

**FOR ENDORSEMENT AND
FORWARDING**

PUBLIC

CLOSED SESSION

TO: Executive Committee

SPONSOR: Prof. Scott Mabury, Vice-President, University Operations
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PRESENTER: As above
CONTACT INFO:

DATE: March 16, 2015 for March 24, 2015

AGENDA ITEM: 4(d.)

ITEM IDENTIFICATION:

Capital Project: The Report of the Project Planning Committee for the Renovation and Expansion of the Recreation Wing (R-Wing) at the University of Toronto Scarborough – the new *Highland Hall*.

JURISDICTIONAL INFORMATION:

The *Policy on Capital Planning and Capital Projects* provides that capital projects with a project budget over \$10 million (Approval Level 3), at UTSC will be considered by the UTSC Campus Affairs Committee and the UTSC Campus Council, before being recommended to the Academic Board for consideration. Such proposals must be considered by the appropriate Boards and Committees of Governing Council on the joint recommendation of the Vice President and Provost and the Vice President, University Operations. Normally they will require approval of Governing Council.

GOVERNANCE PATH:

A. Project Planning Report: Site and Space Plan

1. UTSC Campus Affairs Committee [for recommendation] (January 12, 2015)
2. UTSC Campus Council [for recommendation] (February 4, 2015)
3. Business Board [(financing, if required) for recommendation] (March 2, 2015)
4. Academic Board [for recommendation] (March 19, 2015)
5. **Executive Committee [for endorsement and forwarding] (March 24, 2015)**
6. Governing Council [for approval] (April 1, 2015)

B. Execution of the Project:

1. Business Board [for approval] (March 2, 2015)

PREVIOUS ACTION TAKEN:

At its meeting on January 12, 2015, the UTSC Campus Affairs Committee, considered and recommended this proposal to the UTSC Campus Council consideration.

HIGHLIGHTS:

Highland Hall will become an important academic and administrative anchor for the south part of the campus. Incorporating a full renovation to the existing R-Wing and a new addition above it, the facility will house lecture theatres, student event space, study space, student services and faculty offices.

The University of Toronto Scarborough experienced unprecedented growth in student enrolment over the past 11 years and continues to grow at a steady pace to meet the demand for post-secondary education in Ontario. This growth has placed tremendous strain on the campus, faculty, staff, and available infrastructure. Current growth targets would see an additional 2,099 new undergraduate students and double the number of graduate students over the next four years. Benchmark analysis, using the Council of Ontario Universities guidelines suggest that even with the addition of the new Environmental Sciences and Chemistry Building, additional facilities are required.

In July 2014, the new Toronto Pan Am Sport Centre, at the Morningside Road and Military Trail intersection on the northern extent of the UTSC campus was completed and now accommodates the athletic and recreation functions of the R-Wing, leaving the existing building vacant. The ability to renovate and construct new space at the R-Wing will relieve severe space pressures on the South Campus. The conversion of this facility will add approximately 4,237 new NASMs (8,178 GSM) through the construction of an office mid-rise structure and renovate approximately 2223 NASM (4,291 GSM) in the existing R-Wing, for a total of 6,460 NASM or 12,469 GSM. The project completion date is expected in 2016/17. An additional 500 NASMs (950 GSM) in the existing R-Wing basement will be left as shell space at this time, to be renovated in the future.

A Project Planning Committee, which included faculty, staff, undergraduate and graduate students, was struck in 2013, and met through the summer and Fall of that year.

Site

The Recreation Wing at UTSC, known as the ‘R-Wing’ was constructed in 1972 to provide much-needed athletic space for UTSC students and houses a gymnasium, exercise and activity studios, squash courts and change rooms.

The building forms part of the streetscape that faces Military Trail, and despite its prominence, the R-Wing has not served well as a public face to the campus. Constructed out of cast-in-place concrete, with few openings or articulation, the R-Wing is overdue for an exterior overhaul, as well as interior renovation. With the completion of the East Arrival Court in 2012, and the walkway to the Student Centre/Bladen Wing in 2013, student traffic has increased on all sides of the building. The R-Wing has

the potential to become an important urban design component of the south campus, knitting these various passages together.

In 2011, UTSC completed a master planning process, which lays out a vision for the future of the campus with a specific emphasis on the development of the north campus. However, the south campus, where the R-Wing site is located, is expected to be refined in the coming years, with infill sites, new open space and better connections to the ravine. The Military Trail landscape in particular, is to be enhanced and connected to both sides of the campus as a pedestrian spine. The Master Plan notes the importance of a comprehensive pedestrian network, with important pathways to be treated as gateways to the campus itself. Sites such as the R-Wing are both highly public and highly trafficked, and are called out to serve as focal points for public art and other landscape investments

A draft project planning report was completed in January 2014, which was presented to the CaPS Executive Committee at the January 23, 2014 meeting. At that time approval was granted to move forward with architectural and engineer planning to ensure accurate costing was in place for both the new build and renovations elements of this project. Initially the project was shown as two phases going through the design process but significant premium and disruptions that were identified by phasing. The CaPS Committee approved funding for consultants to be engaged, in order to have a tender ready documents prepared in response to the MTCU funding call.

The consultant RFP process was initiated in March 2014, followed by interviews with six short-listed architectural firms. Perkins + Will were awarded the project at the end of May 2014. Over the summer, Perkins + Will led an intensive schematic design process, with weekly meetings with UTSC staff, faculty and project management. The design has been reviewed twice by the University's Design Review Committee and has been well received by the UTSC user groups. The costing has been refined through new estimates, with input and analysis from the team within the University planning, design and construction department.

Space Plan

The future occupants of Highland Hall will include five Social Sciences departments and since moving into the MW building as a single department, Social Science has departmentalized, into five separate departments, with the possibility of further departmentalization. For the past three years, the Social Science departments have been housed in the MW building, after the prior occupant, the Department of Management, relocated to the new Instructional Centre. At the time, the MW building had enough space to accommodate the Social Sciences departments, but did not have room to accommodate growth. The MW building was purpose built for the Department of Management, which functions very differently from the Social Science departments. There is insufficient office space for the faculty and staff of the Social Sciences departments and no additional space for increasing the size of the Anthropology teaching lab, adding new research labs and group work space, or providing adequate office space for graduate students, post-doctoral fellows or visiting fellows. The Social Science departments remain closely interconnected; intellectually, many of their programs and research activities involve faculty across the departments, and administratively, they share an excellent cadre of administrative staff. A Social Science building that houses all five academic units will not only provide an external profile for Social Sciences at UTSC, but more importantly will provide an environment that supports the

development of unique scholarly life for each department while at the same time facilitating a vibrant interconnectedness.

In Highland Hall, the distinct spaces associated with the academic home of the Social Science departments are planned for the upper levels, while teaching, assembly, student service and study spaces will occupy the floors at or near ground level. One lecture theatre and two case-style classrooms will provide much needed classroom space, while a variety of student study spaces will allow for both private and group study.

Faculty and staff will have individual offices while graduate students, teaching assistants, sessionals, and post-doctoral fellows will be accommodated in larger shared spaces. Also shared on each floor of the mid-rise expansion will be a series of support spaces such as meeting rooms, seminar room, photocopy room and kitchen.

The UTSC Commons, located within existing space on the ground and lower levels, is conceived as a multi-level, multi-use space that will include study space, lounge space, a CTL (Centre for Teaching and Learning), teaching lab, and an express beverage outlet. Direct connections will be available to the Arts & Administration Building, the Student Centre, and the Bladen Wing. The learning spaces will enrich the student experience by promoting a variety of interactions. Some interactions will be related to students and their course work, but others may involve extracurricular activities, socializing and study-break-time in a pleasant atmosphere that is safe and comfortable with food and beverage options. The majority of the space will flow freely over three levels, and contain a mixture of hard and soft seating to accommodate, individual, two by two, and multi student work spaces. While use of personal computers needs to be accommodated with wireless access and adequate electrical outlets, the space will not contain a large bank of common use computers. The Commons will also include a help desk where students can speak with a variety of academic experts to assist them with their research, writing, and technical skills, and café and lounge space for casual peer interactions. The UTSC Commons will provide a greatly needed increase in enhanced study spaces for students.

One tiered classroom, at approximately 236 seats and two case-style classrooms at approximately 42 seats each, will be constructed. The classrooms will have continuous tables with as many outlets as can be accommodated.

The Office of the Registrar will move to the ground floor of the new building. Its expanded size will allow more staff to help students, reducing wait times and provide a sit down waiting area for students that is conveniently located near the Learning Commons.

Highland Hall Estimated Overall Renovated and New Space (nasms)

Type of Room	NASM
Classrooms	
236 seats	402
2 x 42 seats	226
Subtotal: Classrooms	628
Academic and admin departments + Support Spaces	3,407
Exam Centre, events	1,450
The HUB	164
Learning Commons, CTL, Student Study Space	699
Express beverage outlet	41
Departmental Student Association Offices	72
Total New and Renovated Space	6,461

Below outlines key scheduling dates for the project.

Milestones/Deliverables	Target Date
UTSC Campus Affairs	January 12, 2015
UTSC Campus Council	February 4, 2015
Governing Council	April 1, 2015
Construction start	August 2015
Substantial completion	July 2017
Occupancy	August 2017

FINANCIAL IMPLICATIONS:

Discussion of overall costs and sources of funds can be found in the *in camera* document for this project.

RECOMMENDATION:

Be It Resolved

THAT the following recommendation be endorsed and forwarded to the Governing Council

1. THAT the Report of the Project Planning Committee for The Renovation and Expansion of the Recreation Wing (R-Wing) at the University of Toronto Scarborough, dated November 20, 2014, be approved in principle, contingent on award of the Ontario Major Capacity Expansion Program (as cash); and,
2. THAT the project scope totalling 4,237 new NASM (8,178 GSM) of new construction and 2,223 NASM (4,291 GSM) of renovation of the R-Wing at UTSC, to be funded by UTSC Operating Funds, Capital Campaign, Provost Central Funds, and award of the Ontario Major Capacity Expansion Program (as cash), be approved in principle.

DOCUMENTATION PROVIDED:

- Report of the Project Planning Committee for the Renovation and Expansion of the Recreation Wing (R-Wing) at the University of Toronto Scarborough dated November 20, 2014