



University of Toronto

OFFICE OF THE VICE-PRESIDENT, BUSINESS AFFAIRS

Memorandum to: Business Board
From: Felix Chee
For: Meeting of January 21, 2002 Agenda Item: 4(a)
Item Identification: **Capital Projects Report**
Sponsor: Felix Chee, Vice-President, Business Affairs

Jurisdictional Information

Item 4.2(b) makes the Business Board responsible for the establishment and change of capital appropriations for capital projects and the approval of their execution. Section 5C of the Policy on Capital Planning and Capital Projects charges the Business Board, for capital projects costing \$2-million or more, to assess the projects' "cost effectiveness, the extent to which full funding is committed or obtainable, and whether there are any significant outstanding and unresolved issues with respect to the project."

The attached report is intended to provide an overall perspective of the University's Capital Program.

Previous Action Taken

There are periodic reports on the status of capital projects.

Action Sought

For information only.

Highlights

Unlike previous reports, which were status reports on the progress of the construction of each project, this report focuses on the overall portfolio, its components and the relative priorities.

The report lists each project costing \$2-million or more on the proposed revised Capital Plan. That Plan establishes the University's capital priorities. It has been recommended for approval by the Planning and Budget Committee and will be considered by the Academic Board on January 24 and (with the recommendation of the Academic Board) by the Governing Council on February 14.

There are two basic categories of projects. The first is academic buildings. The second is fully or largely self-funded projects, such as student residences, parking structures and athletic facilities, where the cost of the facility will eventually be paid by users' fees or student levies.

In the first category, highest priority has been proposed for projects that will cost an estimated \$498,534,000. Funds have been committed to pay \$394,116,000 of the estimated cost. A further amount of \$104,418,000 is still required. The Business Board has to date approved spending of \$233,611,000 on these projects.

UPDATE ON CAPITAL PLANNING

The University of Toronto is engaged in a large number of Capital Projects which are various stages of development on all Campuses. The Capital Plan serves to identify the various projects and to provide some degree of categorization and indeed priority. Each project serves to enrich the educational experiences and research objectives of the University. The Capital Plan was accepted at Planning and Budget on January 9th, 2002; at this time an outline of the projects ongoing within the Capital Plan is presented for information.

The Capital Plan comprises two distinct components, namely:

1. Academic Buildings, and
2. Non-Academic Projects.

Within the section on Academic Buildings six specific categorizations of priority, 1.1 through to 1.6, are assigned that provide a clear indication of the standing of each project category. These categorizations are:

1. Academic Buildings:

- 1.1 Priority A1. Projects in an advanced planning, design or construction that will proceed expeditiously to implementation. Any *ultimate* shortfall in funding will be met from University funds.
- 1.2 Projects with priority A2 represent Phase 2 projects within the UTM and UTSC expansion. These projects will only move forward once successful negotiations with the Provincial Government for a substantial contribution towards the cost of the projects are completed. The cost estimates of these projects are preliminary.
- 1.3 Priority A3. Projects that are the subject of a CFI application. These projects will not proceed at this time if the CFI application is unsuccessful. The cost estimate is preliminary.
- 1.4 Priority A4. The University has a policy of considering, on an opportunistic basis, the purchase of properties on or adjacent to the campus where such property acquisitions can advance the University's mission. There is currently an outstanding offer to purchase the Board of Education on College Street. Furthermore an offer is anticipated on the Stewart Building to potentially address the expansion needs of the Faculty of Nursing.
- 1.5 Projects with priority B. These projects are in the planning stage with funding sources being actively sought. The projects are of high priority to the University's mission and will move to priority A when a substantial portion of the funding has been identified.
- 1.6 Projects A6. These projects are in the conceptual or planning stage with priority to be determined at a later date once planning has advanced and funding sources have been identified.

Non Academic Projects:

- 2.1 Projects with priority A1 which are in advanced planning, design or construction and will proceed expeditiously to implementation. Any *ultimate* shortfall in funding will be met from a revised Ancillary Business Plan or University funds.
- 2.2 Projects with priority B. These projects are in the planning stage with funding sources being actively sought or Ancillary Business Plans being developed. The projects are of high priority to the University's mission and will move to priority A when planning issues have been resolved and funding identified.
- 2.3 These projects are in the conceptual or planning stage with priority to be determined at a later date when planning has advanced and funding sources have been identified.

A further refinement to assist with categorization and identification has been to classify all projects into eight specific sectors. These are identified below and each project is so identified in the Capital Plan:

- | | |
|---------------------|--|
| 1. UTSC: | The University of Toronto at Scarborough |
| 2. UTM: | The University of Toronto at Mississauga [UTM] |
| 3. Health Sciences: | Faculties of Medicine, Dentistry, Nursing and Pharmacy |
| 4. Arts & Science: | Faculty of Arts & Science |
| 5. FASE: | Faculty of Applied Science and Engineering |
| 6. Other Faculties: | All Other Faculties on the St. George Campus |
| 7. Campus: | The St. George Campus |
| 8. Residences: | Residences on All Campuses |

For each of these eight sectors an additional level of detail of all Projects is recorded so that it is convenient to examine the activities that are on-going within each sector. Such sector listings include all Academic Buildings and Non-Academic Projects in excess of \$2 million as well as Projects priced between \$0.5M and \$2M [which require approval by the Accommodation Facilities Directorate]. Additionally, at the sector level the sources of funds to support the projects such the University Investment Infrastructure Fund [UIIF], SuperBuild, Municipal Government, Canadian Foundation for Innovation [CFI], Ontario Innovation Trust, Foundations, Business, Private Donors etc. will be recorded, as will the status of the development of the project, and the levels of Governance Approval. In summary the sector information provides a snap-shot of the sector activity which will typically be tabulated on a single page. A final tier of information will provide detailed sheet of pertinent information on each project.

In summary, there are three tiers of information:

Tier 1: The Capital Plan, detailing all Projects in excess of \$2 million.

Tier 2: Sector information detailing all Projects, including source of funds and governance status.

Tier 3: Detailed information on each Project with A1 priority.

Attachment: The attachment provides a summary of the priority Capital Projects, the project cost, funds secured and allocations approved by Business Board.

DECEMBER 2001. CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M.

All Academic Buildings and Non-Academic Projects identified within eight categories.

SECTION 1: ACADEMIC BUILDINGS and PROJECTS

Sector	Project Description	Priority	Project Cost [1]	Funds Secured	Funds required	\$ Approved by Business Board
1.1 Projects with priority A1 which are in advanced planning, design or construction and will proceed expeditiously to implementation. Any ultimate shortfall in funding will be met from University funds.						
UIIF deficit following allocations for Capital Projects				\$ (9,544)	\$ 9,544	
UTSC:	ARC - Academic Resource Centre	A1	\$ 21,805	\$ 11,200	\$ 10,605	\$ 2,800
UTSC:	Phase 1 : Management & Classroom Building (estimated cost)	A1	\$ 15,000	\$ -	\$ 15,000	
UTM:	CCIT - Communication, Culture & Information Technology	A1	\$ 34,672	\$ 24,611	\$ 10,061	\$ 2,800
UTM:	Phase 1: Kaneff Building (estimated cost)	A1	\$ 3,584	\$ -	\$ 3,584	
UTM:	CABB - Centre for Applied Bioscience and Biotechnology	A1	\$ 2,082	\$ 2,082	\$ -	\$ 2,082
Health Sciences:	CCBR (with floors shelled)	A1	\$ 85,100	\$ 68,493	\$ 16,607	\$ 10,000
Health Sciences:	Leslie L. Dan Pharmacy Building	A1	\$ 70,000	\$ 57,640	\$ 12,360	\$ 10,000
Health Sciences:	Renovation of 500 University Ave / Centre for Function & Well-being	A1	\$ 11,120	\$ 11,120	\$ -	\$ 11,120
APSE / A&S:	BCIT - Bahen Centre for Information Technology	A1	\$ 108,696	\$ 89,359	\$ 19,337	\$ 108,811
Arts & Science:	Growth Facility for Plant Research (Earth Sciences Centre)	A1	\$ 6,066	\$ 6,066	\$ -	\$ 6,066
Arts & Science:	Sidney Smith Infill Phases 1 (\$1.844M) & 2 (\$0.320M)	A1	\$ 2,164	\$ 1,844	\$ 0,320	\$ 1,844
Other Faculties:	Library: Gerstein Science Information Centre	A1	\$ 14,500	\$ 14,500	\$ -	\$ 15,188
Total 1.1:			\$ 374,789	\$ 277,371	\$ 97,418	\$ 170,711
1.2 Projects with priority A2 represent Phase 2 projects within the UTM and UTSC expansion. These projects will only move forward once successful negotiations with the Provincial Government for a substantial contribution towards the cost of the projects are completed. The cost estimates of many of these are preliminary.						
UTSC:	Phase 2: Classroom/Arts Building	A2	\$ 15,500	\$ -	\$ 15,500	
UTSC:	Phase 2: Science Building (estimated cost)	A2	\$ 40,000	\$ -	\$ 40,000	
UTM:	Phase 2: Library (estimated cost)	A2	\$ 35,000	\$ -	\$ 35,000	
UTM:	Phase 2: Science Building (estimated cost)	A2	\$ 40,000	\$ -	\$ 40,000	
Total 1.2:			\$ 130,500	\$ -	\$ 130,500	
1.3 Project with priority A3 which is the subject of a CFI application. The project will not proceed at this time if the CFI application is unsuccessful. The cost estimate is preliminary.						
Arts & Science:	Psychology Building (if CFI match)	A3	\$ 30,000	\$ -	\$ 30,000	
Total 1.3:			\$ 30,000	\$ -	\$ 30,000	
1.4 The University has a policy of considering on an opportunistic basis the purchase of properties on or adjacent to the campus where they can advance the University's mission [2]. An offer to purchase has been made on the Board of Education. An offer is anticipated on Building/Reference 2001S1 to potentially address the Faculty of Nursing Expansion (see 1.6).						
Campus:	Purchase of Board of Education	A4	Negotiated	\$ -		
Campus:	Purchase of Building / Reference 2001/S1	A4	Negotiated	\$ -		
Campus:	Purchase of Building / Reference 2001/N1	A4	Negotiated	\$ -		
Total 1.4:			\$ -	\$ -	\$ -	\$ -
Total for Academic Capital Projects with Priority A			\$ 535,289	\$ 211,371	\$ 257,918	\$ 170,711
1.5 Projects with priority B. These projects are in the planning stage with funding sources being actively sought. The projects are of high priority to the University's mission and will move to priority A when a substantial portion of the funding has been identified.						
Arts & Science:	1 Spadina Crescent Renovation	B				
Other Faculties:	OISE-UT : OISE-UT/UTS Renovations at 371 Bloor Street	B	\$ 23,400	\$ 7,240	\$ 16,160	\$ 1,900
Other Faculties:	Faculty of Architecture Landscape & Design: Building Phase 2	B	\$ 13,000	\$ 4,000	\$ 9,000	\$ -
Campus:	Woodsworth Residence Basement completion	B				
1.6 These projects are in the conceptual or planning stage with priority to be determined at a later date when planning has advanced and funding sources have been identified.						
UTM:	Phase 1: South Building Renovation (estimated cost)		\$ 2,800	\$ 2,800	\$ -	
Health Sciences:	CRND Renovation / Tanz Building					
Health Sciences:	Community Health Renovation					
Health Sciences:	Faculty of Nursing Expansion					
Arts & Science:	Sidney Smith East & West Patio projects		\$ 3,294	\$ -	\$ 3,294	\$ -
Arts & Science:	Economics Building Expansion and Renovation		\$ 14,300	\$ 0,980	\$ 13,320	\$ -
Arts & Science:	Math/Statistics/Physical Science					
Arts & Science:	Kelly Library					
Other Faculties:	OISE-UT: Institute of Child Study (ICS)					
Other Faculties:	OISE-UT: Education Commons					
Other Faculties:	LAW: Flavell House, Phase 2					
Other Faculties:	MUSIC: Johnson Building Renovation					
Other Faculties:	ROTMAN: New Facilities Exploration					
Other Faculties:	SCS: Community Learning Renovations					
Other Faculties:	LIBRARY: Library Storage					
Other Faculties:	LIBRARY: Gerstein Science Info Centre, remaining phases					
Other Faculties:	Canadiana Building Renovation					
Campus:	Classroom Complex					

[1] All costs identified are estimates that should not be exceeded.

[2] Buildings that could be purchased are identified by Reference # for confidentiality.

DECEMBER 2001. CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M.

All Academic Buildings and Non-Academic Projects identified within eight categories.

SECTION 2: NON-ACADEMIC PROJECTS							
2.1 Projects with priority A1 which are in advanced planning, design or construction and will proceed expeditiously to implementation. Any ultimate shortfall in funding will be met from a revised Ancillary Business Plan or University funds.		Priority Assigned	Project Cost [1]	Funds Secured	Funds required	\$ Approved by Business Board	
UTSC:	Residence Phase 4	A1	\$ 14,500	\$ 14,500	\$ -	\$ 1,200	
UTSC:	Student Centre	A1	\$ 13,920	\$ 13,920	\$ -	\$ 1,000	
UTSC:	Phase 1: Infrastructure (Roads)	A1	\$ 4,000	\$ -	\$ 4,000	\$ -	
UTM:	Residence Phase 7	A1	\$ 14,600	\$ 14,600	\$ -	\$ 14,600	
UTM:	CCIT Parking	A1	\$ 12,700	\$ 12,700	\$ -	\$ 12,700	
UTM:	Phase 1: New Collegeway Access (estimated costs)	A1	\$ 3,000	\$ -	\$ 3,000	\$ -	
Campus:	Early Learning Centre (Childcare Facilities)	A1	\$ 4,300	\$ 4,300	\$ -	\$ 4,300	
Campus:	King's College Precinct Open Space Plan	A1	\$ 4,200	\$ 4,200	\$ -	\$ 1,500	
Campus:	South East Campus Infrastructure	A1	\$ -	\$ -	\$ -	\$ -	
Residence:	New College Residence	A1	\$ 23,400	\$ 23,400	\$ -	\$ 23,400	
Residence:	Woodsworth College Residence	A1	\$ 29,125	\$ 29,125	\$ -	\$ 4,200	
Total			\$ 123,745	\$ 116,745	\$ 7,000	\$ 62,900	
Total for Non-Academic Projects with Priority A		A	\$ 123,745	\$ 116,745	\$ 7,000	\$ 62,900	
2.2 Projects with priority B. These projects are in the planning stage with funding sources being actively sought or Ancillary Business Plans being developed. The projects are of high priority to the University's mission and will move to priority A when a substantial portion of the funding has been identified.		Priority Assigned	Project Cost	Funds Secured	Funds required	\$ Approved by Business Board	
UTSC:	Residence Phase 5	B					
UTM:	Residence Phase 9	B					
Campus:	Varsity Stadium & Arena	B					
Campus:	Multi-Faith Centre	B					
Residence:	University College Residence	B					
Residence:	Varsity Residences (Bloor East, Bloor West, Trinity, The Bar)	B					
2.3 These projects are in the conceptual or planning stage with priority to be determined at a later date when planning has advanced and funding sources have been identified.		Priority Unassigned	Project Cost	Funds Secured	Funds required	\$ Approved by Business Board	
UTM:	Residence Phase 8						
UTM:	Child Care Facility						
UTM:	Phase 1: Athletics Facility, Interim Sprung Structure (estimated costs)		\$ 2,500				
UTM:	Athletics Facility: Wellness Centre						
UTM:	Art Gallery, Library Building						
UTSC:	Athletics Facility						
Campus:	Day-Care at 35 Charles St. (54 spaces)						
Campus:	St. George: Convocation Hall Renov. / Donor's Wall						
Campus:	Hart House: Great Hall						
Campus:	Hart House: Theatre						
Campus:	Hart House: Access						
3. Summary							
		Priority	Project Cost	\$ Secured	\$ Req'd	\$Bus. Bd.	
Total for all Capital Projects with Priority A1		A1	\$ 498,534	\$ 394,116	\$ 104,418	\$ 233,611	
Total for all Capital Projects with Priority A		A	\$ 659,034	\$ 394,116	\$ 264,918	\$ 233,611	

[1] All costs identified are estimates that should not be exceeded.