

FACILITIES AND SERVICES

APPENDIX "B" TO REPORT NUMBER 133 OF THE PLANNING AND BUDGET COMMITTEE – October 28, 2009

TO:	Planning and Budget Committee
SPONSOR:	Ron Swail, Assistant Vice-President, Facilities and Services
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DATE:	October 8 for October 28, 2009

AGENDA ITEM: 6

ITEM IDENTIFICATION:

Utilities Infrastructure Renewal for the St. George Campus

JURISDICTIONAL INFORMATION:

The Planning and Budget Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of infrastructure renewal projects with a projected cost of more than \$2 million (i.e. site, space plan, overall cost and sources of funds).

PREVIOUS ACTION TAKEN:

A report tabled at the Planning and Budget Committee in May 2008 and later approved by Governing Council described the imminent problems of power shortages in the southeast quadrant of the St. George campus. That report concentrated on refeeding the Wallberg Building but noted that a subsequent plan would be drafted to address the same issue at the Medical Sciences Building.

HIGHLIGHTS:

The continual growth of research and academic activities on campus has put a strain on the existing electrical distribution system that supports both the facilities themselves and the cooling systems needed to keep them operating. New buildings necessitate the extension of district energy systems to supply heat and cooling.

This program can be broken down into three projects:

1. The construction of a new electrical feeder from the University's system to the Medical Sciences Building. This will allow MSB to be separated from the Sandford Fleming Building feeder loop, making more power available to both over-subscribed buildings. The Galbraith Building, which is also at capacity, can be sub-fed from Sandford Fleming. The estimated cost is \$5 million.

- 2. The chiller plant that serves most of the buildings in the southeast quadrant of the campus is not able to provide sufficient capacity during the hottest parts of the summer. An additional chiller and cooling tower would improve the existing problem as well as provide capacity to serve new buildings planned for this area. The estimated cost is \$3.55 million.
- 3. Most buildings on campus are provided with efficiently produced heat from the Central Steam Plant at Russell Street. While this plant has sufficient nominal boiler capacity to serve the new facilities that are planned to be built, bottlenecks exist in the water treatment capacity and emergency oil storage that effectively reduce the amount of steam that can be distributed. The estimated cost for correction of these issues is \$2.6 million.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

In order to allow the enlargement of the research mission of the University and the continued servicing of all facilities with reliable, efficient energy sources a substantial capital investment is required now.

RISK IMPLICATIONS:

Failure of any segment of the electrical feeder loop that serves Sandford Fleming and Medical Sciences as it stands now would necessitate load shedding in order to partially supply the buildings while a full repair is implemented. After the work described above, such an emergency situation would be dealt with by relatively quick switching and no load shedding would be needed.

While it may be an understandable situation to have insufficient cooling capacity during periods of extreme temperatures in some buildings, it is less acceptable in buildings that specialize in medical research.

Failure to remediate the underground fuel tank that provides back-up supplies to the central plant would result in the forced decommissioning of the tank under the orders of the Technical Standards and Safety Authority.

RECOMMENDATION:

It is recommended that the Planning and Budget Committee recommend to the Academic Board:

- THAT the Utilities Infrastructure Renewal program of projects be approved, at a total cost not to exceed \$11.232 million, with funding as follows:
 - \$5 million from utilities infrastructure renewal funds and the balance a loan to be repaid by increasing the annual utilities budget by \$720,000.

Project Planning Report for a Program of Utilities Infrastructure Renewal Projects for the St. George Campus

I Background Information

The constant increase of research activities and academic growth on campus has put a strain on the existing electrical distribution system that supports both the laboratories themselves and the heating and cooling systems needed to keep them operating. In May 2008, a report to the Planning and Budget Committee (which was eventually approved at Governing Council) noted that the southeast quadrant of the campus urgently needed new power sources. That first report concentrated on re-feeding the Wallberg Building from Toronto Hydro, a project which is now complete. It also noted that a subsequent plan would be drafted to address the same issue at the Medical Sciences Building.

The Medical Sciences Building contains a central chiller plant serving 15 surrounding buildings including the Terrence Donnelly Centre for Cellular Bio-molecular Research, the Leslie Dan Pharmacy Building, the Tanz Neuroscience Building, the Fitzgerald Building and other academic and administrative buildings. The portfolio of facilities served by this plant has grown without always a corresponding increase in production capacity. During the past two summers during periods of high heat and humidity, the chillers have not been able to keep up with the cooling requirements of the area, resulting in warmer, more humid space conditions. While this may be an acceptable and understandable situation during heat waves in other functional type buildings, it is not acceptable in laboratory buildings which specialize in medical research. Therefore, another chiller will need to be added to the Medical Sciences central plant to correct this problem.

Unfortunately, a new chiller cannot simply be added to the existing system as it now stands. Spare electrical capacity is not available at the Medical Sciences Building. At the same time, spare electrical capacity is now unavailable in both the Sandford Fleming Building and the Galbraith Building. In fact, the electrical feeder loop that supplies the south east area of the campus is already overloaded. Should there be a failure of any segment of the loop the normal procedure is to feed power to a building in the reverse direction, bypassing the failed segment. This allows the power to be quickly restored through simple switching. As it stands now, a feeder failure would necessitate load shedding in order to partially supply the buildings while a full repair is implemented.

In addition, building projects either now in the planning or construction stage such as the Rotman expansion or on the horizon such as the developments at Site #12 will tax the remaining spare steam production capacity requiring improvements to be made in order that these facilities may be fed from the efficient district energy system that the University has developed.

II. Impact on the Academic Plan

Failure to deal with the capacity shortage of heating, cooling and electricity would mean that certain new buildings would not benefit from efficiencies inherent in district energy systems, and existing facilities with expanding programs would not be served adequately. If power is not re-supplied to Medical Sciences, the growing research program in the southeast quadrant of the campus can not be accommodated and the southeast area would suffer from inadequate cooling capacity. New buildings projected for the area like Enabling Technologies in the longer term would have to have their own local cooling systems instead of being able to connect to a centralized system which saves equipment costs and valuable floor area in the buildings.

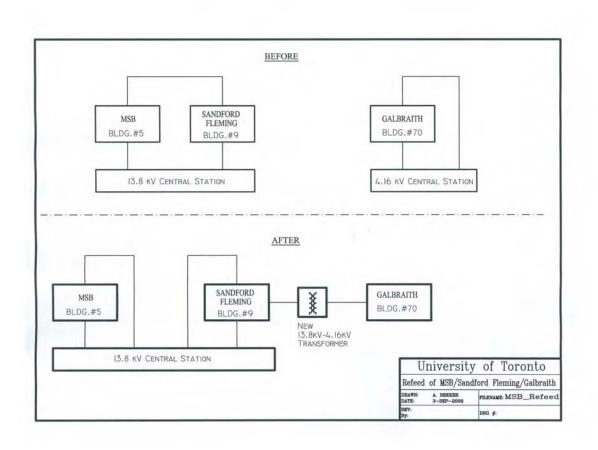
III. Project Description

(a) New electrical feed to Medical Sciences, Sandford Fleming and Galbraith buildings

The Medical Sciences Building and the Sandford Fleming Building are both fed from Loop 1 on the 13,800 volt system. The Galbraith Building is fed from Loop 6 on the 4,160 volt system. A plan has been proposed to re-feed the Medical Sciences Building with a new 13,800 volt feeder in a new buried duct bank from the central station at Russell Street. This will provide the Medical Sciences Building with full capacity from the loop feeders without de-rating due to heat build-up in the ducts. The Galbraith Building will then be re-fed from the Sandford Fleming Building which is fed from the existing 13.8kV loop feeders.

The capacity available at the University's central station is the result of re-feeding certain large buildings such as the Bahen Centre for Information Technology and the Wallberg/Pratt Building directly from Toronto Hydro to deal with shortfalls on the distribution feeder system.

The implementation of this plan will entail burying a 13.8 kV duct bank from Russell and Huron, across St. George Street to the Medical Sciences Building to create a new loop. Sandford Fleming will remain in the existing loop and sub-feed the Galbraith Building. Since the Galbraith Building has been fed at a different voltage until now, a new substation with new transformers would have to be located there, requiring an allocation of space and re-work of the building components. Re-work of the feeders and high voltage equipment at the Sandford Fleming end of the system would also have to take place. Allocation of space and re-work of the high voltage switchboard is required to accommodate additional switchgear in order to sub-feed Galbraith's other loads.

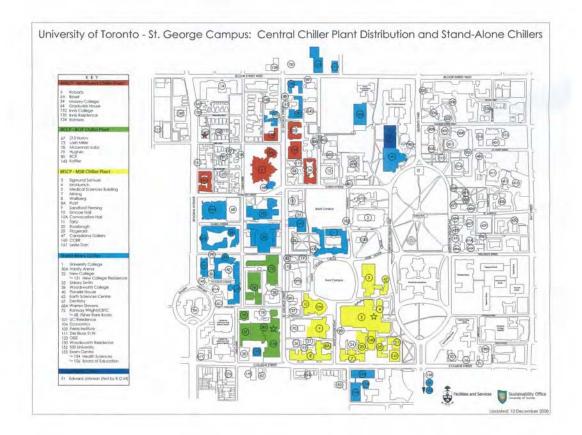


(b) New chiller for the southeast quadrant of campus

The chiller plant housed in the Medical Sciences Building feeds chilled water for air conditioning to 15 buildings in the area (Gerstein, Canadiana, McMurrich, Tanz, Leslie Dan Pharmacy, Fitzgerald, CCBR, Rosebrugh, Mining, Wallberg, Pratt, Sandford Fleming, Simcoe Hall, Convocation Hall and MSB). Loads from steadily growing research, academic and administrative activities in many of these buildings have increased to the point where it is not possible to maintain proper cooling and dehumidification in many of the facilities during hot periods of the summer. It is inevitable that this trend will continue, putting critical research at risk – there is now no effective standby capacity to cover potential breakdowns of equipment.

It is proposed to augment the capacity in the plant with a new 2,500 Rton chiller. There is sufficient space in the MSB chiller room for this equipment. As well, cooling tower and pumping capacity will be augmented.

It is important to note that this project can only be initiated if the companion project – the electrical re-feed of MSB, Sandford Fleming and Galbraith – is completed.



(c) Increasing heat production at the Central Steam Plant

The Central Steam Plant on Russell Street provides heat to 85% of campus buildings as well as the Trinity, St. Michael's and Victoria College campuses. The plant consists of 4 large boilers as well as a waste heat boiler that uses heat from the cogeneration operation and a direct contact heat recovery system that further gleans heat from the exhaust gases that would otherwise be wasted up the chimney. While the total capacity of this equipment is sufficient to heat the space planned for development on campus, various bottlenecks in the system such as the capacity to produce treated feed water, and the limited quantity of oil we have as a standby fuel for periods when natural gas is not available prevent the full boiler capacity from being used.

While the heat distribution system returns more than 90% of its condensate to the plant conserving the residual heat, this water must be processed in a de-aerator. The existing equipment is operating at its maximum. The water treatment facility must be expanded to allow additional boiler capacity to be exploited.

The Technical Standards and Safety Authority has indicated that the 405,000 litre underground concrete oil storage tanks that serves the plant will no longer be acceptable in its current form. This problem can be solved by installing independent metal or plastic tanks inside the concrete vault of the old tanks. This will allow us to keep sufficient oil stored on site to cover periods when natural gas is not available, either from an emergency in the system, or when Enbridge exercises its right to curtail the gas supply as part of the terms of the lucrative interruptible contract that saves the University about \$1 million per year.

IV. Special Considerations

Landscaping

Routing cable under university roads and paved or landscaped areas must be performed by tunneling or open cut excavations with restoration of the area to the original condition included in the project.

V. Resource Implications

Capital cost estimate

The Total Project Cost Estimate for this program of projects can be summarized as:

Re-feed power to Medical Sciences, Sandford Fleming and Galbraith	5,000,000
Additional chiller in southeast chiller plant	3,550,000
Increase steam plant capacity	2,600,000
Construction financing	<u>82,000</u>
Total	\$11,232,000

(See Appendix A for detailed breakdown)

Operating Costs

Increased power and natural gas costs will be incurred by the University as a result of the research performed in new labs and buildings and will be captured in the reports for those facilities.

VI. Funding Sources

Required funds will be obtained by borrowing internally for a period of 25 years with the principal and interest paid from the annual utilities budget. The cost of the annual principal and interest payments would be added to the central utilities budget and spread equitably across the St. George divisions in accordance with the new budget model. In addition, an annual contribution of \$1,000,000 will be made in each of the first five years from the utilities infrastructure renewal reserve fund.

Should there be surpluses available in the central utilities budget due to energy purchases less than budget, these surpluses will be put towards paying down the principal.

Assuming current interest rates for a loan with a 25 year term, payments will be \$720,000 per year.

VII. Schedule

The increased capacity provided by this work is required as soon as possible in order to allow certain research initiatives to proceed without inconvenient scheduling of academic activities to prevent overloads. It is proposed that the chiller project be initiated after the start of the electrical re-feed project in order to provide the required lead time.

A proposed project schedule is attached as Appendix B.

VIII. Recommendations

It is recommended that the Planning and Budget Committee recommend to the Academic Board:

- THAT the Utilities Infrastructure Renewal program of projects be approved, at a total cost not to exceed \$11.232 million, with funding as follows:
 - \$5 million from utilities infrastructure renewal funds and the balance a loan to be repaid by increasing the annual utilities budget by \$720,000.

Appendices:

- Total Project Costs Estimates Project timeline A.
- B.

APPENDIX A

Total project cost estimates

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Recommended by: Date:

NO TEM REMARKS BASE COST OST(1.65%) COST 835730 Min contract 357.60.00 \$12.28 \$776.00 \$776.00 \$776.00 \$776.00 \$776.00 \$776.00 \$776.00 \$776.00 \$776.00 \$776.00			PROJECT: Underground oil tank replaceme U OF T PROJECT NO:	ent		
CONSTRUCTION \$750,000 \$12,375 \$776,237 835720 Other contract 0il contamination testing \$776,000 \$12,375 \$776,237 835720 Strand Mark Contingency 10% \$776,000 \$12,38 \$762,37 835720 Tearondary effects \$0 \$0 \$0 \$38 835720 Tearondary effects \$376,000 \$12,38 \$762,37 835720 Tearondary effects \$350,000 \$12,38 \$762,37 835720 Fazeronal and the envolation and train tenvolation and the envolation and train tenvolation and tenvolationand tenvolation and tenvolationand tenvolation and tenvol						
838730 Main contract alcontamination testing \$750,000 \$71,2375 \$7762,000 \$71,2375 \$7762,000 \$71,238 \$7162,000 \$71,238 \$7			REMARKS	BASE COST	<u>GST(1.65%)</u>	COST
383762 Other contract oil contamination testing \$75,000 \$71,288 \$76,280 \$8387 835767 Construction Contingency 10% \$75,000 \$838 \$856 835767 Total Construction 10% \$75,000 \$838 \$856 83576 Demolition \$80,000 \$833 \$81,320 \$813,20 83576 Demolition \$15,000 \$248 \$15,24 \$15,24 10% S76,000 \$15,000 \$248 \$15,24 \$15,24 10% S76,000 \$150,000 \$160,000				*750000	* • • • • • • •	* =00.0==
383754 Secondary effects So So <thso< th=""> So <thso< th=""> So<td></td><td></td><td></td><td></td><td></td><td></td></thso<></thso<>						
383767 Construction Contingency 10% \$75,000 \$81,238 \$76,228 383768 Demolition \$80,000 \$81,320 \$81,320 \$81,320 383768 Ste proparation \$81,000 \$13,20 \$81,32 \$81,32 383768 Ste proparation \$15,000 \$248 \$15,220 \$10,165,50 AUNSCAPING \$10,000 \$165 \$10,165,50 \$10,165,50 \$10,165,50 AUNSCAPING \$10,000 \$165 \$10,165,50 \$10,165,50 \$10,000 \$165,50 \$10,50 \$10,50 \$10,50 \$10,50 \$10,50 \$10,50 \$10,50<			oil contamination testing			
836762 Hazardous materials removal \$5,000 \$8,33 \$5,000 836765 Berreparation \$80,000 \$1,320 \$81,33 836766 Demolition \$80,000 \$1,320 \$81,33 836765 Demolition \$10,000 \$1,320 \$81,33 835765 Landscaping \$0 \$0 \$0 7041 Landscaping \$10,000 \$16,50 \$10,168 835000 Permits \$10,000 \$16,50 \$10,168 835000 Constructon management fees \$50,000 \$80 \$50 835200 Constructon management fees \$0 \$0 \$2 835200 Constructon management fees \$3,500 \$20 \$35 \$3 835211 Constructon management fees \$3,500 \$30 \$2 \$35,500 \$30 \$2 835212 External Project Manage \$0 \$30 \$2 \$35,500 \$30 \$2 835212 Stell services A infrastructure \$3,500 \$30 <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$0</td>						\$0
383765 Demolition \$81.32 \$13.20 \$13.20 \$13.20 383768 Site preparation \$15.000 \$14.20 \$11.20 383756 Site preparation \$15.000 \$12.20 \$11.20 383756 Site preparation \$0 \$0 \$0 383757 Site Andersepring \$0 \$0 \$0 7014 Prote Fastion Mat. Fachitets, Engineers \$55.000 \$908 \$55.900 383200 Consultants - Architets, Engineers \$0 \$0 \$0 383201 Consultants - Architets, Engineers \$0 \$0 \$0 383701 Telephone \$0 \$0 \$0 \$13202 Descripter <td>835757</td> <td>Construction Contingency</td> <td>10%</td> <td>\$75,000</td> <td>\$1,238</td> <td>\$76,238</td>	835757	Construction Contingency	10%	\$75,000	\$1,238	\$76,238
383768 Site preparation \$15,000 \$248 \$15,228 LANDSCAPING \$0 <td>835762</td> <td>Hazardous materials removal</td> <td></td> <td>\$5,000</td> <td>\$83</td> <td>\$5,083</td>	835762	Hazardous materials removal		\$5,000	\$83	\$5,083
Site preparation \$15,000 \$248 \$15,224 Total Construction \$10,000 \$0 \$ ANDSCAPING \$0 \$0 \$ 835755 Landscaping \$ \$ \$ Total Landscaping \$ \$ \$ \$ \$ 835400 Permits \$ <	835765	Demolition		\$80,000	\$1,320	\$81,320
Total Construction \$1,016,56 LANDSCAPINO \$0 \$ 335755 Landscaping \$0 \$ Total Landscaping \$0 \$ \$ \$2570 Permits \$10,000 \$ \$ \$36700 Permits \$ \$ \$ \$ \$36700 Permits \$ <	835768	Site preparation		\$15,000	\$248	\$15,248
LANDSCAPING \$0 \$0 \$0 \$0 S3756 Landscaping \$10,000 \$165 \$10,000 \$165 S35400 Permits \$10,000 \$165 \$10,100 \$165 \$10,100 S35400 Permits \$10,000 \$165 \$10,100 \$165 \$10,100 S35700 Consultants - disturates \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$55,000 \$808 \$85,220 \$210 Construction management fees \$50		• •				\$1,016,500
953755 Landscaping \$0 \$0 \$ Total Landscaping \$10,000 \$165 \$10,000 \$165 9ERMITS, INSURANCE \$10,000 \$165 \$10,100 \$165 836700 Permits, Insurance \$10,000 \$165 \$10,100 PROFESSIONAL FEES \$55,000 \$265 \$50,000 \$255,000 \$265,000 835204 Consultants - disbursements \$50,000 \$263 \$35,000 \$30						\$ 1,0 10,000
Total Landscaping 3 PERMITS, INSURANCE \$10,000 \$165 835400 Permits \$10,000 \$165 836700 Insurance \$10,000 \$165 7018 Permits \$10,000 \$165 836700 Consultants-instructions, Engineera \$55,000 \$938 835200 Consultants-instructions, Engineera \$50 \$00 835204 Construction management fees \$00 \$00 \$55,000 835720 Edge fees- \$00 \$00 \$55,000 \$38 835721 External Professional fees \$00 \$00 \$55,000 \$55,000 \$35725 Management fees-Capital Projects \$3,50% \$35,000 \$00 \$55,000 \$35725 Site services & infrastructure \$30 \$00 \$55,000 \$55,000 \$35725 Site services & infrastructure \$00 \$00 \$55,000 \$50 \$50 \$35700 Site services & infrastructure \$00 \$00 \$50 \$50 \$				¢o	¢o	\$0
PERMITS, INSURANCE \$10,000 \$165 \$10,10 835400 Permits \$0 \$10,10 83500 Consultants: Architects, Engineers \$55,000 \$835 835200 Consultants: Architects, Engineers \$50 \$50 \$50 835201 Consultants: Architects, Engineers \$50 \$50 \$50 \$50 835201 Consultants: Architects, Engineers \$50 \$50 \$50 \$50 835201 Legal fees \$50 \$50 \$50 \$50 \$50 835201 Legal fees \$50 \$0 \$5 \$50 <td< td=""><td>033733</td><td></td><td></td><td>φυ</td><td>φυ</td><td>\$0 \$0</td></td<>	033733			φυ	φυ	\$0 \$0
834400 Permits \$10,000 \$1665 \$10,10 PROFESIGNAL FEES \$50 \$0 \$10,10 845200 Consultants - Architects, Engineers \$55,000 \$56,000 \$55,000 \$58,000 \$55,500 \$55,500	DEDMITO					Ф О
836700 Insurance \$0 \$0 \$10,16 PROFESSIONAL FEES \$55,000 \$908 \$55,900 \$908 \$55,000 \$908 \$55,900 \$908 \$55,900 \$908 \$55,000 \$908 \$55,000 \$908 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$55,000 \$83 \$85,000 \$85,90				* • • • • • •	0 4 0 5	* • • • • • • •
Total Permits, Insurance \$10.10 B05200 Consultants: -Architects, Engineers \$55,000 \$55,000 835201 Consultants: -Architects, Engineers \$55,000 \$55,000 835204 Consultants: - disbursements \$50,000 \$55,000 835204 Construction management fees \$0 \$0 \$0 835205 Other consultants \$0 \$0 \$0 \$0 835206 Other consultants \$0 \$0 \$0 \$0 \$0 835727 External Project Manager \$0						
PROFESSIONAL FEES Sol	836700	Insurance		\$0	\$0	\$0
835200 Consultants - Architects, Engineers \$55,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$56,000 \$50		Total Permits, Insurance				\$10,165
835201 Consultants \$5,000 \$83 \$5,000 835204 Consultants \$0 \$0 \$0 835204 Consultants \$0 \$0 \$0 835204 Other consultants \$0 \$0 \$0 835710 Legal fees \$0 \$0 \$0 835721 External Project Manager \$0 \$0 \$35 835721 External Project Ananger \$0 \$0 \$35 835700 Site services & infrastructure \$0 \$0 \$35 7011 Professional fees \$0 \$0 \$35 82710 Site services & infrastructure \$0 \$0 \$0 82710 Computer Wiring & Telephones \$0 \$0 \$0 MOVING AND STAGING \$0 \$0 \$0 \$0 \$0 83710 Moving and Staging \$0 \$0 \$0 \$0 \$0 70141 Professional equipment \$0 \$0 \$0 \$0	PROFESS	SIONAL FEES				
835201 Consultants \$5,000 \$83 \$5,000 835204 Consultants \$0 \$0 \$0 835204 Consultants \$0 \$0 \$0 835204 Other consultants \$0 \$0 \$0 835710 Legal fees \$0 \$0 \$0 835721 External Project Manager \$0 \$0 \$35 835721 External Project Ananger \$0 \$0 \$35 835700 Site services & infrastructure \$0 \$0 \$35 7011 Professional fees \$0 \$0 \$35 82710 Site services & infrastructure \$0 \$0 \$0 82710 Computer Wiring & Telephones \$0 \$0 \$0 MOVING AND STAGING \$0 \$0 \$0 \$0 \$0 83710 Moving and Staging \$0 \$0 \$0 \$0 \$0 70141 Professional equipment \$0 \$0 \$0 \$0	835200		's	\$55.000	\$908	\$55,908
825204 Construction management fees \$0 \$0 \$0 835206 Other consultants \$0 \$0 \$0 835207 Design fees-In House \$0 \$0 \$0 \$35 835720 Design fees-In House \$0 \$0 \$35 \$0 \$0 \$35 835721 External Project Manager \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0 \$35,000 \$0						\$5,083
835206 Other consultants \$0 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$0,000</td>						\$0,000
835210 Legal fees \$0 \$0 \$1 835720 Design fees-In House \$0 \$0 \$35 835720 External Project Manager \$35,000 \$0 \$35,000						\$0 \$0
383720 Design fees-in House \$0 \$						
835721 External Project Manager 835725 \$0 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 \$35.00 \$0 <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$0</td>						\$0
835725 Management fees-Capital Projects 3.50% \$35,000 \$						\$0
Total Professional fees\$95,95SERVICES TO SITE\$0\$0So Total Site services & infrastructure\$0\$0Total Site Services\$0\$0S21110Computer Infrastructure\$0\$0S3500Total Computer Wiring & Telephones\$0\$0MOVING AND STAGING\$0\$0\$S37100Moving\$0\$0\$S37100Moving\$0\$0\$S21101Staging\$0\$0\$Total Moving and Staging\$0\$0\$FURNISHINGS AND EQUIPMENT\$0\$0\$S20101Furnishings\$0\$0\$S21101Av for classrooms\$0\$0\$S21101Signage-Interior\$0\$0\$S35766Signage-Exterior\$0\$0\$S35766Courier, misc.\$0\$0\$S35766Courier, misc.\$0\$0\$S35767Courier, misc.\$0\$0\$S35768Ground breaking, Top off, Grand opening\$0\$0\$S35780Project Contingency\$\$\$Total OtherSUB TOTAL\$\$11,137,65S35780Project Contingency\$0\$0\$S35780Frade Costs\$0\$0\$S35780Frade Costs\$0\$0\$S35780Frade Costs\$0\$0\$S35780Frade Costs\$0\$0 <td>835721</td> <td></td> <td></td> <td>\$0</td> <td></td> <td>\$0</td>	835721			\$0		\$0
SERVICES TO SITE \$0	835725	Management fees-Capital Projects	3.50%	\$35,000	\$0	\$35,000
SERVICES TO SITE \$0		Total Professional fees				\$95,990
835700 Site services & infrastructure \$0 \$0 \$ COMPUTER WRING AND TELEPHONES \$0 \$0 \$0 \$ 835010 Telephone \$0 \$0 \$ \$ MOVING AND STAGING \$0 \$0 \$ </td <td>SERVICES</td> <td>S TO SITE</td> <td></td> <td></td> <td></td> <td></td>	SERVICES	S TO SITE				
Total Site Services S COMPUTER WIRING AND TELEPHONES \$0				\$0	\$0	\$0
COMPUTER WIRING AND TELEPHONES \$0	000700			ψŪ	ΨŬ	\$0
821110 Computer infrastructure \$0 <t< td=""><td>COMPLITE</td><td></td><td></td><td></td><td></td><td>φυ</td></t<>	COMPLITE					φυ
835010 Telephone \$0 \$0 \$0 \$1 MOVING AND STAGING \$0 <				¢o	¢ 0	¢o
Total Computer Wiring & Telephones S MOVING AND STAGING \$0 <						\$0
MOVING AND STAGING S0	835010			\$0	\$0	\$0
837100 Moving \$0			iones			\$0
837101 Staging Total Moving and Staging \$0	MOVING A	AND STAGING				
Total Moving and Staging Sol Sol <thsol< th=""> Sol <thsol< th=""></thsol<></thsol<>	837100	Moving		\$0	\$0	\$0
FURNISHINGS AND EQUIPMENT \$0	837101	Staging		\$0	\$0	\$0
FURNISHINGS AND EQUIPMENT \$0		Total Moving and Staging				\$0
820010 Furnishings \$0	FURNISH					
821010 Equipment \$0				\$0	\$0	\$0
821510 AV for classrooms \$0 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$0 \$0</td>						\$0 \$0
821610 Scientific Equipment GST is not applicable \$0 \$0 \$0 Total Furnishings and Equipment \$0 \$0 \$0 \$0 OTHER \$0 \$0 \$0 \$0 \$0 820011 Signage-Interior \$0 \$0 \$0 \$0 821325 Security & Access systems \$0 \$0 \$0 \$0 835070 Courier, misc. \$0 \$0 \$0 \$0 \$0 835756 Signage-Exterior \$0 \$15,00 \$0 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td></td<>						
Total Furnishings and Equipment 3 OTHER \$0 \$15,00 \$0						\$0
OTHER \$0 \$0 \$0 820011 Signage-Interior \$0 \$0 \$0 821325 Security & Access systems \$0 \$0 \$0 835070 Courier, misc. \$0 \$0 \$0 835756 Signage-Exterior \$0 \$0 \$0 835766 Ceremonies \$0 \$0 \$0 835766 Ceremonies Ground breaking, Top off, Grand opening \$0 \$0 835766 Ceremonies Ground breaking, Top off, Grand opening \$0 \$0 835760 Donor recognition \$0 \$0 \$3 836430 Donor recognition \$0 \$0 \$3 8390670 U of T Trades \$15,000 \$0 \$15,000 Total Other SUB TOTAL \$11,137,65 PROJECT CONTINGENCY 835758 Project Contingency \$0 \$0 Total Project Contingency \$0 \$0 \$ FINANCE COSTS \$0 \$0 \$ 835300 Finance Costs \$0 \$ \$	821610			\$0	\$0	\$0
820011 Signage-Interior \$0 <td></td> <td>Total Furnishings and Equipme</td> <td>nt</td> <td></td> <td></td> <td>\$0</td>		Total Furnishings and Equipme	nt			\$0
821325 Security & Access systems \$0						
821325 Security & Access systems \$0	820011			\$0	\$0	\$0
835070 Courier, misc. \$0 \$0 \$3 835756 Signage-Exterior \$0 \$0 \$0 \$0 \$3 835764 Client Construction expenses \$0 \$15,00 \$0 \$15,00 \$0 \$15,00 \$0 \$15,00 \$0 \$15,00 \$0 \$15,00 \$0 \$15,00 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	821325			\$0	\$0	\$0
835756 Signage-Exterior \$0 \$0 \$0 \$0 835764 Client Construction expenses Ground breaking, Top off, Grand opening \$0 \$0 \$0 835766 Ceremonies Ground breaking, Top off, Grand opening \$0 \$0 \$0 835900 Advertising \$0 \$0 \$0 \$0 \$0 836430 Donor recognition \$0 \$0 \$0 \$0 \$0 836430 Donor recognition \$0 \$15,000 \$0 \$15,000 \$0 \$15,000 \$0 \$15,000 \$0 \$15,000 \$0 \$15,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0						\$0
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836430 Donor recognition \$0 \$0 \$0 890670 U of T Trades \$15,000 \$0 \$15,000 Total Other SUB TOTAL \$15,000 \$0 \$15,000 PROJECT CONTINGENCY SUB TOTAL \$1,137,65 835758 Project Contingency \$0 \$0 \$ Total Project Contingency \$0 \$ \$ \$ FINANCE COSTS \$35300 Finance Costs \$ \$ \$ \$ 835300 Finance Costs \$			Ground breaking, Top on, Grand opening			\$0 \$0
890670 U of T Trades \$15,000 \$0 \$15,000 Total Other SUB TOTAL \$15,000 \$0 \$15,000 PROJECT CONTINGENCY SUB TOTAL \$1,137,650 \$0 \$0 \$15,000 835758 Project Contingency \$0		0				\$0
Total Other\$15,00SUB TOTAL\$1,137,65PROJECT CONTINGENCY 835758\$0\$0835758Project Contingency Total Project Contingency\$0\$0FINANCE COSTS 835300\$0\$0\$0835300Finance Costs Total Finance Costs\$0\$0Substance Costs Total Finance Costs\$0\$0\$0Substance Costs\$0\$0\$0						\$0
SUB TOTAL \$1,137,65 PROJECT CONTINGENCY \$0 \$1,137,65 835758 Project Contingency \$0 \$0 \$ Total Project Contingency \$0 \$ \$ \$ FINANCE COSTS \$0 \$ <	890670			\$15,000	\$0	\$15,000
SUB TOTAL \$1,137,65 PROJECT CONTINGENCY \$0 \$0 \$1,137,65 835758 Project Contingency \$0 \$0 \$ Total Project Contingency \$0 \$0 \$ \$ FINANCE COSTS \$0 \$0 \$ \$ \$ \$ \$ 835300 Finance Costs \$		Total Other				\$15,000
PROJECT CONTINGENCY \$0			SUB TOTAL			\$1,137,655
835758 Project Contingency \$0 \$0 \$ Total Project Contingency \$ \$ \$ FINANCE COSTS \$ \$ \$ 835300 Finance Costs \$ \$ \$ Total Finance Costs \$ \$ \$ \$	PROJECT					
Total Project Contingency S FINANCE COSTS \$0 835300 Finance Costs Total Finance Costs \$0				\$0	\$0	\$0
FINANCE COSTS \$0 \$0 \$0 835300 Finance Costs \$0 \$0 \$ Total Finance Costs \$ \$ \$	555750	, , ,		ψΟ	ΨΟ	\$0 \$0
835300 Finance Costs \$0 \$0 \$0 \$						\$ 0
Total Finance Costs				* -	* -	* -
	835300			\$0	\$0	\$0
TOTAL PROJECT COST: \$1 137 65		Total Finance Costs				\$0
TOTAL PROJECT COST: \$1 137 65						
φι,ισι,ισε			TOTAL PROJECT COST:			\$1,137,655

PROJECT					
		U OF T PROJECT NO:	DAGE GOOT	007(1.07%)	
NO	ITEM	REMARKS	BASE COST	GST(1.67%)	COST
CONSTRU					
835730	Main contract		\$0	\$0	\$2,800,000
835752	Other contract		\$0	\$0	\$0
835754	Secondary effects		\$0	\$0	\$0
835757	Construction Contingency	10%	\$0	\$0	\$280,000
835762	Hazardous materials removal	1070	\$0	\$0	\$70,000
835765	Demolition		\$0	\$0	\$0
835768	Site preparation		\$0	\$0	\$0
	Total Construction				\$3,150,000
LANDSCA	APING				
835755	Landscaping		\$0	\$0	\$0
000100	Total Landscaping		ψu	ψu	\$0
					φι
	INSURANCE				
835400	Permits		\$0	\$0	\$0
836700	Insurance		\$0	\$0	\$0
	Total Permits, Insurance			ſ	\$(
PROFFSS	IONAL FEES				
835200		10%	\$0	\$0	¢200.000
	Consultants: -Architects, Engineer	10%			\$280,000
835201	Consultants - disbursements		\$0	\$0	\$0
835204	Construction management fees		\$0	\$0	\$0
835206	Other consultants		\$0	\$0	\$0
835210	Legal fees		\$0	\$0 \$0	\$0
835720	Design fees-In House		\$0	\$0	\$0
835721	External Project Manager		\$0	\$0	\$0
835725	Management fees-Capital Projects	3.50%	\$0	\$0	\$110,250
	Total Professional fees				\$390,250
SERVICES					<i>\\</i> 0000,200
			A A	A A	•
835700	Site services & infrastructure		\$0	\$0	\$0
	Total Site Services				\$0
COMPUTE	ER WIRING AND TELEPHONES				
821110	Computer infrastructure		\$0	\$0	\$0
835010	Telephone		\$0	\$0	\$0
000010			φυ	φυ	
	Total Computer Wiring & Teleph	ones			\$0
	AND STAGING				
837100	Moving		\$0	\$0	\$0
837101	Staging		\$0	\$0	\$0
	Total Moving and Staging		ΨŪ	¢°	\$0
	INGS AND EQUIPMENT				ψι
820010	Furnishings		\$0	\$0	\$0
821010	Equipment		\$0	\$0	\$0
821510	AV for classrooms		\$0	\$0	\$0
821610	Scientific Equipment	GST is not applicable	\$0	\$0	\$0
021010			ΨΟ	ΨΟ	\$(
071155	Total Furnishings and Equipme	n			\$(
OTHER					
820011	Signage-Interior		\$0	\$0	\$0
821325	Security & Access systems		\$0	\$0	\$0
835070	Courier, misc.		\$0	\$0	\$0
835756	Signage-Exterior		\$0	\$0 \$0	\$0
835764	Client Construction expenses		\$0	\$0	\$0
835766	Ceremonies	Ground breaking, Top off, Grand opening	\$0	\$0	\$0
835900	Advertising		\$0	\$0	\$0
836430	Donor recognition		\$0	\$0	\$0
890670	U of T Trades		\$0 \$0	\$0 \$0	\$10,000
010060			\$0	\$U	
	Total Other				\$10,000
		SUB TOTAL			\$3,550,250
PROJECT	CONTINGENCY				· ·
835758	Project Contingency		\$0	\$0	\$0
000700	, ,		φU	φυ	
	Total Project Contingency				\$0
FINANCE	COSTS				
835300	Finance Costs		\$0	\$0	\$
	Total Finance Costs				\$(
					ψ
		TOTAL PROJECT COST:	1	1	\$3,550,250

Recommended by: Date:



Facilities and Services TOTAL PROJECT COST (TPC) [Preliminary] PROJECT NUMBER: PROJECT NAME: Re-feed power to PROJECT MANAGER: CAMPUS: St. George PROJECT DURATION:

Barry Land	TOTAL PROJECT COST (TPC) [Preliminary]	PROJECT NAME: Re-feed power to S.Fleming, Galbraith & Medical Sciences	PROJECT DURAT	ION:	
Number	Item	Remarks	Base Cost	GST (1.65%)	Cost
CONSTRUCTIO		Relliarks	Base Cost	GST (1.05 %)	COSI
	Construction: Main Contract		3,523,600	58,139	3,581,739
835752	Construction: Other Contract	Space for substation in Galbraith	150,000	2,475	152,475
835754	Secondary Effects		100,000	-	-
835757	Construction Contingency		352,360	5,814	358,174
835762	Hazardous Waste Removal		50,000	825	50,825
835765	Demolition Services		-	-	-
835768	Site Preparation			-	-
				Total Construction	\$4,143,213
	Landscaping Services		-	-	-
			-	Total Landscaping	\$0
PERMITS, INSU	JRANCE			1 3	
	Licences / Permits		-	-	-
836700	Insurance	Calculated at 0.30% of Main Contract	10,571	174	10,745
			,	Permits, Insurance	\$10,745
PROFESSIONA			10100	i ermus, msurunee	\$10,745
	Consulting	10	465,115	7,674	472,790
835201	Consultants: Disbursements	12	-70 -400,110	-	
835204	Construction Management Fees			_	_
835206	Other Consultants			-	-
835210	Legal Services		-	-	-
	External Project Manager		-	-	-
895720	Design Fees: In House		-	-	-
	Design: Disbursements	Meals, parking, mileage, printing	-	-	-
	Project Disbursements	Meals, parking, mileage, printing		-	-
895725	Project Management: Fees	3.50%	146,159	-	146,159
			Tota	l Professional Fees	\$618,948
SERVICES TO	SITE				<i>t t</i> ,
	Site Services and Infrastructure	City charges	100,000	1,650	101,650
			,	Total Site Services	\$101,650
	IRING AND TELEPHONES			Total She Services	\$101,050
	Equipment: Computing: Purchase	Computing & Network Services			
835010	Telephone Line Service	Computing & Network Services		-	-
000010			Total Commutan W	iring & Telephones	\$0
MOVING AND	STACING	I	Total Computer W	iring & Telephones	<i>\$0</i>
	Moving				
837100			-	-	-
037101	Staging			-	- \$0
			10101 N	<i>Moving and Staging</i>	\$U
820010	Furniture: Purchase Equipment: Purchase		-	-	-
821010 821510	Equipment: Purchase Equipment: Audio / Visual: Purchase		-	-	-
821610	Equipment: Research: Purchase	PST is not applicable		-	-
021010	Equipment. Research. Furchase			1 5	- ¢0
		1	i otat Furnishi	ngs and Equipment	\$0
OTHERS	Interior Olymposis D. J. (D.)	la chude d in Meire Contra t			
820011	Interior Signage: Purchase / Design	Included in Main Contract	-	-	-
821325	Security and Access Systems	Included in Main Contract	-	-	-
	Courier Exterior Signage: Purchase / Design	Included in Main Contract		-	-
835764	Client Construction Expenses			-	-
835766 835766	Ceremonies	Ground breaking, top off, grand opening			-
835900	Advertising / Marketing	Ground breaking, top on, grand opening			
836430	Donor Recognition	Plaques			
890670	Facilities Repair/ Renovation: Internal	Trades Incl. Fire-Utilities-Consultant		-	-
				Total Others	\$0
	ITINGENCY			SUB TOTAL:	\$4,874,557
PROJECT CON	-		101.004		101.004
835758	Project Contingency		121,864	-	121,864
			Total I	Project Contingency	\$121,864
FINANCE COS	-				
835305	Interest Charges	Excluded	-	-	-
				Total Finance Costs	\$0
			ΤΟΤΑ	L PROJECT COST:	\$4,996,421
					÷ .,•••, •= 1
Project Manag	ement Fees	Recommended by:	Approved by:		
\$146,159	Updated Jan 07, 2008	10/22/2009 22:46	Date:		
	GEGATES JULL MI. LUUD		Duic.		

APPENDIX B

Project timeline

		FY 2010										FY 2011													FY 2012				
(A) TIMELINE	A	S	0	N	D	ГJ	F	M	Α	М	J	J	A	S	0	Ν	D	IJ	F	Μ	Α	М	J	J	A				
MSB Re-feed						t –																							
Selection of consultant		+		→	·	<u> </u>												-											
Design					-		┢											_											
Tender								┢										_											
Delivery of equipment									-						➡			_											
Interior construction						-			-					_	➡														
Exterior construction									•						-														
CSP Capacity Improvements		-				Ļ												<u> </u>				-			<u> </u>				
(a) De-aerator/water softeners		\vdash	-					-																	⊢				
Design								-		_								—							-				
Tender		r-			–	¦ ₩→		-		_								-							-				
Delivery of equipment								-									_	—							-				
Construction		-				i–				_					-			—											
Construction		-	_			i		-		_					┍╸			—							<u> </u>				
						i-												<u> </u>							\vdash				
(b) Replace U/G oil tank						<u> </u>												-											
Selection of consultant			•	►	·	<u> </u>																							
Design					•	⊨	┢																						
Tender						-												-											
Delivery of equipment						÷																							
Construction						i						•			┢														
						i –												i											
MSB - Chiller & cooling tower						i												i—											
Selection of consultant					-	Ì→												<u> </u>											
Design						1	•											—											
Tender						1		\leftrightarrow			•																		
Delivery of equipment						1			•							-													
Tower installation						t –							•					_											
Chiller installation						<u> </u>									•														
						<u> </u>												-											