

APPENDIX 2

UTSC Parking Expansion Proposal - December 2002 Submission

Sensitivity Analysis if Project Costs Increase and Funding Shortfall Occurs

	Model 1	Model 2	Model 3
	<u>UTSC Submission</u>	<u>Medium Case</u>	<u>Worst Case</u>
Project Cost Overrun of 10%	\$0	\$0	\$820,000
Ancillary Contribution Shortfall	\$0	\$232,000	\$232,000
ARC Contribution Shortfall	\$0	\$184,000	\$184,000
<u>Annual Parking Rates (2003/04)</u>			
Inner Lot	\$515.63	\$515.63	\$515.63
Outer Lot	\$359.38	\$359.38	\$359.38
<u>Annual Breakeven Year</u>			
Combined Operations	3	4	5
New Operations	4	5	9
Existing Operations	3	3	4
<u>Cumulative Breakeven Year</u>			
Combined Operations	1	1	1
New Operations	7	8	8
Existing Operations	1	1	1
<u>Internal Rate of Returns</u>			
Combined Operations	12.15%	11.56%	10.53%
New Operations	10.23%	9.77%	8.79%
Existing Operations	13.99%	13.27%	12.17%
 NPV - Combined Operations (Cashflows before financing costs and net of capital cost)	 \$11,634,091	 \$11,634,091	 \$11,634,091