

Student Housing 5 Year Facilities Plan Update

Context

Guelph is a residentially intensive university, guaranteeing housing for all first year undergraduate students. We currently house over 5000 students in 12 buildings/complexes and 15 houses on or around the campus. We offer traditional and suite-style residences for 1st year students; suite-style and townhouses for upper year students; houses for upper year and graduate students; as well as two family housing complexes.

In the Spring of 2007 the 5 year facilities plan for Student Housing Services (SHS) was tabled with the Physical Resources and Property Committee (PRPC). This plan identified some challenges which resulted from some unexpected results of building envelope tests. These challenges included extension of scope in 3 buildings – Macdonald Hall, Johnston Hall and Lennox Addington Hall. At the time of reporting, there was still investigation and analysis pending with respect to Lennox-Addington. It was agreed that a revised plan would come to PRPC once the outstanding issues had been resolved.

This follow up report provides an update on Lennox-Addington, an overview of the capital projects undertaken in this 2007/2008 budget year, and a revised rolling 5 year plan that will be updated annually. This revised plan incorporates all of the original plan priorities and the additional costs associated with the challenges mentioned above.

Update on Lennox-Addington

Lennox-Addington Halls (573 beds in total - 318 in Lennox Hall and 255 in Addington Hall)

An investigation late in 2006 of the exterior of Lennox-Addington Hall produced unexpected results. The investigation, which was part of the SHS ten year plan, included cuts into the brick to determine the condition of the exterior brick and water penetration in the complex. The investigation found deteriorated brick cladding, the absence of mortar as shown in the original construction drawings, water infiltration and identified a structural issue particularly regarding Addington (a ten story high rise).

After a thorough analysis of the structural, programmatic and financial implications of the various options considered for Lennox-Addington Hall, the recommended course of action is to proceed with the planned renovations of the building including the necessary repairs to the building envelope. The revised plan presented as part of this report includes the additional costs required to complete this additional work. In fact, a portion of the envelope changes were completed this summer. Student Housing Services is still able to complete all the planned renovations within the plan presented at a meeting in the spring of 2007. This is possible in part due to the additional revenue from not moving Lambton to singles and rearranging projects in the ten year plan. The updated plan includes a fifth year of projects that requires additional financing. This is consistent with the department's ten year plan.

Update on 2007/2008 Capital Projects

Since Student Housing works with a very narrow construction window (May-August) it is possible to report on the projects identified for the 07/08 cycle as most of the work listed below is complete. While some of these projects are still being closed out financially, the forecasted costs are very close to what the expected final costs will be.

Most of the projects identified at the spring meeting were completed, as was a portion of the building envelope for Lennox-Addington. The large projects included:

- Building Envelope repairs on four buildings
- Upgrading DHW systems in two buildings
- Transformer replacement in one building
- Complete interior renovations in all the suites in one building
- An overall review of electrical systems in all buildings.

The projected budget for the 07/08 projects was \$8,505,300. Projected costs are \$7,696,134. While some costs were greater than expected, the furniture project in East came in well below budget, offsetting the additional costs.

5 Year Facilities Plan Update

The 5 year plan has been revised, moving some of the projects further into the ten year schedule in order to deal with the building envelope issues in L/A. However, the revised plan continues to focus on balancing infrastructure needs with cosmetic priorities, and continues to stay within the financial parameters presented at the last meeting.

The total cost of planned renovations from 2006/2007 to 2010/2011 that were presented previously was \$44.3M and the cost for the same time period with adjustments to the plan is now \$41.2M. We have added an additional year of planned capital projects to our five year rolling plan bringing the total for residence capital improvements to \$51.2M. This continues to remain in line with the Department's ten year plan.

Details of the revised plan are attached.

Recap: 5 Year CRITICAL Deferred Maintenance Plan - STUDENT HOUSING SERVICES											
Notes:											
Refer to other Worksheets for supporting data											
Definition: Emergency Contingency - something has broken and needs immediate attention to fix (ie. water leak)											
Included in Financing Plan for Year 2-5											
Internal cost rate	1%										
Contingency	16%										
Consulting	11%										
Inflation rate	4%										
GST	2%										
Description	Ref from:	Total Rolling Plan	Year 1				Year 2	Year 3	Year 4	Year 5	
			2006-07 Actuals	2007-08 Budget	2007-08 Forecast	Variance (Bud - Fore)	2008-09	2009-10	2010-11	2011-12	
Building Envelope/ Exterior	300	18,436,614	204,889	1,911,400	2,023,419	(112,019)	3,871,920	4,628,058	5,542,902	2,165,425	
Mechanical/Electrical	400	5,625,385	365,556	759,200	599,226	159,974	1,293,115	1,136,329	1,944,777	286,381	
Interior Improvements	500	22,010,361	1,898,450	5,051,700	4,600,489	451,211	4,031,040	2,940,113	2,800,709	5,739,560	
Family Housing	600	2,034,423	100,000	135,000	135,000	-	180,336	215,130	191,609	1,212,348	
Project Management Fees *		1,200,000	-	300,000	-	300,000	300,000	300,000	300,000	300,000	
Contingency/Emergency/Unplanned Projects		1,682,059	134,059	348,000	348,000	-	300,000	300,000	300,000	300,000	
Totals		50,988,842	2,702,954	8,505,300	7,706,134	799,166	9,976,411	9,519,631	11,079,998	10,003,714	
TOTAL FUNDING REQUIRED		50,988,842	2,702,954	8,505,300	7,706,134	799,166	9,976,411	9,519,631	11,079,998	10,003,714	

Annual Contribution from SHS Operations	923,852	2,481,600	2,481,600	2,790,000	2,840,000	3,620,000	3,620,000
Difference	1,779,102	6,023,700	5,224,534	7,186,411	6,679,631	7,459,998	6,383,714

* Project Management Fees for 2007/08 have been allocated to individual projects

** Year 2 to 5 numbers are preliminary estimates. Actual costs will be determined after projects are tendered.

Residence Buildings - Envelope/Exterior

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W/S REF	Description	Total Rolling Plan	Year 1				Year 2	Year 3	Year 4	Year 5
			2006-07 Actuals	2007-08 Budget	2007-08 Forecast	Variance (Bud - Fore)	2008-09	2009-10	2010-11	2011-12
	Envelope/Exterior									
	SOUTH									
	Upgrade Exterior lighting	192,321		252,200	192,321	59,879				
	Concrete Balcony Repairs	95,697		143,000	95,697	47,303				
	Replace Roof system	2,576,000					840,000	896,000	840,000	
	Sealant Repairs	50,000					50,000			
	Door Frame Replacement	100,000				100,000				
	LAMBTON									
	Masonry Repairs	122,832	122,832							
	FPL Roof Repair	59,110		58,500	59,110	(610)				
	JOHNSTON									
	Envelope Investigation	12,807	12,807							
	Envelope Repairs	1,849,170		342,800	335,570	7,230	500,000	485,000	528,600	
	LENNOX-ADDINGTON									
	Envelope Investigation	42,570	42,570							
	Envelope Repairs	9,400,000		359,600	700,000	(340,400)	2,300,000	2,500,000	3,900,000	
	MACDONALD									
	Envelope Investigation	21,091	21,091							
	Envelope Repairs	1,827,999		611,000	511,879	99,121	550,000	320,000	446,120	
	MAIDS									
	Water penetration investigation	5,589	5,589							
	Roof repairs	35,000						35,000		
	MILLS									
	Masonry Repairs	100,000					100,000			
	Roof Repairs	114,104		137,800	114,104	23,696				
	WATSON									
	Entrance concrete/stone repairs	3,880		6,500	3,880	2,620				
	Masonry repairs	10,858			10,858	(10,858)				
	EAST RESIDENCE									
	Balcony concrete repairs	100,000					100,000			
	EAST VILLAGE									
	Total	16,719,028	204,889	1,911,400	2,023,419	(112,019)	3,650,000	4,195,000	4,831,000	1,814,720

**Year 2 to 5 numbers are preliminary estimates. Actual costs will be determined after projects are tendered.

Residence Buildings - Mechanical/Electrical

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W/S REF	Description	Total Rolling Plan	Year 1				Year 2	Year 3	Year 4	Year 5
			2006-07 Actuals	2007-08 Budget	2007-08 Forecast	Variance (Bud - Fore)	2008-09	2009-10	2010-11	2011-12
	Mechanical/Electrical									
	SOUTH									
	H&V refurbishment/investigation	293,133	273,133						20,000	
	Transformer replacements	1,050,000		434,200	350,000	84,200	350,000	350,000		
	IGU replacement program	100,000						100,000		
	LAMBTON									
	Electical component upgrade	500,000						500,000		
	JOHNSTON									
	DHW component upgrade	74,670		130,000	74,670	55,330				
	Electical component upgrade	300,000					300,000			
	Elevator Improvements	200,000						200,000		
	LENNOX-ADDINGTON									
	H&V investigation	9,440	9,440							
	H&V upgrade	540,000					540,000			
	Elevator Improvements	420,000						200,000	220,000	
	Electical component upgrade	200,000						200,000		
	DHW improvements	150,000							150,000	
	MACDONALD									
	DHW component upgrade	75,000						75,000		
	Electical component upgrade	350,000						350,000		
	MAIDS									
	Electical component upgrade	46,778	32,778				14,000			
	H&V upgrade	155,000					15,000	140,000		
	MILLS									
	DHW component upgrade	36,000		65,000	36,000	29,000				
	H&V upgrade	140,000						140,000		
	WATSON									
	H&V upgrade	250,000						250,000		
	Electrical component upgrade	70,000							70,000	
	EAST RESIDENCE									
	DHW component upgrade	47,528	47,528							
	EAST VILLAGE									
	ALL/MISC. Buildings									
	Minor Elevator Upgrades	2,677	2,677							
	Electrical investigations	138,556		130,000	138,556	(8,556)				
	Total	5,148,782	365,556	759,200	599,226	159,974	1,219,000	1,030,000	1,695,000	240,000

** Year 2 to 5 numbers are preliminary estimates. Actual costs will be determined after projects are tendered.

Residence Building - Interior Improvements

W/S REF	Description	Total Rolling Plan	2006-07 Actuals	Year 1			Year 2	Year 3	Year 4	Year 5
				2007-08 Budget	2007-08 Forecast	Variance (Bud - Fore)	2008-09	2009-10	2010-11	2011-12
	Interior Improvements									
	SOUTH									
	Interior improvements & new furniture	7,200,000					1,500,000	1,500,000	1,200,000	3,000,000
	LAMBTON									
	Lobby, washroom & kitchen improvements	1,834,276	1,834,276							
	JOHNSTON									
	Tile & terrazo repair	11,352	11,352							
	Bathroom improvements	750,000					750,000			
	Interior Improvements & new furniture	1,086,000							1,086,000	
	LENNOX-ADDINGTON									
	Bathroom Improvements	1,350,000					600,000	750,000		
	Interior improvements	1,740,000								1,740,000
	MACDONALD									
	Corridor & Bathroom Improvements	354,938					312,000	354,938	(42,938)	
	MAIDS									
	Bathroom Improvements	42,881					54,000	42,881	11,119	
	Upgrade interior finishes & furniture	150,000							150,000	
	MILLS									
	Repaint & replace carpet in corridors	100,000								100,000
	WATSON									
	Bathroom Improvements	53,007					76,700	53,007	23,693	
	Upgrade interior finishes	215,000							215,000	
	EAST RESIDENCE									
	Complete renovation of suite interiors	2,554,177					1,859,000	2,554,177	(695,177)	
	New furniture	1,545,486					2,700,000	1,545,486	1,154,514	
	Street level & common area improvements	900,000						900,000		
	EAST VILLAGE									
	ALL/MISC. Buildings									
	Miscellaneous Painting	327,822	52,822				50,000	50,000	-	50,000
										55,000
										70,000
	Total	20,214,939	1,898,450	5,051,700	4,600,489	451,211	3,800,000	2,665,000	2,441,000	4,810,000

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Residence Buildings - Family Housing

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W/S REF	Description	Total Rolling Plan	Year 1				Year 2	Year 3	Year 4	Year 5
			2006-07 Actuals	2007-08 Budget	2007-08 Forecast	Variance (Bud - Fore)	2008-09	2009-10	2010-11	2011-12
	Family Housing									
	WELLINGTON WOODS									
	Ventilation Improvements	20,000		20,000	20,000					
	Concrete component repair	20,000		20,000	20,000					
	Roof repairs	20,000		20,000	20,000					
	Patio/Balcony Door replacement	30,000	10,000	20,000	20,000					
	Upgrade plumbing fixtures	25,000	25,000							
	78 COLLEGE AVE.									
	Cladding of masonry block	30,000	15,000	15,000	15,000					
	Patio door replacement	20,000		20,000	20,000					
	Exterior Stair repair/replacement	70,000	50,000	20,000	20,000					
	Roof investigation & repairs	750,000							750,000	
	Miscellaneous FH Projects	798,000				170,000	195,000	167,000	266,000	
	Total	1,783,000	100,000	135,000	135,000	170,000	195,000	167,000	1,016,000	

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