



University of Toronto

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CAPITAL PROJECTS DEPARTMENT

TO: Business Board

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DATE: September 16th, 2003 for September 29th, 2003

AGENDA ITEM: 5(c)

ITEM IDENTIFICATION:

Capital Project: University of Toronto at Scarborough, Arts Classroom Building.

JURISDICTIONAL INFORMATION:

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

PREVIOUS ACTION TAKEN:

None. This is the first time that this project is being presented to the Business Board.

HIGHLIGHTS:

In December, 2001, Governing Council approved the Project Planning Report for an Arts Classroom Building. Unfortunately, the SuperBuild funding to proceed with the project at that time was not available. The project was delayed pending new SuperBuild funding from the Government of Ontario. In the interim the University initiated other projects, notably the Academic Resource Centre, the Management Building, the Student Centre as well as a new residence on the Scarborough campus.

In the Spring of 2003 the Government of Ontario awarded \$55.52 Million from the SuperBuild 2002 funding to the University of Toronto to address capital projects at both the UTM and the UTSC campuses. As a result of this SuperBuild 2002 funding the Arts Classroom Building project in UTSC was given priority status as it addresses enrolment expansion at UTSC.

The new building will comprise 2,565 net assignable square meters or (27,610 nasf) a maximum of 5,130 gross square meters (55,220 gsf). Operating costs for the new facility are estimated at \$227,340 (2006 dollars) which is included in long term UTSC budget model.

The facilities planned within the Arts Classroom Building are urgently required. Every effort will be made to accelerate the project so that the facilities could possibly be available for September 2005 and certainly no later than January 2006. In this context, the process for the selection of architects has commenced and the architectural consultants will be immediately appointed once final Governing Council approval has been secured.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The Project is estimated to cost \$20,380,000.

Funding for the project will be provided from SuperBuild 2002 as a well as the Enrolment Growth Funds and is broken down as follows:

(i)	SuperBuild 2002 Funds	=	\$12,620,000
(ii)	Internal Mortgage to be serviced by the Enrolment Growth Fund	=	<u>\$ 7,760,000</u>
	Total Project Cost	=	\$20,380,000

Any cost overrun above the Total Project Cost will be absorbed by the University of Toronto at Scarborough.

RECOMMENDATION:

Subject to Governing Council approval of the project,

THAT the Vice-President - Business Affairs be authorized:

To expend up to \$20,380,000 to undertake the design and construction of the University of Toronto at Scarborough, Arts Classroom Building.

(a) That the funding for the project be arranged as follows:

- (i) Contribution of \$12,620,000 from SuperBuild 2002.
- (ii) Mortgage of \$7,760,000 to be serviced by the Enrolment Growth Fund.

(b) To arrange any interim financing as required.