



University of Toronto

CAPITAL PROJECTS DEPARTMENT

TO: Business Board

SPONSOR: Nick Zouravlioff, Acting Chief Capital Projects Officer

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DATE: June 13, 2007 for June 21, 2007

AGENDA ITEM: 9 (c)

ITEM IDENTIFICATION:

Capital Project Report –Relocation of the Capital Projects and Facilities and Services Departments

JURISDICTIONAL INFORMATION:

Pursuant to Section 5.2. (b) of its Terms of Reference, the Business Board approves expenditures for, and the execution of, approved Capital Projects.

PREVIOUS ACTION TAKEN:

This is the first time this project is being presented to the Business Board. Other Board and Committee approval to date include:

- Planning and Budget Committee May 22, 2007

HIGHLIGHTS:

Presently the Capital Projects (CP) and Facilities and Services (F&S) departments are located on the 5th, 6th and 7th floor at 215 Huron Street. These areas are planned for academic occupancy in the near future. This is a good time to relocate the F&S and CP groups and take advantage of the construction about to start at 255/257 McCaul Street in connection with the new Examination Facility.

There will be several benefits in the relocation to 255/257 McCaul Street. The departments will be occupying less space at 255/257 McCaul Street than they are currently occupying at 215 Huron Street by using space more efficiently. Functions currently duplicated such as reception areas, conferences rooms, coffee stations, and fax/printer/photocopy stations will be shared. There will be a utilities cost savings due to Leadership in Energy and Environmental Design (LEED) principles. The relocation of the two departments on one floor will enhance their ability to serve the university community by improving the flow of information required to coordinate the complex management of the university's physical resources. The relocation of CP and F&S to 255/257 McCaul Street will release space in 215 Huron Street for academic departments. The proposed allocation of space is 1,200 nasm.

HIGHLIGHTS: (cont'd)

The relocation to 255/257 McCaul Street will present an opportunity for the University to use this project as a campus model for sustainable renovation. Leadership in Energy and Environmental Design (LEED) principles have been identified as design and implementation goals for this renovation. The total project cost allows for the selection of environmentally sustainable choices in construction materials, methods, furniture and furnishings.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The Total Project Cost for the relocation of the CP and F&S departments is estimated to be \$6.0 million dollars. Funding for this project is to be provided by borrowing. The relocation is proposed to be completed by April 2008. For administration purposes and because of concurrent construction with the St George Central Examination Facility in the same location, both projects will be tracked financially as one.

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project,

- (i) THAT the Vice-President, Business Affairs be authorized to execute the relocation of the Capital Projects and Facilities and Services Departments to the fourth floor and first floor storage area at 255/257 McCaul Street at a total project cost not to exceed \$6.0-million, with sources of funding as follows:

Borrowing	\$6,000,000.
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and

- (ii) THAT the Vice President of Business Affairs be authorized to arrange such interim and long-term borrowing as required either from internal or external sources.