



University of Toronto

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: October 7th, 2003 for October 22nd, 2003

AGENDA ITEM: #6

ITEM IDENTIFICATION:

Approval of the Project Planning Report for the Outfitting of Woodsworth Residence Basement to establish Classrooms for the Commerce Program, Career & Student Aid Centres for Commerce and Audio/Visual Storage for the University of Toronto Library.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

BACKGROUND

In the period 1999/2002 the University initiated the capital project to establish the first Woodsworth College Residence on St. George Street at the St. George and Bloor intersection. The residence had been expected to open in 2002/03; however, as a result of unexpected challenges raised by selected members of the external community with the architectural design features of the building there were considerable delays. Extensive legal advice was necessary to address these challenges and to secure City of Toronto approvals for the project to proceed. The approvals to proceed with the construction commenced with the 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 project, as identified with the Business Board approval, 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 demands of the Rotman MBA programs. Woodsworth College is very supportive too 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 and the basement]. 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 functioning facility in September 2004.

Under the Policy on Capital Planning and Capital Projects, the Project Committee will continue through the implementation phase. The Working Executive of the Project Committee will comprise the lead User, a Planner and Implementer all of whom have been intimately associated with the project development since its inception; this membership is:

User: Professor Wendy Rotenberg, Ms. Carole Moore
Planner: Jennifer Adams
Implementer: Steven Bailey and Ray de Souza

This Working Executive will also include Mr. Randy Poland, Project Manager for the Woodsworth Residence Project currently under construction . Mr. Poland was appointed by the Chief Capital Projects Officer.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The Woodsworth College Residence project, approved by Business Board in June 2002, is on schedule and on budget at \$32,000,000. As indicated previously the project as approved included shelled space that was to be subsequently outfitted so that the present request is not a change in scope. The additional cost to address the outfitting of the Woodsworth College residence basement and part of the first floor is \$3,696,434. This figure also includes \$215,640 for the Computer Room and Writing Room to be established in Woodsworth College. Table 1 below identifies the costs of the items addressed in both the original project of \$32,000,000 and the outfitting costs for the various components at \$3,696,434. It should also be noted that the bolded costs in the \$32,000,000 total are the cost of the shelled-in components that now require outfitting.

Table 1: Woodsworth College: Construction & Soft Costs			Outfitting Costs	
	Construction	Soft Costs	Total	Additional
Residence Ancillary	20,074,225	8,355,269	28,429,494	N/A
Commerce on Ground Floor	225,966	41,546	267,512	83,000
Retail	276,843	155,157	432,000	N/A
AV Storage in Basement	618,405	257,363	875,768	1,019,000
Commerce on Ground Floor, part 2			131,331	144,174
Classrooms in Basement	1,271,836	592,164	1,864,000	2,234,620
Woodsworth Computer & Writing Rooms			n/a	215,640
Sub-total	22,467,275	9,401,499	32,000,105	3,696,434

To achieve the objectives of the participating units, the Faculty of Arts & Science, the Rotman School of Management , the Commerce program, Woodsworth College and the University of Toronto Library and the University [through the Facilities Renewal Program and SuperBuild] will collectively contribute a total of

\$6,835,045 comprising the outfitting costs plus the shelled-in cost of construction of these components. These contributions through either cash or mortgage contributions are presented in Table 2.

Table 2: Contribution by the various parties for the shell-in and outfitting costs					
	Contribution	Cash	Mortgage	Shelled-in	Outfitting
Commerce	1,693,219	244,400	1,448,819	398,843	1,294,376
U of T Library	1,894,768	0	1,894,768	875,756	1,019,000
University Support [FRP SuperBuild]	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
Coopers PriceWaterhouse	100,000	100,000	0	0	100,000
Woodsworth College	space				
Total	6,835,044	2,408,400	4,426,644		3,696,433

It is appropriate to summarize the source of all funds for both the \$32,000,000 project approved previously, and the \$3,696,433 Outfitting Project. Approval of the latter project is required.

- i) \$32,000,000 Woodsworth Residence Project
 - Woodsworth College Ancillary plus University support \$28,429,494
 - Retail Space on the first floor \$ 432,000
 - Commerce \$ 398,843
 - Rotman School of Management \$ 181,000
 - University [Facilities Renewal Program/ SuperBuild] \$ 1,683,000
 - University of Toronto Library \$ 875,768
 - \$32,000,105
- ii) \$3,696,434 Outfitting Woodsworth Residence Basement etc. Project
 - Commerce \$ 1,294,376
 - Rotman School of Management \$ 571,589
 - Arts & Science \$ 711,468
 - University of Toronto Library \$ 1,019,000
 - Coopers PriceWaterhouse Donation \$ 100,000
 - \$ 3,696,433

For the amounts indicated the Rotman School of Management and the Library will require a mortgage modeled at 8% over 20 years. Commerce will make a cash contribution in the amount of \$244,400 with the balance being a mortgage modeled at 8% over 20 years. Arts & Science will advance \$381,000 in cash with the balance being paid in the second year. Coopers PriceWaterhouse has contributed \$100,000 towards the audio/visual equipment in the four classrooms.

The source of funds for Commerce will be available through revenues from the Commerce programs. The new facilities will serve to enrich the academic experience and provide additional services to all commerce students that are presently not available to support this program at present

Operating Costs: As a result of new space being acquired by Rotman and the Commerce program, it is necessary to provide a summary of the operating costs required and which party takes responsibility for these costs in the context of University Policy on operating cost. Operating costs include both the cleaning and utility costs. Each building on campus has an operating cost identified: for the Rotman Building this cost is \$110 per nasm, for the Woodsworth Residence this cost is estimated at \$120/nasm. Both numbers will be adjusted as the corrected annual prices are established.

Rotman operating costs: For RT127, RT117: Annual \$13,797

Commerce: Career Centre, Student Aid Centre and 45% of classrooms: Annual \$49,212

University: Net increase for 55% of the classroom less the RT127, RT117: Annual \$22,503

University of Toronto Library: A/V Storage: Annual estimate \$60,000

RECOMMENDATIONS:

That the Planning and Budget Committee recommend to the Academic Board:

1. THAT the Project Planning Report for the Outfitting of the Woodsworth College Residence basement and first floor be approved in principle.
2. THAT the project scope identified in the Project Planning Report, to establish the four classrooms, the A/V storage facility and the Commerce Career and Student Aid Centre within the defined shelled space of the Woodsworth College Residence, be approved at a cost of \$3,696,433 with the funding sources as follows:

Commerce Program	\$ 1,294,376
Rotman School of Management	\$ 571,589
Arts & Science	\$ 711,468
University of Toronto Library	\$ 1,019,000
Coopers PriceWaterhouse Donation	\$ 100,000

3. THAT the project scope will include the re-establishment of the Computer Room, currently located within the Rotman Building, RT117, to Woodsworth College to accommodate the needs of students enrolled in the Commerce program.