



University of Toronto

Office of the Assistant Vice-President, Space and Facilities Planning

FOR INFORMATION

TO: Planning and Budget Committee

SPONSOR: Elizabeth Sisam, Assistant Vice-President Space and Facilities Planning

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DATE: February 13, 2006 for February 28, 2006

AGENDA ITEM: 4

ITEM IDENTIFICATION: The Capital Plan for Buildings and Projects in excess of \$2million.

JURISDICTIONAL INFORMATION:

On February 10, 2005, the Governing Council approved a set of criteria for the selection of capital projects. The resolution also required that an updated Capital Projects List be tabled at the appropriate Governing Council Board or Committee meeting at which approval was sought for a capital project, pursuant to the *Policy on Capital Planning and Capital Projects*.

BACKGROUND:

The Capital Projects Table provides a detailed breakdown by sector of all buildings and projects having a value of over \$2 million undertaken within the approved Capital Plan. Each project is identified with cost and funding information as the project moves through the planning and implementation stages through to completion.

In December 2005 summary tables of the Capital Plan were provided showing the status of the University's capital program and identified a total borrowing requirement of \$693.24 million, with \$67.36 million remaining available for other initiatives. These tables have now been updated and indicate a total borrowing requirement of \$693.38 million with \$67.22 million available for other initiatives.

The adjustments are as follows:

Table 1: Summary of the Current Capital Plan

1. Advanced repayment of principal.
2. Closed projects: A number of project closures that have been reported by the Chief Capital Projects Officer
3. New Projects: Projects that have been approved previously.

APPENDIX A: CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M and OTHER REQUIREMENTS. MASTER LIST December 31st, 2006.
Summary Sheet, Page 1

Table 1: SUMMARY OF CURRENT CAPITAL PLAN											
[all funds in Millions of dollars]											
SUMMARY DATA FOR SECTION 1				Expected Internal Financing [Debt Repayment Sources]						Contingency Internal Financing	
	Total Project Cost	Funding Available, all Sources	Borrowing Required [I=G-H]	UIIF	EGF [UTM & UTSC]	Division	Student Levy Revenues	Residence & Ancillary Revenues	Other Central Funds	Funding	Gap
	G	H	I = J+L+M+N+O+P+Q	J	L	M	N	O	P	Q	
PROJECTS THAT ARE CLOSED [TOTAL COSTS]	338.97	115.98	222.99	81.80	8.14	23.61		109.44		0.00	
COMPLETED CURRENT CAPITAL PLAN	279.58	111.74	167.84	22.10	31.65	4.47	1.25	96.14	0.00	12.24	
PROJECTS UNDER CONSTRUCTION OR BEING ACQUIRED	336.99	187.55	149.44	14.57	9.68	32.38	16.00	26.72	17.39	32.70	
PROJECTS AT PRE-TENDER OR AT TENDER STAGE	3.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total for CURRENT CAPITAL PLAN	958.53	418.27	540.27	118.48	49.47	60.45	17.25	232.30	17.39	44.94	

Table 2: OTHER REQUIREMENTS											
[all funds in Millions of dollars]											
OTHER REQUIREMENTS: SECTION 2	Total Cost	Funding Available, all Sources	Borrowing in addition to Capital Plan	UIIF	EGF	Division	Student Levy Revenues	Residence & Ancillary Revenues	Other Central Funds	Funding	Gap
EXISTING											
Other Requirements	98.15		98.15			19.71	0.48	69.83	8.13		
Endowment Matching Funds [Not Capital Plan]	36.5		36.50						36.50		
PLANNED											
UIIF : Not Capital Plan	5.81		5.81	5.81							
EGF: Available for Capital Plan	5.15		5.15		5.15						
Endowment Matching Funds [Not Capital Plan]	7.50		7.50						7.50		
Total for OTHER REQUIREMENTS	153.11		153.11	5.81	5.15	19.71	0.48	69.83	52.13	0.00	
TOTAL: CAPITAL PLAN & OTHER REQUIREMENTS	1,111.64	418.27	693.38	124.29	54.62	80.16	17.73	302.13	69.52	44.94	

Total Approved Borrowing Capacity at April 30, 2005 amounts to 760.60

Changes from Past Record

Oct. 31st, 2005	1113.44	420.20	693.24
<u>Other Charges:</u>			
Section 2: Other Requirements	(0.56)	0.00	(0.56)
Other			
<u>Closed Projects:</u>			
UTSC: Residence Phase 4	0.00	0.01	(0.01)
UTSC: Parking & Roadway	(0.35)	(0.26)	(0.09)
UTSC: Drop-off Circle	0.22	0.00	0.22
UTM CABB	0.00	0.04	(0.04)
Sidney Smith Patio	(0.52)	(0.10)	(0.42)
Sidney Smith Infills	(0.23)	1.14	(1.37)
Bahen Centre for Information Technology	0.01	0.16	(0.15)
BCIT Parking Garage	(0.35)	(0.35)	0.00
SCS Community Learning Renovation	(0.34)	0.62	(0.96)
King's College Open Space Plan	(0.07)	0.43	(0.50)
500 University Renovation	(0.46)	0.00	(0.46)
Lash Miller Undergraduate Chemistry Lab	(0.23)	0.00	(0.23)
Lash Miller Davenport	(0.13)	(0.13)	0.00
Purchase of Colony Hotel: 89 Chestnut Street	1.23	0.00	1.23
<u>New Projects:</u>			
UTM Residence Phase 8	0.00	(0.50)	0.50
UTSC Science Building	0.00	3.00	(3.00)
A&S Economics Building	0.00	(6.00)	6.00
Dec 31st, 2005	1,111.64	418.27	693.38

\$67.36 million is what remains

principal repayment advancement

Initially recorded as funds available. Should be debt.

Initially recorded as debt. Project is now funded from the FRP-OTO fund

\$67.22 million remaining

SECTION 1: CURRENT CAPITAL PLAN: Three sections, SECTIONS 1a, 1b & 1c

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CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M: December 31st, 2006.													
SECTION 1: CURRENT CAPITAL PLAN: Three sections, SECTIONS 1a, 1b & 1c (YELLOW)													
Sector Descriptor					Expected Internal Financing [Debt Replacement Sources]							Contingency Internal Funding	
Projects in Sections 1b and 1c will proceed expeditiously to implementation and completion respectively. Any ultimate shortfall in funding will be met from University funds, except for those projects marked with an asterisk. Projects are all approved by GC. All projects an assigned an A1 priority. The last A in the A1A designation indicates that the project is identified with			Priority	Current Cost	Funds Available: Donations, CFI, Super Build, OIT	UIIF Funds	Enrolment Growth Funds	Division	Student Levy Funds	Residences & Ancillaries Funding	Other Central Funds	Funding Gap	Notes
			F	G	I	J	K	L	M	N	P		
SECTOR	SECTION 1b: PROJECTS UNDER CONTRUCTION or BEING ACQUIRED												
UTM: Wellness Centre	A1	24.50	0.00	7.00	0.00	0.00	16.00	0.00	0.00	0.00	1.50		
UTM: Academic Learning Centre	A1A	34.00	26.82	0.00	7.18	0.00	0.00	0.00	0.00	0.00	0.00	SuperBuild 2002 Project. Other support from EGF.	
UTM: Residence Phase 8	A1	26.72	0.00	0.00	0.00	0.00	0.00	26.72	0.00	0.00	0.00	Additional \$0.5 Million for previously approve residence.Residence needs at UTM. Approved BB Jun.0	
UTM: UTM Alumni Gates [Collegeway]+UTM Alumni House [Springbank]	A1A	2.50	0.00	0.00	2.50	0.00	0.00	0.00	0.00	0.00	0.00	\$1M directed to Alumni House [Springbank], balance of \$1.5M for Alumni Gates [Collegeway access]	
UTSC: Infrastructure Chilliers	A1	2.92	2.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Arts & Science: Centre for Biological Timing & Cognition,	A1	13.16	13.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$13.161 M project. CFI: \$5,347,137.50; OIT: \$5,347,137.50; A&S: \$2,466,725	
Arts & Science: Economics Building	A1A	7.82	1.82	0.00	0.00	6.00	0.00	0.00	0.00	0.00	0.00	\$1.82 will be provided as cash by Arts & Science upon Project completion.	
Campus Varsity Centre	A1	16.38	0.00	0.00	0.00	2.38	0.00	0.00	14.00	0.00	0.00		
Campus Multi-Faith Centre	A1A	3.39	0.00	0.00	0.00	0.00	0.00	0.00	3.39	0.00	0.00		
Other Faculties: Medical Arts Building	A1	6.00	6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Health Sciences: CCBR with shelled floors & Short-term loan	A1A	96.60	74.60	2.80	0.00	0.00	0.00	0.00	0.00	0.00	19.20	\$2.4M in \$70.69M to be clarified. Interim borrowing required in advance of receipt of Donnelly funds. A	
Health Sciences: 155 College Street. Total Cost is \$28.00 million	PA	28.00	4.00	0.00	0.00	24.00	0.00	0.00	0.00	0.00	0.00	\$24.00 Faculties of Nursing & Medicine. AIF allocations pending. \$2.43M from FRP OTO 04/05	
Health Sciences: Leslie L. Dan Pharmacy Building	A1A	75.00	58.23	4.77	0.00	0.00	0.00	0.00	0.00	0.00	12.00	Greenhouse \$1.035M. (P&B: \$70M to \$71.4M), [Jun. 19, 2003, BB approves \$75M] \$2.43M from FRP	
TOTAL	SECTION 1b: Total	336.99	187.55	14.57	9.68	32.38	16.00	26.72	17.39	32.70			
SECTOR	SECTION 1c: PROJECTS AT PRE TENDER OR AT TENDER STAGE												
UTSC: UTSc Science Building	A1	3.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	planned budget 31.5 million	
TOTAL	SECTION 1c: Total	3.00	3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
TOTAL	CURRENT CAPITAL PLAN [Total of Sections 1a, 1b & 1c]	619.56	302.29	36.68	41.33	36.84	17.25	122.86	17.39	44.94			

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M: December 31st, 2006.											
SECTION 3: FUTURE PROJECTS THAT WILL REQUIRE APPROVAL & FUNDING											
Projects in Section 3 are of considerable importance to the University of Toronto. Many of these projects will require full external funding prior to formal approval to proceed.	Priority Unassigned	Project Cost Estimate	Fund Raising Targets [estimates]	Enrollment Growth Funds	Student Levy	Divisional/CFI		Requires Borrowing	colour code	ACTION	Notes
Maximum Capacity for additional borrowing for all University needs is			41.00								
SECTOR	SECTION 3: ADDITIONAL PROJECT/ CURRENT CAPITAL PLAN (CLARET)										
SECTION 3a: PROJECTS MOVING FORWARD with CONDITIONS											
UTSC: Science Facilities at UTSC (Phases 3 and 4)	P	50.00						20.00	claret	PLANNING	Requires CFI support through UTSC. Phased-in Science Bldg.
Arts & Science: Medical Arts Building. Humanities: English/Religion/Philosophy/Linguist	P	24.00						6.00	claret	PLANNING	Cost is around the \$24M. Minimal requirement is \$18M. Base reno is \$6 M
Arts & Science: Anthropology to the Hughes Building	P	10.00						6.00	claret	PLANNING	Relocate Anthropology to Hughes Building
Arts & Science: Ramsay Wright Laboratories and Building Infrastructure, Phase I	P			0.70		0.80		3.00	claret	PLANNING	Proceed in phases; 2 phases approved by AFD. Support from CFI, EGF, FRP 2003/04 etc.
Other Faculties: OISE: Building Upgrades at 252 Bloor	P	18.00						6.00	claret	PLANNING	Urgent need for Upgrades at OISE. Anticipate increased expenditures. Cost is loose estimate.
Total								41.00			
SECTION 3b: PROJECTS ON HOLD, BUT NEED TO BE ADDRESSED											
SECTION 3c: URGENT NEED, BUT FULL FUNDING REQUIRED TO PROCEED (BLUE)											
UTSC: Residence, Phase 5	P	27.00						0.00	blue	ON HOLD	Residence needs exist at UTSC, but Science Building is the priority
UTSC: Science Facilities: Soils Laboratory Upgrade	P	1.08						0.00	blue	ON HOLD	Phase 2 of the UTSC Science Facilities [could be reconsidered]
UTM: South Building Renovations	P	12.00						0.00	blue	ON HOLD	External funding will be needed. Post building of the Academic Learning Centre which opens in 2006
UTM: Science Laboratories	P	10.00						0.00	blue	ON HOLD	UTM will require additional science laboratories
UTM: Parking Garage	P	21.00						0.00	blue	PLANNING	Additional parking required at UTM
Arts & Science: Department of Italian Studies, 43 Queen's Park Crescent	PA	TBA						0.00	blue	FUND RAISING	Project Planning Committee established, March 8th, 2005
Arts & Science: 1 Spadina Cres Renovation	PA	35.00	35.00					0.00	blue	FUND RAISING	Full Funding required for renovation. Proceed with cleanup only for the present to house Fine Arts.
Arts & Science: Economics Building Phase II	PA	4.96	4.96					0.00	blue	ON HOLD	Will only proceed when all funding in place
FASE: Department of Civil Engineering, Design Studios	PA	4.00						0.00	blue	FUNDRAISING	Project Planning Committee active
Other Faculties: LIBRARY: Gertstein Sci. Info Centre. Balance of Gerstein Reno	PA							0.00	blue	FUND RAISING	
Other Faculties: Canadiana Building	P	8.00	8.00					0.00	blue	FUND RAISING	On Hold. Private Funding Needed for Public Policy School.
Other Faculties: OISE-UT: Institute of Child Study (CS)	PA	8.00	8.00					0.00	blue	FUND RAISING	Fund-raising on-going. Approved in Governance.
Other Faculties: Rotman Building	PA	TBA						0.00	blue	ON HOLD	Project Committee active to redefine needs, post additional Rotman floors
Other Faculties: LAW: Flavell House, Site 12	PA	88.00	55.00					33.00	blue	FUND RAISING	Potential site 12 development. APPROVED TO RAISE EXTERNAL FUNDS
Other Faculties: MUSIC: Johnson Building Renovation	PA	30.00	30.00					0.00	blue	NEEDED	\$30M to be raised from external sources by Faculty of Music
Other Faculties: Faculty of Architecture & Landscape Design	PA	13.00	9.00					0.00	blue	FUND RAISING	Original project was \$13M. \$4M now completed.
Campus: Philosophers' Walk	P	TBA						0.00	blue	PLANNING	
Campus: Con Hall Centennial + King's College Precinct Phase 2	PA	TBA						0.00	blue	PLANNING	New Project Planning Committee established
Campus: Student Centre at St. George	P	35.00						0.00	blue	ON HOLD	Project on hold. Cost will depend on precise scope. Review being undertaken by Vice-Provost Student
Campus: 255/257 College Street: Warehouse facility & interim Exam Centre	P	2.80						0.00	blue	ON HOLD	Revised plan to use the warehouse for storage and an interim examination centre
Campus: Hart House: Great Hall/Theatre/ Access	PA							0.00	blue	FUND RAISING	Proceeding with external funds
Campus: Central Administration Space Requirements	P	TBA						0.00	blue	PLANNING	New Project Planning Committee established. Investigate admin. accommodations. McMurrich Bldg.
Campus: University of Toronto Art Centre	P	TBA	56					0.00	blue	PLANNING	Potential Lillian Massey Building: APPROVED TO RAISE EXTERNAL FUNDS
Campus: Varsity Arena	PA	8.00						0.00	blue	PLANNING	With the new Varsity design this project needs to be defined as part of the larger Varsity project
Residence: Innis College: Town Hall & Cinema Studies	PA	5.00	5.00					0.00	blue	PLANNING	Active. Innis has established what is required. Will proceed in phased approach as funding secured.
Residence: New College:	PA	TBA						0.00	blue	ON HOLD	Input required from Office of Advancement
SECTOR	SECTION 4: INFRASTRUCTURE & DEFERRED MAINTENANCE										
UTSC: Infrastructure	P	20.00						3.00			URGENT. Phased components
UTSC: Deferred Maintenance	P	27.00									Ongoing Issue
UTM: Infrastructure	P	20.00						3.00			URGENT. Under review.
UTM: Deferred Maintenance	P	16.00									Ongoing Issue
Campus: Infrastructure	P	20.00						16.00			Estimate.
Campus: Deferred Maintenance	P	276.00									Ongoing Issue

LISTING OF COMPLETED CAPITAL PROJECTS. THE ACCOUNTS FOR THE BOLDDED PROJECTS ARE OFFICIALLY CLOSED AND ALL MORTGAGES ESTABLISHED AS IDENTIFIED.																												
MASTER COPY: January 30, 2006																												
Sector Descriptor							Mortgages held by whom?																					
							Approved Cost	Final Cost	Savings (deficit)	Savings free of commitments for AFD Project	Funds Available: Donations, CFI, Super Build, OT , FRP, Interest, Faculty Cash etc	Total Mortgage	UIIF Funds	AIIF Allocation	UTSC Enrolment Growth Funds	UTM Enrolment Growth Funds	Division: Medicine	Division: Pharmacy	Division: Nursing	Division: PEH	Division: Arts & Science	Division: Engineering					Division: Other Faculties	V-P Business Affairs
		F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA					
SECTOR	CONCLUDED PROJECTS WITHIN THE CURRENT CAPITAL PLAN																											
	UTSC:	Residence Phase 4	16.26	16.26	-	0.01	16.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16.25	-	Jul-05	May-00			
	UTSC:	Parking & Roadway Improvements	10.11	9.76	0.35	2.05	7.71	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.71	-	Sep-05	May-03			
	UTSC:	Drop-off Circle	0.26	0.48	(0.22)	-	0.48	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.48	-	Aug-05	May-03			
	UTM:	CABB- Centre for Applied Biosciences & Biotechnology	3.40	3.40	-	2.12	1.28	-	-	-	1.28	-	-	-	-	-	-	-	-	-	-	-	-	Apr-05	May-01			
Health Sciences:	500 University Ave - Renovation		11.12	10.66	0.46	0.70	9.96	9.96	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Dec-04	Mar-02			
Health Sciences:	Purchase of the Board of Education		17.28	17.28	-	-	17.28	17.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	May-05	Sep-03			
Arts & Science:	Sidney Smith Infill Phases 1 & 2		3.08	2.85	0.23	1.14	1.71	1.71	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Apr-05	Jun-02			
Arts & Science:	Sidney Smith Patio		3.72	3.20	0.52	0.11	3.09	-	-	-	3.09	-	-	-	-	-	-	-	-	-	-	-	-	Apr-05	Jun-02			
Arts & Science:	Lash Miller Undergraduate Chemistry Laboratories		5.60	5.37	0.23	1.60	3.77	-	-	3.77	-	-	-	-	-	-	-	-	-	-	-	-	-	Dec-04	May-01			
Arts & Science:	Lash Miller Davenport		24.55	24.42	0.13	24.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Jan-06	Apr-97			
FASE/A&Sc:	Bahen Centre for Information Technology		112.23	112.20	0.03	74.86	37.34	18.47	-	-	-	-	-	-	-	8.77	9.14	-	0.96	-	-	-	-	Mar-05	Nov-99	In addition to the UIIF allocation of \$18.62M, Provost Office contribute		
FASE/A&Sc:	Parking Garage: BCIT		13.10	12.75	0.35	1.72	11.03	-	-	-	-	-	-	-	-	-	-	-	-	-	11.03	-	Apr-05	Nov-99				
Campus:	Purchase of 500 University		15.82	15.82	-	-	15.82	15.82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	May-05	Mar-01			
Campus:	Purchase of Medical Arts Building		14.26	14.26	-	-	14.26	14.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	May-05	Feb-02			
Campus:	SCS: Community Learning Renovation		7.10	6.76	0.34	2.02	4.74	-	-	-	-	-	-	-	-	-	-	4.74	-	-	-	-	-	Dec-05	Jun-02			
Campus:	King's College Road Open Space Plan [Phase I]		5.30	5.23	0.07	5.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Dec-05	Apr-00			
Campus:	Early Learning Centre [Childcare Facilities]		4.30	4.30	-	-	4.30	4.30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Mar-05	Jun-01			
Residence:	Purchase of Colony Hotel: 89 Chestnut Street Upgrade		69.85	69.63	0.22	-	69.63	-	-	-	-	-	-	-	-	-	-	-	-	-	-	69.63	-	May-05	May-03			
Residence:	Colony Hotel Renovation		4.36	4.34	0.02	-	4.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.34	-	Sep-05	May-03			
			341.70	338.97	2.73	115.98	222.99	81.80	-	3.77	4.37	-	-	-	-	8.77	9.14	4.74	0.96	-	-	109.44	-					