

FOR RECOMMENDATION

CONFIDENTIAL

IN CAMERA SESSION

TO: Academic Board

SPONSOR: Professor Scott Mabury, Vice President, University Operations

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PRESENTER: Professor Steven J. Thorpe, Chair, Planning and Budget Committee

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DATE: November 6, 2014 for November 13, 2014

AGENDA ITEM: 11

ITEM IDENTIFICATION:

Capital Project: Ramsay Wright Building Teaching Laboratories Upgrades – Revisions to the Report of the Project Planning Committee, Total Project Cost and Sources of Funding

JURISDICTIONAL INFORMATION:

Under the *Policy on Capital Planning and Capital Projects*, proposals for capital projects exceeding \$10 million must be considered by the appropriate Boards and Committees of Governing Council on the joint recommendation of the Vice-President and Provost and the Vice-President, University Operations. Normally, they will require approval of the Governing Council. Execution of such projects is approved by the Business Board.

GOVERNANCE PATH

A. Project Planning Report

1. Planning and Budget [for recommendation] (October 29, 2014)
2. **Academic Board [for recommendation] (November 13, 2014)**
3. Business Board [for recommendation] (November 3, 2014)
4. Governing Council [for approval] (December 11, 2014)

B. Execution of the Project – Project Budget Increases

1. Business Board [for financing and total project cost] (November 3, 2014)
2. Business Board [execution of the project] (November 3, 2014)

Academic Board November 4, 2014 - Capital Project: Ramsay Wright Building Teaching Laboratories Upgrades – Revisions to the Report of the Project Planning Committee, Total Project Cost and Sources of Funding

PREVIOUS ACTION TAKEN:

In June 2013, Governing Council approved in principle the Project Planning Report for the Ramsay Wright Building Teaching Laboratories Upgrade and in addition, approved in principle the project scope totalling 7,800 gross square metres (approximately 3,846 net assignable square metres), to be funded by the Faculty of Arts and Science, Graduate Expansion Funds and borrowing as follows:

○ Faculty of Arts and Science	\$ 8.72 million
○ Graduate Expansion Funds	\$ 2.29 million
○ Borrowing	\$ 3.67 million
○ Total	\$ 14.68 million

HIGHLIGHTS

Discussion of the space plan and site can be found in the open session document for this project “Capital Project: Revision to the Report of the Project Planning Committee for the Ramsay Wright Building Teaching Laboratories Upgrades – Change in Space Program, Budget and Sources of Funding” - item 4 for this meeting.

FINANCIAL IMPLICATIONS

a) Total Project Cost Estimate

The original proposed Total Project Cost (TPC) for all phases of the Ramsay Wright Building Teaching Laboratories Upgrades project was \$14.68million and consisted of 3 phases - \$8.55 million, \$3.672 million and \$2.458 million.

The revised TPC is \$24.3 million, an increase of \$9.62 million.

The increases in cost can be grouped as follows:

Item	Description	Increase (%)	Increase (\$)
1.	significantly more required mechanical and electrical infrastructure work than originally anticipated and an inclusion of corridor and adjacent service space.	75%	\$ 7.22 M
2.	design change incorporating the use of a “lab module” commonly used in contemporary lab planning which allows for a more efficient and flexible use of space	17%	\$ 1.68 M
3.	user requested changes including additional power, air conditioning and increases in renovated areas	17%	\$1.68 M
4.	building code requirements: Emergency power, fire alarm, fire rating and sprinklers.	8%	\$ 0.73 M
5.	Environmental Health & Safety requirements: additional emergency showers, sinks etc.	4%	\$ 0.36 M
6.	building IT requirements: new network rooms and re-route cabling.	3%	\$ 0.33 M
7.	deletion of basement work which is comprised of the anatomy lab, prep rooms and student lounge	-24%	-\$2.38 M
8.	Total Increase		\$9.62 M

b) Funding Sources

The funding sources for Ramsay Wright Teaching Laboratories Upgrades are as follows:

Faculty of Arts & Science (includes \$1.40M from 4 departments)	\$ 17.15 million
Graduate Expansion Funds	Operating Funds \$ 2.29 million
Financing	<u>\$ 4.86 million</u>
Total	\$ 24.30 million

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RECOMMENDATIONS:

Be It Recommended to the Governing Council:

THAT the total project cost of \$24.30 million for the Ramsay Wright Teaching Laboratories Upgrades, as outlined in the Project Planning Committee Report dated October 8, 2014, be approved in principle, with funding as follows:

Faculty of Arts & Science	\$ 17.15 million
Graduate Expansion Funds	\$ 2.29 million
Financing	<u>\$ 4.86 million</u>
Total	\$ 24.30 million

DOCUMENTATION PROVIDED:

- Revised Report of the Project Planning Committee for the Ramsay Wright Building Teaching Laboratories Upgrades, dated October 8, 2014.