



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

TO: Planning and Budget Committee

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DATE: February 15th for February 27th, 2007

AGENDA ITEM: 7. Project Planning Report for the St. George Campus Central Examination Centre

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.

HIGHLIGHTS

Increased enrollment, numerous changes in course delivery, and recent loss of examination spaces due to campus redevelopment have made it difficult to appropriately accommodate both in-term and final examinations. The project planning report recommends the construction of an examination facility with a capacity of 1000 seats, which includes an accessible examination facility that will accommodate 105 specialized accessible stations.

The University of Toronto provides alternate accommodation for students who cannot write exams in the traditional setting. The dedicated accessible examination centre located at the John P. Robarts Library has capacity of only eleven seats, so the majority of examinations are administered at the University of Toronto Library at OISE/UT which can accommodate 66 accessible stations.

Use of the OISE/UT space will end when space in their library is assigned to graduate students. With a continuing increase in the number of examinations administered, it is clear that a new larger accessible examination centre is required. The planning report, therefore, recommends construction of a dedicated accessible facility with 105 seats in private, semi-private, and open arrangements as part of an integrated central examination writing facility.

Co-location of both exam writing facilities will make it easier for students to locate the Centre, allow for simpler and more secure management of exam materials and aids, and create improved accommodation for students with disabilities in a supportive and dignified environment.

When the Centre is not in use for examinations and in-term testing, the facility can be made available for student study space and accessible study facilities. The provision of such a facility will make available approximately 15,700 hours of classroom time that is currently scheduled for in-term testing and exams and also release the Drill Hall, making it available for other use.

The former warehouse building at 255/257 McCaul Street, purchased in April, 2002 from the Toronto District School Board, will be renovated to become the St. George Campus Examination Centre addressing the shortage of both in-term and final examination space. This location will have convenient access to transit, both

streetcar, subway and have available parking. A WheelTrans drop-off bay is planned as part of the project.

The total project cost is estimated to be \$10.6 million, and will include renovation of three floors of the building, and include an elevator to service the four-storey structure and include items of deferred maintenance. The top floor of the facility will be available for allocation.

Funding for this project will come from several sources:

- A \$500,000 contribution from Woodsworth College
- \$1,000,000 from Facilities and Services (FRP) spread over two years.
- \$750,000 borrowing to be repaid over 20 years with revenue realized by consolidating exam testing sites from the Office of Space Management.*
- \$8,350,000 borrowing, amortized over 20 years

Proportional attribution of costs associated with general building upgrades will be assigned to a unit that will occupy the fourth floor space in the future.

Renovations of the facilities are expected to be complete by January, 2008.

RECOMMENDATIONS

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

1. THAT the Project Planning Report for the St. George Campus Central Examination Facility to be located at 255/257 McCaul Street be approved in principle.
2. That the project scope, having a space allocation of 2700 nasm at a cost of \$10.6 million in January 2007 dollars be approved with funding provided as follows:
 - a) Woodsworth College \$.50 million
 - b) Facilities and Services (FRP) spread over two years \$1.00 million
 - c) Borrowing \$9.10 million**

Note:

* The version before the Academic Board, because of a typographical error, originally read \$75,000.

** The version before the Academic Board originally read:

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| c) Office of Space Management annualized payments over 20 years | \$.075 million |
| d) Borrowing, amortized over 20 years | \$8.35 million |

Again, the typographical error was corrected, and for consistency with the proposal to the Business Board, the two borrowing lines were combined.

Making the correction was endorsed by the Agenda Committee of the Academic Board.