



**FOR APPROVAL**

**CONFIDENTIAL**

**IN CAMERA SESSION**

**TO:** Academic Board

**SPONSOR:** Scott Mabury, Vice President Operations and Real Estate Partnerships

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**PRESENTER:** See Sponsor

**DATE:** November 11, 2020 for November 18, 2020

**AGENDA ITEM:** 13

**ITEM IDENTIFICATION:**

Capital Project: *Report of the Project Planning Committee for the Indigenous House at the University of Toronto Scarborough*

**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 \$5 million and up to \$20 million (Approval Level 2), 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. It is expected that such projects will be placed on the Board’s consent agenda and be confirmed by the Executive Committee of the Governing Council. Execution of such projects is approved by the Business Board.

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.

*Capital Project: University of Toronto Scarborough Indigenous House – Report of the Project Planning Committee, Total Project Cost, and Sources of Funding*

**GOVERNANCE PATH:**

**A. Project Planning Report: Project Planning Report, Total Project Cost, and Sources of Funding**

1. UTSC Campus Affairs Committee [for recommendation] (October 22, 2020)
2. UTSC Campus Council [for recommendation] (November 17, 2020)
3. **Academic Board [for approval] (November 18, 2020)**
4. Executive Committee [for confirmation] (December 8, 2020)

**B. Execution of the Project**

1. Business Board [for approval] (November 25, 2020)

**PREVIOUS ACTION TAKEN:**

At the April 22, 2019 Capital Project and Space Allocation Committee (CaPS) Executive Committee, approved up to \$1,000,000 to be made available to engage consultants to initiate design services for the Indigenous House. The project is now being taken into full governance for both the approval of the project and funding.

**HIGHLIGHTS:**

Discussion of the site, space plan and schedule can be found in the *Open Session* document for this project “Capital Project: Report of the Project Planning Committee for Indigenous House at the University of Toronto Scarborough”, item 4, for this meeting.

**FINANCIAL AND PLANNING IMPLICATIONS:**

**a) Total Project Cost**

The total estimated project cost for the Indigenous House project at the University of Toronto Scarborough is \$12,751,021. At the April 22, 2019 CaPS Executive meeting, the expenditure of up to \$1 million in consulting fees, included in the Total Project Cost, was approved.

**b) Funding Sources**

The Total Project Cost of \$12,751,021 is to be funded by as follows:

|   |                     |
|---|---------------------|
| UTSC’s Future Major Capital Project Reserve | \$10,000,000        |
| UTSC’s Major Capital Construction Account   | \$2,751,021         |
|   | <hr/>               |
|   | <b>\$12,751,021</b> |

There are no borrowing costs associated with this project.

The UTSC is also embarking on a fundraising campaign for the project. Their goal is to raise \$2 million, which would reduce the amount allocated from their Major Capital Construction Account.

*Capital Project: University of Toronto Scarborough Indigenous House – Report of the Project Planning Committee, Total Project Cost, and Sources of Funding*

That said, UTSC is prepared to utilize the Major Capital Construction account for any amount between \$751,021 and \$2,751,012 depending on the final amount fundraised.

**c) Secondary Effects**

36 surface parking spaces will be lost in the construction of this building. A new parking garage is currently in the planning stage, and once complete, will compensate for any loss of parking in this location.

**d) Operating Costs**

Operating costs will be assumed by the University of Toronto Scarborough Campus. These include costs for utilities and maintenance as well as engineering, caretaking, security, and staffing costs.

The estimated operating costs for Indigenous House are \$473,000 in Year 1.

**RECOMMENDATIONS:**

Be It Resolved:

THAT subject to confirmation by the Executive Committee,

THAT the project scope of the University of Toronto Scarborough Indigenous House, as identified in the Report of the Project Planning Committee for the University of Toronto Scarborough Indigenous House, dated September 18, 2020, totaling 481 net assignable square metres (nasm) and 962 gross square metres (gsm), at a total project cost of \$12,751,021, to be funded as follows, be approved in principle:

|   |                     |
|---|---------------------|
| UTSC's Future Major Capital Project Reserve | \$10,000,000        |
| UTSC's Major Capital Construction Account   | \$2,751,021         |
|   | <hr/>               |
|   | <b>\$12,751,021</b> |

**DOCUMENTATION PROVIDED:**

- SEE Item 6 re *Report of the Project Planning Committee for the Indigenous House at the University of Toronto Scarborough*, dated September 18, 2020.