



University of Toronto

CAPITAL PROJECTS DEPARTMENT

TO: Business Board

SPONSOR: John Bisanti, Chief Capital Projects Officer

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DATE: October 30th, 2003 for November 10th, 2003

AGENDA ITEM: 6(c)

ITEM IDENTIFICATION:

Capital Project Report – Outfitting the Basement of Woodsworth College Residence

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:

On June 20, 2002 the Business Board approved the expenditure of up to \$32 Million for the construction of the Woodsworth College Residence.

HIGHLIGHTS:

The approvals to proceed with the construction commenced with Business Board in June, 2002 which approved an allocation of \$32,000,000. The construction of the residence is now well advanced and completion is anticipated in the early spring of 2004 with the full residence opening to students in September, 2004. The approved project included a shelled-in basement that was to be outfitted subsequently to establish four classrooms, small breakout rooms and an audio-visual storage facility for the University of Toronto Library. Additional rooms, located on the first floor, were also part of the classroom complex and general student support space.

With the nearing completion of the residence, it is timely to address the outfitting of the basement facility. The plan is to consolidate the Commerce programs, which are strongly supported by both the faculty of Arts & Science and the Rotman School of Management within the Woodsworth College complex. To this end a new Career Centre and student Aid Centre is to be established on the first floor of the Woodsworth Residence. In addition, the four classrooms in the basement will be extensively used to support an expanding Commerce program and will free up classroom space in the Rotman Building, presently committed to Commerce, to allow for the growing demand of the Rotman MBA program. Woodsworth College is very supportive of this initiative to partner

with Commerce and to provide the bridge to both the Faculty of Arts and Science and the Rotman School of Management

To achieve these particular objectives the Faculty of Arts & Science, the Rotman School of Management, the Commerce program, Woodsworth College and the University of Toronto Library have collectively identified the resources to realize a significant commerce educational presence in the new Woodsworth College Residence (first floor basement) an A/V storage facility. In addition, this collective action and partnering has enabled Woodsworth College to establish a permanent Computer Room and Writing Centre within the College to be used by commerce students and has permitted a major lecture room, room RT127, and Computer Room within the Rotman Building to be freed-up and to be acquired by the Rotman School of Management to advance the expansion of their MBA programs within the Rotman environment.

The construction schedule allows for completion of the residence and the outfitting of the facilities identified to permit an opening date for a fully functional facility in September 2004.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The Woodsworth College Residence project, approved by Business Board in June 2002, is currently on schedule and on budget at \$32,000,000. The project as approved included shelled space that was to be subsequently outfitted so that the present request is not a change in scope. There are two cost components to this basement space. Firstly, the cost of the shelled space at \$3,138,599 (Part of the original June 2002 approval) & secondly, the cost to outfit the shelled space at \$3,696,437. The combined total is \$6,835,044.

To achieve the objectives the participating units will collectively contribute the total of \$6,835,044 as noted in Table 1.

TABLE 1 - CONTRIBUTION BREAKDOWN:

	Contribution	Cash	Mortgage	Shelled-in (Funding Previously Approved)	Outfitting
	1=2+3	2	3	4	5
Commerce	\$1,693,219	\$244,400	\$1,448,819	\$398,843	\$1,294,376
UofT Library	\$1,894,768	0	\$1,894,768	\$875,756	\$1,019,000
University Support	\$1,683,000	\$1,683,000	0	\$1,683,000	0
Faculty of Arts & Science	\$711,468	\$381,000	\$330,468	0	\$711,468
Rotman School of Management	\$752,589	0	\$752,589	\$181,000	\$571,589
PriceWaterhouse Coopers	\$100,000	\$100,000	0	0	\$100,000
Woodsworth College	Providing Space	-	-	-	-
TOTAL	\$ 6,835,044	\$2,408,400	\$4,426,644	\$3,138,599	\$3,696,433

The additional operating costs that each unit will incur on an annual basis are as follows:

- Rotman = \$13,797 (*Rooms RT117 & 127*)
- Commerce: = \$49,212 (*Career Centre, Student Aid Centre & 45 % of classrooms*)
- University = \$22, 503 (*55 % of Classrooms*)
- U of T Library = \$60,000 (*A/V Storage*)

RECOMMENDATION:

THAT the Vice-President – Business Affairs be authorized:

- (i) to execute the proposed outfitting of classrooms, A/V storage facility, Computer Room, Writing Centre, Commerce Career and Student Aid Centre within the defined shelled space of the Woodsworth College Residence, plus the re-establishment of the Computer Room within Rotman, at a cost not to exceed \$3,696,433 with the funding sources as follows:

	Contribution 1=2+3	FUNDING SOURCES		Shelled-in (Funding Previously Approved) 4	Outfitting 5
		Cash 2	Mortgage 3		
Commerce	\$1,693,219	\$244,400	\$1,448,819	\$398,843	\$1,294,376
UofT Library	\$1,894,768	0	\$1,894,768	\$875,756	\$1,019,000
University Support	\$1,683,000	\$1,683,000	0	\$1,683,000	0
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Woodsworth College	Providing Space	-	-	-	-
TOTAL	\$ 6,835,044	\$2,408,400	\$4,426,644	\$3,138,599	\$3,696,433

- (ii) to arrange such interim and long term financing as required.