Appendix "G" to Report Number 136 of the Academic Board (June 2, 2005)

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
CONTACT INFO: 416-978-5515; ron.venter@utoronto.ca

DATE: April 25th, 2005 for May 10th, 2005.

AGENDA ITEM: 6

ITEM IDENTIFICATION:

Project Planning Committee Report for the Lash Miller / McLennan Courtyard.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

PREVIOUS ACTION TAKEN:

The 1991 Campus Master Plan for the St. George Campus identified areas on the campus where remedial landscape projects should occur. The Lash Miller/ McLennan Courtyard was assigned a high priority ranking in that listing, but no funds were available to pursue this goal. The area was again identified in the Open Space Master Plan for the St. George Campus as a demonstration case study ranking high on the list because it was seen to be a strategic link connecting the east campus with McLennan Physics Laboratories to the west campus. Improvements were planned for King's College Circle, St. George Street (the first phase of campus revitalization) and for the courtyard between the Lash Miller Laboratories, McLennan Physics and the Nursing Building. With the completion of the Davenport Research Laboratories activity increased in this sector of the campus and the Lash Miller / McLennan Courtyard project loomed ever larger.

The courtyard primarily comprises concrete pavers that cover an underground parking area, loading docks and below grade research laboratories. This hard surface, and the lack of irrigation precludes the possibility of growing anything on the site; the intense summer heat makes the space unusable. This project will transform the space into a vibrant and accessible green space that can be enjoyed by the University community supporting the initiatives outlined in Stepping-Up to enhance the quality of student space on campus and to create an improved workplace environment for faculty and staff. This project will also create a much needed direct and accessible entrance from the east to the McLennan Physics Laboratories.

In March 2003, a Project Planning Committee was established, to define the scope of the project and its cost. On January 28th, 2004 the Accommodations and Facilities Directorate [AFD] approved the project at a cost of $2 million. This correspondence, approving the project including the Project Planning Report, is attached.

BACKGROUND:

The AFD approved project in the amount of $2 million is on track and essentially within budget. It is now appropriate to consider the additional elements of the project which, while identified previously, were intentionally excluded in the formal scope of the project[1] approved by AFD as a result of uncertainties in the overall project cost and the perceived aspirations of the project. With the development of the initial phase of the project which addressed the deferred maintenance of the membrane covering the parking garage, there is now sufficient clarity with respect to the overall project cost and the definition of the work that can be undertaken within the defined cost envelope to proceed with the second phase and to complete the project. The total cost is now confirmed at $2,327,000, with phase 2 requiring the additional $327,000.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

Significant financial support for this project has been received from the Davenport family, as a continuation of their interest for the activities and accommodation of the Department of Chemistry. The support of other private donations is acknowledged as well in addition to the support from the Faculty of Arts and Science, the Departments of Chemistry and Physics, Facilities Renewal Fund contribution for the repair of the membrane, Zoom Funds[2], the Student Administrative Council Wheelchair Access Committee [SACWAC] and support from AFD. This exemplary collective effort will ensure the opening of the accessible Lash Miller / McLennan courtyard this summer.

All projects that are advanced for consideration by the Planning & Budget Committee are evaluated against a stringent set of academic criteria. These criteria are detailed in the Capital Plan tabled at the Planning & Budget Committee, December 12th, 2004[3]. This project is fully consistent with all criteria and has the added advantage of addressing a deferred maintenance issue with the creation of new student space to enhance the total student experience on campus. While not specifically addressed in the current project the completion of this garden will now also allow for access to the west side of the Lash Miller foyer with the addition of a small café at this entrance. This future project is part of an initiative being undertaken within the Department of Chemistry.

Borrowing capacity for the Capital Plan: No borrowing is required for the completion of this project. The precise contributions are summarized below:

Phase 1:	Private contributions	$1,497,000

[1] To address the Lash Miller / McLennan open space, first required that the membrane preventing leakage from the planned garden into the parking garage below be replaced. This has been accomplished within the project.

[2] Funds, derived from commercial advertisements located in wash-rooms, that are directed by the Office of Student Affairs, with input from students, to specific projects. These finds have contributed to a range of projects on campus that have enhanced the student experience and the on-campus environment.

[3] The nine criteria by which all capital projects are assessed are:

1. Mission Objectives of the University,
2. Policy Objectives & Legislative Requirements,
3. Provincial Space Standards,
4. Strengthening Scholarship,
5. Providing Academic Leadership,
6. Student Experience,
7. Economic Consistency,
8. Resources,
9. Deferred Maintenance.

	Faculty of Arts & Science	$ 200,000
	Facilities Renewal Funds 03/04	$ 200,000
	Department of Chemistry	$ 41,500
	Department of Physics	$ 41,500
	Zoom Funds	$ 20,000
	Total cost for Phase 1	$2,000,000
Phase 2:	Department of Chemistry	$ 58,500
	Department of Physics	$ 58,500
	Zoom Funds	$ 100,000
	SACWAC Contribution	$ 55,000
	AFD [SAWSAC match]	$ 55,000
	Total cost for Phase 2	$ 327,000
Total Project Cost		$2,327,000

The accounts already established through AFD will be maintained for the entire project. The complete project, now in excess of $2 million, will be included in the listing of Capital Projects.

RECOMMENDATIONS:

That the Planning and Budget Committee recommend to the Academic Board;

1. THAT the Project Planning Report for the Courtyard in the Open Space between the Lash Miller Building and the McLennan Physics Laboratory be approved in principle.

2. THAT the funding in the amount of $327,000 for Phase 2 of the Courtyard between the Lash Miller Building and the McLennan Physics Laboratory be approved with the support of the following funding sources:

    (i) Contribution in the amount of $58,500 from the Department of Chemistry,
    (ii) Contribution in the amount of $58,500 from the Department of Physics,
    (iii) Contribution in the amount of $100,000 from Zoom Funds,
    (iv) Contribution in the amount of $55,000 from SACWAC, and
    (v) Contribution in the amount of $55,000 from AFD.

UNIVERSITY OF TORONTO

Office of the Vice-Provost, Space & Facilities Planning

27 King's College Circle, Toronto, Ontario, Canada M5S 1A1 Tel: (416) 978-5515 Fax: (416) 978-3939 E-mail: ron.venter@utoronto.ca

January 28th, 2004

Dean Pekka Sinervo
Sidney Smith Hall
Faculty of Arts and Science

Dear Pekka:

Re: **Open Space Between Lash Miller and McLennan Physics Lab**

Please be advised that at its October 24, 2003 meeting, the Accommodation and Facilities Directorate (AFD) *approved in principle* your request to revitalize the open space between the Lash Miller and McLennan Physics Laboratories. Additional work refinements to the project were necessary to address elements of accessibility and to precisely define the initial scope of the project. I am pleased to advise you that the required redefinition of the project and specifically what can be accomplished within the scope of the project has been completed and is now included in the Project Planning Report. A draft of this report was also circulated to all contributors in January 2004 for feedback.

The scope of work includes the removal of existing slabs, paving and membrane, installation of a new membrane, landscaping and accessibility into the McLennan Building.

The total cost estimate for this project is $2,000,000 to be funded as follows:

Private Donations and Gifts	$1,497,000
[Funds already raised and available within the Department of Chemistry]	
Faculty of Arts & Science [cash contribution]	200,000
Department of Chemistry [cash contribution]	41,500
Department of Physics [cash contribution]	41,500
Facilities Renewal Fund [FRP 2003/04]	200,000
Zoom Funds	20,000
Total	$2,000,000

In addition to the funding identified above, other funding commitments have been made. These additional funds will be transferred and accumulated into a Phase II account to be opened immediately. The $2 million dollar project will proceed. Firm pricing will be established and every effort will be made to complete the project within the $2 Million approved budget. AFD authorization is for the $2 million dollar expenditure only. Upon completion of the $2 million project, approvals will be required by AFD to address the additional elements to be addressed by the accumulated funds [Phase II] in accordance with the University's Policy for Capital Projects.

Funds to be accumulated for subsequent AFD approval.

Department of Chemistry:	$ 58,500 [cash contribution]
Department of Physics:	$ 8,500 [cash contribution]
Department of Physics:	$ 25,000 [contribution in 2004/05]
Department of Physics	$ 25,000 [contribution in 2005/06]
ZOOM Funds	$ 100,000 [2003/04 funds]
SACWAC	$ 40,000 [2004/05 funds]
Accessibility Fund from AFD	$ 30,000
AFD [SACWAC match]	$ 40,000
Total:	$ 327,000

Please liaise directly with the Department of Project Management Design and Construction for implementation of this project. I have attached a copy of AFD's approval for your records. Should you have any questions, please do not hesitate to contact me.

Furthermore, in moving this project ahead, I would request that all contributors are appraised of the status of the project at regular intervals and have the opportunity to ensure that an attractive and functional campus space is developed. I would request that Mr. George Phelps, Project Manager, coordinate these meetings and that Ms. Elizabeth Sisam also be invited to attend.

Finally, I would like to acknowledge the support of the Faculty of Arts and Science, the Departments of Chemistry and Physics, the Donors and Office of Advancement, SACWAC and ZOOM for their collaborative efforts and working with AFD to finally get this project underway.

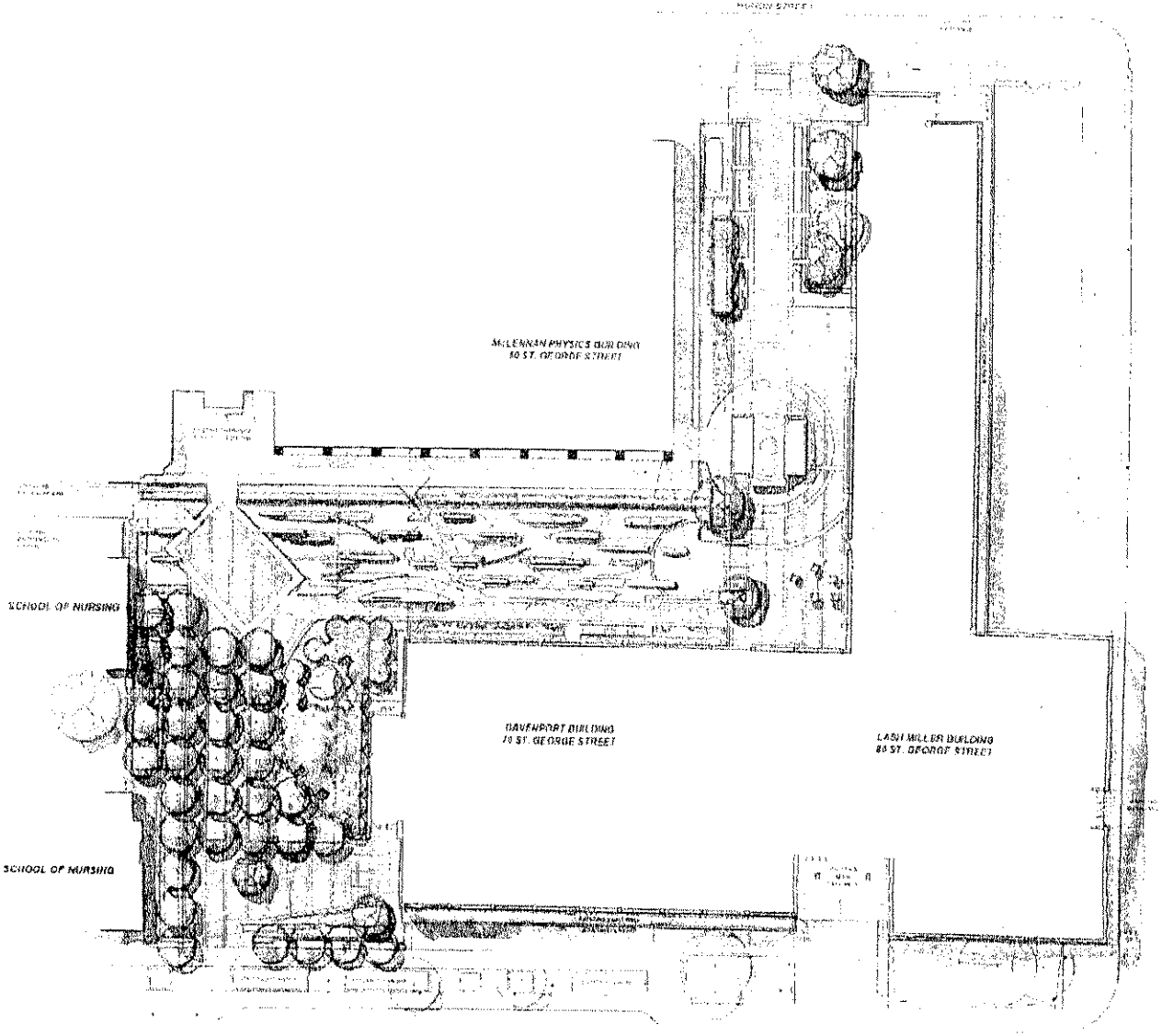
Sincerely,

Rod Venter, Ph.D., P.Eng.
Vice-Provost, Space and Facilities Planning,
& Chair of AFD

RV/ek

cc:
R. deSouza
H. Van Driel
S. McClelland
S. Addario
SACWAC
S. Mabury
D. Farrar
R. Cheung
J. Harris
AFD
C. Riggall
P. Garment
N. Zouravlioff
R. Frankle
J. Bisanti
G. Phelps
D. Voudouris
E. Sisam

AFD 4.2.241003



DAVENPORT / LASH MILLER GARDEN

UNIVERSITY OF TORONTO

PHILLIPS FAREVAAG SMALLENBERG

Revised April 4, 2003

Project Planning Report

for the

Lash Miller / McLennan Courtyard

January 2004

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EXECUTIVE SUMMARY

The St. George Street Revitalization Project was launched in the summer of 1996 and was at that time the largest single street revitalization project undertaken in the City of Toronto. St. George Street (from Bloor Street to College Street) underwent a dramatic rejuvenation to return the street to its former glory. As the main artery for both the City and the University of Toronto, St. George Street has now become one of the most attractive streets on the campus. This project was inspired by a private donor, and was jointly implemented by the University of Toronto and the City of Toronto.

The Department of Chemistry occupies a prominent location at the corner of St. George Street and Willcocks Street. The main entrance is on St. George Street with secondary entrances on Willcocks Street and through a walkway that connects St. George Street to the McLennan Physical Laboratories and the Earth Sciences Centre beyond. The importance of the walkway and courtyard have been identified in many studies of the University campus. The improvements and beautification of St. George Street immediately served to accentuate the unattractiveness of the courtyard between the McLennan and Lash Miller/Davenport Buildings. The area between Lash Miller Chemical Labs and the McLennan Labs has been described as the most unattractive and unfriendly area on the entire campus. It is comprised entirely of concrete slabs where a few weeds straggle through the cracks in the summer but shrivel and die when baked by the relentless sun. During the winter months, the bleakness increases when winds make it impossible to walk across from one department to another. Yet, it is a vital thoroughfare connecting the campus and the academic departments located on both sides of St. George Street. The completion of the Bahen Centre for Information Technology has given this area the potential of becoming a major connector for students moving in a north-south direction and connecting the well-established physical sciences campus with the now complete information technology campus.

This report identifies the proposed improvements to the Lash Miller/McLennan Courtyard. The implementation of the garden will also address a matter of deferred maintenance as the roof membrane of the parking garage below the courtyard will be repaired. It is an exciting project that will completely transform the area into one of the finest plazas on the St. George Campus. The project will also make the McLennan Physical Laboratories accessible from this public route. The total project is estimated to be $1,999,950 million with approximately $365,000 addressing the deferred maintenance of a leaking roof membrane. Construction of this project will take 12 months, with some of this period co-inciding with the academic year. Construction is anticipated to begin by June, 2004, and be complete by spring, 2005.

I. MEMBERSHIP

Scott Mabury, Chair, Department of Chemistry

Dave Farrar, Vice-Provost, Students

Ray deSouza, Director, Planning & Infrastructure, Faculty of Arts and Science

Elizabeth Sisam, Director, Campus and Facilities Planning

Phil Garment, Director, Buildings and Grounds

George Phelps, Project Manager, Capital Projects Office

Sue McClelland, SDO/ADO, Department of Chemistry

II. TERMS OF REFERENCE

1. Prepare a landscape plan for the Lash Miller/McLennan courtyard.
2. Address concerns regarding accessibility, personal safety and security of the courtyard.
3. Identify the total project cost of the landscape plan for the Lash Miller/McLennan courtyard.
4. Identify any costs associated with secondary effects of associated costs, or loss of revenue to affected areas during the period of construction.
5. Identify all proposed sources of funding.
6. Report by September, 2003.

III. BACKGROUND INFORMATION

The Lash Miller/McLennan courtyard was identified as an unused but potentially exciting area of the campus as early as 1990 in the University's Master Plan and Guidelines. At that time, the Advisory Committee to the St. George Campus Master Plan identified three areas in the west campus that required improvement. The three areas were: Sidney Smith podium; Huron/Willcocks Street intersection; and the Lash Miller/McLennan courtyard. The Committee also proposed much needed improvements and traffic calming to St. George Street. Although this courtyard was given the highest priority for improvement, funding was never available. To date significant improvements have been made to St. George Street and to the west podium at Sidney Smith Hall as part of the St. George Street revitalization project. Another project planning committee is currently reviewing construction of student activity space that will complete the project and provided much needed facilities on both the east and west podiums of Sidney Smith Hall.

In 1996 the Dsepartment of Chemistry approached the donor who had made the lead gift for the revitalization of St. George Street. A Committee was formed with members from the Departments of Chemistry, Physics, Facilities and Services, and the Faculty of Architecture, Landscape and Design, and the Faculty of Arts and Science. The Committee also included student representatives. The conclusions of this Committee were contained in a report written by Professors Scott Mabury of Chemistry and Stephen Morris of Physics, and as a result,

undergraduate students in the Faculty of Architecture, Landscape and Design were given this courtyard as a design project. Ten students submitted models of their designs, which were on display in both the Departments of Chemistry and Physics. The work of the students renewed interest in the courtyard.

Construction of the John and Edna Davenport Chemical Research Building began in 1999 resulting in the plans for the Courtyard Garden to be put on hold. In the Spring of 2000, as the elegant Davenport Building came closer to completion, the Chair of the Department of Chemistry approached the President of the Ontario Association of Landscape Architects for advice. It was suggested that a firm of landscape architects be commissioned to prepare a landscape master plan for the courtyard led by a steering committee of stakeholders from within the University.

On June 15, 2000, approximately 20 landscape architects visited the site. Several anonymous proposals were submitted shortly afterward. A Selection Committee comprising several of the stakeholders met to review the proposals, resulting in seven consulting companies being chosen for the shortlist. These companies were subsequently interviewed. The firm of Phillips, Farevaag & Smallenberg from Vancouver, British Columbia was the Committee's unanimous choice to submit a design.

The first meeting with Phillips, Farevaag & Smallenberg took place in early August, 2000. Three designs were presented to the Committee and each phase of the concept design was discussed in great detail. The final concept was presented at the Official Opening of the John and Edna Davenport Chemical Research Building on November 27, 2000.

The early concept design was estimated to be more than $4 million, but has been scaled down to be less than $2 million. As detailed design progressed structural issues and items of deferred maintenance emerged affecting the overall cost.

The concrete roof beams of the parking garage in all areas affected by additional soil load required strengthening and was estimated to cost in the order of $200,000. Another $365,000 was estimated to be required to repair the existing roof membrane and structural rehabilitation, both deferred maintenance items. It was recognized that these matters had to be addressed prior to proceeding with the roof garden (Appendix A).

Consequently, a project committee, struck in March, 2003, reviewed the early concept plan and worked with the consultants to revise the scope of work to fall within the funding available.

Accessibility to the McLennan Physical Laboratories and to the interior courtyard will also be included as part of this project. These areas have always been restricted, and the cost of improvements, when isolated to include ramps has been prohibitive. This project will create an accessible entrance to important and heavily used facilities on a main east-west route of the St. George Campus.

Discussions of the project committee have resulted in a multi-phased plan that can be implemented within the budgetary envelope. As more funding becomes available or should the tenders be less than anticipated, additional work can be added as identified in the priority ranking.

IV. STATEMENT OF ACADEMIC PLAN

While there is no direct impact on the academic plans of the Department of Chemistry or the Faculty of Arts and Science all parties are committed to enriching the academic experience by enhancing areas outside classrooms, laboratories or libraries. This project will improve general environmental conditions for the entire university community thereby enriching the academic experience.

V. FUNCTIONAL PLAN AND CONCEPT

The proposed Courtyard Garden site is enclosed by buildings accommodating the Department of Chemistry, the Department of Physics, and the Faculty of Nursing, all located within the block formed by Willcocks Street to the north, Russell Street to the south, St. George Street to the east, and Huron Street to the west. The south end of this L-shaped plaza is one of the busiest east-west walking routes on the west campus. It is a continuation of the Simcoe Walk (the path south of Knox College), over the marked crossing area on St. George Street, through the doors of the McLennan Building, and then across Huron Street to the Earth Sciences Building. This pedestrian route continues westward through the Koffler Institute of Pharmacy Management and terminates at the Spadina Crescent complex. The design of the Courtyard will greatly enhance this corridor, as well as provide attractive alternates from Knox College to the corner of Huron and Willcocks Streets. It will also create a pedestrian route between Lash Miller Labs and McLennan Physical Labs, thus potentially enhancing academic interactions between scientists and students in Chemistry, Physics, and Astronomy. Plans for future renovation will connect the current lobby of the Lash Miller Building with the new garden and will include a new entrance from the lobby of the Lash Miller Building to the Courtyard garden. Another pedestrian route or mid-block connection from the corner of St. George Street and Willcocks Street to Huron Street will help alleviate severe congestion in the Lash Miller lobby, particularly resident at the end of scheduled lectures. (These pedestrian routes and mid-block connections are a major focus of the Open Space Master Plan of the University.)

An important aspect to the design will incorporate sheltered areas to make the garden more useful year-round. Presently this area is too wind-swept in the winter and too hot in the summer, and is thus avoided entirely by the university community.

The reconstruction of this area will also necessitate a reorganization of the recycling area at the north Huron Street entrance. This area is unsightly and will become more conspicuous as pedestrians enter the garden once it is completed.

The garden will be wheelchair accessible and will provide a clear gentle entrance from St. George Street to both the plaza and to the McLennan Physical Labs which does not have a convenient access point for our disabled community from St. George Street. The accessible entry is addressed in the design and will provide a much needed facility to those who are mobility impaired.

The main function of the garden is to provide pleasant surroundings for faculty, staff and students for social and academic interactions and for relaxation. Such interactions are clearly beneficial to the scientific culture of all the departments concerned and also to the general public. It is anticipated that the area will also be used for medium-sized community events where the Front and Back Campus are simply too large. Furthermore, members of the surrounding communities will be able to enjoy the pleasant urban courtyard.

VI. ENVIRONMENTAL IMPACT

The project will significantly improve the environment in the subject area. Water features, trees, paved walkways and green space will contribute immensely to creating a micro-environment that will benefit the campus. Consideration will be given to using environmentally friendly materials. Plantings will be selected to reflect both the University of Toronto Open Space Plan on the advice of the Director, Buildings and Grounds. Irrigation for the garden is to be included as part of the project.

VII. SPECIAL CONSIDERATIONS

The initial Steering Committee outlined the following key considerations which are to be included in the plans:

1. Accessibility.
2. Enhancement in keeping with the University of Toronto Open Space Plan.
3. Year-round use of the open space.
4. Provision of a variety of landscaping features in keeping with the themes of scientific disciplines surrounding the plaza.
5. Integrity of the waterproofing membrane protecting the McLennan Physics parking garage.

VIII. RESOURCE IMPLICATIONS

The total project cost has been estimated to be $1,999,950 with the construction, including contingency and gst at $1,584,577 (see Appendix B). This budget is based on the consultants schematic plan dated December, 2003 which details all work to be included in Phase1. Approximately $365,000 of this budget is directed to the repair of the roof membrane.

A key element of the plan, the Garden of Transmutation, will not be fully realized at this junction. The concept plan and base elements will be detailed and tendered to create a complete plan.

Additional work that may be Phase 2 when funding is secured, or should the tenders be favourable includes the following priority items:

- Upper terrace blast structure upgrade, including suspended roof repair/replacement, tile repair, feature paving beneath roof and attached seating;
- Architectural canopy features at St. George Street entry and in upper terrace;
- Water feature at junction between upper and lower terraces, including new stone treads for existing concrete steps;
- Additional trees;
- Site lighting other than the minimum needed for site security, including feature lighting in Garden of Transmutation, feature lighting incorporated into cast-in-place concrete benches, and lighting of walls, sculptures and signage;

- All elements within the Garden of Transmutation other than shrub and groundcover plantings, bases for sculptural elements, and provisions for future addition of feature lighting;
- Site furnishings include bicycle racks, trash receptacles and benches except as noted on plan;
- Decorative inserts (e.g., glass, copper) for cast-in-place concrete features;
- Bridge connection between upper terrace and Physics terrace, near blast structure;
- Upgrade of Physics Building terrace, other than in immediate vicinity of new pedestrian bridge;
- Refurbishing of existing upstand concrete walls and metal railing to remain;
- Metal planters and trellises for vines on upper terrace;
- Upgrade of fan in parkade to reduce noise;
- Recycled glass mulch in lightwell between Chemistry building and Garden of Transmutation;
- Shrubs and groundcovers planned for mulch areas indicated on plan.

Phase I will specifically address accessibility:

- The route through the entry plaza including raising of grade, paving, and bridge structure over the existing ditch (that runs north-south).
- The route from the Physics entry plaza to the Davenport south entry, and
- Any necessary work that must be undertaken in this phase to permit the Garden of Transmutation to be accessible when it is implemented at a future date.

The December 2003 concept plan is found in Appendix C.

IX. FUNDING SOURCES

Funding sources for this capital project are derived from many sources including private benefaction, indicating the breadth of commitment of the University community. The Department of Physics has committed a total of $100,000, including pledges in 2004/05 and 2005/06. ZOOM funds and funding from AFD have been directed towards the accessibility components of the improvements to the courtyard. As well, the University's Tree Dedication Program will continue to provide trees for this area in the upcoming years.

A total of $2,000,000 has been assembled, corresponding to the TPC amount of $1,999,950. Every effort will be made to complete the project for this amount, however, encumbered funds are available should it be necessary to increase the project cost once the technical details are clarified for the project. The table below indicates the sources of funding and the additional funds that are encumbered, but on hold.

Source of Funding	$1,999,950 Project	Encumbered Funds, on hold. To be approved.
Private Donations & Gifts	$1,497,000	
Faculty of Arts & Science	200,000	
Department of Chemistry	41,500	8,500
		25,000 (2004/05)
		25,000 (2005/06)
Facilities Renewal Fund	200,000	
ZOOM Funds	20,000	100,000
Accessibility Funds from AFD	0	30,000
Department of Physics	41,500	58,500
	2,000,000	
SAC/WAC / AFD from 2003/04: SACWAC		40,000
SAC/WAC / AFD from 2003/04: AFD		40,000
		327,000

Additional approvals will be required should the project exceed $2,000,000 in accordance with the University's Policy for Capital Projects.

X. SCHEDULE

Contract drawings for the structural and membrane aspects of the project will be completed and tendered separately from the landscape portions to confirm the available budget for the latter. It is anticipated that work will begin on the site in early May 2004 and that the project will be complete by June 2005 (with planting).

XI. RECOMMENDATIONS

The Project Planning Committee recommends that:

1. the Project Planning Report for the Lash Miller Courtyard be approved in principle;
2. the project scope be approved at an estimated total project cost of $1,999,950, and that if the costs exceed this amount, then subsequent approvals be obtained in accordance with the Policy for Capital Projects.

PRELIMINARY PROJECT COST ESTIMATE **PROJECT: Lash Miller Landscaping**

PROJECT MGR: George phelps **U OF T PROJECT NO: 73-01-112**

NO	ITEM	REMARKS	BASE COST	GST(2.31%)	COST
CONSTRUCTION					
835730	Main contract		$1,417,000	$32,733	$1,449,733
835752	Other contract		$0	$0	$0
835757	Construction Contingency		$141,700	$3,273	$144,973
835754	Secondary effects		$0	$0	$0
835765	Demolition		$0	$0	$0
835768	Site preparation		$0	$0	$0
835762	Hazardous materials removal		$0	$0	$0
	Total Construction				$1,594,706
LANDSCAPING					
835755	Landscaping		$0	$0	$0
	Total Landscaping				$0
PERMITS, INSURANCE					
835400	Permits		$3,000	$69	$3,069
836700	Insurance		$0	$0	$0
	Total Permits, Insurance				$3,069
PROFESSIONAL FEES					
835200	Consultants: -Architects, Engineers		$185,000	$4,274	$189,274
835201	Consultants - disbursements		$23,000	$531	$23,531
835204	Construction management fees		$0	$0	$0
835206	Other consultants		$83,000	$1,917	$84,917
835210	Legal fees		$0	$0	$0
835720	Design fees-In House		$0	$0	$0
835721	External Project Manager		$0	$0	$0
835725	Management fees-Capital Projects		$39,091	$0	$39,091
	Total Professional fees				$336,813
SERVICES TO SITE					
835700	Site services & infrastructure		$0	$0	$0
	Total Site Services				$0
COMPUTER WIRING AND TELEPHONES					
821110	Computer infrastructure		$0	$0	$0
835010	Telephone		$0	$0	$0
	Total Computer Wiring & Telephones				$0
MOVING AND STAGING					
837100	Moving		$0	$0	$0
837101	Staging		$0	$0	$0
	Total Moving and Staging				$0
FURNISHINGS AND EQUIPMENT					
820010	Furnishings		$0	$0	$0
821010	Equipment		$0	$0	$0
821610	Scientific Equipment	GST is not applicable	$0	$0	$0
821510	AV for classrooms		$0	$0	$0
	Total Furnishings and Equipment				$0
OTHER					
890670	U of T Trades		$2,000	$0	$2,000
835070	Courier, misc.		$0	$0	$0
820011	Signage-Interior		$0	$0	$0
821325	Security & Access systems		$0	$0	$0
835756	Signage-Exterior		$0	$0	$0
835764	Client Construction expenses		$0	$0	$0
835900	Advertising		$0	$0	$0
836430	Donor recognition		$0	$0	$0
835766	Ceremonies	Ground breaking, Top off, Grand opening	$4,950	$114	$5,064
	Total Other				$7,064
		SUB TOTAL			$1,941,653
PROJECT CONTINGENCY					
835758	Project Contingency	3% of above	$0	$0	$0
	Total Project Contingency				$58,250
FINANCE COSTS					
835300	Finance Costs		$0	$0	$0
	Total Finance Costs				$0
		TOTAL PROJECT COST:			$1,999,903

Prepared by: George Phelps
Date: Dec. 2003

Recommended by:
Date:

Approved by:
Date: