



**FOR APPROVAL**

**CONFIDENTIAL**

**IN CAMERA SESSION**

**TO:** Business Board

**SPONSOR:** Scott Mabury, Vice President, University Operations  
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**PRESENTER:** Scott Mabury, Vice President, University Operations  
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**DATE:** June 2, 2014 for June 12, 2014

**AGENDA ITEM:** 12 (b.)

**ITEM IDENTIFICATION:**

UTM North Building Reconstruction Phase B - **Execution of the Project.**

**JURISDICTIONAL INFORMATION:**

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:**

**1. Business Board (June 12, 2014)**

**PREVIOUS ACTION TAKEN:**

Phase A of the North Building re-construction, (Deerfield Hall), a \$56 million, 5,200 net assignable square meters (nasm), building, was approved by Governing Council on February 16, 2012. The Campus Affairs Committee, at its April 28, 2014 meeting considered and recommended this proposal for Campus Council consideration.

**HIGHLIGHTS:**

See the ‘Highlights’ section of the cover sheet for the **UTM North Building Reconstruction Phase B – Financial Implications and Funding Sources.**

## FINANCIAL IMPLICATIONS:

### a) Total Project Cost Estimate

The North Phase B project cost has been established at \$121.2 million.

### b) Funding Sources

The primary plan for funding sources for the North Phase B project is as follows:

- |   |                  |
|---|------------------|
| • Provincial Capital Funding (Major Capacity Expansion Framework) | \$ 85.0 M        |
| • Capital Campaign (Donations and Matching Funds)                 | \$ 5.0 M         |
| • Capital Reserves from the UTM Operating Budget                  | <u>\$ 31.2 M</u> |
| Total:  | \$121.2 M        |

The alternative funding plan for funding sources for the North Phase B project is as follows:

- |   |                 |
|---|-----------------|
| • Capital Campaign (Donations and Matching Funds)       | \$ 5.0 M        |
| • Capital Reserves from the UTM Operating Budget: up to | \$ 85.9 M       |
| • Borrowing: up to                                      | <u>\$ 30.3M</u> |
| Total:  | \$121.2 M       |

For additional information see ‘Financial Implications’ section of the cover sheet for the **UTM North Building Phase B – Financial Implications and Funding Sources**.

## RECOMMENDATION:

Be It Resolved

Subject to Governing Council approval in principle of the project,

1. THAT the Vice-President University Operations be authorized to implement the project for the UTM North Building Phase B with a space program of 10,247 nasm (20,494 gsm), as outlined in the Project Planning Report dated April 23, 2014, with a total project cost of \$121,200,000.
2. THAT the project will not proceed to tendering and construction until pledges for the outstanding Capital Campaign amount of \$5,000,000 are secured or complemented from additional funding from UTM.
3. THAT the maximum amount of long term borrowing not exceeds \$30.3 million.

**DOCUMENTATION PROVIDED:**

*Report of the Project Planning Committee for the North Building Reconstruction, Phase B at the University of Toronto Mississauga (April 23, 2014) – see 12 (a.).*