



FOR APPROVAL

CONFIDENTIAL

IN CAMERA

TO: Business Board

SPONSOR: Professor Scott Mabury, Vice-President, University Operations

CONTACT INFO: 416-978-203, scott.mabury@utoronto.ca

PRESENTER: Gilbert Delgado, Chief, University Planning, Design and Construction

CONTACT INFO: 416-978-6844, gilbert.delgado@utoronto.ca

DATE: February 13, 2017 for February 27, 2017

AGENDA ITEM: 14

ITEM IDENTIFICATION:

Capital Project: University of Toronto Mississauga Parking Deck Expansion – Execution of the Project

JURISDICTIONAL INFORMATION:

The Policy on *Capital Planning and Capital Projects* provide that capital “project budget increases required for projects receiving Level 1 and 2 approval must be approved by the same authority providing the original authorization. In a case where a budget increase pushes the project into the next approval level, and funds are available, the spending increase must be approved by the authority of that higher level.”

Section 5.2 (b) of the terms of reference for the Business Board states that the Board is responsible for “approval of capital expenditures for, and the execution of, approved projects, as required by approved policies.”

GOVERNANCE PATH:

A. Project Schedule and Total Project Cost:

1. Campus Affairs Committee [For Recommendation] (February 9, 2017)
2. Campus Council [For Recommendation] (March 2, 2017)
3. Academic Board [For Approval] (March 16, 2017)
4. Executive Committee [For Endorsement & Forwarding] (March 28, 2017)
5. Governing Council [For Approval] (April 4, 2017)

B. Execution of the Project:

1. Business Board [For Approval] (February 27, 2017)

PREVIOUS ACTION TAKEN:

The Parking deck expansion was initially approved by the UTM Campus Affairs Committee and the UTM Campus Council on January 8, 2015 and February 5, 2015 respectively, before being confirmed by the Executive Committee on March 25, 2015.

Originally a total project cost (TPC) of \$9,240,000 was approved. An increase of \$728,507 to be funded by UTM Parking Ancillary Capital Reserve resulted in an increase to the approved TPC of \$9,240,000 to \$9,968,507. This increase was necessary because the actual tendered construction cost exceeded the budget estimate.

Execution of the project, subject to Executive Committee approval in principle of the project, was approved by the Business Board at its meeting of March 2, 2015

HIGHLIGHTS:

Approval is currently being sought to increase the approved budget of \$9,968,507 by \$738,395; this results in a TPC of \$10,706,902. The project is now a Level 3 capital project and requires approval by the Governing Council. There are no changes to the space plan for the project.

The project is forecasted to complete at \$10,706,902 (16% over budget); this is comprised of \$728,507 (first increase) and \$738,395 (current increase). The current increase amount is largely due to site conditions (such as testing and removal of contaminated soil which had to be removed from the site), City of Mississauga requirements which were not known at the time of construction award, and associated delays/acceleration.

Schedule

The project is occupied and has reached substantial performance.

FINANCIAL IMPLICATIONS:

a) Total Project Cost

The revised Total Project Cost (TPC) is \$10,706,902.

b) Funding Sources

The funding sources for the project are as follows:

UTM Parking Capital Reserves	\$3,000,000
Internal UTM Transfer General Capital Reserves	\$6,240,000
UTM Parking Ancillary Capital Reserve	\$ 728,507
UTM Parking Ancillary Capital Reserve	\$ 738,395
Total	\$10,706,902

RECOMMENDATION:

Be It Resolved:

Subject to Governing Council approval in principle of the project

THAT the Vice-President, University Operations be authorized to implement the project for the University of Toronto Mississauga Parking Deck Expansion capital project with a revised total project cost of \$10,706,902.

DOCUMENTATION PROVIDED:

- none