

FOR RECOMMENDATION

CONFIDENTIAL

IN CAMERA SESSION

TO: UTSC Campus Council

SPONSOR: Ms Sue Graham-Nutter, Chair, UTSC Campus Affairs Committee

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DATE: Wednesday, February 4, 2015

AGENDA ITEM: 9

ITEM IDENTIFICATION:

Capital Project: The Report of the Project Planning Committee for the Renovation and Expansion of the Recreation Wing (R-Wing) at the University of Toronto Scarborough – the new *Highland Hall*.

JURISDICTIONAL INFORMATION:

Section 5.6.2 of the Campus Affairs Committee Terms of Reference states that the Committee “considers reports of project planning committees and recommends to the UTSC Campus Council approval in principle of projects (i.e. site, space plan, overall cost and sources of funds) with a capital cost as specified in the *Policy on Capital Planning and Capital Projects*.”

The *Policy on Capital Planning and Capital Projects* provides that capital projects with a project budget of over \$10 million (Approval Level 3), at UTSC will be considered by the UTSC Campus Affairs Committee and the UTSC Campus Council before being recommended to the Academic Board for consideration. Such proposals 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 Governing Council.

The Business Board is responsible for approving the establishment of appropriations for individual projects and authorizing their execution within the approved costs.

If a project will require financing as part of the funding, the project proposal must be considered by Business Board.

GOVERNANCE PATH:

A. Project Planning Report: Site and Space Plan

1. UTSC Campus Affairs Committee [for recommendation] (January 12, 2015)
2. **UTSC Campus Council [for recommendation] (February 4, 2015)**
3. Business Board [(financing, if required) for recommendation] (March 2, 2015)
4. Academic Board [for recommendation] (March 19, 2015)
5. Executive Committee [for endorsement and forwarding] (March 24, 2015)
6. Governing Council [for approval] (April 1, 2015)

B. Execution of the Project:

1. Business Board [for approval] (March 2, 2015)

PREVIOUS ACTION TAKEN:

At its meeting on January 12, 2015, the UTSC Campus Affairs Committee, considered and recommended this proposal to the UTSC Campus Council consideration.

HIGHLIGHTS:

Discussion of the space plan and site can be found in the open session document for this project “Capital Project: The Report of the Project Planning Committee for the Renovation and Expansion of the Recreation Wing (R-Wing) at the University of Toronto Scarborough – the new Highland Hall”, item 4 for this meeting.

FINANCIAL IMPLICATIONS:

a) Total Project Cost Estimate

The total estimated project cost for the renovation and expansion of the R-Wing is \$48,514,000. At the January 23, 2014 CaPs Executive meeting, the expenditure of \$2,931,695 in consulting fees, included in the Total Project Cost, was approved.

b) Funding Sources

The funding sources for the project are UTSC Operating Funds \$7.7 million, a target of \$5 million in Capital Campaign funds, \$5 million of Provost Central Funds to match donations, and provincial support of \$30.8 million the Ontario Major Capacity Expansion Program, for a project total of: \$48.514 million.

In the absence of provincial support this project would be delayed until such a time that alternative funding sources are identified. The project would not be tendered until funding sources have been solidified.

c) Co-Effects

Additional costs will be associated with the co-effects of the project:

- Removal of the portables on the S-Wing field and rehabilitation of the field
- Renovation of facilities vacated by the departments and units relocated to the new Highland Hall

The project costs for these co-effects are not included in the scope of the R-Wing renovation and expansion and will be funded from other UTSC sources.

d) Operating Costs

The annual utilities, building and maintenance costs of the new Highland Hall are estimated to be \$945,000 and will be incorporated into the UTSC operating budget.

RECOMMENDATION:

Be It Recommended to the Business Board,

THAT the project for the Renovation and Expansion of the Recreation Wing (R-Wing) at the University of Toronto Scarborough, as outlined in the Project Planning Report dated November 20, 2014 be approved in principle with a total project cost of \$48,514,000, contingent on the award of the Ontario Major Capacity Expansion Program as cash, to be funded as follows:

UTSC Operating Funds	\$ 7,714,000
Capital Campaign (targeted amount)	\$ 5,000,000
Provost Central Funds	\$ 5,000,000
Ontario Major Capacity Expansion Program	\$ 30,800,000
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Total	\$ 48, 514,000

DOCUMENTATION PROVIDED:

- Report of the Project Planning Committee for the Renovation and Expansion of the Recreation Wing (R-Wing) at the University of Toronto Scarborough dated November 20, 2014