



UNIVERSITY OF TORONTO

Office of the Vice-Provost, Space & Facilities Planning

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December 17th, 2001

MEMORANDUM

To: Planning and Budget Committee

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

Re: Updated Capital Plan, December, 2001.
University of Toronto.

Item Identification

Establishment of the updated University of Toronto Capital Plan for Buildings and Projects in excess of two million dollars.

Sponsor

Ron Venter, Vice-Provost, Space and Facilities Planning

Jurisdictional Information

The Committee considers Capital Guidelines and Plans and recommends approval in principle.

Highlights

The University of Toronto is currently engaged in a large number of Capital Projects which are various stages of development on all Campuses. The Capital Plan serves to identify the various projects and to provide some degree of categorization and indeed priority. Each project serves to enrich the educational experiences and research objectives of the University.

The Capital Plan comprises two distinct components, namely Academic Buildings and Non-Academic Projects. Within the section on Academic Buildings six specific categorizations of priority, 1.1 through to 1.6, are assigned that provide a clear indication of the standing of each project category. These categorizations are:

1. Academic Buildings:

- 1.1 Priority A1. Projects in an advanced planning, design or construction that will proceed expeditiously to implementation. Any *ultimate* shortfall in funding will be met from University funds.
- 1.2 Projects with priority A2 represent Phase 2 projects within the UTM and UTSC expansion. These projects will only move forward once successful negotiations with the Provincial Government for a substantial contribution towards the cost of the projects are completed. The cost estimates of these projects are preliminary.
- 1.3 Priority A3. Projects that are the subject of a CFI application. These projects will not proceed at this time if the CFI application is unsuccessful. The cost estimate is preliminary.

- 1.4 Priority A4. The University has a policy of considering, on an opportunistic basis, the purchase of properties on or adjacent to the campus where such property acquisitions can advance the University's mission. There is currently an outstanding offer to purchase the Board of Education on College Street. Furthermore an offer is anticipated on the Stewart Building to potentially address the expansion needs of the Faculty of Nursing.
- 1.5 Projects with priority B. These projects are in the planning stage with funding sources being actively sought. The projects are of high priority to the University's mission and will move to priority A when a substantial portion of the funding has been identified.
- 1.6 Projects A6. These projects are in the conceptual or planning stage with priority to be determined at a later date once planning has advanced and funding sources have been identified.

Non Academic Projects:

- 2.1 Projects with priority A1 which are in advanced planning, design or construction and will proceed expeditiously to implementation. Any *ultimate* shortfall in funding will be met from a revised Ancillary Business Plan or University funds.
- 2.2 Projects with priority B. These projects are in the planning stage with funding sources being actively sought or Ancillary Business Plans being developed. The projects are of high priority to the University's mission and will move to priority A when planning issues have been resolved and funding identified.
- 2.3 These projects are in the conceptual or planning stage with priority to be determined at a later date when planning has advanced and funding sources have been identified.

A further refinement to assist with categorization and identification has been to classify all projects into eight specific sectors. These are identified below and each project is so identified in the Capital Plan:

- | | |
|---------------------|--|
| 1. UTSC: | The University of Toronto at Scarborough |
| 2. UTM: | The University of Toronto at Mississauga [UTM] |
| 3. Health Sciences: | Faculties of Medicine, Dentistry, Nursing and Pharmacy |
| 4. Arts & Science: | Faculty of Arts & Science |
| 5. FASE: | Faculty of Applied Science and Engineering |
| 6. Other Faculties: | All Other Faculties on the St. George Campus |
| 7. Campus: | The St. George Campus |
| 8. Residences: | Residences on All Campuses |

For each of these eight sectors an additional level of detail of all Projects is recorded so that it is convenient to examine the activities that are on-going within each sector. Such sector listings include all Academic Buildings and Non-Academic Projects in excess of \$2 million as well as Projects priced between \$0.5M and \$2M [which require approval by the Accommodation Facilities Directorate]. Additionally, at the sector level the sources of funds to support the projects such the University Investment Infrastructure Fund [UIIF], SuperBuild, Municipal Government, Canadian Foundation for Innovation [CFI], Ontario Innovation Trust, Foundations, Business, Private Donors etc. will be recorded, as will the status of the development of the project, and the levels of Governance Approval. In summary the sector information provides a snap-shot of the sector activity which will typically be tabulated on a single page. A final tier of information will provide detailed sheet of pertinent information on each project.

In summary, there are three tiers of information:

Tier 1: The Capital Plan, detailing all Projects in excess of \$2 million.

Tier 2: Sector information detailing all Projects, including source of funds and governance status.

Tier 3: Detailed information on each Project with A1 priority.

Resource Implications

There are no resource implications associated with the approval of this Capital Plan for Buildings and Projects in Excess of \$2 Million. The format, as presented, is intentionally brief to allow for monthly updates to reflect the current status in all projects such that it can be readily updated and be attached to all majors projects as these advance through the governance process.

Recommendations

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

1. THAT the report entitled Capital Plan for Buildings and Projects in Excess of \$2M be accepted in principle.

DECEMBER, 2001. CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M.

All Academic Buildings and Non-Academic Projects identified within eight categories namely:

- | | | | |
|------------------------------|---------------------------|---------------------------|---------------------|
| 1. UTSC | 2. UTM | 3. Health Sciences | 4. APSE |
| 5. Arts & Science | 6. Other Faculties | 7. Campus or | 8. Residence |

Section 1: Academic Buildings:

| 1.1 Projects with priority A1 which are in advanced planning, design or construction and will proceed expeditiously to implementation. Any ultimate shortfall in funding will be met from University funds. | Priority | Project Cost [1] | Funds Secured | Funds required |
|--|----------|------------------|------------------|-----------------|
| UIIF deficit following allocations for Capital Projects | | | (\$0.544) | \$0.544 |
| UTSC: ARC, Academic Resource Centre | A1 | \$21.805 | \$11.200 | \$10.605 |
| UTSC: Management and Classroom Building, estimated cost | A1 | \$15.000 | \$0.000 | \$15.000 |
| UTM: Communication, Culture & Information Technology, CCIT | A1 | \$34.672 | \$24.611 | \$10.061 |
| UTM: Kaneff Building, estimated cost | A1 | \$3.564 | \$0.000 | \$3.564 |
| UTM: Centre for App Bioscience and Biotechnology, CABB | A1 | \$2.082 | \$2.082 | \$0.000 |
| Health Sciences: CCBR (with floors shelled) | A1 | \$85.100 | \$68.493 | \$16.607 |
| Health Sciences: Leslie.L. Dan Pharmacy Building | A1 | \$70.000 | \$57.640 | \$12.360 |
| Health Sciences: Renovation of 500 University Ave. | A1 | \$11.120 | \$11.120 | \$0.000 |
| FASE / Arts & Sci: Bahen Centre for Information Technology, BCIT | A1 | \$108.696 | \$89.359 | \$19.337 |
| Arts & Sci: Growth Facility for Plant Research | A1 | \$6.066 | \$6.066 | \$0.000 |
| Arts & Sci: Sidney Smith Infill Project, Phase 1 (\$1.844) and Phase 2 (\$0.320) | A1 | \$2.164 | \$1.844 | \$0.320 |
| Other Faculties: Gerstein Science Information Centre | A1 | \$14.500 | \$14.500 | \$0.000 |
| Total | | \$374.789 | \$277.371 | \$97.418 |

| 1.2 Projects with priority A2 represent Phase 2 projects within the UTM and UTSC expansion. These projects will only move forward once successful negotiations with the Provincial Government for a substantial contribution towards the cost of the projects are completed. The cost estimates the projects are preliminary. | Priority | Priority Cost | Funds Secured | Funds required |
|--|----------|------------------|----------------|------------------|
| UTSC: Classroom/Arts Building | A2 | \$15.500 | \$0.000 | \$15.500 |
| UTSC: Science Building: Costing numbers are estimates | A2 | \$40.000 | \$0.000 | \$40.000 |
| UTM: Library: Costing numbers are estimates | A2 | \$35.000 | \$0.000 | \$35.000 |
| UTM: Science Building: Costing numbers are estimates | A2 | \$40.000 | \$0.000 | \$40.000 |
| Total | | \$130.500 | \$0.000 | \$130.500 |

| 1.3 Project with priority A3 which is the subject of a CFI application. The project will not proceed at this time if the CFI application is unsuccessful. The cost estimate is preliminary. | Priority Assigned | Project Cost | Funds Secured | Funds required |
|--|-------------------|-----------------|----------------|-----------------|
| Arts & Sci: Psychology Building (CFI match) | A3 | \$30.000 | \$0.000 | \$30.000 |
| Total | | \$30.000 | \$0.000 | \$30.000 |

| 1.4 The University considers on an opportunistic basis the purchase of properties on or adjacent to the campus where they can advance the University's mission [2]. An offer to purchase has been made on the Board of Education. An offer is anticipated on the Building/ Reference 2001/S1 to potentially address the Faculty of Nursing Expansion, see 1.6. | Priority | Project Cost | Funds Secured | Funds required |
|---|----------|------------------|------------------|------------------|
| Campus: Purchase of Board of Education | A4 | Negotiated | \$0.000 | |
| Campus: Purchase of Building/ Reference 2001/S1 | A4 | Negotiated | \$0.000 | |
| Campus: Purchase of Building/ Reference 2001/N1 | A4 | Negotiated | \$0.000 | |
| Total | | \$0.000 | \$0.000 | |
| Total for Academic Capital Projects with Priority A | A | \$535.289 | \$277.371 | \$257.918 |

| 1.5 Projects with priority B. These projects are in the planning stage with funding sources being actively sought. The projects are of high priority to the University's mission and will move to priority A when a substantial portion of the funding has been identified. | Priority Assigned | Project Cost | Funds Secured | Funds required |
|--|-------------------|--------------|---------------|----------------|
| Arts & Science, 1 Spadina | B | | | |
| Other Faculties: OISE/UT/UTS Renovations, 371 Bloor St W | B | \$23.240 | \$7.240 | \$16.000 |
| Other Faculties: Faculty of Architecture, Landscape and Design Building | B | \$9.000 | \$0.000 | \$9.000 |
| Campus: Woodsworth Residence basement completion | B | | | |

| 1.6 These projects are in the conceptual or planning stage with priority to be determined at a later date when planning has advanced and funding sources have been identified. | Priority Unassigned | Project Cost | Funds Secured | Funds required |
|---|---------------------|--------------|---------------|----------------|
| UTM: South Building Renovation, estimated cost | | \$ 2.800 | | |
| Health Sciences: CRND Renovation /Tanz Building | | | | |
| Health Sciences: Community Health Renovation | | | | |
| Health Sciences: Faculty of Nursing Expansion | | | | |
| Arts & Science: Sidney Smith Hall East and West patio projects | | \$3.294 | \$0.000 | \$3.294 |
| Arts & Science: Economics Building Expansion and Renovation | | \$14.300 | \$0.980 | \$13.320 |
| Arts & Science: Math/Statistics/Physical Science | | | | |
| Arts & Science: Kelly Library | | | | |
| Other Faculties: OISE/UT Institute of Child Study, Renovations | | | | |
| Other Faculties: OISE/UT Education Commons | | | | |
| Other Faculties: Law Phase II | | | | |
| Other Faculties: Faculty of Music Building, Renovations | | | | |
| Other Faculties: Rotman School Expansion | | | | |
| Other Faculties: School of Continuing Studies, Renovations | | | | |
| Other Faculties: Library Storage. | | | | |
| Other Faculties: Gerstein Science Information Centre, remaining phases | | | | |
| Other Faculties: Canadiana Building Renovation | | | | |
| Campus: Classroom Complex | | | | |

[1] All costs identified are estimates that should not be exceeded.

[2] Buildings that could be purchased are identified by Reference # for confidentiality.

DECEMBER, 2001. CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M.

All Academic Buildings and Non-Academic Projects identified within eight categories namely:

- | | | | |
|------------------------------|---------------------------|---------------------------|---------------------|
| 1. UTSC | 2. UTM | 3. Health Sciences | 4. APSE |
| 5. Arts & Science | 6. Other Faculties | 7. Campus or | 8. Residence |

Section 2. Non-Academic Projects:

| 2.1 Projects with priority A1 which are in advanced planning, design or construction and will proceed expeditiously to implementation. Any ultimate shortfall in funding will be met from a revised Ancillary Business Plan or University funds. | Priority Assigned | Project Cost [1] | Funds Secured | Funds required |
|---|--------------------------|-------------------------|----------------------|-----------------------|
| UTSC: Residence Phase 4 | A1 | \$14,500 | \$14,500 | \$0.000 |
| UTSC: Student Centre | A1 | \$13,920 | \$13,920 | \$0.000 |
| UTSC: Infrastructure Project: [Roads] | A1 | \$4,000 | \$0.000 | \$4,000 |
| UTM Residence Phase 7 | A1 | \$14,600 | \$14,600 | \$0.000 |
| UTM: CCIT Parking | A1 | \$12,700 | \$12,700 | \$0.000 |
| UTM: New Collegeway Access: Costing Numbers are estimates | A1 | \$3,000 | \$0.000 | \$3,000 |
| Campus: Early Learning Centre [Childcare Facilities], secondary effect from development of site 12 | A1 | \$4,300 | \$4,300 | \$0.000 |
| Campus: King's college Road Open Space Plan | A1 | \$4,200 | \$4,200 | \$0.000 |
| St. George Residences: New College Residence | A1 | \$23,400 | \$23,400 | \$0.000 |
| St. George Residences: Woodsworth Residence | A1 | \$29,125 | \$29,125 | \$0.000 |
| Total | | \$123,745 | \$116,745 | \$7,000 |
| Total for Non-Academic Projects with Priority A | A | \$123,745 | \$116,745 | \$7,000 |

| 2.2 Projects with priority B. These projects are in the planning stage with funding sources being actively sought or Ancillary Business Plans being developed. The projects are of high priority to the University's mission and will move to priority A when planning issues have been resolved and funding identified. | Priority Assigned | Project Cost | Funds Secured | Funds required |
|---|--------------------------|---------------------|----------------------|-----------------------|
| UTSc Residence Phase 5 | B | | | |
| UTM Residence Phase 9 | B | | | |
| Campus: Varsity Stadium and Arena | B | | | |
| Campus: Multifaith Centre | B | | | |
| St. George Residences: University College Residence | B | | | |
| St. George Residence: Varsity Residences [Bloor East, Bloor West, Trinity, The Bar] | B | | | |

| 2.3 These projects are in the conceptual or planning stage with priority to be determined at a later date when planning has advanced and funding sources have been identified. | Priority Unassigned | Project Cost | Funds Secured | Funds required |
|---|----------------------------|---------------------|----------------------|-----------------------|
| UTM Residence Phase 8 | | | | |
| UTM: Child Care Facility | | | | |
| UTM: Athletics Facility: Interim Sprung Structure, estimated costs | | \$2,500 | | |
| UTM: Athletics Facility: The Wellness Centre | | | | |
| UTM: Art Gallery | | | | |
| UTSc: Athletics Facility | | | | |
| Campus: Day-Care at 35 Charles St., 54 spaces. | | | | |

3. Summary

| | Priority | Project Cost | Funds Secured | Funds required |
|--|-----------------|---------------------|----------------------|-----------------------|
| Total for all Capital Projects with Priority A1 | A1 | \$498,534 | \$394,116 | \$104,418 |
| Total for all Capital Projects with Priority A | A | \$659,034 | \$394,116 | \$264,918 |

[1] All costs identified are estimates that should not be exceeded