



University of Toronto

OFFICE OF THE VICE- PROVOST, SPACE AND FACILITIES PLANNING

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning
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DATE: September 2nd, 2003 for September 16th, 2003.

AGENDA ITEM: #4

ITEM IDENTIFICATION:

Capital Plan update to August 31st, 2003.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, it is required to provide a regular update of the Capital for information to the Planning and Budget Committee.

BACKGROUND:

The Capital Plan updated to August 31st, 2003 is attached for information. This is an update to the Capital Plan, dated May 31st, 2003, tabled at the Business Board on June 16th, 2003. The changes to the Capital Plan, following Business Board approvals on June 16th, 2003 are specifically for the Leslie L. Dan Pharmacy Building and the University College Residence. The King's College Project Summer Authority Approval is also included.

In addition, a large number of projects have advanced from the tender stage to now being under construction.

AUGUST 31st, 2003: CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M and OTHER REQUIREMENTS. MASTER LIST AUGUST 31st, 2003.

Table 1: SUMMARY OF CURRENT CAPITAL PLAN [all funds in Millions of dollars]

			Expected Internal Financing [Debt Repayment Sources]							Contingency Internal Financing		
SUMMARY DATA FOR SECTION 1			Total Project Cost	Funding Available, all Sources	Borrowing Required [I=G-H]	UIIF	EGF	Division	Student Levy Revenues	Residence & Ancillary Revenues	Other Central Funds	Funding Gap
			G	H	I = J+K+L+M+N+O+P	J	L	M	N	O	P	Q
COMPLETED CURRENT CAPITAL PLAN	Section 1a		266.57	94.49	172.08	53.67	1.31	19.81	0.00	97.29	0.00	
PROJECTS UNDER CONSTRUCTION OR BEING ACQUIRED	Section 1b		402.40	183.67	218.74	43.22	23.95	0.60	6.95	109.82	0.00	34.19
PROJECTS AT PRE-TENDER OR AT TENDER STAGE	Section 1c		73.04	16.69	56.36	7.05	5.80	6.00	16.00	11.71	0.00	9.80
Total for CURRENT CAPITAL PLAN			742.01	294.84	447.17	103.94	31.06	26.41	22.95	218.81	0.00	43.99

Table 2: OTHER REQUIREMENTS

OTHER REQUIREMENTS: SECTION 2			Total Cost	Funding Available, all Sources	Borrowing in addition to Capital Plan	UIIF	EGF	Division	Student Levy Revenues	Residence & Ancillary Revenues	Other Central Funds	Funding Gap
EXISTING	Section 2a		97.86		97.86			8.25	2.43	70.73	16.45	0.00
PLANNED	Section 2b											
	UIIF : Not Capital Plan		5.81		5.81	5.81						
	EGF: Available for Capital Plan, replaced by SuperBuild 200				14.46		14.46					
	EGF: Available for Capital Plan		9.56		9.56		9.56					
	Endowment Matching Funds [Not Capital Plan]		44.00		44.00						44.00	
Total for OTHER RERQUIREMENTS			157.23		171.69	5.81	24.02	8.25	2.43	70.73	60.45	0.00
TOTAL: CAPITAL PLAN & OTHER REQUIREMENTS			899.24	294.84	618.86	109.75	55.08	34.66	25.38	289.54	60.45	43.99

[total allocation of EGF & SuperBuild 2002 funds]

Summary Sheet, Page 1

Changes from Past Record			
	May 2003 Capital	896.28	624.61
1	SCS Project	0.00	-0.90
2	King's College Road	0.50	0.00
3	Pharmacy Building	3.96	-1.40
4	University College Residence	-1.50	-3.46
	August 31, 2003 Capital	899.24	618.86

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M: DRAFT August 31st, 2003.

MASTER COPY: August 31st, 2003 with reduced planned projects in 3c

SECTION 1: CURRENT CAPITAL PLAN: Three sections, SECTIONS 1a, 1b & 1c

Sector Descriptor		Priority	Current Cost	Expected Internal Financing [Debt Replacement Sources]							Contingency Internal Funding	Notes
				Funds Available: Donations, CFI, Super Build, OIT, FRP, Interest, Faculty Cash etc	UIIF Funds	Enrolment Growth Funds	Division	Student Levy Funds	Residences & Ancillaries Funding	Other Central Funds		
			F	G	I	J	K	L	M	N	P	
SECTOR	SECTION 1a: COMPLETED PROJECTS WITHIN THE CURRENT CAPITAL PLAN											
UTM:	CABB- Centre for Applied Biosciences & Biotechnology	A1	3.39	2.08	0.00	1.31	0.00	0.00	0.00	0.00	0.00	
Health Sciences:	Renovation of 500 University Ave/Centre for	A1A	11.12	0.70	10.42	0.00	0.00	0.00	0.00	0.00	0.00	\$ 11.12 is being recovered from the Faculty of Medicine
FASE/A&Sc:	BCIT - Bahen Centre for Information Technology	A1A	111.87	73.44	18.62	0.00	19.81	0.00	0.00	0.00	0.00	\$1.9M is the cost shared by Provost & V-P Business
Arts & Science	Growth Facility for Plant Research(Earth Sciences)	A1	6.07	6.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Other Faculties	Library: Gerstein Science Information Centre	A1A	15.19	6.36	8.83	0.00	0.00	0.00	0.00	0.00	0.00	
Campus:	Purchase of Colony Hotel: 89 Chestnut Street Upgrade	A1	72.00	0.00	0.00	0.00	0.00	0.00	72.00	0.00	0.00	
Campus:	South East Infrastructure	A1	3.77	3.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Campus:	Purchase of 500 University	A1	15.80	0.00	15.80	0.00	0.00	0.00	0.00	0.00	0.00	
Campus:	Purchase of Medical Arts Building	A1	14.26	0.00	0.00	0.00	0.00	0.00	14.26	0.00	0.00	
Campus:	Parking Garage: BCIT	A1	13.10	2.07	0.00	0.00	0.00	0.00	0.00	11.03	0.00	
TOTAL	SECTION 1a: Total		266.57	94.49	53.67	1.31	19.81	0.00	97.29	0.00	0.00	
SECTOR	SECTION 1b: PROJECTS UNDER CONTRUCTION or BEING ACQUIRED WITHIN THE CURRENT CAPITAL PLAN											
UTSC:	ARC - Academic Resource Centre	A1A	20.26	11.04	0.00	7.33	0.00	0.00	0.00	0.00	1.89	\$1.2M to be raised UTSC + \$0.69M shortfall. Aug 03 [G: 6.38 to 11.04] [J:11.99 to 7.34]. SuperB 02 project
UTSC:	Residence Phase 4	A1	16.25	0.00	0.00	0.00	0.00	0.00	14.90	0.00	1.35	
UTSC:	Parking & Roadway Improvements	A1	10.11	2.31	0.00	0.00	0.00	0.00	7.80	0.00	0.00	\$184k from ARC. Continue to monitor
UTSC:	Student Centre	A1A	13.92	1.25	4.72	0.00	0.00	6.95	0.00	0.00	1.00	
UTSC:	Management Building	A1A	15.43	9.80	0.00	4.47	0.00	0.00	0.00	0.00	1.16	\$1.16M backed by EGF. Aug. 03 [G: 0.0 to 9.8], [J: 14.37 to 5.73] SuperBuild 2002 project
UTM:	CCIT Communication, Culture & Information Technology	A1A	34.67	24.02	2.50	8.15	0.00	0.00	0.00	0.00	0.00	\$50k fundraising not added
UTM:	CCIT Parking	A1	12.70	0.00	0.00	0.00	0.00	0.00	12.70	0.00	0.00	
UTM:	Residence Phase 7	A1	15.32	0.00	0.00	0.00	0.00	0.00	14.60	0.00	0.72	
Health Sciences:	CGBR with shelled floors	A1A	87.60	70.69	2.80	0.00	0.00	0.00	0.00	0.00	14.11	\$2.4M in 70.69M to be clarified
Health Sciences:	Leslie L. Dan Pharmacy Building	A1A	75.00	55.80	7.20	0.00	0.00	0.00	0.00	0.00	12.00	Greenhouse cost is \$1.035M. [P&B: \$70M to \$71.4M], [Jun. 19, 2003, BB approves \$75M]
Arts & Science:	Sidney Smith Infill Phases 1 (\$1.844M) & 2	A1	3.08	1.08	2.00	0.00	0.00	0.00	0.00	0.00	0.00	
Arts & Science:	Lash Miller Undergraduate Chemistry Laboratories	A1	5.60	1.60	0.00	4.00	0.00	0.00	0.00	0.00	0.00	
Other Faculties:	*SCS: Community Learning Renovation	A1A	7.10	0.90	0.00	0.00	0.00	0.00	5.30	0.00	0.90	[H: 0.0 to 0.90], [M: 4.6 to 5.3], [P: 2.6 to 0.9]. Approved by V-Ps in August, 2003
Campus:	New College Residence	A1	26.76	1.10	0.00	0.00	0.00	0.00	25.66	0.00	0.00	\$352k/yr 8yrs APF /College 0.75M A&S .35M
Campus:	Purchase of the Board of Education	A1	17.00	0.00	17.00	0.00	0.00	0.00	0.00	0.00	0.00	
Campus:	King's College Road Open Space Plan	A1A	5.30	2.40	2.70	0.00	0.20	0.00	0.00	0.00	0.00	SUMMER AUTHORITY 2003 [0.2M from FASE, 0.5M from Advancement]
Residence:	Woodsworth College Residence	A1	32.00	1.68	0.00	0.00	0.40	0.00	28.86	0.00	1.06	\$1.06M is \$0.876M from Library + \$0.18 from Rotman. \$0.4M is Commerce
Residence:	Early Learning Centre [Childcare Facilities]	A1	4.30	0.00	4.30	0.00	0.00	0.00	0.00	0.00	0.00	
TOTAL	SECTION 1b: Total		402.40	183.67	43.22	23.95	0.60	6.95	109.82	0.00	34.19	
SECTOR	SECTION 1c: PROJECTS AT PRE TENDER OR AT TENDER STAGE											
UTM:	Collegeway Stage 2 + Springbank purchase	A1A	2.50	0.00	0.00	2.50	0.00	0.00	0.00	0.00	0.00	\$1M directed to Springbank Purchase, balance of \$1.5M for Collegeway access
UTM:	Wellness Centre	A1	24.50	0.00	7.00	0.00	0.00	16.00	0.00	0.00	1.50	
Arts & Science:	Economics Building	A1A	14.30	0.00	0.00	0.00	6.00	0.00	0.00	0.00	8.30	
Arts & Science:	Sidney Smith Patio	A1	3.30	0.00	0.00	3.30	0.00	0.00	0.00	0.00	0.00	
Other Faculties:	Rotman Expansion: 4th & 5th floors	A1A	4.40	4.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Residence:	University College	A1A	24.04	12.29	0.05	0.00	0.00	0.00	11.71	0.00	0.00	June 19th, 2003 BB approval
TOTAL	SECTION 1c: Total		73.04	16.69	7.05	5.80	6.00	16.00	11.71	0.00	9.80	
TOTAL	CURRENT CAPITAL PLAN		742.01	294.84	103.94	31.06	26.41	22.95	218.81	0.00	43.99	

SECTION 3: FUTURE PROJECTS THAT WILL REQUIRE APPROVAL & FUNDING												
Projects in Section 3a are those projects for which SuperBuild support has been secured. Projects in Section 3b are a set of projects that will not advance to an A1 priority until the necessary funds have been raised. Section 3c is a listing of potential projects which are required to be re-evaluated		Priority Unassigned	Project Cost Estimate	Fund Raising Targets	SuperBuild 2002 Funds	Enrolment Growth Funds					Funding Gap	Notes
SECTOR	SECTION 3a: PROJECTS with SUPERBUILD SUPPORT											
UTSC:	Arts Classroom Building	PA	20.38		12.62	7.76						SuperBuild Funding. PROJECT to P&B in September, 2003
UTSC:	Science Renovations	P	2.90		1.83	1.07						SuperBuild Funding. PROJECT to P&B in September, 2003
UTM:	Academic Learning Centre	PA	34.00		26.61	7.18						SuperBuild Funding. PROJECT to P&B in September, 2003
SECTOR	SECTION 3b: PROJECTS WITH FUND RAISING NEEDS											
Arts & Science:	1 Spadina Cres Renovation	PA		25.00								\$25-38M. Cost vet to be established. NEEDS BROCHURE
Arts & Science:	Chemistry Courtyard (Davenport-McClennan)	PA	2.20									ttCLARITY on FULL FUNDING:
Other Faculties:	LAW: Flavelle House, Phase 2	PA										
Other Faculties:	MUSIC: Johnson Building Renovation	PA										
Campus:	Multi-Faith Centre	PA	3.00	3.00								tbd
Campus:	Woodsworth Classroom	PA	2.24	2.50								Cost to cover refurbishings and part of the construction. BROCHURE PREPARED
Campus:	Woodsworth College Basement A/V facilities outfitting costs	PA	1.02	1.02								Library to Fund-raise. NEEDS BROCHURE
SECTOR	SECTION 3c: PROJECTS PARTIALLY RE-EVALUATED, REDUCED LISTING											
UTSC:	Food Services	P	2.00	green		1.46						Ancillary plus ECF of \$1.46M
UTSC:	Residence, Phase 5	P		yellow								Pending Task Force on Student Housing. Proceed with Project Planning Report
UTSC:	Infrastructure	P		yellow								URGENT. \$2million directed to Infrastructure. Currently under review.
UTSC:	Deferred Maintenance	P	22.00	yellow								
UTM:	Residence, Phase 8	P		yellow								Pending Task Force on Student Housing. Proceed with Project Planning Report
UTM:	South Building Renovations	P		orange								Post building of the Academic Learning Centre. Opening in 2006
UTM:	Infrastructure	P		yellow								URGENT. Under review.
UTM:	Deferred Maintenance	P	16.00	yellow								
Health Sciences:	155 College Street: Faculty of Nursing + Medicine	P		yellow								Proceed to Project Planning Report
Health Sciences:	Banting Building upgarde: 3rd and 5th floors	P	AFD?	green								Proceed to Project Planning Report
Health Sciences:	Dentistry: Upgrade of Clinical Facilities	PA		red								Redefinition required by Dentistry
Arts & Science:	Ramsay Wright Laboratories	A		yellow								Redefinition by Arts and Science, Limited EGF funding. \$0.7Million
Arts & Science:	Medical Arts Building	P		yellow								Proceed to Project Planning Report, President & Provost approved August 25th, 2003
Arts & Science:	Math/Statistics/Anthropology; Post Medical Arts	P		orange								Post Medical Arts: Medical Arts
Other Faculties:	Faculty of Landscape Architecture & Design	PA	13.00	yellow						9.00		CLARIFICATION REQUIRED by ARCHITECTURE
Other Faculties:	OISE-UT: Institute of Child Study [CS]	PA	8.00	green						8.00		Fund-raising on-going. BROCHURE NEEDED.
Other Faculties:	LIBRARY: Library Storage	P		yellow								Project Committee to be established, September 2003
Other Faculties:	LIBRARY: Gertstein Sci. Info Centre. Balance of Gerstein Reno	P		orange								
Other Faculties:	LIBRARY: Woodsworth College Basement/ Sound & Moving Im	PA		orange								
Other Faculties:	Canadiana Building Renovation	P		orange								ttPublic Policy School. C. Tuohy
Campus:	Deferred Maintenance		276.00	yellow								SUGGEST A SEPARATE LISTING OF ALL HERITAGE BUILDINGS. OTHERS
Campus:	Student Centre at St. George	P		orange								Will require student levy confirmation, December 2003
Campus:	255/257 College Street: Offices of V-P Business	P		orange								On hold for present. Possible V-P Business Site.
Campus:	Varsity Stadium & Arena	PA	21.00	yellow								ttTrack, field, athletics. Parking extra; \$10M Levy, \$5M UIIF, \$6M Alumni
Campus:	Day-Care at 35 Charles Street [54 spaces]	P		yellow								Clarify with George Brown option
Campus:	Hart House: Great Hall/Great Hall/ Access	PA		green								ttProceeding with external funds
Residence:	Innis College: Town Hall & Cinema Studies	PA		yellow								ttActive, but moving forward slowly
Residence:	New College: Student Centre	PA		yellow								ttRivi to discuss futher with New College