



# University of Toronto

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## CAPITAL PROJECTS DEPARTMENT

TO: Business Board

SPONSOR: Nick Zouravlioff, Acting Chief Capital Projects Officer

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DATE: April 2, 2007 for April 11, 2007

AGENDA ITEM: 6(d)

### **ITEM IDENTIFICATION:**

**Capital Project – St. George Campus Central Examination Facility**

### **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. Other Board and Committee approval to date include:

- Planning and Budget Committee March 6, 2007

### **HIGHLIGHTS:**

The University of Toronto currently has two dedicated examination locations. The McMurich Building, containing four rooms (290 seats) and Woodsworth College in the Drill Hall (165 seats). The accessible examination center located at the John P Robarts Library currently has a capacity of eleven examination stations and the University of Toronto Library at OISE/UT is capable of accommodating sixty six accessible examination stations. The proposed St George Central Examination Facility will provide the University with 1,000 seats which will include accommodation for 105 specialized accessible stations.

A central location for the main center and the accessible examination center will provide considerable benefits to students and staff. A central location will provide for simplification and secure management of examinations. The central location will enable the University to fulfill its mandate to accommodate students with disabilities in a supportive environment.

The Central Examination Facility could be used as student study space or be rented as a testing facility when not in use for examinations. The proposed St George Central Examination Facility will make available approximately 15,700 hours of classroom time currently scheduled for in-term testing and exams for use by Woodsworth College.

This project entails the renovation of three floors of the building at 255/257 McCaul Street, including the addition of two elevators, heating, ventilation and cooling equipment and

systems as well as fire detection and notification to service the four floor structure. The lower level and two storeys will be fully renovated. The third floor will remain vacant and made available for allocation. The project scope has a space allocation of 2700 nasms. Desired completion date for the St George Central Examination facility is January 2008.

**FINANCIAL AND/OR PLANNING IMPLICATIONS:**

The Total Project Cost for the renovation of 255/257 McCaul Street for the St George Central Examination Facility is estimated to be \$10.6 million dollars. Funding for the St George Campus Central Examination Facility project is to be provided by Woodsworth College (\$0.50 million), Facilities and Services; Facilities Renewal Program (\$1.0 million), Office of Space Management, annualized payments over 20 years, (\$0.075 million) and borrowing, amortized over 20 years, (\$8.35 million). The St George Central Examination Facility is proposed to be completed as early as January 2008.

**RECOMMENDATION:**

Be it resolved

Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized to execute

(i) the St. George Campus Central Examination Facility project at 225/257 McCaul Street at a total project cost not to exceed \$ 10.6 M dollars, with sources of funding as follows:

- |   |             |
|---|-------------|
| • Woodsworth College                                  | \$ 500,000  |
| • Facilities and Services (FRP) spread over two years | \$1,000,000 |
| • Borrowing   | \$9,100,000 |

(ii) THAT the Vice President of Business Affairs be authorized to arrange such interim and long-term borrowing as required either from internal or external sources.