



University of Toronto

CAPITAL PROJECTS DEPARTMENT

TO: Business Board

SPONSOR: John Bisanti, Chief Capital Projects Officer

CONTACT INFO: 416-978-4322 or email: john.bisanti@utoronto.ca

DATE: May 19, 2006 for May 29, 2006

AGENDA ITEM: 4(c)

ITEM IDENTIFICATION:

Capital Project – Relocation of the Department of Fine Art at One Spadina

JURISDICTIONAL INFORMATION:

Pursuant to Section 5.2. (b) of its Terms of Reference, the Business Board approves expenditures for, and the execution of, approved Capital Projects.

PREVIOUS ACTION TAKEN:

This is the first time this project is being presented to the Business Board. Other Board and Committee approval to date include:

- Planning and Budget Committee – May 9, 2006

HIGHLIGHTS:

The operations of the Department of Fine Art are presently severely constrained by existing space limitations. Its Visual Studies Programme is already located provisionally at One Spadina Crescent. Other departmental operations, including all functions related to the History of Art curriculum, faculty and administration and Library functions, currently located at Sidney Smith Hall will benefit from the additional space and facilities that will be made available at One Spadina Crescent. Reuniting the divided components of the unit and updating and adding to existing facilities is essential for the department's programmatic excellence and efficient operation.

Because of the complexity of the building structure and its heritage attributes, determining a phased plan without considerable detailed investigations by consultants was found to be extremely difficult and inadvisable. The relocation of the entire Department of Fine Art to One Spadina Crescent will require the relocation of the some thirteen partial department and other units currently occupying the space. Relocation will occur consistent with an accurate phased Master Plan and cost estimate and accomplished as funds become available.

The project assumes that some structures for One Spadina Crescent will be demolished to reveal the original single loaded corridor structure and quadrangle and that the original structure and surrounding grounds be renovated/updated for the Department of Fine Art. New space must also be constructed in order to fully accommodate the department.

As the approved development site wraps the original building and includes area that is currently occupied (military wing, animal facilities), and any new construction as well as any intention to maintain the military wing and animal facilities will impinge on the development site. Special attention must be paid to maintain a useable development envelope for future construction on the remaining parcel for University use while properly accommodating the programmatic needs of the Department of Fine Art.

Careful consideration of the entire site will be undertaken as part of the phase one detailed Site and Phasing Master Plan.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

A preliminary total project cost estimate has been prepared by the Capital Projects Department allowing for rough per square meter costs for renovations (historical and compatible) and new construction. The total project cost in 2006 dollars is estimated in the range of \$36.5 to \$42.8 million. Phasing will impact this estimate because of escalation and construction mobilization costs.

To accommodate the 3,610 nasm base program requirements for Fine Art, the cost range has considered a reduced scope vs. a fuller scope and retention vs. demolition of the military wing. The base amount is in the range of \$17.3 million - \$19.3 million with premiums related to a partial historic restoration/renovation for portions of the building(\$ 6.32 million – \$8.25 million), to the amount of deferred maintenance/ lack of infrastructure/life safety/accessibility (complete lack thereof), that has accumulated through time and has been identified (\$10.7 million), sitework, heritage site restoration and landscaping (\$1.375 million - \$2.75 million) as well as the secondary effect cost of relocating some 1,540 nasm of space occupied by other University uses (\$790 K-\$1.58 million allowance)

The first phase of this project will be to hire an architect/consultant to prepare a Detailed Site and Phasing Master Plan including a detailed construction cost estimate. Up to \$250,000 will be made available by the Faculty of Arts and Science to accomplish this plan. Anticipated operating costs of the new and renovated facilities will be determined as part of the master plan.

A \$1 million donation has been secured to fund the renovation of One Spadina (The Sharon and Bernard Herman Lobby). This portion of the work will be done in conjunction with other adjacent spaces when additional funding is secured.

This project has been identified as the top advancement priority for the Faculty of Arts and Science. Additional funding for this project will be raised through an aggressive

advancement campaign and through other sources of funding provided by the faculty including capital funding associated with graduate expansion. Funding for preliminary architectural studies, renderings, and campaign material, has been provided by the Office of the Dean, Faculty of Arts and Science.

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized to engage consultants to prepare a detailed Site and Phasing Master Plan, including a detailed construction cost estimate, for new facilities for the Department of Fine Art and 1 Spadina Crescent, at a cost not to exceed \$250,000, using funding to be provided by the Faculty of Arts and Science.