



University of Toronto TORONTO ONTARIO M5S 1A1

OFFICE OF THE VICE-PROVOST, SPACE AND FACILITIES PLANNING

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning

CONTACT INFO: 416-978-5515; ron.venter@utoronto.ca

DATE: January 14th, 2003 for January 28th, 2003

AGENDA ITEM: #7

ITEM IDENTIFICATION:

Capital Projects: Annual Report.

JURISDICTIONAL INFORMATION:

Planning and Budget Committee receives reports for information.

PREVIOUS ACTION TAKEN:

The *Policy on Capital Planning and Capital Projects* was approved by Governing Council on June 28th 2001. Under the Policy it is required to provide an annual update of all on-going capital projects; the attached listing identifies all projects together with their assigned priority.

HIGHLIGHTS:

There are a total of twenty-three projects assigned an A1 priority, twelve of these are academic buildings and projects at a cost of \$383.39 million. The other eleven projects are non-academic projects that include four residences for a total project cost of \$146.34 million. All A1 projects have been approved by Governing Council.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

Not applicable.

RECOMMENDATION:

This item is for information only

FORMAT CHANGE

SECTION 1: ACADEMIC BUILDINGS and PROJECTS

Sector	Project Description	Priority	Current Estimate	Funding Secured		Funding Gap		Expenditure Status			Notes	
				Equity	Debt	Equity	Debt	Approved to Date	Cost Committed to Date	\$ Paid to Date	Built - Start date	
UTSC:	ARC - Academic Resource Centre	A1	20.26	7.58	11.99	0.00	0.69	22.56	15.95	1.38	Jun-02	under budget \$2.9M
UTSC:	Phase 1 : Management Building	A1	15.53	1.16	14.37	0.00	0.00	15.53	1.01	0.14	Feb-03	design phase
UTM:	CCIT - Communication, Culture & Information Technology	A1	34.67	24.03	10.66	0.00	(0.0)	2.80	2.96	1.49	Jun-02	about to construct
UTM:	Phase 1 - Kaneff Building	A1	3.58	0.00	3.58	0.00	0.00	3.58	0.00	0.00	on hold	
UTM:	CABB - Centre for Applied Bioscience and Biotechnology	A1	3.39	2.08	1.31	0.00	0.00	3.39	0.29	0.29	May-02	completed
Health Sciences:	CCBR - (with floors shelled)	A1	87.60	70.69	2.80	0.00	0.00	14.1*	10.00	7.89	Mar-03	incls. Donnelly gift .55M
Health Sciences:	Leslie L. Dan Pharmacy Building	A1	71.04	50.44	7.20	0.00	0.00	13.40	10.00	4.96	May-03	Greenhouse add \$1.035M
Health Sciences:	Renovation of 500 University Ave /Centre for Function & Well-being	A1	11.12	0.00	11.12	0.00	0.00	11.12	7.41	1.96	Nov-99	completed
FASE / J&S:	BCIT - Bahen Centre for Information Technology	A1	111.87	73.44	18.62	0.00	0.00	19.8*	108.81	93.88	Nov-99	completed
Arts & Science:	Growth Facility for Plant Research (Earth Sciences Centre)	A1	6.07	6.07	0.00	0.00	0.00	6.07	5.78	3.99	Sep-01	nearing completion
Arts & Science:	Sidney Smith Infill Phases 1 (\$1.844M) & 2 (\$0.320M)	A1	3.08	0.20	2.88	0.00	0.00	3.08	0.35	0.34	Jun-02	under construction
Other Facilities:	Library: Gerstein Science Information Centre	A1	15.19	6.36	8.83	0.00	0.00	15.19	14.18	8.67	Aug-01	completed

7

1.2 Projects with priority A2 represent Phase 2 + projects within the UTM and UTSC expansion. These projects will only move forward once successful negotiations with the Provincial Government for a substantial contribution towards the cost of the projects are completed. The cost estimates of many of these are preliminary. Decision expected in February 2003. Project Committees established for most.

1.2 Projects with priority A2 represent Phase 2 + projects within the UTM and UTSC expansion. These projects will only move forward once successful negotiations with the Provincial Government for a substantial contribution towards the cost of the projects are completed. The cost estimates of many of these are preliminary. Decision expected in February 2003. Project Committees established for most.	Priority	Project Cost	Funding Secured: Equity	Funding Secured: Debt	Funding Gap: Equity	Funds Gap: Debt	\$ Approved by Business Board			
UTSC: Phase 2+: Humanities Classroom Building	A2	23.00					0.00			
UTSC: Phase 2+: Science Building (estimated cost)	A2	50.00					0.00			
UTM: Phase 2+: Student Learning Centre	A2	39.00					0.00			
UTM: Phase 2+: Science Building (estimated cost \$50 million)	A2	50.00					0.00			
UTM: Phase 2+: North & South Bldg Reno [priority to be assigned]	A2	15.00					0.00			
Arts & Science: Phase 2+: Renovation U/G Science Laboratories	A2	8.00					0.00			
Arts & Science: Phase 2+: Sidney Smith Patio	A2	4.50					0.00			
Arts & Science: Phase 2+: 1000 Seat Classroom	A2	10.00					0.00			
Total 1.2 projects		199.50					0.00			

1.3 Project with priority A3 which is the subject of a CFI application. The project will not proceed at this time if the CFI application is unsuccessful. The cost estimate is preliminary.

[illegible]

SECTION 1: ACADEMIC BUILDINGS and PROJECTS, continued on next page

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M

MASTER COPY: January 10th, 2003. FORMAT CHANGE

1.4 The University has a policy of considering on an opportunistic basis the purchase of properties on or adjacent to the campus where they can advance the University's mission [2]. An offer to purchase has been made on the Board of Education. An offer is anticipated on Building/Reference 2001S1 to potentially address the Faculty of Nursing Expansion (see 1.6).									
Campus:	Purchase of Board of Education Properties	Priority Assigned	Project Cost	Funding Secured: Equity	Funding Secured: Debt	Funding Gap: Equity	Funding Gap: Debt	\$ Approved by Business Board	
Campus:	Purchase of Medical Arts Centre	A4	17.00	0.00	17.00			17.00	
		A4	14.05	0.00	14.05			14.05	
	Total 1.4 projects		31.05	0.00	31.05		0.00	31.05	
1.5 Projects with priority B. These projects are in the planning stage with funding sources being actively sought. The projects are of high priority to the University's mission and will move to priority A when a substantial portion of the funding has been identified.									
Arts & Science:	1 Spadina Crescent Renovation	B							
Other Faculties:	OISE-UT / OISE-UT/UTS Renovations at 371 Bloor Street	B	23.40	7.24			16.16	1.90	
Other Faculties:	Faculty of Architecture Landscape & Design: Building Phase 2	B	13.00	4.00			9.00		
Campus:	Woodsworth Classroom completion	B							
1.6 These projects are in the conceptual or planning stage with priority to be determined at a later date when planning has advanced and funding sources have been identified.									
UTM:	Phase 1: South Building Renovation (estimated cost)	Priority Unassigned	Project Cost	Funding Secured: Equity	Funding Secured: Debt	Funding Gap: Equity	Funding Gap: Debt	\$ Approved by Business Board	
Health Sciences:	CRND Renovation / Tairz Building		0.00	0.00			0.00		
Health Sciences:	155 College Street: Faculty of Nursing + Medicine								
Health Sciences:	Dentistry: Upgrade of Clinical Facilities		3.29	0.00			3.29		
Arts & Science:	Sidney Smith East & West Patio								
Arts & Science:	Chemistry Courtyard (Davenport - McClellan)								
Arts & Science:	Economics Building		14.30	0.00	0.98		13.32		
Arts & Science:	Math/Statistics/Physical Science								
Arts & Science:	Kelly Library								
Arts & Science:	Psychology Building								
Other Faculties:	OISE-UT: Institute of Child Study (ICS)		8.00	0.00			8.00		
Other Faculties:	OISE-UT: Education Commons								
Other Faculties:	LAW: Flavell House, Phase 2								
Other Faculties:	MUSIC: Johnson Building Renovation								
Other Faculties:	ROTMAN New Facilities Exploration								
Other Faculties:	ROTMAN Building Renovations								
Other Faculties:	ROTMAN New Building								
Other Faculties:	SCS: Community Learning Renovations		7.10	2.60	4.50				
Other Faculties:	LIBRARY: Library Storage								
Other Faculties:	LIBRARY: Gerstein Science Info Centre, remaining phases								
Other Faculties:	LIBRARY: Sound & Moving Image Archives								
Other Faculties:	LIBRARY: New Media Theatre/Classroom								
Other Faculties:	LIBRARY: Resource Centre for Academic Technology								
Other Faculties:	Canadiana Building Renovation								
Campus:	255/257 College Street: Offices of V-P Business								
Campus:	Classroom Complex								

- [1] All costs identified are estimates that should not be exceeded.
[2] Buildings that could be purchased are identified by Reference # for confidentiality.

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M

MASTER COPY: January 10th, 2003.

FORMAT CHANGE

SECTION 2: NON-ACADEMIC PROJECTS												
2.1 Projects with priority A1 which are in advanced planning, design or construction and will proceed expeditiously to implementation. Any ultimate shortfall in funding will be met from a revised Ancillary Business Plan or University funds.												
UTSC: Residence3 Phase 4	Priority Assigned	Project Cost	Funding Secured: Equity	Funding Secured: Debt	Funding Gap: Equity	Funding Gap: Debt	\$ Approved by Board	\$ Committed To-Date	Actual \$ Spent To-Date	May-02	under construction	
UTSC: Student Centre	A1	16.25	-	14.90	-	1.35	14.90	13.17	1.52	0.17	design phase	
UTM: Residence3 Phase 7	A1	13.92	-	13.92	-	-	1.00	0.85	0.17			
UTM: CCIT Parking	A1	15.32	-	14.60	-	0.72	14.60	12.66	1.54	May-02	under construction	
UTM: Phase 1: Collegeway Stage 2	A1	12.70	-	12.70	-	-	12.70	0.85	0.30	May-02	under construction	
Campus: Parking Garage: BCIT	A1	-	-	-	-	-	-	-	-	Apr-02	planning and design	
Campus: Early Learning Centre [Childcare Facilities]	A1	13.10	2.00	11.10	-	-	13.10	12.70	12.12	Jan-01	completed	
Campus: King's College Precinct: Open Space Plan	A1	4.30	-	4.30	-	-	4.30	3.76	0.71	Jun-02	under construction	
Campus: South East Campus Infrastructure	A1	4.60	1.90	2.70	-	0.00	4.60	3.76	0.71	Aug-02	under construction	
Residence: New College Residence	A1	10.27	-	26.76	-	3.77	10.27	7.88	0.36	Mar-02	under construction	
Residence: Woodsworth College Residence	A1	26.76	-	26.76	-	-	26.76	21.32	4.11	Apr-02	under construction	
Total for Non-Academic Projects with Priority A1	A1	29.13	3.90	130.11	-	5.84	106.43	75.76	22.82	Dec-03	under construction	
2.2 Projects with priority B. These projects are in the planning stage with funding sources being actively sought or Ancillary Business Plans being developed. The projects are of high priority to the University's mission and will move to priority A when a substantial portion of the funding has been identified.												
UTSC: Residence Phase 5	Priority Assigned	Project Cost	Funding Secured: Equity	Funding Secured: Debt	Funding Gap: Equity	Funding Gap: Debt	\$ Approved by Board					
UTSC: Expanded and Renovated Outer Parkin Facilities	B	10.15	2.32	7.80	-	0.00						
UTM: Residence3 Phase 9	B											
Campus: Varsity Stadium & Arena	B											
Campus: Multi-Faith Centre	B											
Residence: University College Residence	B	21.50									design phase	
Residence: Varsity Residences [Bloor East, Bloor West, Trinity, The Bar]	B											
2.3 These projects are in the conceptual or planning stage with priority to be determined at a later date when planning has advanced and funding sources have been identified.												
UTM: Residence3 Phase 8	Priority Unassigned	Project Cost	Funding Secured: Equity	Funding Secured: Debt	Funding Gap: Equity	Funding Gap: Debt	\$ Approved by Board					
UTM: Child Care Facility												
UTM: Athletics Facility: Wellness Centre												
UTM: Art Gallery, Library Building												
UTSC: Athletics Facility												
Campus: Day-Care at 35 Charles St. (54 spaces)												
Campus: St. George: Convocation Hall Renov. / Donor's Wall												
Campus: Hart House: Great Hall												
Campus: Hart House: Theatre												
Campus: Hart House: Access												
Residence: Innis College: Town Hall & Cinema Studios												
Residence: New College: Student Centre												
3. Summary												
		Project Cost	Funding Secured: Equity	Funding Secured: Debt	Funding Gap: Equity	Funding Gap: Debt	\$ Approved by Board					
Total for all Capital Projects with Priority A1	A1	529.7	245.9	223.5	0.0	53.8	318.6					
Total for all Capital Projects with Priority A2-4	A2-4	230.6	0.0			0.0	31.1					
All costs are estimates that should not be exceeded.												