the report issued here, describes the full potential of One Spadina Crescent to accomplish all long term goals of the department of Fine Art. Further consultant review is recommended, to be accomplished as the first phase of this project, to provide an accurate phased master plan and cost estimate.

¹ The nine criteria by which all capital projects are assessed are:

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|------------------------------------------|--------------------------------------------------|
| 1. Mission Objectives of the University, | 2. Policy Objectives & Legislative Requirements, |
| 3. Provincial Space Standards, | 4. Strengthening Scholarship, |
| 5. Providing Academic Leadership, | 6. Student Experience, |
| 7. Economic Consistency, | 8. Resources, |
| 9. Deferred Maintenance. | |

HIGHLIGHTS

The relocation of the entire Department of Fine Art to One Spadina Crescent will require the relocation of the some thirteen partial departmental and other units currently occupying the space. Relocation will occur consistent with a phased Master Plan and accomplished as funds become available. It will also trigger the release of 747nasm of space currently occupied at Sidney Smith Hall as occupants are accommodated at One Spadina Crescent. This will allow for departments presently located within Sidney Smith Hall to better accommodate their increasing space demands as a result of increased enrolments and the expansion of their research programs. Approximately 80nasm space in the Colleges will also be released as faculty currently accommodated in these offices retire or move to new facilities at One Spadina Crescent.

The project assumes that some structures of One Spadina crescent will be demolished to reveal the original single loaded corridor structure and quadrangle and that the original structure and surrounding grounds be renovated/updated for the Department of Fine Art. New space must also be constructed in order to fully accommodate the department.

As the approved development site wraps the original building and includes area that is currently occupied (military wing, animal facilities), any new construction as well as any intention to maintain the military wing and animal facilities will impinge on the development site. Special attention must be paid to maintaining a useable development envelope for future construction on the remaining parcel for University use while properly accommodating the programmatic needs of the Department of Fine Art.

Careful consideration of the entire site will be undertaken as part of the phase one detailed Site and Phasing Master Plan. The development site and permitted zoning envelope identifies a safe crossing that is to be created from the campus to the circle. This must be implemented as part of this project to ensure the safety of all occupants.

FINANCIAL AND/OR PLANNING IMPLICATIONS

A detailed total project cost estimate for the complete plan as outlined in the report will follow the work of the consultant's Master Plan.

At this time a preliminary estimate has been prepared by Capital Projects allowing for rough per square meter costs for renovations (historical and compatible) and new construction. The total project cost in 2006 dollars is in the range of \$ 36.5 to \$42.8 million. Phasing will impact this estimate because of escalation and construction set-up costs.

To accommodate the 3610nasm base program requirements for Fine Art, the cost range has considered a reduced scope vs. a fuller scope and retention vs. demolition of the military wing. The base amount is in the range of \$17.3M – \$19.3M with premiums related to a partial historic restoration/renovation for portions of the building (\$6.32M-8.25M), to the amount of deferred maintenance/ lack of infrastructure/life safety/accessibility (complete lack thereof), that has accumulated through time and

has been identified (\$10.7M), sitework, heritage site restoration and landscaping (\$1.375M – 2.75M) as well as the secondary effect cost of relocating some 1540nasm of space occupied by other University uses (\$790K – 1.58M allowance). The Office of Space and Facilities Planning is providing assistance/facilitating the relocation of current non-arts & science occupants to other suitable locations.

The first phase of this project will be to hire an architect/consultant to prepare a Detailed Site and Phasing Master Plan including a detailed construction cost estimate. Up to \$250,000 dollars will be made available by the faculty of Arts and Science to accomplish this plan. Subsequent phases, once determined in the Master Plan, will come forward for approvals as funding becomes available. If under \$2M, these phases will be approved under AFD jurisdiction. Anticipated operating costs of the new and renovated facilities will be determined as part of the master plan.

A \$1M donation has been secured to fund the renovation of the lobby of One Spadina (The Sharon and Bernard Herman Lobby). This portion of the work will be done in conjunction with other adjacent spaces when additional funding is secured.

This project has been identified as the top advancement priority for the Faculty of Arts and Science. Additional funding for this project will be raised through an aggressive advancement campaign and through other sources of funding provided by the faculty including capital funding associated with graduate expansion. Funding for small renovation projects, preliminary architectural studies, renderings, and campaign material, has been provided by the Office of the Dean, Faculty of Arts and Science.

RECOMMENDATIONS

The Project Planning Committee recommends:

1. THAT the Project Planning Report for the Department of Fine Art be approved in principle.
2. That the building at One Spadina Crescent be allocated to the Faculty of Arts and Science for the Department of Fine Art.
3. THAT a space program of 3690 nasm be approved for the Department of Fine Art.
4. THAT implementation of the project begin with Phase One to determine a detailed Site and Phased Master Plan with subsequent phases brought forward for approvals as funds become available.

APPENDIX A: CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M and OTHER REQUIREMENTS. MASTER LIST April 5, 2006.
Summary Sheet, Page 1

Table 1: SUMMARY OF CURRENT CAPITAL PLAN										
[all funds in Millions of dollars]										
SUMMARY DATA FOR SECTION 1				Expected Internal Financing [Debt Repayment Sources]					Contingency Internal Financing	
	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
PROJECTS THAT ARE CLOSED [TOTAL COSTS]	351.51	115.98	235.53	81.80	8.14	23.61		121.98		0.00
COMPLETED CURRENT CAPITAL PLAN Section 1a	266.81	111.86	154.95	22.10	31.65	4.47	1.25	83.25	0.00	12.24
PROJECTS UNDER CONSTRUCTION OR BEING ACQUIRED Section 1b	338.29	188.64	149.65	34.35	9.68	30.20	16.00	26.72	0.00	32.70
PROJECTS AT PRE-TENDER OR AT TENDER STAGE Section 1c	60.60	23.34	37.26	0.00	0.32	36.94	0.00	0.00	0.00	0.00
Total for CURRENT CAPITAL PLAN	1,017.20	439.82	577.39	138.25	49.79	95.22	17.25	231.95	0.00	44.94

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										
Other Requirements	98.15		98.15			19.71	0.48	69.83	8.13	
Endowment Matching Funds [Not Capital Plan]	36.5		36.50						36.50	
PLANNED Section 2b										
UIIF : Not Capital Plan	5.81		5.81	5.81						
EGF: Available for Capital Plan	5.15		5.15		5.15					
Endowment Matching Funds [Not Capital Plan]	7.50		7.50						7.50	
Total for OTHER REQUIREMENTS	153.11		153.11	5.81	5.15	19.71	0.48	69.83	52.13	0.00
TOTAL: CAPITAL PLAN & OTHER REQUIREMENTS	1,170.31	439.82	730.49	144.06	54.94	114.93	17.73	301.78	52.13	44.94

Total Approved Borrowing Capacity at April 30, 2005 amounts to 760.60

Changes from Past Record

Feb.28, 2006	1111.64	418.26	693.38
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\$67.22 million is what remains

Closed Projects:

UTM: CCIT Parking (0.35) (0.35) Approved for \$12.89 and completed for \$12.54

Changes in Capital Plan

Ctr. For Biological Timing & Cognition 1.30 1.10 0.20 \$500K FRP Grant, \$200K Divisional Debt, \$600K FinServ (Deferred Maintenance)
Lash Miller Courtyard 0.05 0.05 Interest Income
Dept. of Mathematics 0.04 0.04 Correction from previous BB Report
Rotman - 4th & 5th Floor Vertical Expansion 0.03 0.03 Increase to funded by division

New Projects:

UTSC: Science Building 30.09 10.09 20.00 Cash from operating budget + debt financing to be repaid by UTSC
UTSC: East Arrival Court 3.11 3.11 Funding from carryforward and ancillary operations budget
UTSC: Electrical/Mechanical Infrastructure, Phase 5 4.53 4.21 0.32 \$.32m from EGF, \$3.785 from operating budget, \$.425m from Deferred Maintenance fund.
Energy Efficiency: St.George Light Retrofit & Chiller 19.87 2.93 16.94 \$.93m in NRCan & Toronto Hydro Grants + \$2m Facilities Renewal Fund

Apr. 5, 2006	1,170.31	439.82	730.49
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\$30.11 million remaining from currently authorized borrowing

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M: April 5, 2006.

SECTION 1: CURRENT CAPITAL PLAN: Three sections, SECTIONS 1a, 1b & 1c

Sector Descriptor				Expected Internal Financing [Debt Replacement Sources]						Contingency Internal Funding		
Projects in Section 1a are nearing completion. Sections 1b and 1c recorded on the next page will proceed expeditiously to implementation and completion respectively. Any ultimate 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 an assigned an A1 priority. The last A in the A1A designation indicates that the project is identified with Advancement for fund raising.			Current Cost	Funds Available: Donations, CFI, Super Build, OT, FRP, Interest, Faculty Cash etc	UIIF Funds	Enrolment Growth Funds	Division	Student Levy Funds	Residences & Ancillaries Funding	Other Central Funds	Funding Gap	Notes
			F	G	I	J	K	L	M	N	P	
Section 1a) CONCLUDED PROJECTS [single line entry for all concluded projects]			351.51	115.98	81.80	8.14	23.61	0.00	121.98	0.00	0.00	Detail of the 20 closed projects identified on a separate page
SECTOR	SECTION 1a: COMPLETED PROJECTS WITHIN THE CURRENT CAPITAL PLAN											
UTSC:	ARC - Academic Resource Centre	22.56	14.53	0.00	7.34	0.00	0.00	0.00	0.00	0.00	0.69	20.26 for ARC. The other 2.3 relates to Infrastructure Projects
UTSC:	Student Centre	14.39	0.25	4.72	0.00	0.00	1.25	0.00	0.00	0.00	8.17	\$1.25m levy + \$6.92m totals the \$8.17M loan
UTSC:	Management Building	15.43	9.80	0.00	4.47	0.00	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
UTSC:	Science Laboratories Upgrade - Phase I	4.30	1.83	0.00	2.47	0.00	0.00	0.00	0.00	0.00	0.00	SuperBuild 2002 project. Other support from EGF Funding.
UTSC:	Food Services	3.06	1.60	0.00	1.46	0.00	0.00	0.00	0.00	0.00	0.00	
UTSC:	Infrastructure: Cooling Towers	2.52	2.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Urgently required infrastructure
UTSC:	Arts & Administration Building	20.38	12.62	0.00	7.76	0.00	0.00	0.00	0.00	0.00	0.00	SuperBuild 2002 project. Other support from EGF Funding.
UTM:	Residence Phase 7	15.32	0.00	0.00	0.00	0.04	0.00	14.56	0.00	0.00	0.72	
UTM:	CCIT Communication, Culture & Information Technology	34.67	24.02	2.50	8.15	0.00	0.00	0.00	0.00	0.00	0.00	\$50k fundraising not added
Arts & Science	Growth Facility for Plant Research(Earth Sciences)	6.07	6.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Arts & Science:	Mathematics Phase I.	5.68	5.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Funded entirely by Arts & Science
Arts & Science:	Lash Miller Courtyard	2.38	2.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Previously approved AFD project; Cost increased with increased scope of work
Other Faculties	Gerstein Library: Morrison Pavilion	15.28	6.45	8.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	Fund raising completed for this project
Other Faculties:	Rotman Expansion: 4th & 5th floors	4.55	4.55	0.00	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:	LIBRARY: Library Storage	6.00	0.00	6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$1M approved by BB on March 1st, 2004. Additional \$5 M approved by BB in June, 2004
Campus:	South East Infrastructure	3.77	3.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residence:	University College	28.00	12.29	0.05	0.00	0.00	0.00	14.17	0.00	0.00	1.50	June 19th, 2003 BB approval: January 19th 2004 BB approval.
Residence:	Woodsworth College Residence	32.00	1.68	0.00	0.00	1.46	0.00	28.86	0.00	0.00	0.00	\$1.46M [\$0.88M Library; \$0.18M Rotman; \$0.40M Commerce]
Other Faculties:	Woodsworth Basement & 1st Floor	3.69	0.72	0.00	0.00	2.97	0.00	0.00	0.00	0.00	0.00	Woodsworth Residence. Classroom & Audio Visual Storage + Commerce Career Centre & Aid Centre
Residence:	New College Residence	26.76	1.10	0.00	0.00	0.00	0.00	25.66	0.00	0.00	0.00	\$352k/yr 8yrs APF /College 0.75M A&S .35M
TOTAL	SECTION 1a: Total	266.81	111.86	22.10	31.65	4.47	1.25	83.25	0.00	12.24		

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M: April 5, 2006.													
SECTION 1: CURRENT CAPITAL PLAN: Three sections, SECTIONS 1a, 1b & 1c (YELLOW)													
Sector Descriptor				Expected Internal Financing [Debt Replacement Sources]						Contingency Internal Funding			
Projects in Sections 1b and 1c will proceed expeditiously to implementation and completion respectively. Any ultimate 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 are assigned an A1 priority. The last A in the A1A designation indicates that the project is identified with Advancement for fund raising.				Current Cost	Funds Available: Donations, CFI, Super Build, OIT, FRP	UIF Funds	Enrolment Growth Funds	Division	Student Levy Funds	Residences & Ancillaries Funding	Other Central Funds	Funding Gap	Notes
				F	G	I	J	K	L	M	N	P	
SECTOR	SECTION 1b: PROJECTS UNDER CONTRUCTION or BEING ACQUIRED												
UTM:	Wellness Centre	24.50	0.00	7.00	0.00	0.00	16.00	0.00	0.00	1.50			
UTM:	Academic Learning Centre	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.	
UTM:	Residence Phase 8	26.72	0.00	0.00	0.00	0.00	0.00	26.72	0.00	0.00		Additional \$0.5 Million for previously approve residence.Residence needs at UTM. Approved BB Jun.'04	
UTM:	UTM Alumni Gates [Collegeway]+UTM Alumni House [Springbank]	2.50	0.00	0.00	2.50	0.00	0.00	0.00	0.00	0.00		\$1M directed to Alumni House [Springbank], balance of \$1.5M for Alumni Gates [Collegeway access]	
UTSC:	Infrastructure Chillers	2.92	2.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Arts & Science:	Centre for Biological Timing & Cognition,	14.46	14.26	0.00	0.00	0.20	0.00	0.00	0.00	0.00		\$13.161 M project. CFI: \$5.347,137.50; OIT: \$5.347,137.50; A&S: \$2,466.725	
Arts & Science:	Economics Building (Phase 1 & 2)	7.81	1.81	0.00	0.00	6.00	0.00	0.00	0.00	0.00		\$1.82 will be provided as cash by Arts & Science upon Project completion.	
Campus	Varsity Centre	16.39	0.00	16.39	0.00	0.00	0.00	0.00	0.00	0.00			
Campus	Multi-Faith Centre	3.39	0.00	3.39	0.00	0.00	0.00	0.00	0.00	0.00			
Other Faculties:	Medical Arts Building	6.00	6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
Health Sciences:	CCBR with shelled floors & Short-term loan	96.60	74.60	2.80	0.00	0.00	0.00	0.00	0.00	19.20		\$2.4M in \$70.69M to be clarified. Interim borrowing required in advance of receipt of Donnelly funds. All	
Health Sciences:	155 College Street. Total Cost is \$28.00 million	28.00	4.00	0.00	0.00	24.00	0.00	0.00	0.00	0.00		\$24.00 Faculties of Nursing & Medicine. AIF allocations pending. \$2.43M from FRP OTO 04/05	
Health Sciences:	Leslie L. Dan Pharmacy Building	75.00	58.23	4.77	0.00	0.00	0.00	0.00	0.00	12.00		Greenhouse \$1.035M. [P&B: \$70M to \$71.4M], [Jun. 19, 2003, BB approves \$75M] \$2.43M from FRP C	
TOTAL	SECTION 1b: Total	338.29	188.64	34.35	9.68	30.20	16.00	26.72	0.00	32.70			
SECTOR	SECTION 1c: PROJECTS AT PRE TENDER OR AT TENDER STAGE												
UTSC:	Science Building	33.09	13.09	0.00	0.00	20.00	0.00	0.00	0.00	0.00			
UTSC:	Electrical/Mechanical Infrastructure, Ph.5 - Boiler,Generator & PCB	4.53	4.21	0.00	0.32	0.00	0.00	0.00	0.00	0.00			
UTSC:	East Arrival Court	3.11	3.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00			
St. George Campus	Energy Efficiency: Campus Lighting Retrofit & Chiller Replacement	19.87	2.93	0.00	0.00	16.94	0.00	0.00	0.00	0.00			
TOTAL	SECTION 1c: Total	60.60	23.34	0.00	0.32	36.94	0.00	0.00	0.00	0.00			
TOTAL	CURRENT CAPITAL PLAN [Total of Sections 1a, 1b & 1c]	665.69	323.84	56.45	41.65	71.61	17.25	109.97	0.00	44.94			

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M: April 5, 2006.											
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.		Project Cost Estimate	Fund Raising Targets [Estimates]	Enrolment Growth Funds	Student Levy	Divisional/CFI		Requires Borrowing	colour code	ACTION	Notes
Maximum Capacity for additional borrowing for all University needs is			31.00								
SECTOR	SECTION 3: ADDITIONAL PROJECT/ CURRENT CAPITAL PLAN										
	SECTION 3a: PROJECTS MOVING FORWARD with CONDITIONS										
UTSC:	Science Facilities at UTSC [Phases 3 and 4]	20.00						10.00	claret	PLANNING	Requires CFI support through UTSC. Phased-in Science Bldg.
Arts & Science:	Anthropology to the Hughes Building	10.00						6.00	claret	PLANNING	Relocate Anthropology to Hughes Building
Arts & Science:	Ramsay Wright Laboratories and Building Infrastructure, Phase I	10.00		0.70		0.80		9.00	claret	PLANNING	Proceed in phases; 2 phases approved by AFD. Support from CFI, EGF, FRP 2003/04 etc.
Other Faculties	OISE: Building Upgrades at 252 Bloor	18.00						6.00	claret	PLANNING	Urgent need for Upgrades at OISE. Anticipate increased expenditures. Cost is loose estimate.
Total								31.00			
	SECTION 3b: PROJECTS ON HOLD, BUT NEED TO BE ADDRESSED										
	SECTION 3c: URGENT NEED, BUT FULL FUNDING REQUIRED TO PROCEED (BLUE)										
UTSC:	Residence, Phase 5	27.00						0.00	blue	ON HOLD	Residence needs exist at UTSC, but Science Building is the priority
UTM:	South Building Renovations	12.00						0.00	blue	ON HOLD	External funding will be needed. Post building of the Academic Learning Centre which opens in 2006
UTM:	Science Laboratories	10.00						0.00	blue	ON HOLD	UTM will require additional science laboratories
Arts & Science:	Department of Italian Studies, 43 Queen's Park Crescent	3.00						0.00	blue	FUND RAISING	Project Planning Committee established, March 8th, 2005
Arts & Science:	1 Spadina Cres Renovation	35.00	35.00					0.00	blue	FUND RAISING	Full Funding required for renovation. Proceed with cleanup only for the present to house Fine Arts.
FASE:	Department of Civil Engineering, Design Studios	4.00						0.00	blue	FUNDRAISING	Project Planning Committee active
Other Faculties:	LIBRARY: Gertstein Sci. Info Centre. Balance of Gerstein Reno							0.00	blue	FUND RAISING	
Other Faculties:	Canadiana Building	8.00	8.00					0.00	blue	FUND RAISING	On Hold. Private Funding Needed for Public Policy School.
Other Faculties:	OISE-UT: Institute of Child Study [CS]	8.00	8.00					0.00	blue	FUND RAISING	Fund-raising on-going. Approved in Governance.
Other Faculties:	Rotman Building	TBA						0.00	blue	ON HOLD	Project Committee active to redefine needs, post adtional Rotman floors
Other Faculties:	LAW: Flavell House, Site 12	88.00	55.00					33.00	blue	FUND RAISING	Potential site 12 development. APPROVED TO RAISE EXTERNAL FUNDS
Other Faculties:	MUSIC: Johnson Building Renovation	30.00	30.00					0.00	blue	NEEDED	\$30M to be raised from external sources by Faculty of Music
Other Faculties:	Faculty of Architecture & Landscape Design	13.00	9.00					0.00	blue	FUND RAISING	Original project was \$13M. \$4M now completed.
Campus:	Philosophers' Walk	TBA						0.00	blue	PLANNING	
Campus:	Con Hall Centennial + King's College Precinct Phase 2	TBA						0.00	blue	PLANNING	New Project Planning Committee established
Campus:	Student Centre at St. George	35.00						0.00	blue	ON HOLD	Project on hold. Cost will depend on precise scope. Review being undertaken by Vice-Provost Students.
Campus:	255/257 College Street: Warehouse facility & interim Exam Centre	2.80						0.00	blue	ON HOLD	Revised plan to use the warehouse for storage and an interim examination centre
Campus:	Hart House: Great Hall/Theatre/ Access							0.00	blue	FUND RAISING	Proceeding with external funds
Campus:	Central Administration Space Requirements	TBA						0.00	blue	PLANNING	New Prtoject Planning Committee established. Investigate admin. accommodations. McMurrich Bldg.
Campus:	University of Toronto Art Centre	TBA	56					0.00	blue	PLANNING	Potential Lillian Massey Building. APPROVED TO RAISE EXTERNAL FUNDS
Campus:	Varsity Arena	8.00						0.00	blue	PLANNING	With the new Varsity design this project needs to be defined as part of the larger Varsity project
Residence:	Innis College: Town Hall & Cinema Studies	5.00	5.00					0.00	blue	PLANNING	Active. Innis has established what is required. Will proceed in phased approach as funding secured.
Residence:	New College:	TBA						0.00	blue	ON HOLD	Input required from Office of Advancement
SECTOR	SECTION 4: INFRASTRUCTURE & DEFERRED MAINTENANCE										
UTM:	Infrastructure	20.00						3.00			URGENT. Under review.
UTM:	Deferred Maintenance	16.00									Ongoing Issue
Campus:	Deferred Maintenance	276.00									Ongoing Issue