

# Service Ancillary Operating Plans

Campus Council Meeting  
March 10, 2021

## Operating Fund Budget

- Student tuition and government grants for academic and administrative expenses

## Student Service Fees

- For student programming and services

## Ancillary Budgets

- Funded exclusively by the users of the service

- ✓ Must be fully self-funding
- ✓ Provide services to all internal users as well as external users
- ✓ Adhere to four financial objectives:

- 1) Operate without subsidy from the University's operating budget;
- 2) Provide for all costs of capital renewal including deferred maintenance;
- 3) Create and maintain an operating reserve; and
- 4) Contribute net revenues to the operating budget.

- ❖ Student Housing & Residence Life  
Greg Hum
- ❖ Retail & Conference Services  
Fran Wdowczyk
- ❖ Food & Beverage Services  
Fran Wdowczyk
- ❖ Parking Services  
Gary Pitcher → Tanya Poppleton

## 2021-22 Operating Plans

	<b>Student Housing &amp; Residence Life</b>	<b>Retail &amp; Conference Services</b>	<b>Food &amp; Beverage Services</b>	<b>Parking Services</b>
(000's)				
Revenue	\$ 6,163	\$ 1,579	\$ 791	\$ 2,465
Expense	6,300	1,576	810	2,328
<b>Net Income</b>	<b>(137)</b>	<b>3</b>	<b>(19)</b>	<b>137</b>
<b>Capital Expenses</b>	<b>\$ 590</b>	<b>\$ 10</b>	<b>\$ 10</b>	<b>\$ 10</b>
<b>Net Assets</b>	<b>\$ 4,975</b>	<b>\$ 1,266</b>	<b>\$ 474</b>	<b>\$ 13,575</b>



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# Student Housing & Residence Life

# Student Housing and Residence Life

*"To provide the residence experience; a transition to independence in a vibrant on-campus community that supports academic achievement and personal growth"*

Key Accomplishments this year:

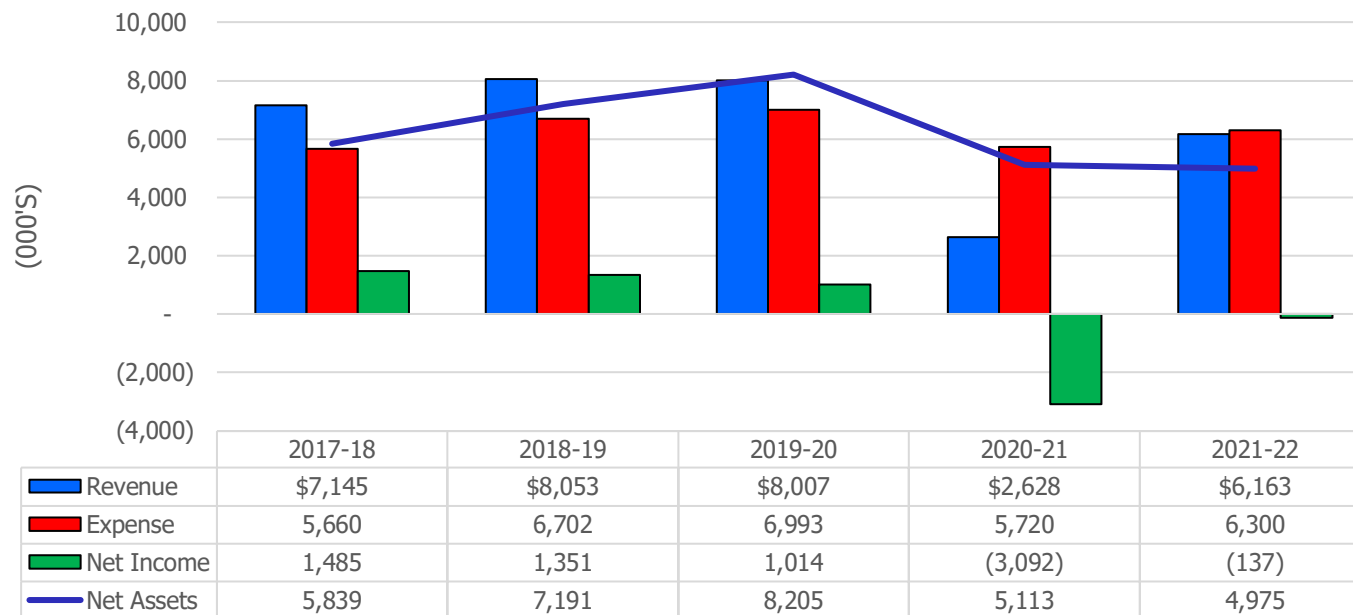
- Navigated the COVID-19 pandemic.
- Re-wrote the Residence Programming and Residence Conduct models.
- Increased collaborations with campus departments to meet the COVID-19 challenges.
- Completed much-needed facilities work.



# Student Housing and Residence Life

**Achievement:** Managed the challenges of COVID-19 while keeping our residents safe.

**Challenge:** Maintain and renew the aging facilities and rebuild depleted reserves without pricing students out of residence (5% increase in 2020-21).



## 2021-22 Proposed Fees

<u>DESCRIPTION</u>	<u>2020-21</u>	<u>% Change</u>	<u>2021-22</u>	<u>Inc. / (Dec.) per Month</u>
<b><i>Fall/Winter Rates</i></b>				
Phase I - III single	\$ 9,439	5.0%	\$ 9,911	\$ 59.00
Phase I - Small Room (I Room)	\$ 8,460	5.0%	\$ 8,883	\$ 52.88
Phase IV single	\$ 10,610	5.0%	\$ 11,140	\$ 66.31
Phase I shared	\$ 6,989	5.0%	\$ 7,339	\$ 43.68
Phase I shared basement	\$ 6,291	5.0%	\$ 6,605	\$ 39.32
Phase IV Shared	\$ 7,908	5.0%	\$ 8,304	\$ 49.43
<b><i>Summer Rates</i></b>				
Phase I-III (academic term May 8 - August 27)	\$ 4,472	5.0%	\$ 4,695	\$ 55.90
Visitor Weekly Rate	\$ 279	5.0%	\$ 293	
Ph IV-Foley Hall (academic term May 8 - August 2)	\$ 4,792	5.0%	\$ 5,032	\$ 59.90
Visitor Weekly Rate	\$ 299	5.0%	\$ 314	



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# Retail & Conference Services

*"To provide inclusive and excellent customer service that satisfies the multi-faceted needs of our external clients, students, faculty and staff"*

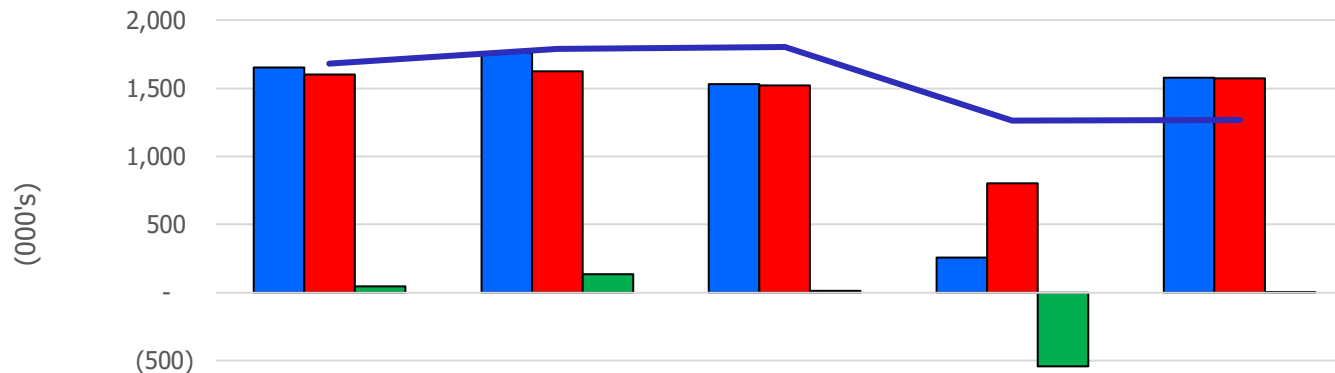
Activities and programs, in a normal year, are:

- Facility rentals for meetings, events and conferences
- Logistics support to International Academic Programs and Initiatives (IAPI) summer groups
- University experience summer camps
- Logistics support for various television and commercial film shoots

# Retail and Conference Services

**Achievement:** Introduced online summer camp in place of on-campus camp and maintained film shoot revenues.

**Challenge:** To rebuild conference business and reserves to pre-COVID-19 levels.



	2017-18	2018-19	2019-20	2020-21	2021-22
Revenues	\$1,652	\$1,762	\$1,533	\$260	\$1,579
Expenses	1,604	1,625	1,521	803	1,576
Net Income	48	137	12	(543)	3
Net Assets	1,680	1,792	1,805	1,262	1,266



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# Food & Beverage Services

# Food and Beverage Services

*"Enhance student life experience and client experience while seeking opportunities for growth"*

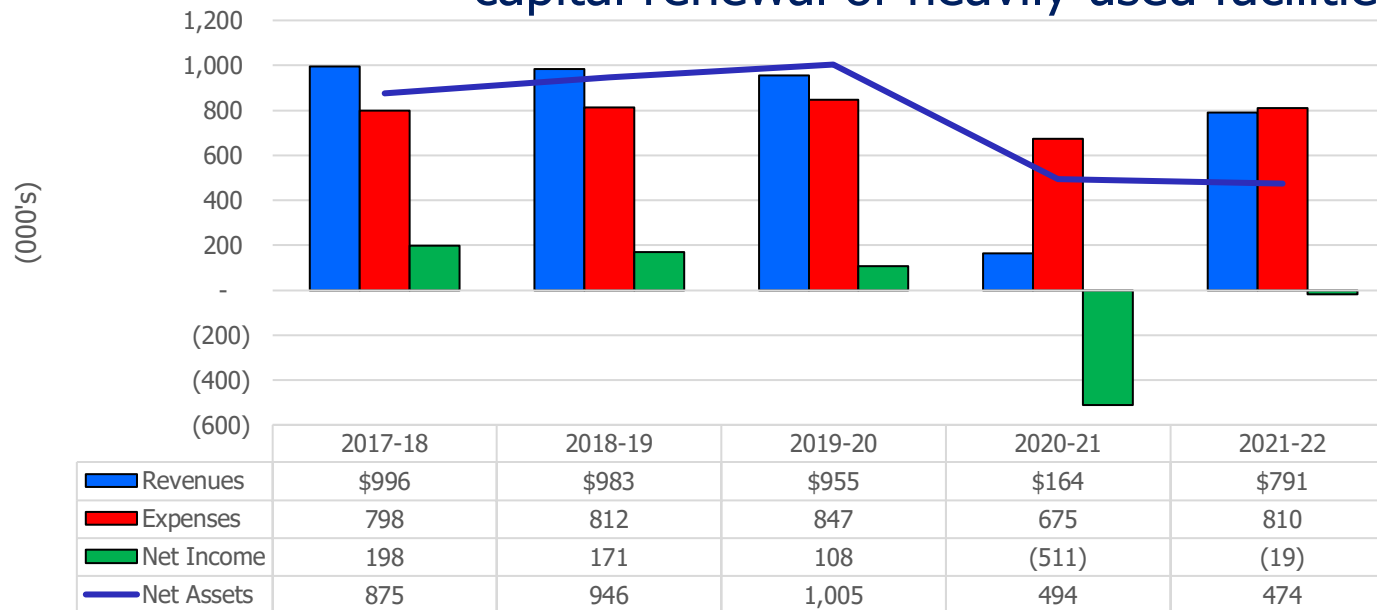
Key accomplishments and projects:

- Introduced online food ordering app
- Introduced "meal in a box" program
- Enhancing student meal experiences through community partnerships. (Summer Grocery Program)
- New vending machine offerings

# Food and Beverage Services

**Achievement:** Sustained a baseline level of on-campus service for students, faculty and staff. Mitigated financial losses by revising our agreement with Aramark.

**Challenge:** Rebuilding reserves for expansion and ongoing capital renewal of heavily used facilities.







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# Parking Services

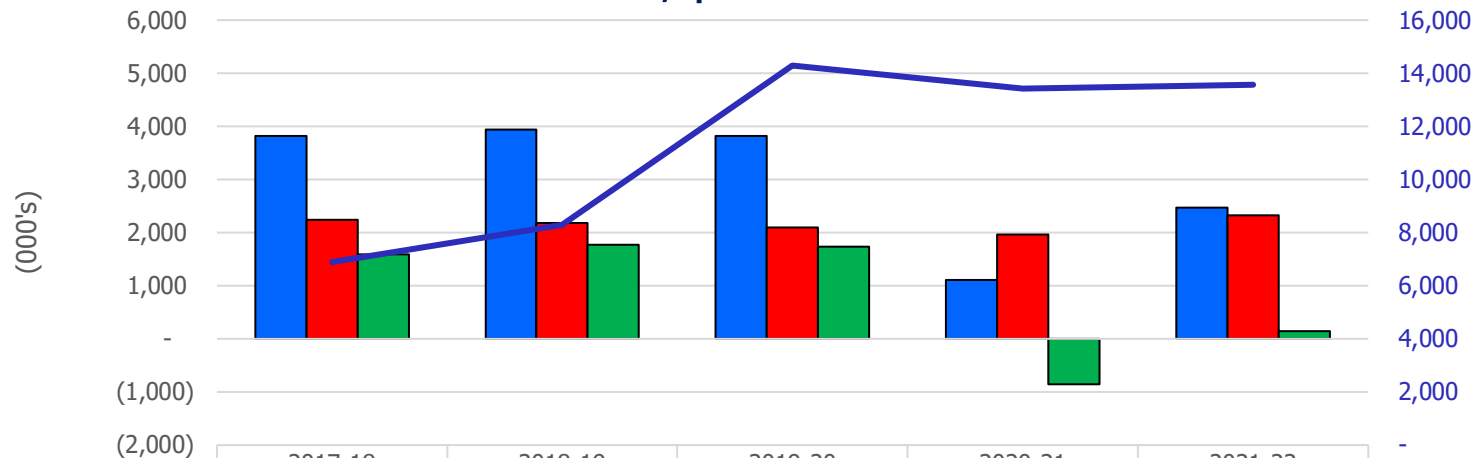
*"Providing quality parking facilities and services in a safe, effective environment"*

*Goals and objectives:*

- Operate and maintain UTSC's surface parking lots while building a capital reserve fund to help finance the construction of an above-ground parking structure.
- 10% permit fee increase in 2020-21 as we transition to a new parking structure.

**Achievement:** Parking structure design committee is working toward a final design.

**Challenge:** Maintain sufficient surface parking during the construction on the north campus. Rebuild reserves, post-COVID.



	2017-18	2018-19	2019-20	2020-21	2021-22
Revenues	3,826	3,944	3,823	1,108	2,465
Expenses	2,237	2,178	2,094	1,966	2,328
Net Income	1,589	1,766	1,729	(858)	137
Net Assets	6,899	8,299	14,295	13,437	13,575



- Parking structure critical to north campus development, including IC2 and Indigenous House
- By-laws require parking sufficient for new buildings
- Structure will replace surface spaces used for development, meet customer needs on the north campus, and provide sufficient spaces to meet by-law requirements for next phases of construction



Parking Structure, City of Santa Monica, CA  
- Behnisch Arcitekten



Ohio State University Lane Avenue Garage  
- Acock Associates Architects

## Peer Building Examples

## 2021-22 Proposed Fees

<u>DESCRIPTION</u>	<u>LOT</u>	<u>2020-21</u> Approved	<u>2021-22</u> Proposed	<u>% Change</u>
<b>PERMITS:</b>				
<u>South Lots:</u>				
Annual, South Lot Employee Premium	C, D	\$1,412.67	\$1,553.94	10.0%
Annual, South Lot Employee Reserved		\$1,878.86	\$2,066.75	10.0%
Annual, Ring Road Employee	B	\$1,271.41	\$1,398.55	10.0%
Summer Term	C, D	\$282.55	\$310.81	10.0%
Residence, Fall/Winter Term	C, D	\$1,000.12	\$1,100.13	10.0%
Residence, Winter Term	C, D	\$560.07	\$616.08	10.0%
Residence, Summer Term	C, D	\$250.04	\$275.05	10.0%
Evening Payroll, Employee Annual	C, D	\$652.05	\$717.26	10.0%
<u>North Lots:</u>				
Annual North Lot, Premium (Lot K)	K	\$1,412.67	\$1,553.94	10.0%
Annual North Lot, Payroll Employee	G, H	\$1,086.69	\$1,195.36	10.0%
Student, Fall/Winter	G, H	\$868.72	\$955.59	10.0%
Monthly Student North Lot Permit	G, H	\$121.62	\$133.78	10.0%
Fall or Winter Term	G, H	\$486.48	\$535.13	10.0%
Summer Term	G, H	\$217.98	\$239.77	10.0%
Centennial Permit (September to May)	J	\$963.56	\$1,011.73	5.0%
Centennial Summer Permit	J	\$481.78	\$505.87	5.0%

## 2021-22 Proposed Fees, continued ...

<u>DESCRIPTION</u>	<u>LOT</u>	<u>2020-21</u> Approved	<u>2021-22</u> Proposed	<u>% Change</u>
<b>CASH PARKING:</b>				
<u>South Lots:</u>				
Peak period hourly rate	A	\$ 4.00	\$ 4.00	0.0%
Flat Rate, Evening		\$ 7.00	\$ 7.00	0.0%
Flat Rate, Weekend		\$ 7.00	\$ 7.00	0.0%
Summer conference - daily rate		\$ 6.00	\$ 6.00	0.0%
Summer conference - youth bed rate		\$ 2.00	\$ 2.00	0.0%
<u>Instructional Center Lot K: Currently Permits Only</u>				
Flat Rate, Day	K	\$ 16.00	\$ 16.00	0.0%
Flat Rate, Evening		\$ 7.00	\$ 7.00	0.0%
Flat Rate, Weekend		\$ 7.00	\$ 7.00	0.0%
<u>Lots F, G and H (North Lots):</u>				
Flat Rate, Day	F, G, H	\$ 10.00	\$ 10.00	0.0%
Flat Rate, Evening		\$ 6.00	\$ 6.00	0.0%
Flat Rate, Weekend		\$ 5.00	\$ 5.00	0.0%

Be It Recommended to the UTSC Campus Council,

*THAT the 2021-22 operating plans and budgets for the UTSC service ancillaries, as summarized in Schedule 1; the service ancillary capital budgets as summarized in Schedule 5; and the rates and fees in Schedule 6, as presented in the Service Ancillary Report on Operating Plans dated January 5, 2021, be approved, effective May 1, 2021.*





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# Questions?