



Appendix "B" for Report 93 of P&B

TO: Planning and Budget Committee

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

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DATE: November 20th, 2003 for December 9th, 2003

AGENDA ITEM: #4

ITEM IDENTIFICATION:

Approval of the Project Planning Report for the Renovation and Expansion of Science Facilities at the University of Toronto at Scarborough, Phase 1 2003-04: Science Teaching Laboratories

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

The undergraduate student body at the University of Toronto at Scarborough [UTSC] is currently experiencing considerable expansion as a result of the double cohort enrolments. Expansion of this magnitude requires the immediate development and upgrade of laboratory facilities in support of the high demand of science-based programs. In recent months a similar upgrading of laboratory facilities has been completed within the Lash Miller Building on the St George Campus. This experience and knowledge base has now been transferred and incorporated into the proposed renovations at UTSC.

The detailed Project Planning Report identifies a four stage comprehensive plan to re-develop the science facilities at UTSC. Phase 1 is specifically targeted at the undergraduate need and is the focus of this approval. The Phase 1 component, as fully detailed in the Project Planning Report, is anticipated to be completed by September, 2004. This is an aggressive schedule so that every effort should be made to keep the project on schedule as well as for UTSC to explore the timely development on contingency plans should the project completion date be delayed beyond September, 2004 and extend into the fall semester. The scope of the project addresses the extensive upgrade of six laboratories and the renovation of a further eleven laboratories required to support the undergraduate teaching programs at UTSC.

The subsequent phases are identified, but will require additional development and administrative approval prior to seeking governance approval. Phases 2, 3 and 4 address the development of essential facilities, both offices and research facilities, for new faculty members that will be hired in support of the increased enrolments.

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 Ted Relph
Planner: Gail Milgrom
Implementer: Jim Derenzis

This Working Executive will also include the Project Manager for the project to be appointed by the Chief Capital Projects Officer.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The funding to undertake the Phase 1 renovation and expansion of science facilities at UTSC will be derived from a Provincial Government allocation, previously identified as SuperBuild 2002, in the amount of \$1,830,000. This Provincial Government Funding is to be received upon completion of the project. In addition, a mortgage in the amount of \$2,470,000 will be established at the completion of the project to be paid by UTSC from Enrolment Growth Funds [EGF] over a period of 20 years at rates established by the Controller.

Borrowing capacity for the Capital Plan: Reference is made to the June 19th, 2003 Business Board Meeting, Item 6 documentation: "The University's current borrowing capacity has been conservatively estimated by management to be \$620 million."

The current level of borrowing for the Capital Plan and Other Requirements, including all approvals at the Business Board Meeting on November 10th, 2003, is \$620.64 million.

The project on the Renovation and Expansion of the Science Facilities at the University of Toronto at Scarborough Phase 1, 2003-04: Science Teaching Laboratories will not increase the borrowing beyond that identified above. The reason being that all borrowing to be repaid from the Enrolment Growth Fund [EGF], assigned to the University of Toronto at Mississauga and the University of Toronto at Scarborough, have already been included in the Capital Plan borrowing requirements and are identified within the \$620.64 million. The Provincial Government Funding is expected to be received upon completion of the project and will therefore not add to the borrowing required.

Operating Costs: The increased operating costs resulting from the laboratory upgrade will be assessed at the completion of the project and will be the responsibility of the University of Toronto at Scarborough.

RECOMMENDATIONS:

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

1. THAT the Project Planning Report for the Renovation and Expansion of Science Facilities at the University of Toronto at Scarborough, Phase 1 2003-04: Science Teaching Laboratories be approved in principle.

2. THAT the project scope of renovation of six chemistry teaching laboratories and eleven biology teaching laboratories, and associated mechanical systems and preparation areas, be approved at a cost not to exceed \$4,300,000 with the funding sources as follows:

i) Provincial Government Funding (previously identified as SuperBuild 2002)	\$1,830,000
ii) Mortgage to be repaid from Enrolment Growth Funds	<u>\$2,470,000</u>
	<u>\$4,300,000</u>