



University of Toronto

OFFICE OF THE VICE-PRESIDENT, BUSINESS AFFAIRS

Memorandum to: Business Board

From: Felix Chee

For: Meeting of May 6, 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

The capital plan is updated monthly and presented to Business Board quarterly.

The attached summarizes all buildings and projects greater than \$2 million, both academic (section 1) and non-academic (section 2). A listing of all projects costing between \$500,000 and \$2,000,000, and approved through the Accommodation and Facilities Directorate (AFD) is also attached.

Additionally, a one-page summary of all A1 priority projects is available.

The estimated cost of Priority A1 projects in excess of \$2 million is \$521.7 million. \$473.3 million in funding is secured with a further \$48.4 still required. The Business Board has to date approved spending of \$267.4 million on these projects.

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

MASTER COPY: April 1st, 2002.

SECTION 1: ACADEMIC BUILDINGS and PROJECTS

Sector	Project Description	Priority	Project Cost [1]	Funds Secured	Funds required	\$ Approved by Business Board	\$ Committed To-Date	Actual \$ Spent To-Date	Build: Start Date
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.									
UTSC:	ARC - Academic Resource Centre	A1	\$ 22.56	\$ 22.56	\$ -	\$ 1.10	\$ 1.38	\$ 0.45	Jun-02
UTSC:	Phase 1: Management Building	A1	\$ 15.53	\$ 15.53	\$ -	\$ -	\$ -	\$ -	Feb-03
UTM:	CCIT - Communication, Culture & Information Technology	A1	\$ 34.67	\$ 34.67	\$ 0.00	\$ 2.80	\$ 2.78	\$ 0.32	Jun-02
UTM:	Phase 1: Kaneff Building	A1	\$ 3.58	\$ 3.58	\$ -	\$ 3.58	\$ -	\$ -	HOLD
UTM:	CABB - Centre for Applied Bioscience and Biotechnology	A1	\$ 2.08	\$ 2.08	\$ -	\$ 2.08	\$ 0.29	\$ 0.23	May-02
Health Sciences:	CCBR (with 5 floors shelved)	A1	\$ 85.10	\$ 68.45	\$ 16.61	\$ 10.00	\$ 7.89	\$ 0.24	Mar-03
Health Sciences:	Leslie L. Dan Pharmacy Building	A1	\$ 70.00	\$ 57.64	\$ 12.36	\$ 10.00	\$ -	\$ -	May-03
Health Sciences:	Renovation of 500 University Ave / Centre for Function & Well-being	A1	\$ 11.12	\$ 11.12	\$ -	\$ 11.12	\$ 3.02	\$ 0.43	Mar-02
FASE / A&S:	BCIT - Bahen Centre for Information Technology	A1	\$ 108.81	\$ 89.42	\$ 19.39	\$ 108.81	\$ 102.65	\$ 92.64	Nov-99
Arts & Science:	Growth Facility for Plant Research (Earth Sciences Centre)	A1	\$ 6.07	\$ 6.07	\$ 0.00	\$ 6.07	\$ 5.52	\$ 2.55	Sep-01
Arts & Science:	Sidney Smith Infill Phases 1 (\$1.844M) & 2 (\$0.320M)	A1	\$ 3.08	\$ 3.08	\$ -	\$ 1.84	\$ 0.38	\$ 0.13	May-01
Other Facilities:	Library, Gerstein Science Information Centre	A1	\$ 15.19	\$ 15.15	\$ -	\$ 15.19	\$ 12.24	\$ 6.70	Aug-01
Total 1.1 projects, all of which are A1 priority			\$ 377.79	\$ 329.43	\$ 48.36	\$ 172.60	\$ 136.15	\$ 103.69	
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	\$ 15.50	\$ -	\$ 15.50				
UTSC:	Phase 2: Science Building (estimated cost)	A2	\$ 40.00	\$ -	\$ 40.00				
UTM:	Phase 2: Library (estimated cost)	A2	\$ 35.00	\$ -	\$ 35.00				
UTM:	Phase 2: Science Building (estimated cost)	A2	\$ 40.00	\$ -	\$ 40.00				
Total 1.2 projects			\$ -130.50	\$ -	\$ 130.50				
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.									
		Priority Assigned	Project Cost	Funds Secured	Funds required	\$ Approved by Business Board			
Total 1.3 projects			\$ -	\$ -	\$ -				
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 2001/S1 to potentially address the Faculty of Nursing Expansion (see 1.6).									
Campus:	Purchase of Board of Education Properties	A4	\$ 17.00	\$ 17.00		\$ Approved by Business Board			
Campus:	Purchase of Building / Reference 2001/S1	A4	Neg	\$ -					
Campus:	Purchase of Medical Arts Centre	A4	\$ 14.05	\$ -					
Total 1.4 projects			\$ 31.05	\$ 17.00	\$ -				

SECTION 1: ACADEMIC BUILDINGS and PROJECTS, continued

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

MASTER COPY: April 1st, 2002.

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.									
Priority Assigned	Project Cost	Funds Secured	Funds required	\$ Approved by Board					
Arts & Science:	1 Spadina Crescent Renovation								
Other Faculties:	OISE-UT: OISE-UT/UTS Renovations at 371 Bloor Street	B \$ 23.40 \$ 7.24 \$	\$ 16.16 \$	1.90					
Other Faculties:	Faculty of Architecture Landscape & Design: Building Phase 2	B \$ 13.00 \$ 4.00 \$	\$ 9.00						
Campus:	Woodsworth Classroom 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.									
Priority Unassigned	Project Cost	Funds Secured	Funds required	\$ Approved by Board					
UTM:	Phase 1: South Building Renovation (estimated cost)	\$ -	\$ -						
Health Sciences:	CRND Renovation / Tanz Building								
Health Sciences:	Community Health Renovation								
Health Sciences:	Faculty of Nursing Expansion								
Arts & Science:	Sidney Smith East & West Patio	\$ 3.29 \$	\$ 3.29						
Arts & Science:	Economics Building	\$ 14.30 \$	\$ 13.32						
Arts & Science:	Math/Statistics/Physical Science								
Arts & Science:	Kelly Library								
Arts & Science:	Psychology Building								
Other Faculties:	OISE-UT: Institute of Child Study [ICS]								
Other Faculties:	OISE-UT: Educator 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:	Canadana 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.

CAPITAL PLAN FOR BUILDINGS and PROJECTS in EXCESS of \$2M
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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	\$ Committed To-Date	Actual \$ Spent To-Date	Build: Start Date	
UTSC: Residence Phase 4	A1	\$ 14.90	\$ 14.90	\$ -	\$ 14.90	\$ 1.26	\$ 1.00	May-02	
UTSC: Student Centre	A1	\$ 13.92	\$ 13.92	\$ -	\$ 1.00	-	-	-	
UTM: Residence Phase 7	A1	\$ 14.60	\$ 14.60	\$ -	\$ 14.60	\$ 12.68	\$ 1.54	May-02	
UTM: CCIT Parking	A1	\$ 12.70	\$ 12.70	\$ -	\$ 12.70	\$ 0.85	\$ 0.30	May-02	
UTM: Phase 1: Collegeway Stage 2	A1	\$ -	\$ -	\$ -	-	-	-	Apr-02	
Campus: Parking Garage, Bahen Centre for Information Technology	A1	\$ 13.10	\$ 13.10	\$ -	\$ 13.10	\$ 12.70	\$ 12.12	Jan-01	
Campus: Early Learning Centre [Childcare Facilities]	A1	\$ 4.30	\$ 4.30	\$ -	\$ 4.30	\$ 0.37	\$ 0.38	Jun-01	
Campus: King's College Precinct Open Space Plan	A1	\$ 4.20	\$ 4.20	\$ -	\$ -	-	-	Aug-02	
Campus: South East Campus Infrastructure	A1	\$ 10.27	\$ 10.27	\$ -	\$ -	\$ 7.88	\$ 0.36	Mar-02	
Residence: New College Residence	A1	\$ 26.76	\$ 26.76	\$ -	\$ 26.76	\$ 2.33	\$ 1.85	Apr-02	
Residence: Woodsworth College Residence	A1	\$ 29.13	\$ 29.13	\$ -	\$ 4.20	\$ 2.21	\$ 1.99	Jun-02	
Total for Non-Academic Projects with Priority A1	A1	\$ 143.88	\$ 143.88	\$ -	\$ 93.06	\$ 40.28	\$ 19.54		
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.									
UTSC: Residence Phase 5	B				Approved by Business Board				
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.									
UTM: Residence Phase 8	Priority Unassigned	Project Cost	Funds Secured	Funds required	\$ Approved by Business Board				
UTM: Child Care Facility									
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	\$ 521.66	\$ 473.30	\$ 48.36	\$ 265.66				
Total for all Capital Projects with Priority A	A	\$ 143.88	\$ 143.88	\$ -	\$ 93.06				