

**Project Committee Report for the Completion of all Non-Residential University
Spaces in the Woodsworth Residence Building**

AND

The Relocation of Commerce Spaces from the Rotman School of Management

OCTOBER 1, 2003

Prepared by Campus and Facilities Planning

Executive Summary

The Woodsworth Residence Project Committee Report was submitted to Planning and Budget in May 2000 and approved. The report identified spaces for ~350 residence beds, student amenity spaces, retail and University student support spaces, to be located on development Site 22 located at the south-east corner of St. George and Bloor Streets. No basement space was identified in the original report. However, during early design development, it was decided that to take full advantage of this prime building site a basement space should be included. Program including AV film storage for the UofT Library and classrooms were identified as appropriate uses for this location.

In March 2001, approval was granted to increase the construction budget for the Woodsworth Residence to include basement spaces. At the time, the cost for the shell-in only of generic basement space to contain library and classroom spaces was estimated at \$2.125M of which \$765,000 was to be funded by the Library and \$1.36M funded from the UIIF for classroom space. No funding was identified to outfit the spaces.

This report addresses the outstanding funding for construction and outfitting costs associated with all spaces identified as non-residential University space in the new Woodsworth Residence. These spaces include the new classroom wing, AV film storage space and the spaces originally identified as student support space and the upper classroom, both now identified for Commerce enhancement space. In addition, this report addresses the move of Commerce, over time, out of the Rotman School of Management building and into new facilities including the Woodsworth Residence and others in close proximity. Such a move is required in order to free up much needed space within the Rotman School of Management to accommodate other rapidly expanding Management programs. As such, the cost to relocate Commerce student computing and administrative spaces from Rotman is addressed along with the Commerce classrooms and enhancement spaces to be located within WW Residence. See Appendix B for a Summary Project Cost Estimate.

There are three stages in the process to achieve all goals identified in this report. These stages are identified below as objectives 1, 2 and 3. Objectives 1 and 2 will be completed prior to September 2004 with the opening of the new Woodsworth College Residence. Objective 3 is scheduled for completion December 2007 and will require a decision by Rotman to proceed with Objective 3 prior to June 30th, 2005. The three objectives are as follows:

- Objective 1 sees the Commerce enhancement spaces (in the student support and upper classroom spaces), the classroom wing and the AV storage spaces completed, and as a consequence, RT127 returned to Rotman for use by other Management programs.
- Objective 2 moves the Commerce computer lab to Woodsworth College, and frees up RT 117 for other Rotman program use.
- Objective 3 sees all other Commerce administrative space located in the Rotman building relocated to the Woodsworth Residence and the Commerce Career and Student Aid Centres moved to a near-by site. This would release the remainder of Commerce spaces for Rotman School use. This third objective will be reviewed and decided upon by June 30, 2005.

Objective 1:

The space program for non-residential University Spaces in the Woodsworth Residence has been identified as follows:

	#	Program	unit nasm	total nasm
Classroom Wing	4	55 seat tiered classrooms	120	480
	5	8 seat break-out rooms	15	75
	1	40 seat flat-floor classroom	75	75
AV Storage Space	1	AV storage space	500	500*
Other Non-Residential	1	Student Support Space	112	112

*note: the AV storage area is 712 square meters less interior circulation resulting in 500nasm.

More recently, discussions with the Commerce Program have identified a different use for the ground level flat floor classroom. Similarly, the Student Support Space has been identified as enhancement space for the Commerce program. The two spaces will be used to accommodate administrative and student service functions including Career and Student Aid Centres for Commerce. The costs of constructing and outfitting these spaces will be carried separately and paid for out of discretionary funds available to the Commerce program. The cost to construct and outfit the two ground level Commerce spaces is estimated at \$626,017. The construction/shell-in cost for the basement classroom space is, therefore, reduced by the construction cost of the reassigned ground level classroom by \$131,331.

A spring 2003 costing, reflecting the complexity of the program as it developed, including mechanical systems for both the classroom and AV storage spaces that must be built into the mechanical penthouse during the construction stage, estimates the shell-in construction of the classroom area at \$1,864,000 (\$1,995,335 minus ground level classroom estimated at \$131,331) and the Library AV storage space at \$875,768. Also, at this time, the funds allocated to the project from the Centre increased by \$323,000 from \$1.36M to \$1.683M.

The outfitting costs for the classroom wing of the Woodsworth Residence are now estimated at \$2,234,620. Adding costs for construction (\$1,864,000) to the outfitting costs, the total cost to complete the classroom wing totals \$4,098,620. The outfitting costs for the AV storage space are \$1,019,000. Adding costs for construction (\$875,768) to the outfitting costs, the total cost to complete the AV storage space totals \$1,894,768.

The total to achieve Objective 1, therefore, is estimated to be \$6,619,405. The funding to achieve Objective 1 will be shared as shown in Table 1:

Table 1: Funding Contributions to Achieve Objective 1

	Donation	Commerce	Centre	Library	Rotman	A&S
Commerce Enhancement		\$626,017				
Classrooms	\$100,000	\$592,890	\$1,683,000		\$536,949	\$711,468
		\$474,312				

AV Library				\$1,894,768		
TOTAL	\$100,000	\$1,693,219	\$1,683,000	\$1,894,768	\$536,949	\$711,468

Objective 2:

A plan that would relocate the Woodsworth Writing Lab to a space contiguous with the Woodsworth College building in the now vacant Margaret Fletcher Daycare would allow immediate relocation of the Commerce Computer Lab. The Commerce Computer Lab would be co-located with the 77 nasm Woodsworth College Computing Lab now occupying WW107. The cost of relocating the Writing Lab, and therefore allowing the relocation of the Commerce Computer lab and achieving Objective 2, has been estimated by UofT PMD&C at \$215,640. Adding overall commitments from Objectives 1 and 2, the overall contributions required (\$6,835,045) are shown in Table 2:

Table 2: Funding Contributions to Achieve Objectives 1 and 2

	Donation	Commerce	Centre	Library	Rotman	A&S
Funds to complete Obj. 1	\$100,000	\$1,693,219	\$1,683,000	\$1,894,768	\$536,949	\$711,468
Funds to complete Obj. 2					\$215,640	
TOTAL	\$100,000	\$1,693,219	\$1,683,000	\$1,894,768	\$752,589	\$711,468

Objective 3:

Finally, Commerce administrative functions may be relocated from the Rotman School when appropriate space becomes available. Two possible locations have been identified at this time: the Medical Arts Building at 170 St. George Street and the current location of the Department/Centre for the Study of Religion at 123 St. George Street. Relocation of Commerce administrative spaces can occur only when renovations of the Medical Arts Building are complete in 2007 and the Department/Centre for the Study of Religion is relocated. The funding of this relocation, and achieving Objective 3 is estimated at a further \$570,000 plus CPI to December 2007. Contributions to achieve this objective require overall contributions of \$6,835,045 plus \$570,000 (+ CPI to Dec. 2007) as shown in Table 3:

Table 3: Funding Contributions to Achieve Objectives 1, 2 and 3

	Donation	Commerce	Centre	Library	Rotman	A&S
Funds to complete Obj. 1	\$100,000	\$1,693,219	\$1,683,000	\$1,894,768	\$536,949	\$711,468
Funds to complete Obj. 2					\$215,640	
Funds to complete Obj. 3					\$570,000 + CPI	
TOTAL	\$100,000	\$1,693,219	\$1,683,000	\$1,894,768	\$1,322,589 + CPI	\$711,468

Operating costs will be covered at a percentage basis by the centre and the users. Table 4 shows a summary of operating costs and funding contributions:

Table 4: Operating Costs

	Rotman	Commerce	Centre	UofT Library
WW Residence Classrooms		\$29,700	\$36,300	
RT127	\$9,844		less \$9,844	
RT117	\$3,953		less \$3,953	
Commerce Admin in RT*	\$10,450			
Commerce Enhancement		\$19,512		
AV Storage Facility				\$60,000

* Note: Operating costs will become the responsibility of Rotman only when and if all Commerce administrative space is relocated in 2007.

**Project Committee Report for the Completion of all Non-Residential University
Spaces in the Woodsworth Residence
AND The Relocation of Commerce Spaces from the Rotman School of Management
October 2003**

I. Membership

Original Project Committee Membership:

- A. Waugh (Chair), Vice-Principal and Registrar, Woodsworth College
- J. Browne, Director Residence Development (from July 1, 1999)
- P. Cottrell, Computer Systems Manager, Woodsworth College
- J. Papoulidis, President, Woodsworth College Student Association (WCSA)
- W. Rotenberg, Director of Commerce and Finance Program
- W. Talfourd-Jones, President, Alumni Association
- Student Representative from the Association of Part-time Undergraduate Students \
- R. Toderian, Director, Ancillary Services
- R. Gartner, Director, Centre for Criminology
- R. deSouza, Director of Administrative Services and Planning, Faculty of Arts and Science
- E. Sisam (Secretary), Director of Campus and Facilities Planning

Implementation Membership includes:

- Mariel O'Neill Karch, Principal, Woodsworth College
- Alex Waugh, Woodsworth College
- John Conrad, Residence Life Coordinator, Woodsworth College
- Mary-Jane Dundas, Woodsworth College
- Jennifer Adams, Campus and Facilities Planning
- Randy Poland, Project Manager, Capital Projects

II. Terms of Reference

Original Project Committee Terms of Reference:

1. Make recommendations about the type and form of accommodation for the proposed residence. Ensure that the type of residence proposed be suitable for the site and that it will optimize the number of student places available in the facility.
2. Identify the services and amenities that will be required by the type of residence which is recommended and identify the cost of those services and amenities if they are additional to those normally provided within the residence structure.
3. Taking into consideration the University requirements for large classrooms make recommendations regarding the size and style of the classroom which is proposed to be accommodated within this facility. In addition the Committee shall take into consideration the need for student space for all Woodsworth College students for academic as well as extra-curricular activities.
4. Identify the amount of space which can be made available for academic use and develop and space program which will meet the needs of the Centre of Criminology.

5. Provide a functional layout for the facility which is to be located on the site, 100 Devonshire Place/315 Bloor Street West.
6. Identify campus-wide issues addressing landscape improvements within the context of this site and issues addressing massing and the use of materials which are related to other adjacent buildings.
7. Identify the costs of all equipment and moveable furnishings necessary to the project in the student residence, in the classroom and in the academic space. Provide a total project cost estimate.
8. Make recommendations regarding the operations of the residence facility and provide an operating plan indicating the annual costs of the residence facilities.
9. Identify all data and communications requirements, locations and their related costs for each segment of the project.
10. Identify a funding plan for the project.
11. Report by March 30, 1999.

III. Background Information

The Woodsworth Residence Project Committee Report was submitted to Planning and Budget in May 2000 and approved. The report identified spaces for ~350 residence beds, student amenity spaces, retail and University student support spaces all on Site 22 located at the south east corner of St. George and Bloor Streets. No basement space was identified. During early design development of the project it was decided that additional program – to fit in the basement space - should be added in order to take full advantage of the development potential of the site.

In March 2001, the memorandum written to P&B requesting approval for additional funding to provide basement space under the residence was approved. 1,315nasm (2240gsm) of space was identified in the following way: 490nasm to accommodate AV film storage and 825nasm to accommodate what was then called “additional space” for classrooms.

At the time, it was apparent that growth in several of the Rotman School of Management programs would require additional facilities, including classrooms. The relocation of Commerce class space to a new facility would free up dedicated Commerce class space within the Rotman building and would allow for growth within other Management programs. As such, the space program for a classroom complex was developed in consultation with the Faculty of Arts and Science with the Commerce Program as a likely user. The original program for the classroom portion of this space was comprised of four tiered classrooms to seat 55-60, two flat floor classrooms to seat 40 and six breakout rooms to seat 8. The cost of construction-only of the additional space for classrooms was estimated to be \$1,360,000.

During Design development, the program for the classroom wing was changed based on fit within the building. The altered program now accommodates four tiered classrooms of

~55 seats, one flat floor classroom of ~40 seats and five break out rooms of 8 seats each. The cost to construct the space increased to \$1,995,335 because of the need to include stand-alone mechanical systems for the classroom wing during the construction phase. Outfitting costs are estimated at \$2,234,620 bringing the full cost of construction and outfitting of the Classroom wing to \$4,229,955.

The University of Toronto Library has been facing shortages in storage space for its vast collection. The AV film storage space, planned in this location will alleviate some pressure on the Library and will create a purpose built space for the storage and retrieval of audiovisual materials. The cost of construction only of the space identified for AV storage was originally estimated to be \$765,000. The cost estimate has increased to \$875,768 also partly due to the need to include mechanical systems in the construction phase of the work. Outfitting costs are estimated at \$1,019,000 bringing the full cost of construction and outfitting AV storage space to \$1,894,768.

Most recently, discussions with the Commerce Program have identified a different use for the ground level flat floor classroom and the student support space. These spaces will be used to accommodate administrative and student service functions for the Commerce Program, including Career and Student Aid Centres, and will be paid for out of discretionary funds available to the Program. The costs of constructing and outfitting these spaces have been estimated at \$626,017. Because this plan reduced the classroom wing by one flat floor classroom, the cost to construct the classroom wing is reduced by \$131,331 to \$1,864,000 and the total project cost including outfitting is reduced to \$4,098,620.

Together, the Classroom Wing, the AV Storage Space and the Commerce Enhancement Spaces, comprise Objective 1 of this report. Together, these projects require \$6,619,405 funding in order to complete all construction and outfitting.

Objective 2 and 3 of this report allow the consolidation of Rotman School of Management facilities, relocating the remaining Commerce Program facilities including a student computing lab and administrative offices. The Student Computer Lab will be combined with the Woodsworth College Computer Lab when the Woodsworth Writing Lab is moved to provide for this accommodation. The cost to relocate this space, and to achieve Objective 2, is estimated at \$215,640. To achieve Objectives 1 and 2, therefore, require \$6,835,045 of funding.

Commerce Administrative offices may be relocated in December 2007 to the first floor of the Woodsworth Residence achieving Objective 3. This will require the relocation of the Commerce Career and Student Aid Centres from the first floor of the Woodsworth Residence to either the house at 123 St. George Street, currently accommodating the Department/Centre for the Study of Religion (preferred location), or to some other site that may include the Medical Arts building. The cost to relocate approximately 120asm of administrative spaces is estimated to be \$570,000 plus CPI to December 2007. By June 30th, 2005 the Rotman School of Management will be required to confirm in writing to the Provost that they wish to acquire the space identified within this objective and will

purchase this suite of rooms for dedicated use by Rotman. If Rotman does not exercise this option then the Commerce Administrative Offices will remain in their present location.

IV. Statement of Academic Plan

Commerce Program

The Commerce program is an unregulated undergraduate Arts and Science program with ties to the Rotman School of Management in that faculty from the Rotman School teach many of the program's classes. It is a rapidly growing program with increasing space needs to be accommodated partially by the upcoming creation of new student and career services located at the ground level of the Woodsworth Residence and funded through the program's enhancement budget. Plans for the operation of the Commerce Career Centre have been developed in cooperation with Koffler Centre Career Services. Additional services will supplement those offered by the Koffler Centre in ways that are comparable to the service levels provided to business student at competitor schools. In addition, Commerce student group space has been allocated by the Faculty of Arts and Science and is located at the lower level of Woodsworth College.

At the time when the Rotman School building was constructed, the teaching of Commerce courses was to occur within the Rotman classrooms. Administrative and Commerce student computer space was also built into the building program. Two purpose built tiered 55-seat classrooms were designed into the building for use by the Master in Management Accounting program that was subsequently moved to UTM. Funding for this space was provided outside of Rotman funds. These two classrooms (RT 133 and RT 127), have since accommodated Commerce courses freeing up the other Rotman classrooms, originally expected to be shared with Commerce, to other Management programs.

In recent years the Rotman School has grown in faculty and student complement – requiring additional facilities to accommodate its other programs. Currently, one of the two classrooms (RT 133) used by Commerce has been transferred to the Rotman School and within the next several years the second room (RT 127) will also be required to adequately provide for Rotman's other programs.

The Woodsworth Residence classrooms have been designed with the Commerce program in mind and will allow for the transfer of RT127 from Commerce to Rotman once completed. They have been modeled after the horseshoe-shaped tiered classrooms seating 55-60 students each at the Rotman School. They are also within close proximity to the Rotman School and Woodsworth College, a College closely affiliated with the Commerce program. See Appendix E for plan of Woodsworth Classroom Wing.

Computing space for students may also be co-located with Woodsworth College in the new Student Computing Lab assuming approval is granted to move the Woodsworth Writing Lab, (originally planned to be located with the computer space) to the now vacant Margaret Fletcher Daycare. See Appendix D for plan of Computing Lab.

Commerce administrative functions may be relocated when space becomes available in 2007 for the relocation of the Commerce Career and Student Aid Centres. Locations currently being considered include 123 St. George Street (the Department of Religion House) and the Medical Arts Building.

UofT Library

The need for adequate storage space for audio visual and film materials has become paramount since the donation of Alliance Atlantis archival materials was made to the University of Toronto Library. The collection of 35mm film and other materials, as well as ongoing additions to the collection estimated at 5% per year over the next 20 years will be accommodated within the new AV film Storage space in the Woodsworth Residence.

V. Space Program

Space dedicated to the Commerce Program located in the Rotman School of Management building and scheduled to be relocated over the next several years is as follows:

Transferred Space

Space	Room #'s	NASM
Classroom (Transferred)	RT133, 133A	96.47
Subtotal Transferred space		96.47

Existing Space

Space	Room #'s	NASM
Classroom (Existing)	RT127, 127A	89.49
Administrative Space	RT115, 118E, 111, 111A, 111B	95.13
Student Computer Space	RT117	35.94
Total Existing Space		220.56

See Appendix C for plan of Commerce spaces in the Rotman School.

In April 2001, the space program proposed for the Woodsworth Residence location included 4 x tiered 55-60 seat lecture rooms, 2 x flat floor 40 seat classrooms and 6 x 8 seat break-out rooms. The total net assignable square meters programmed for these spaces was 698nasm and a 2.0 net to gross ratio was applied to give 1,396 gross square meters of space.

During Design development some changes to the space program were necessary. All four tiered classrooms, one flat floor classroom and five break-out rooms were fit into the building design. The one ground level flat floor classroom (75nasm/135gsm) is now being outfitted for administrative purposes and is not part of the classroom project.

The space, as it is being built/relocated is as follows:

Classrooms	nasm/room	total nasm
4 x tiered 55-60 seat lecture rooms	120.0	480.0
5 x 8-seat Break-out Rooms	15.0	75.0
subtotal Classrooms		555 nasm*

Other Spaces in Woodsworth Residence

AV Film Storage	500 nasm
Commerce Career Centre	112 nasm
Commerce Student Aid Centre (formerly upper classroom)	75 nasm
TOTAL Woodsworth Spaces	1142 nasm

Other Commerce Spaces

Commerce Administrative Space	120 nasm
Commerce Computer Lab	50% of 77nasm 38.5 nasm
TOTAL Spaces (Woodsworth Residence and Other)	1300 nasm

*Net to gross ratio achieved for Classroom wing $\sim 2.25 = 1250.0\text{gsm}$

VI. Functional Plan

Classroom Space

All classrooms are located in a contiguous manner in the basement level of the new Woodsworth Residence. The classroom areas have been designed to be separate and distinct from the residence. Where connections are made between the two uses, lockable doors are provided to allow for after-hours shutdown of the classroom wing.

Two entries, at the southeast and southwest ends of the building will provide access to the classroom areas. The southwest entrance also provides barrier free access to the basement level through the inclusion of a ramp and an elevator. Both entrances will be equipped with feature staircases allowing natural light to penetrate to the corridors below. A skylight from the courtyard will further bring light into the basement corridor.

At the lower level, accessed by stairs from both the southeast and southwest entrances and by elevator from the southwest entrance, will be located four tiered classrooms and five breakout rooms.

Tiered classroom auditoriums have been designed with a shallow rake to allow good sight lines to each student, to the instructor, writing surfaces and projection screens. Each room is designed in a horseshoe configuration to permit case study formats and to permit interactivity (both visual and audio) between students and the instructor. Each room will be equipped with fixed continuous writing surfaces, comfortable ergonomic adjustable seating, full connectivity to the campus backbone and Internet, data projection capability, high quality audio reinforcement with provision for the hearing impaired, adjustable lighting, simple control systems located in a console, a storage cupboard for loose microphones and AV equipment, and full accessibility for special students.

Breakout rooms are essential to conduct small group discussions (breakout sessions often occur during class time) and are located adjacent to tiered rooms in order that they may be used in conjunction with classes. These rooms will also serve as group study spaces, interview rooms and small seminar rooms when not booked with tiered classrooms.

Sufficient circulation, waiting spaces and washrooms have been provided for the classroom cluster.

A furniture and equipment schedule for the classrooms is included as Appendix A.

AV Storage

The AV film storage space is located along the north end of the Woodsworth Residence and may be accessed by passenger elevator from the main lobby for individuals accessing the space, and by hydraulic freight elevator from the east side of the building for deliveries and moving of audio visual materials. The space includes stacks for materials, as well as a contained workroom for individuals handling the archival material. Highly specialized environmental controls have been included for the proper preservation and storage of film materials.

Ground Level Commerce Enhancement Spaces

The Commerce Career Centre will be located in the space planned for generic Student Support. This space will be configured to allow for a reception area, three administrative offices, a job posting area with student computer stations and a resource area that may be configured as meeting and/or lecture space for students and Career Centre staff. The space faces onto St. George Street and will include signage along this frontage signaling the spaces purpose. The space will be accessed by students through the Woodsworth Residence lobby.

The Commerce Student Aid Centre will be located in the space originally planned as a ground level flat floor classroom. This space will include two administrative offices as well as a workspace that may be configured to allow for one large table seating ~15-20 or several smaller tables to accommodate breakout sessions during student aid meets. The space will be equipped with blackout blinds and a screen to allow for data and document camera projection. Display/schedule boards, as well as a combination black/white board will be included along the west wall.

The Commerce Student Aid Centre is located on the ground floor at the southeast corner of the Woodsworth Residence. Large glass windows run along the entire south wall and will allow for signage to be located indicating the purpose of the space. A pedestrian walkway runs along this building face and is expected to have a fair amount of foot traffic making this space very visible and public for its users.

Computing Space

The Commerce Computer Lab is currently located in RT117. This space will be relocated to a joint computer lab to be shared with Woodsworth College in WW107. Existing rows of computer desk space will accommodate student computer stations comfortably. The space is located at the entrance to the College and has the capability of being opened up to the front corridor for greater visibility. Joint signage between the Commerce Program and the College has been agreed upon and will be located just outside the space in the primary building corridor.

Commerce Administrative Space

Commerce Administrative spaces are currently located within the Rotman School of Management building. These spaces, totaling 120nasm, including the office of the director, student council and administrative offices and student reception space may be

relocated to the ground level of Woodsworth Residence when the Commerce Career and Student Aid Centres can be relocated in 2007 to a near-by site. Possible locations considered include the Medical Arts Building, being renovated to accommodate four Arts and Science departments in 2006/07 and 123 St. George Street currently accommodating the Department/Centre for the Study of Religion. In either case, spaces that are easily accessible to students and that provide adequate visibility will be required.

VII. Special Considerations

Accessibility

The Woodsworth Residence is handicapped accessible. A publicly accessible elevator is provided from the ground level to the basement level from a centrally located vestibule off St. George Street. Handicapped accessible spaces within all tiered classrooms are provided, including one tiered classroom with a ramp leading to all levels of the tier to allow full access for instructors and/or visitors with need of such ramps.

Washrooms including handicapped spaces are available on the ground and lower level and can be accessed by elevator from the ground level.

Computing and Communications

All spaces are fully wired for Internet use including use within classrooms and breakout rooms.

Campus Planning

The Woodsworth Residence will be located on the southeast corner of Bloor Street and St. George Street. The building is located directly adjacent to Woodsworth College, a College closely affiliated with the Commerce program, within close proximity to the Rotman School of Management and within a five minute walk from Sidney Smith Hall and Robarts library. The residence is also close to the Medical Arts building (on the north west corner of St. George and Bloor Streets) that will become home to four Arts and Science departments after renovations are complete in 2006-7. The classroom wing within the residence is located on the lower level and is accessed through two entrances (one fully accessible, including an elevator and ramp) at the southeast and southwest end of the building. Because of the building's close proximity to many academic units, this space is expected to be very well utilized during hours not booked by the Commerce Program.

The south St. George Street entrances to the Woodsworth Residence will allow for UofT signage as well as signage that may be associated with the individual projects funding partners including The Rotman School of Management, The Faculty of Arts and Science, the Commerce Program, Woodsworth College and Price Waterhouse Coopers.

Bicycle storage is available along St. George Street and within the new residence quadrangle for student use.

Secondary effects

Classroom space in this location will not only better accommodate the Commerce

program, but it will free up space within the Rotman School for their other growing programs (89.5nasm in rooms 127, 127A to be transferred to the Rotman School inventory) and will also provide additional classroom space for other programs at the northern edge of campus. With the plan to locate four Arts and Science departments in the Medical Arts building, just across the street from the Woodsworth Residence, these classrooms could help to anchor classroom activities for a variety of adjacent departments.

Relocation of the Commerce Computer Lab and Administrative spaces will release an additional 36nasm of computing space (RT117) and 120 nasm of administrative space to the Rotman School of Management to help ease their increasing facilities needs.

VIII. Resource Implications

Objective 1 requires the completion of the Woodsworth Residence Classroom wing, the AV storage space and Commerce enhancement spaces as well as the transfer of RT127 to Rotman once the WW Residence classrooms become available for use. The resource implications to achieve objective 1 are described below.

The original cost for the “shell-in” only construction of the classroom and AV storage areas were approved by the Planning and Budget Committee in March 2001. At the time, the cost for the shell-in of generic basement space was estimated at \$2.125M (\$765,000 to be funded by the library and \$1.36M funded by UIIF).

Original Cost Estimate		Shell-in Cost Est.
	AV Storage	\$765,000
	Classrooms (including ground flr.)	\$1,360,000
	TOTAL	\$2,125,000

A more recent costing, reflecting the complexity of the program as it developed, including tiered classrooms and their requisite mechanical systems, estimates the shell-in construction of the classroom area only at \$1,995,335 and the AV storage space at \$875,768. The total construction cost for the basement space therefore increased to \$2,871,103.

Most recently, the ground level classroom has been reallocated to function as the Student Aid Centre for the Commerce Program and the Student Support space has been allocated to function as the Commerce Career Centre. The construction and outfitting of these spaces will be funded separately from the Commerce Program’s discretionary funds. As the classroom wing is being reduced by one classroom to make room for the Commerce Student Aid Centre, the classroom wing has been reduced in area and cost. The revised total shell-in cost for the classroom wing (omitting the ground level classroom) is estimated at \$1,864,000 (a reduction of \$131,331 from the previous cost estimate).

Objective 2 requires the Commerce Computer Lab to be relocated from RT117 to be co-located with the Woodsworth Computer Lab in WW107. This relocation requires as a secondary effect, the relocation of the Woodsworth Writing Lab to renovated space in the Margaret Fletcher daycare building. When the Commerce Computer Lab is relocated, RT117 would be transferred to Rotman for its programs use. The cost estimated to achieve objective 2 is \$215,640.

Objective 3 requires the remaining Commerce Administrative Space to be relocated to the Woodsworth Residence, and the Commerce Career and Student Aid Centres to be relocated out of the Woodsworth Residence to a near-by site. This objective would allow the transfer of the current Commerce Administrative offices to the Rotman School inventory. The cost estimate to achieve objective 3 is \$570,000 plus CPI to December 2007. Rotman must confirm in writing to the Provost that they wish to acquire the space identified in Objective 3 and will purchase this suite of rooms for dedicated use by Rotman by June 30, 2005. If Rotman does not exercise this option, then the Commerce Administrative Offices will remain in their present location.

The Total Project Cost Estimate to complete all three objectives is as follows:

Project Cost Estimate

	Shell-in Cost Est.	Outfitting Cost Est.	Total Cost Est.
Objective 1			
AV storage	\$875,768	\$1,019,000	\$1,894,768
Classroom Wing (minus ground flr.)	\$1,864,000	\$2,234,620	\$4,098,620
Comm. Stnt Aid Centre (former class.)	\$131,331	\$144,174	\$275,505
Comm. Career Centre (former APUS)	\$267,512	\$83,000	\$350,512
Sub-total Objective 1	\$3,138,611	\$3,480,794	\$6,619,405
Objective 2			
Commerce Computer Lab			\$215,640
Sub-total Objectives 1 & 2		\$3,696,434	\$6,835,045
Objective 3 (to be confirmed by 06/2005)			
Commerce Administrative Space			\$570,000+ CPI
Total Estimate (Objectives 1,2,3)			\$7,405,045*

* plus CPI on \$570,000 to December 2007

Individual Total Project Cost (TPC) estimates for the revised shell-in projects and the outfitting projects are located in Appendix B. Note, shell in costs have been previously approved. Outfitting costs and those costs associated with Objective 2 require approval through this report.

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 and the party that takes responsibility for these costs in the context of the University Policy on operating cost. Operating costs include both cleaning and utility costs. Each building 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 School of Management

Rotman has acquired RT127 (89.49nasm) and RT117 (35.94nasm). At the cost indicated, the operating cost to be paid annually by Rotman is \$9844 (RT127) plus \$3953 (RT117) for a total of \$13,797. If the Rotman School chooses to relocate the Commerce Administrative spaces in 2007, additional operating costs associated with this space will be paid by Rotman.

Commerce

Commerce will be required to pay the operating cost for the new Commerce Career and Student Aid Centre in Woodsworth College Residence. This space is 159.6 nasm which, at \$120/nasm, requires an operating cost of \$19,512 per annum. In addition, Commerce will contribute 45% of the cost of the classroom operating cost which at 550nasm and \$120/nasm amounts to \$29,700 per annum. The total commitment is therefore \$49,212.

Uof T Library

The UofT Library will be required to pay the operating cost for the AV storage facility in the basement of the Woodsworth College Residence. This space is 500nasm (712gsm) which at \$120 per nasm requires an operating cost of \$60,000 per annum.

University Support (FRP/SuperBuild)

The University will contribute 55% of the operating cost of the classroom which, by agreement, will be controlled by the Office of Space Management (OSM) with Commerce as the preferred client. The cost to the University is \$36,300. The University costs are, however, reduced as a result of the transferal of rooms RT127 and RT117 to Rotman for a savings of \$13,797. The net increase is, therefore, \$22,503 per annum.

Woodsworth College

Woodsworth College has redefined the use of space within the College to establish the Computer Room and Writing Centre. This is not new space, however the cost of utilities could increase marginally as a result. These will be monitored and may require attention and funding from the users as the magnitude is known.

Table 4: Operating Costs

	Rotman	Commerce	Centre	UofT Library
WW Residence Classrooms		\$29,700	\$36,300	
RT127	\$9,844		less \$9,844	
RT117	\$3,953		less \$3,953	
Commerce Admin in RT*	\$10,450			
Commerce Enhancement		\$19,512		
AV Storage Facility				\$60,000

* Note: Operating costs will become the responsibility of Rotman only when and if all Commerce administrative space is relocated in 2007.

IX. Funding Sources

The total project cost to achieve Objectives 1 and 2 is \$6,835,045 (\$3,138,611 already identified as part of the approved Woodsworth Residence construction cost and \$3,696,434 identified for approval in this report for the outfitting of Objective 1 and all costs for Objective 2). Table 5 identifies the various contributions by each of the parties that will add up to the funds required. The cost of Objective 3, currently estimated at \$570,000 plus CPI to December 2007, is to be funded by the Rotman School if and only if they confirm their desire to achieve this objective by June 30, 2005.

Rotman School of Management

In addition to all other financial commitments made to the Provost by the Rotman School of Management, Rotman will contribute to the project with a mortgage in the amount of \$752,589 to be paid over 20 years at a annual interest rate not to exceed 8%. The annual payment is estimated to be \$75,537. This transaction essentially transfers ownership of RT127 and RT117 in the Rotman Building to the Rotman School of Management. In 2007, in order to complete Objective 3, Rotman is committed to borrow additional funds to acquire rooms RT111, 111A, 111B, RT115 and RT118. The option to proceed with Objective 3 will be made by Rotman no later than June 30, 2005. The cost for Objective 3 is currently estimated at \$570,000 plus CPI to December 2007.

Commerce

Commerce (60% A&S and 40% Rotman) has committed to a contribution of \$1,693,219 of which \$244,400 will be a cash contribution with the balance of \$1,448,819 being a mortgage paid back over 20 years at 8% for an annual payment of \$145,418. This contribution establishes a new Career and Student Aid Centre for Commerce and contributes to the classrooms.

UofT Library

The UofT Library has committed to a contribution of \$1,894,769. This will be established as a mortgage paid back over 20 years at 8% for an annual payment of \$190,178.

Faculty of Arts and Science

The Faculty of Arts and Science has committed to a contribution of \$711,468 of which \$381,000 will be a cash contribution with the balance of \$330,468 being a mortgage paid back over 20 years at 8% for an annual payment of \$33,169 (A&S will request a mortgage that will not exceed two years).

University Support (FRP SuperBuild)

The University has committed \$1,683,000 in cash to the project from FRP SuperBuild funds. In addition, the University will direct all funds received from Rotman to the project Objectives 1 and 2.

Woodsworth College

Woodsworth College is committed to provide the space to house the Computer Lab within Woodsworth College to be used by all Commerce students. This is a permanent commitment to Commerce (A&S and Rotman). In return, the funds acquired from

Rotman for the acquisition of RT117 will be directed by the University to upgrade the facilities within Woodsworth College to establish the Computer Room and a Writing Centre to be available to Commerce.

Table 5

	Contribution	Cash	Mortgage	Funds Requiring Approval	Annual Payment, 8% at 20yrs
Commerce	\$1,693,219	\$244,400	\$1448,819	\$1,294,376	\$145,418
Uof T Library	\$1,894,768	0	\$1,894,768	\$1,019,000	\$190,178
University Support	\$1,683,000	\$1,683,000			
Faculty of Arts & Science	\$ 711,468	\$ 381,000	\$ 330,468	\$ 711,468	\$ 33,169
Rotman School	\$ 752,589	0	\$ 752,589	\$ 571,589	\$ 75,537
Price Waterhouse Coopers	\$ 100,000	\$100,000		\$ 100,000	
Woodsworth College					
Total	\$6,835,044	\$2,408,400	\$4,426,644	\$3,696,434	

Of the contributions listed above, those that require approval to fund the outfitting of spaces outlined in Objective 1 and all costs associated with Objective 2, are estimated at \$3,696,434.

X. Schedule

Upon approval of funding, outfitting work will take place to complete the AV storage facility, the classrooms and commerce spaces as follows:

- Design of the interior finishes 7 weeks
 - Review and approval 1 week
 - Contractor's pricing 3 weeks
 - Review and approval 2 weeks
 - Construction / material order 20 weeks
 - Commissioning 4 weeks
 - Furniture/equipment 4 weeks
- Approx. 10 months total

Assuming approvals are gained in October 2003, these projects should be complete August 2004 and ready for occupancy September 2004.

Upon approval of this report, the Commerce Computer Lab can immediately be co-located with the Woodsworth Computer Lab in WW107 and renovation work may begin on the Woodsworth Writing Center.

Commerce Administrative Offices may be relocated by December 2007 from the Rotman School, assuming the Rotman School of Management confirms its desire to achieve Objective 3 by June 30, 2005.

XI. Recommendations

The Project Committee Recommends:

THAT the Project Committee Report be approved in principle;

THAT the outfitting costs for University spaces within the Woodsworth Residence and others associated with the relocation of Commerce from the Rotman Building, achieving Objectives 1 and 2, be approved and be funded, along with the as yet unfunded construction costs for this project in the following manner:

	Contribution	Cash	Mortgage	Funds Requiring Approval	Annual Payment, 8% at 20yrs
Commerce	\$1,693,219	\$244,400	\$1448,819	\$1,294,376	\$145,418
Uof T Library	\$1,894,768	0	\$1,894,768	\$1,019,000	\$190,178
University Support (FRP/SuperBuild)	\$1,683,000	\$1,683,000			
Faculty of Arts & Science	\$ 711,468	\$ 381,000	\$ 330,468	\$711,468	\$ 33,169
Rotman School	\$ 752,589	0	\$ 752,589	\$571,589	\$ 75,537
Price Waterhouse Coopers	\$ 100,000	\$100,000		\$100,000	
Woodsworth College					
Total	\$6,835,044	\$2,408,400	\$4,426,644	\$3,696,434	

THAT the cost to relocate Commerce Administrative offices from the Rotman School of Management, achieving Objective 3, be approved with the understanding that the Rotman School must confirm in writing to the Provost that they do wish to acquire the space identified within Objective 3 and will purchase this suite of rooms for dedicated use by Rotman by June 30, 2005. The cost to achieve Objective 3 is estimated at \$570,000 plus CPI to December 2007 when space becomes available to achieve the relocation.

Appendices

A. Classrooms Furniture and Equipment Schedule	17
B. Project Cost Estimates.....	18
C. Rotman School of Management Ground Floor Plan: Commerce Spaces	24
D. Woodsworth College Building Ground Level Plan: Computer Lab	27
E. Floor Plans: Classroom Wing, AV Storage and Commerce Enhancement Spaces....	28

A. Furniture and Equipment Schedule

Classroom Wing
WW Residence

Sept./03

Classroom Equipment Estimate		Classroom Furniture estimate		
Projector	\$6,500	Chairs	\$75 X 215	\$16,125
Projector mount	\$294	Tables	\$700/mX190	\$133,000
DVD, VHS	\$333	Chalk boards	9 X \$4,000	\$36,000
Document Camera	\$3,675			
Switcher	\$2,508		sub total	\$185,125
VGA break out cable	\$40			
Amplified podium plate	\$920			
Speaker cable	\$705			
Amplified podium PC	\$611			
Crestron touch screen	\$6,200			
Crestron controller	\$1,476			
		Break out room furniture estimate		
Crestron power supply	\$205			
Crestron emitter probe	\$41	Chairs	\$75X 40	\$3,000
Crestron volume control card	\$615	Tables	\$400 X 5	\$2,000
Amp	\$633	Chalk boards	5 X 2,000	\$10,000
Speakers	\$330			
Modules & rack	\$225		sub total	\$15,000
System programming	\$720			
Installation	\$1,362			
Podium mag lock	\$300			
Podium	\$3,500			
Screens	\$1,800			
Misc.	\$300			
Security cage alarm	\$500			
Overhead & mobile cart	\$500			
Misc.	\$707			
	\$35,000			
	\$140,000			
		Total		
		Equipment total		\$140,000
		Furniture total (classroom)		\$185,125
		Furniture total (break out)		\$15,000
		Total		\$340,125

**revised to omit ground level flat floor classroom

B. Project Cost Estimates

a) Shell-in Costs

Project Title: Woodsworth Residence - classroom shell-in estimate

TABLE 1: Total Project Cost Estimates

Column 1 will be completed with the Project Planning Report.
Column 1-5 will be included in the Project Implementation Report.

Items	Project Planning Report	Concept Design	Design Devel't	Drawings @ 90%	Tender	100% Complete
Construction Cost	Note A	1,272,323				
Construction Contingency		77,979				
Applicable GST		31,192				
Total Construction Costs, including taxes		\$1,381,494				
Site Services, new		20,462				
Infrastructure Upgrades in Sector		0				
Secondary Effects		0				
Demolition		24,855				
Landscaping		0				
Permits & Insurance		36,623				
Professional Fees		365,509				
Computer Wiring		1,719				
Telephone Terminations		3,008				
Audio/Visual		0				
Moving		0				
Staging		0				
Furnishings: Department		0				
Furnishings: Classrooms		0				
Equipment		0				
Security & access systems		24,329				
Signage: Interior & Exterior		3,008				
Signage: Donor Recognition		0				
Groundbreaking & Building opening		0				
Miscellaneous		2,993				
Finance Costs		0				
Project Cost Escalation		0				
Total Project Cost Estimate GST included	\$0	\$1,864,000	\$0	\$0	\$0	\$0

Prepared by: R. Poland

Revised Sept 22/03

b) Outfitting Cost Estimate

Project Title: Woodsworth Residence - classroom outfit

TABLE 1: Total Project Cost Estimates

Column 1 will be completed with the Project Planning Report.
Column 1-5 will be included in the Project Implementation Report.

Items	Project Planning Report	Concept Design	Design Devel't	Drawings @ 90%	Tender	100% Complete
Construction Cost		1,447,039				
Construction Contingency		140,644				
Applicable GST		36,675				
Total Construction Costs, including taxes		\$1,624,358				
Site Services, new		0				
Infrastructure Upgrades in Sector		0				
Secondary Effects		0				
Demolition		0				
Landscaping		0				
Permits & Insurance		0				
Professional Fees		190,672				
Computer Wiring		43,317				
Telephone Terminations		15,000				
Audio/Visual		0				
Moving		0				
Staging		0				
Furnishings: Department		0				
Furnishings: Classrooms		204,748				
Equipment		143,234				
Security & access systems		4,860				
Signage: Interior & Exterior		2,850				
Signage: Donor Recognition		0				
Groundbreaking & Building opening		0				
Miscellaneous		5,961				
Finance Costs	Note B	0				
Project Cost Escalation		0				
Total Project Cost Estimate GST included	\$0	\$2,235,000	\$0	\$0	\$0	\$0

prepared : Sept. 22/03, RP

PROJECT COST ESTIMATE

PROJECT: Woodsworth AV Storage TPC (shell-in construction)

S. PROJECT MGR: Randy Poland

U OF T PROJECT NO: 38 02 75

NO	ITEM	REMARKS	BASE COST	GST(2.31%)	COST
CONSTRUCTION					
835730	Main contract		604,442	13,963	618,405
835753	Cash Allowances		0	0	0
835752	Other contract	- hoarding rental	1,095	25	1,120
835757	Contingency		50,845	1,175	52,020
835754	Secondary effects		0	0	0
835765	Demolition		15,841	366	16,207
835768	Site preparation	- shoring & excavation	16,437	380	16,817
835762	Asbestos removal		1,452	34	1,486
	Total Construction				706,054
LANDSCAPING					
835755	Landscaping		0	0	0
	Total Landscaping				0
PERMITS, INSURANCE					
835400	Permits		7,272	168	7,440
836700	Insurance		3,994	92	4,086
	Total Permits, Insurance				11,526
PROFESSIONAL FEES					
835200	Consultants: -Architects, Engineers		62,884	1,453	64,337
835201	Consultants - disbursements		2,191	51	2,242
835204	Construction management fees		0	0	0
835206	Other consultants		16,711	386	17,097
835210	Legal fees		16,985	392	17,377
835720	Design fees-In House		0	0	0
835725	Management fees-PMD&C		20,459	473	20,932
	Total Professional fees				121,984
SERVICES TO SITE					
835700	Site services		13,040	301	13,341
	Total Site Services				13,341
COMPUTER WIRING AND TELEPHONES					
821110	Computers	- infrastructure	1,096	25	1,121
835010	Telephone/Data		1,917	44	1,961
	Total Computer Wiring & Telephones				3,083
MOVING AND STAGING					
837100	Moving		0	0	0
837101	Staging		0	0	0
	Total Moving and Staging				0
FURNISHINGS AND EQUIPMENT					
820010	Furnishings		0	0	0
821010	Equipment		0	0	0
821510	AV and Other		0	0	0
	Total Furnishings and Equipment				0
COMMISSIONING					
890670	U of T Trades		1,644	38	1,682
	Total Commissioning				1,682
OTHER					
835070	Courier, misc.		183	4	187
820011	Signage-Interior		1,096	25	1,121
821325	Security & Access systems		15,505	358	15,863
835756	Signage-Exterior		822	19	841
835764	Client Construction expenses		84	2	86
835900	Advertising		0	0	0
	Total Other				18,099
FINANCE COSTS					
835300	Finance Costs		0	0	0
	Total Finance Costs				0
	Project Cost:				875,768

PROJECT COST ESTIMATE
S. PROJECT MGR: Randy Poland

PROJECT: Woodsworth. AV Storage Outfitting TPC
U OF T PROJECT NO: 38 02 75

NO	ITEM	REMARKS	BASE COST	GST(2.31%)	COST
CONSTRUCTION					
835730	Main contract		802,040	18,527	820,567
835753	Cash Allowances		0	0	0
835752	Other contract	- hoarding rental		0	0
835757	Contingency		80,204	1,853	82,057
835754	Secondary effects		0	0	0
835765	Demolition		0	0	0
835768	Site preparation	- shoring & excavation	0	0	0
835762	Asbestos removal		0	0	0
	Total Construction				902,624
LANDSCAPING					
835755	Landscaping		0	0	0
	Total Landscaping				0
PERMITS, INSURANCE					
835400	Permits		2,000	46	2,046
836700	Insurance		3,000	69	3,069
	Total Permits, Insurance				5,116
PROFESSIONAL FEES					
835200	Consultants: -Architects, Engineers		70,000	1,617	71,617
835201	Consultants - disbursements		5,000	116	5,116
835204	Construction management fees		0	0	0
835206	Other consultants		5,000	116	5,116
835210	Legal fees		0	0	0
835720	Design fees-In House		0	0	0
835725	Management fees-PMD&C		20,051	463	20,514
	Total Professional fees				102,362
SERVICES TO SITE					
835700	Site services		0	0	0
	Total Site Services				0
COMPUTER WIRING AND TELEPHONES					
821110	Computers	- infrastructure	0	0	0
835010	Telephone/Data		5,000	116	5,116
	Total Computer Wiring & Telephones				5,116
MOVING AND STAGING					
837100	Moving		0	0	0
837101	Staging		0	0	0
	Total Moving and Staging				0
FURNISHINGS AND EQUIPMENT					
820010	Furnishings		0	0	0
821010	Equipment		0	0	0
821510	AV and Other		0	0	0
	Total Furnishings and Equipment				0
COMMISSIONING					
890670	U of T Trades		2,000	46	2,046
	Total Commissioning				2,046
OTHER					
835070	Courier, misc.		1,000	23	1,023
820011	Signage-Interior		200	5	205
821325	Security & Access systems		0	0	0
835756	Signage-Exterior		498	12	510
835764	Client Construction expenses		0	0	0
835900	Advertising		0	0	0
	Total Other				1,737
FINANCE COSTS					
835300	Finance Costs		0	0	0
	Total Finance Costs				0
		Project Cost:			1,019,000

Project Title: Woodsworth Residence - Commerce Student Aid Centre (former ground level classroom)

TABLE 1: Total Project Cost Estimates

Column 1 will be completed with the Project Planning Report.
Column 1-5 will be included in the Project Implementation Report.

Items	Project Planning Report	Concept Design	Design Devel't	Drawings @ 90%	Tender	100% Complete
Construction Cost		168,118				
Construction Contingency		16,811				
Applicable GST		4,272				
Total Construction Costs, including taxes		\$189,201				
Site Services, new		2,434				
Infrastructure Upgrades in Sector		0				
Secondary Effects		0				
Demolition		1,279				
Landscaping		0				
Permits & Insurance		1,927				
Professional Fees		31,065				
Computer Wiring		2,000				
Telephone Terminations		1,319				
Audio/Visual		0				
Moving		0				
Staging		0				
Furnishings: Department		0				
Furnishings: Classrooms		28,135				
Equipment		15,628				
Security & access systems		1,537				
Signage: Interior & Exterior		312				
Signage: Donor Recognition		0				
Groundbreaking & Building opening		0				
Miscellaneous		663				
Finance Costs		0				
Project Cost Escalation		0				
Total Project Cost Estimate GST included	\$0	\$275,500	\$0	\$0	\$0	\$0

prepared : Sept. 22/03

Project Title: Woodsworth Residence - Commerce Career Centre (student support space)

TABLE 1: Total Project Cost Estimates

Column 1 will be completed with the Project Planning Report.

Column 1-5 will be included in the Project Implementation Report.

Items	Project Planning Report	Concept Design	Design Devel't	Drawings @ 90%	Tender	100% Complete
Construction Cost		220,864				
Construction Contingency		10,190				
Applicable GST		5,337				
Total Construction Costs, including taxes		\$236,391				
Site Services, new		4,114				
Infrastructure Upgrades in Sector		0				
Secondary Effects		0				
Demolition		2,043				
Landscaping		0				
Permits & Insurance		2,804				
Professional Fees		22,536				
Computer Wiring		141				
Telephone Terminations		247				
Audio/Visual		0				
Moving		0				
Staging		0				
Furnishings: Department		78,449				
Furnishings: Classrooms		0				
Equipment		2,000				
Security & access systems		1,537				
Signage: Interior & Exterior		250				
Signage: Donor Recognition		0				
Groundbreaking & Building opening		0				
Miscellaneous		0				
Finance Costs	Note B	0				
Project Cost Escalation		0				
Total Project Cost Estimate GST included	\$0	\$350,512	\$0	\$0	\$0	\$0

Sept.29/03

PROJECT Woodsworth College
Writing Lab & Commerce
Computer Lab

U OF T PROJECT
NO: 141-03-58

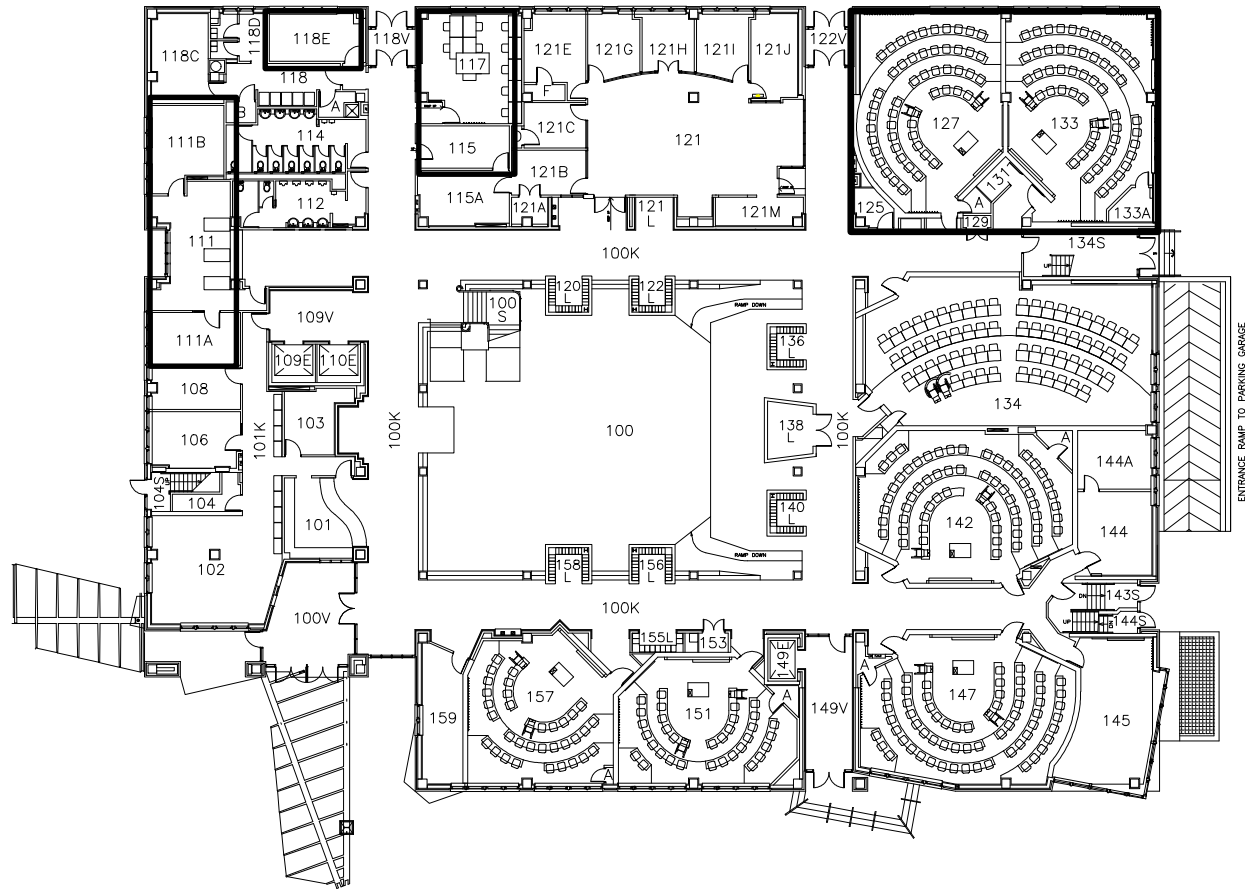
No.	Item	Remarks	Base Cost	GST (2.31%)	Cost
CONSTRUCTION			(Tender Price)		
835730	Main Contract		\$115,000	\$2,657	\$117,657
835752	Other Contract				
835757	Contingency (10% of Base Costs)		\$11,500	\$266	\$11,766
835754	Secondary Effects				
835765	Demolition				
835768	Site Preparation				
835762	Hazardous Materials Removal				
	Total Construction				\$129,422
LANDSCAPING					
835755	Landscaping				
	Total Landscaping				\$0
PERMITS, FEES, INSURANCE					
835400	Permits	Amount Paid to City for Building Permit Application			\$1,500
	Total Construction soft costs				\$1,500
PROFESSIONAL FEES					
835206	Other Consultants	Allowance: Asbestos, Hardware			\$3,000
835720	Design Fees - PMD&C				\$15,180
835725	Management Fees - PMD&C				\$6,448
	Total Professional Fees				\$24,628
SERVICES TO SITE					
835700	Site Services				
	Total Services to Site				
COMPUTERS WIRING AND TELEPHONES					
821110	Computer Infrastructure				\$16,000
835010	Telephones/Data				\$500
	Total Computers Wiring & Telephones				\$16,500
MOVING AND STAGING					
837100	Moving				\$10,000
837101	Staging				
	Total Moving and Staging				\$10,000
FURNISHINGS AND EQUIPMENT					
820010	Furnishings	Excluded			\$10,650
821010	Equipment				
821510	AV and Other				
	Total Furnishings and Equipment				\$10,650
OTHER					
890670	U of T Trades				\$2,370
835070	Courier, misc.				
820011	Signage, Interior				\$13,070
835756	Signage, Exterior				
835764	Client Construction Expenses	Allowance for miscellaneous relocation & set up costs			\$7,500
	Total Other				\$22,940
	Sub Total				\$215,640
PROJECT CONTINGENCY					
835758	Project Contingency				
	Total Project Contingency				
	Total Project Cost:				\$215,640
	Area of Renovation Square Feet:		800	Cost/sq.ft.:	\$270

Prepared by:

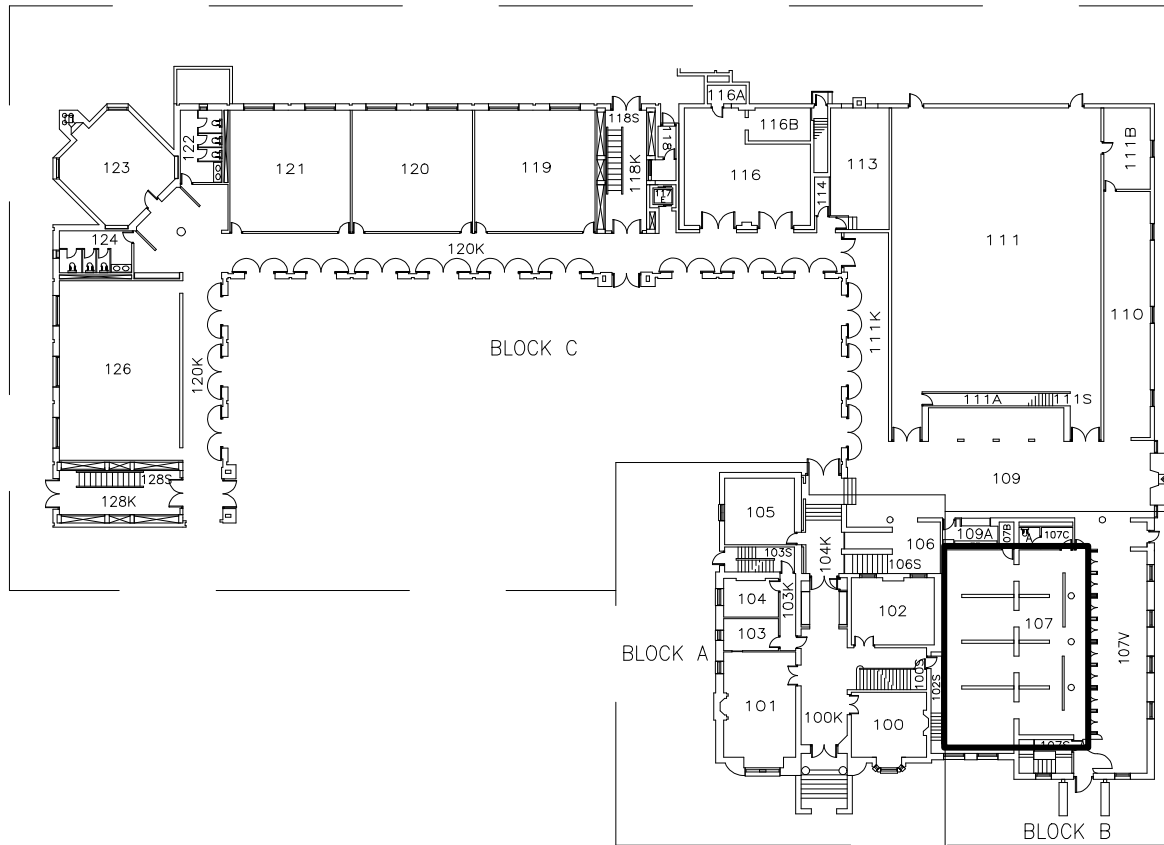
Larry Carroll, Design Coordinator

Date: 1 October, 2003

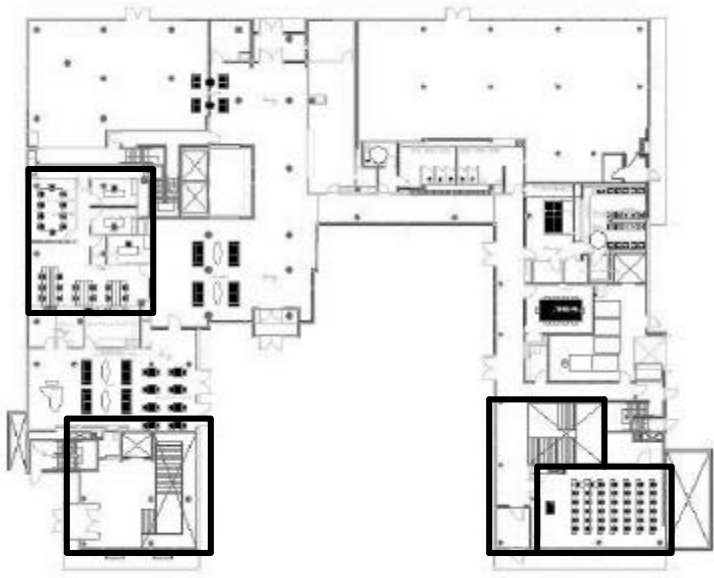
C. Rotman School of Management Ground Floor Plan: Commerce Spaces



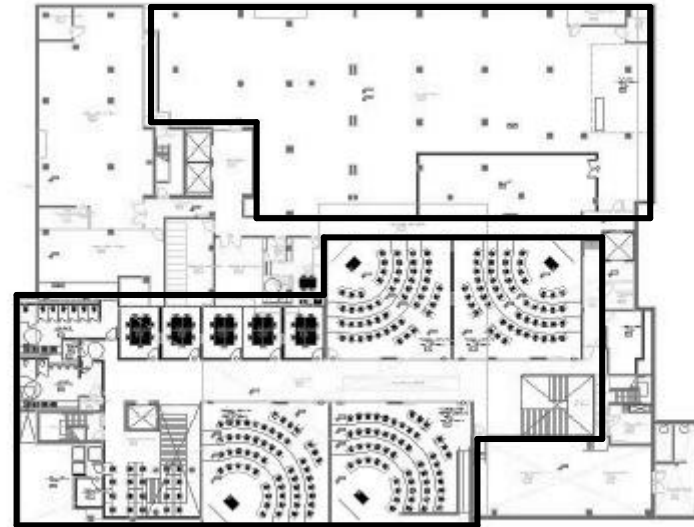
D. Woodsworth College Building Ground Level Plan: Computer Lab



E. Woodsworth Residence: Classroom Wing Floor Plans, AV Storage and Commerce Enhancement Spaces



Ground Level Plan



Basement Plan