



University of Toronto TORONTO ONTARIO M5S 1A1

OFFICE OF THE VICE-PROVOST, SPACE AND FACILITIES PLANNING

TO: Business Board

SPONSORS: Ron Venter, Vice-Provost, Space and Facilities Planning
CONTACT INFO: 416-978-5515; ron.venter@utoronto.ca &
John Bisanti, Capital Projects Officer
: 416-978-4322; john.bisanti@utoronto.ca

DATE: April 23rd, 2004 for May 5th, 2004.

AGENDA ITEM: 5(b)

ITEM IDENTIFICATION:

Capital Project: Sidney Smith Hall Patio Enclosure

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, Business Board is required to approve the additional allocation of funds in support of a capital project. The recommended increased allocation for this project exceeds the 10% of the original project cost that can be approved by the Vice-President Business Affairs.

PREVIOUS ACTION TAKEN:

Sidney Smith Hall is an important centre and meeting place for all students as well as home to many activities and academic departments within the Faculty of Arts and Science.

In 2001 two Users' Committee Reports were approved by governance that addressed distinct planned improvements to Sidney Smith Hall, namely the Sidney Smith Hall Infill project and the Sidney Smith Hall Patio. Both projects were temporarily shelved as a result of limited funding, but resurfaced with revised Project Planning Reports for the Sidney Smith Hall Infill in 2002 and the Sidney Smith Hall Patio in 2003 respectively. These projects are essentially companion projects that should preferably have been undertaken at the same time had the necessary funds been available to do so.

The SSH Infill project has now been successfully completed with a cost savings of \$212,000. The companion project, the SSH Patio enclosure report, initially approved in 2001, had recommended that student amenity space be added to the building through the enclosure of spaces under both the east and west patio overhangs. The enclosures are to provide enhanced community spaces to accommodate student activities and, by virtue of the central location of the planned facility, are expected to provide space for participation by students, faculty and staff thereby providing an enhanced sense of community for the many diverse users of the building. The recent revisions to the original planning also included the addition of washroom facilities. The total project scope to

create 1220 gross square meters of new student space was approved in May 2003 at an estimated cost of \$3,300,000 with full funding available from approved enrolment growth funds [EGF].

Since the approval of the May 2003 Project Planning Report and approval by the Business Board to allocate \$3,300,000 to the project, the design has been completed and the total cost of the project has increased to allow for the complete removal of asbestos, the revision of air handling from natural ventilation to the inclusion of air conditioning to allow for extended summer usage, plus the inclusion of several new items to further enhance the usability and the maintenance of the space through the inclusion of boot trays at main entry points, safety rubber flooring given the high traffic areas etc. These additional enhancements, plus the asbestos removal and base construction increases were projected to increase the cost of the project by \$535,040 and are detailed in the Appendix 1.

HIGHLIGHTS:

Clearly, as already noted, the potential impact of this project on student life on campus has required careful re-examination of many aspects of the project to address building access issues, the types of space usage, the high traffic areas, and the significant impact thereof on operating and cleaning costs. In addition, numerous other issues such as natural ventilation as opposed to air conditioning of the space was investigated to prolong the effective use of the space. With the redesign, plus insights from the Design Review Committee and an understanding of the importance of this site, design changes were required and introduced to enhance the project and to simultaneously address nagging maintenance issues.

Appendix 1 outlines these potential changes and the anticipated costs; the costs were estimated to assess the full feasibility of introducing these improvements.

The project was tendered and the revised TPC [Total Project Cost] is provided as Appendix 2. The new TPC which includes all contingency costs plus the finance costs for the complete project is \$3,720,389, an increase of \$420,389 which is below the projected increases anticipated and outlined in Appendix 1.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The additional funds to address this increase in cost have been assembled from savings derived from other projects undertaken and or delayed within Sidney Smith Hall. Specifically these are the \$212,000 from savings from the companion Sidney Smith Hall Infill Project, shared allocations from the Sidney Smith Hall Maintenance Fund and Facilities and Services Facilities Renewal Funds totaling \$75,000 to permit the boot trays to be installed at this time and as a result reduce maintenance costs in this high traffic area. Additionally, savings from two minor projects¹ initiated under the Facilities Renewal Fund in 2000/01 and delayed as a result of the current renovations are now better directed to the SSH Patio project. This contribution provided an additional \$110,000. Finally, to achieve the full funding required, without resorting to any increased borrowing requirements, the Faculty of Arts and Science has contributed the balance of \$23,893 as a cash contribution to the project.

¹ Project account numbers: CFC 101101 I/O 900 580 & CFC 101101 I/O 900 582

The original allocation of \$3,300,000 for the Sidney Smith Hall Patio project, previously approved by Business Board and to be paid from a mortgage from Enrolment Growth Funds, remains intact.

RECOMMENDATION:

That the \$420,893 increase in the total project cost of the Sidney Smith Hall Patio project, from the previously approved \$3,300,000 to \$3,720,893, be approved with sources of funding as follows:

- i. \$212,000 from savings from the Sidney Smith Hall Infill Project,
- ii. \$110,000 from savings from two Facilities Renewal Projects [Reference CFC 101101 I/O 900 580 & CFC 101101 I/O 900 582],
- iii. \$37,500 from the Sidney Smith Hall Maintenance Fund,
- iv. \$37,500 from the Facilities and Services Facilities Renewal Funds 2004/5, and
- v. \$23,893 from the Faculty of Arts and Science.

APPENDIX 1: UPDATE ON SIDNEY SMITH HALL PATIO ENCLOSURE REQUIREMENTS.

A brief update of the requirements of the Sidney Smith Hall Patio project is provided which outlines the additional enhancements and innovative improvements that would allow for the better usage of the planned space.

I) Membership	1
II) Terms of Reference.....	2
III) Background Information.....	2
IV) Statement of Academic Plan.....	3
V) Space Program.....	3
VI) Functional Plan	4
VII) Environmental Impact.....	6
VIII) Special Considerations.....	6
IX) Resource Implications.....	7
X) Funding Sources.....	8
XI) Schedule.....	8
XII) Recommendations.....	8

I) MEMBERSHIP

(Original Project Committee membership with current Implementation Committee members highlighted)

Professor B. Michelson (Chair), Associate Dean, Social Sciences

Mr. P. Harris, Assistant Dean of Students

Mr. R. deSouza, Director, Faculty of Arts and Science Planning and Infrastructure

Professor E. Macdonald, Department of Geography

Ms. R. Toderian, Director, Ancillary Services

Mr. S. Dewett, President, Arts and Science Student Union

Ms. J. Henderson, Faculty of Arts and Science Planning and Infrastructure

Mr. I. Kotowycz, Facilities and Services

Professor A. Zimmerman, EPAC

Ms. J. Adams, Office of the Vice-Provost, Space and Facilities Planning

Additional Participants:

Ms. M. LePaven, President APUS 2000-2001

Mr. P. Tsang, Executive Director APUS

Mr. T. Buckland, Executive Assistant, ASSU

Additional Implementation Participants:

Roul Martjak, Capital Projects

Anne Macdonald, Ancillary Services

Ian Carson, Property Management

II) TERMS OF REFERENCE

(Original Terms of Reference)

1. Evaluate potential use of patio enclosure for students, faculty and staff.
2. Make recommendations about a detailed space plan or program regarding a mixed use of space for the support of student activity for:
 - Computing
 - Study space
 - Social space
 - Retail and other complementary purposes
3. Identify equipment and moveable furnishings necessary to the project
4. Identify requirements for networking and other electronic and data communications.
5. Identify the site plan and zoning implications of the proposal.
6. Identify any staging or transitional costs which may be necessary during the period of construction.
7. Identify all resource implications including a preliminary estimate of capital costs and projected increases to the annual operating costs of the University.
8. Identify a funding plan for the project.
9. Report by September 30, 2000.

III) BACKGROUND INFORMATION

a. History

Although it was always recognized that the podium areas on the east and west side of Sidney Smith Hall had potential for increased use, the necessary permissions to add to the existing building were not obtained until the new Zoning By-laws for the St. George Campus were approved by the City in 1997. Included in the permitted development parcel on site 6 (100 St. George Street) known as Sidney Smith Hall, is the infill of space on the podium level of the existing overhang. In addition, an overall permission for building out on the podium level to a height of 12 meters above this level is included.

Renovations to the east podium and the addition of stairs formed a portion of the St. George Street Revitalization Project and serve to demonstrate the new vitality possible at this location.

The enclosure of the space under the patio overhang, both east and west, was approved by governance in May 2003 and is now underway to better accommodate the increased number of students and faculty using Sidney Smith Hall. The enclosure was proposed in the spirit of building on the success of the St. George Street Revitalization efforts in this area and with the desire to fulfill the recent mandate for provision of additional student amenities on campus and the desire to maintain exemplary strategies for enhancing the campus environment.

Since the approval of the May 2003 report the total project cost has increased both to support higher estimated costs for the elements of the original project including asbestos removal, the revision of air handling from natural ventilation to the inclusion of air conditioning, and finally with the inclusion of several new items to further enhance the

usability of the spaces and the visual nature of the entry to this important building on campus. The additional cost to the project is estimated at \$535,040 and can be grouped into three categories as follows:

1. Asbestos removal increases in the amount of \$127,840
2. Base Construction Cost increases in the amount of \$188,965
3. Project Enhancements in the amount of \$218,235

No soft cost increases are assumed to be incurred by the project. As such, the TPC is estimated to increase by \$535,040 from \$3,300,000 to \$3,835,040. Funds to support the increase in project cost will be made available from contributions by the Faculty of Arts and Science, Sidney Smith Hall Maintenance funds, Facilities and Services funds and Sidney Smith Hall Infill Project and other AFD project savings.

IV) STATEMENT OF ACADEMIC PLAN

Faculty of Arts and Science

The Dean of the Faculty of Arts and Science has identified the creation of student study space, lounge space and activity space as a priority for Sidney Smith Hall.

Currently, the lobby space is scheduled for use by a great number of student groups. Such activity is seen to greatly enhance the quality of student life. However, an increasingly large number of groups require bookable space. Additional space for such activities is greatly desired by both the student body and the faculty and will be accommodated in the new patio enclosures currently under construction.

V) SPACE PROGRAM

a. Overview of Existing Space

Functionally, Sidney Smith Hall is the heart of the Faculty of Arts and Science. It houses the main Faculty administrative offices and student services and support functions as well as eight departmental administrative operations, general faculty offices and classroom facilities. Several course unions are also located in Sidney Smith Hall. Office and Administrative functions are located primarily in the north “tower” wing of the building. The lower 2-storey south wing accommodates increasingly greater numbers and sizes of classes in large lecture halls and smaller seminar rooms. Limited student group space is also provided here.

The lobby, a two-storey-high atrium space, connects the administrative functions with the academic/classroom facilities as well as the east and west patio entrances of the building. This area is the main “condenser” space where all students, faculty and staff pass through on their way to work and class. The space accommodates bookable tables for student groups, a small amount of lounge space and a Second Cup kiosk selling coffee and pastries.

To the east and west of the structure exist elevated patios that extend as entry forecourts on either side of the building to the lobby area. The east patio faces onto St. George Street and was recently opened up with generous steps along its front edge as part of the

St. George Street Revitalization Project. Since the renovation, the patio and steps have become a well-used gathering and sitting space in good weather, frequented by those who work and study in Sidney Smith Hall, but also by other members of the campus community. The active life on the steps and patio during the warmer months of the year helps give Sidney Smith Hall a welcoming front entrance. The patio is also used to accommodate large events such as UofT Day and orientation week events. Other events planned by the Faculty of Arts and Science include book fairs and career days that may also be accommodated here.

The west patio, situated on Huron Street, provides access to a less prominent though highly used entrance to Sidney Smith Hall. A ramp for handicapped persons is provided at this location and acts as the primary accessible entrance to the building. Steps are being taken to foster better curbside *Wheel-Trans* drop-off on Huron Street. This patio currently provides sitting space of a quieter nature than the East Patio, and is well used by faculty and staff who work in Sidney Smith Hall, and by students who have classes in the building. It is also popular as a gathering space for residents of New College near by.

b. Nominal New Space Allocation

Patio Enclosure Space Program

<u>Program</u>	<u>number</u>	<u>nasm per</u>	<u>total nasm</u>
East Patio (open space includes)			
Student gathering space & bookable tables			
Concession Space			
Washrooms			
Sub-total	1	360	360
West Patio			
Study space	1	360	360
TOTAL NASM			720nasm
Assume ~1.7 net to gross ratio			
TOTAL GSM			1220gsm

VI) FUNCTIONAL PLAN

Because many Arts and Science students have all or most of their classes in Sidney Smith Hall, large numbers of students spend a good part of their day in the building. The new patio enclosure project will provide enhanced community spaces to accommodate student activities in both the east and west enclosures. Some of this space will encourage participation by not only students, but also faculty and staff, in order to provide an enhanced sense of community for the many diverse users of the building. Revisions and enhancements to these spaces, the adjacent entry vestibules and main lobby all described in this report, will allow all main level public spaces within Sidney Smith Hall to function more efficiently, with an ease of maintenance and an order to many disparate parts.

ENHANCEMENTS INCLUDE:

A. East and West Patio Enclosures, Entry Vestibules and Exterior Elements

Asbestos removal costs have increased since the original cost estimate partially as a result of the decision to handle air quality and ventilation through the use of **air conditioning units** (and thus further asbestos remediation in areas that require access for

this equipment) rather than the earlier planned strategy that employed a vast number of operable doors to provide natural air flow.

Boot trays will be located at both the main vestibule entryways and the north doors providing direct entry into the patio enclosure spaces. The boot trays will function to minimize the need for extra caretaking, mopping and floor mats during the winter months when snow is tracked in doors.

Adjustable blinds will be provided within both enclosures to screen sunlight from computer screens and study areas as well as helping to minimize solar gain particularly during hot months. Although the enclosures will now be air conditioned, every effort to minimize the cooling load required will be environmentally beneficial and will minimize operating cost. These blinds will be installed so that they may be adjusted but may not go so low to be leaned against by persons sitting on window bench areas.

Flooring will be revised to include **carpet** in the west patio enclosure to minimize sound transmission in this quiet study area and also to include the more resilient and easily maintained **sheet rubber flooring** rather than vinyl composite tile in other areas.

Ceilings will be composed of tectum material rather than t-bar construction to allow for a more visually pleasing composition that will allow ease of access for maintenance purposes to lighting fixtures and mechanical systems above.

Exterior planters will be located along the north edge of the outdoor patio leading up to the main east and west entry vestibules. These planters will be irrigated and planted with decorative, but easily maintained plant material. Combined with the planters, along blank portions of patio level north tower façade, will be interspersed **bulletin boards** available for student postings. These will supplant the existing bulletin kiosks that currently are a messy addition to the patio proper. The new bulletin boards are expected to clean up the patio and provide a highly visible but organized method of displaying student posters and announcements.

Screens and containment units for recycling, ATM and vending machines and pay telephones will be constructed within both east and west entry vestibules to tidy the spaces and make each element more defined including providing some privacy to telephone and ATM users.

B. Main Lobby

New enhancements to the main lobby include newly designed **lobby display, bulletin board and storage spaces** located along the north wall. These enhancements will allow for better display of student announcements, exam schedules, etc. as well as the storage of folding tables and stacking chairs available for group bookings and other events planned for the lobby space.

Together, the enclosure of the patio overhang areas to the east and west of Sidney Smith Hall, and the enhancements to the exterior landscape, the lobby and vestibules will be

compatible with the primary functions of the building and will respect the necessary programmed adjacencies. Ultimately, these spaces will allow the opportunity for a variety of programmatic elements to enhance the experience of Sidney Smith Hall for all the building users and the university community at large.

VII) ENVIRONMENTAL IMPACT

The committee strongly supports adherence to both the letter and the intent of the University's Environmental Protection Policy and its Open Space Plan. These have important implications for University construction in terms of design, materials selection, landscaping and disposal of materials. The committee sought the advice of Prof. Anne Zimmerman, a representative of the Environmental Protection Advisory Committee, and the Environmental Checklist for Users Committees.

No provision for landscaping was included in the initial patio enclosure project. As part of the enhancements suggested here, new landscape planters and new exterior bulletin boards supplanting the messy message kiosk currently located at the east and west entries, will be designed to be compatible with the adjacent landscaping areas associated with St. George Street.

It is assumed that Facilities and Services will ensure that every opportunity for energy and water conservation measures in lighting, HVAC, etc. will be pursued and all proven designs evaluated before decisions with resource implications are made.

VIII) SPECIAL CONSIDERATIONS

a. Accessibility

100 St. George Street is accessible from three locations – a ramp running up to the west patio, a ramp running down from street level to the lower level cafeteria and an entrance on the lower level accessed from the servicing area. The elevator in the north tower is accessible from all levels. However, currently the main building entrance, on St. George Street, is not accessible to physically handicapped individuals. Similarly, internal accessibility is limited to the hours during which the north wing and the bank of elevators located there are open. The north tower accommodates faculty and administrative offices, which are closed off from general use in the evenings and on weekends except when events are taking place in the south wing.

The plan to include a future elevator to be located at the south end of the building and connecting to all classroom wing levels including the patio enclosure spaces was proposed and approved in principle in the Patio Enclosure Report approved in May 2003. The elevator project may go forward at such time that funding becomes available.

The provision of an additional set of washrooms in the east patio enclosure will further provide for the ease of accessibility particularly during evening and weekend hours.

b. Campus Planning

The recently revitalized St. George Street acts as a major north-south movement spine and defines the east and west portions of campus. Sidney Smith Hall, first and foremost the flagship academic space of the Faculty of Arts and Science at the University of Toronto,

is prominently located mid-way along this spine. It is a very visible building to the campus community and the larger community of the city. As such, the building should present the image of a vital, active and welcoming center for Arts and Sciences education on the University of Toronto campus. The addition of glassy enclosures along the east and west patios is expected to contribute to enhancing this image. The addition of landscaped planters and organized bulletin boards should further enhance the entry sequence to the building and go a long way toward achieving a welcoming presence.

c. Computing and Communications

100 St. George Street is on the university backbone and already has a high level of connectivity. Wireless connections will be available to students in both enclosures. Wireless hubs are included in the cost of the Patio Enclosure Project.

IX) RESOURCE IMPLICATIONS

a. Project Costs

The TPC for the Sidney Smith Hall Project is estimated to have increased by \$535,040. Increases to the base construction budget and enhancement items have been identified in the 80% Working Drawings Estimate prepared by A. W. Hooker Associates Ltd. Quantity Surveyors with the exception of three separate price items estimated by the Project Architect. Additional funds required for asbestos removal have been identified through agreements arranged by the Project Manager. The cost increases and their impact on the TPC categories include the following:

Increase Element	Cost
Increases to Construction Costs	
Asbestos Increases	\$127,840
Base Construction Cost Increases	\$188,965
Carpet in west enclosure	\$ 5,200
Tectum Ceiling upgrade	\$ 20,000*
Sheet rubber flooring upgrade	\$ 20,000*
Boot trays at main entry vestibules and north doors	\$ 75,000
Lobby display, bulletin board and storage units	\$ 22,000
<u>Screens for recycling, ATM, vending and payphones</u>	<u>\$ 25,000</u>
Subtotal	\$484,005
Increases to Landscaping Costs	
Irrigation of exterior planters	\$ 10,000*
Exterior planters	\$ 24,460
<u>Exterior bulletin boards</u>	<u>\$ 4,500</u>
Subtotal	\$ 38,960
Increase to Furniture Costs	
<u>Blinds (motorized) for east and west enclosure</u>	<u>\$ 12,075</u>
Subtotal	\$ 12,075
Total Cost Increase	\$535,040

* separate price item identified by architects

X) FUNDING SOURCES

The TPC could be increased by \$535,040 from \$3,300,000 to \$3,835,040, but will be adjusted once the tenders are received.

The funding required, based on newer tender values, in the amount of \$420,893 [reduced from \$535,040] will be taken from the following silos:

Funding	\$ contribution
Sidney Smith Hall Infill project savings	\$212,000
SSH Maintenance fund (sharing cost for boot trays)	\$ 37,500
Facilities and Services (sharing cost for boot trays)	\$ 37,500
FRP allocation 2000-2001 [Reference CFC 101101 I/O 900580]	\$ 25,000
FRP allocation 2000-2001 [Reference CFC 101101 I/O 900582]	\$ 85,000
Faculty of Arts and Science [required for the revised TPC]	\$ 23,893
Total Contribution	\$420,893

XI) SCHEDULE

Assuming approvals are granted, enhancements to the Patio Enclosure Project will follow within the implementation/construction schedule for the enclosures. As such, the following schedule would apply:

- Tender April 2004
- Construction May to November 2004
- Occupancy December 2004

XII) RECOMMENDATIONS

The recommendation, for consideration by the Business Board, is:

That the \$420,893 increase in the total project cost of the Sidney Smith Hall Patio project, from the previously approved \$3,300,000 to \$3,720,893, be approved with sources of funding as follows:

- i. \$212,000 from savings from the Sidney Smith Hall Infill Project,
- ii. \$110,000 from savings from two Facilities Renewal Projects [Reference CFC 101101 I/O 900 580 & CFC 101101 I/O 900 582],
- iii. \$37,500 from the Sidney Smith Hall Maintenance Fund,
- iv. \$37,500 from the Facilities and Services Facilities Renewal Funds 2004/5, and
- v. \$23,893 from the Faculty of Arts and Science.

APPENDIX 2: TOTAL PROJECT COST**PROJECT: Sidney Smith Hall Patio Enclosure****PROJECT MGR: Roul Martjak****U OF T PROJECT NO: 33-00-224**

NO	ITEM	REMARKS	BASE COST	GST(2.31%)	COST
CONSTRUCTION					
835730	Main contract	JJM Base+all SepPrices(Add)except 2ndCup	\$2,074,000	\$47,909	\$2,121,909
835752	Other contract		\$0	\$0	\$0
835757	Construction Contingency	6%	\$124,440	\$2,875	\$127,315
835754	Secondary effects		\$0	\$0	\$0
835765	Demolition		\$0	\$0	\$0
835768	Site preparation		\$0	\$0	\$0
835762	Hazardous materials removal	B&N actual contract + est'd change orders	\$298,000	\$6,884	\$304,884
	Total Construction				\$2,554,108
LANDSCAPING					
835755	Landscaping		\$0	\$0	\$0
	Total Landscaping				\$0
PERMITS, INSURANCE					
835400	Permits		\$20,425	\$472	\$20,897
836700	Insurance		\$5,610	\$130	\$5,740
	Total Permits, Insurance				\$26,636
PROFESSIONAL FEES					
835200	Consultants: -Architects, Eng's	IMA	\$284,900	\$6,581	\$291,481
835201	Consultants - disbursements	All Consultants	\$21,930	\$507	\$22,437
835204	Construction management fees		\$0	\$0	\$0
835206	Other consultants	Asbestos, Qty Surveyor, etc.	\$49,000	\$1,132	\$50,132
835210	Legal fees		\$3,000	\$69	\$3,069
835720	Design fees-In House		\$0	\$0	\$0
835721	External Project Manager	1.75%	\$45,139	\$0	\$45,139
835725	Management fees-Capital Project	1.75%	\$45,140	\$0	\$45,140
	Total Professional fees				\$457,398
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		\$3,000	\$69	\$3,069
	Total Computer Wiring & Telephones				\$3,069
MOVING AND STAGING					
837100	Moving		\$5,000	\$116	\$5,116
837101	Staging		\$0	\$0	\$0
	Total Moving and Staging				\$5,116
FURNISHINGS AND EQUIPMENT					
820010	Furnishings		\$325,000	\$7,508	\$332,508
821010	Equipment (AV in public area)		\$25,000	\$578	\$25,578
821610	Scientific Equipment	GST is not applicable	\$0	\$0	\$0
821510	AV for classrooms		\$0	\$0	\$0
	Total Furnishings and Equipment				\$358,085
OTHER					
890670	U of T Trades		\$15,285	\$0	\$15,285
835070	Courier, misc.		\$2,000	\$46	\$2,046
820011	Signage-Interior		\$10,000	\$231	\$10,231
821325	Security & Access systems		\$10,000	\$231	\$10,231
835756	Signage-Exterior		\$0	\$0	\$0
835764	Client Construction expenses		\$0	\$0	\$0
835900	Advertising		\$2,996	\$69	\$3,065
836430	Donor recognition		\$0	\$0	\$0
835766	Ceremonies	Ground breaking, Top off	\$0	\$0	\$0
	Total Other				\$40,858
	SUB TOTAL				\$3,445,270
PROJECT CONTINGENCY					
835758	Project Contingency	4%	\$137,811	\$0	\$137,811
	Total Project Contingency				\$137,811
FINANCE COSTS					
835300	Finance Costs	Prorated @ 4%	\$137,812	\$0	\$137,812
	Total Finance Costs				\$137,812
	TOTAL PROJECT COST:				\$3,720,893

Original Approval @ Business Board June 2003 = \$ 3,300,000

Delta Here = \$ 420,893 Additional Funding Required

Prepared by: R. Martjak April 22, 2004