

## **APPENDIX 2**

### **UTSC Parking Expansion Proposal - December 2002 Submission**

#### **Sensitivity Analysis if Project Costs Increase and Funding Shortfall Occurs**

|  | <b>Model 1</b>                    | <b>Model 2</b>                | <b>Model 3</b>               |
|--|-----------------------------------|-------------------------------|------------------------------|
|  | <b><u>UTSC<br/>Submission</u></b> | <b><u>Medium<br/>Case</u></b> | <b><u>Worst<br/>Case</u></b> |
| <b>Project Cost Overrun of 10%</b>   | \$0                               | \$0                           | \$820,000                    |
| <b>Ancillary Contribution Shortfall</b>  | \$0                               | \$232,000                     | \$232,000                    |
| <b>ARC Contribution Shortfall</b>  | \$0                               | \$184,000                     | \$184,000                    |
| <b><u>Annual Parking Rates (2003/04)</u></b>   |                                   |                               |                              |
| Inner Lot  | \$515.63                          | \$515.63                      | \$515.63                     |
| Outer Lot  | \$359.38                          | \$359.38                      | \$359.38                     |
| <b><u>Annual Breakeven Year</u></b>  |                                   |                               |                              |
| Combined Operations  | 3                                 | 4                             | 5                            |
| New Operations   | 4                                 | 5                             | 9                            |
| Existing Operations  | 3                                 | 3                             | 4                            |
| <b><u>Cumulative Breakeven Year</u></b>  |                                   |                               |                              |
| Combined Operations  | 1                                 | 1                             | 1                            |
| New Operations   | 7                                 | 8                             | 8                            |
| Existing Operations  | 1                                 | 1                             | 1                            |
| <b><u>Internal Rate of Returns</u></b>   |                                   |                               |                              |
| Combined Operations  | 12.15%                            | 11.56%                        | 10.53%                       |
| New Operations   | 10.23%                            | 9.77%                         | 8.79%                        |
| Existing Operations  | 13.99%                            | 13.27%                        | 12.17%                       |
| <br>   |                                   |                               |                              |
| NPV - Combined Operations<br>(Cashflows before financing costs and<br>net of capital cost) | \$11,634,091                      | \$11,634,091                  | \$11,634,091                 |