



University of Toronto

CAPITAL PROJECTS DEPARTMENT

TO: Business Board

SPONSOR: Nick Zouravlioff, Acting Chief Capital Projects Officer

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DATE: February 15, 2006 for February 26, 2007

AGENDA ITEM: 7(e)

ITEM IDENTIFICATION:

Capital Project – Department of Anthropology: Hughes Building

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 approvals to date include:

- Planning and Budget Committee January 30, 2007
- Governing Council September 8, 2006 (Assignment of Building to Arts and Science)
- Planning and Budget Committee July 26, 2006 (In principle)

HIGHLIGHTS:

The Department of Anthropology at the University of Toronto is currently dispersed over ten locations across the campus – in Sidney Smith Hall, the South Borden Building, 1 Spadina Crescent and the Munk Centre as well as in faculty offices located at the Colleges. The Faculty believes that a new facility at 19 Russell Street will provide a fitting home for a leading department of Anthropology.

This project entails the renovation and upgrading of 19 Russell Street, approximately 6,000 gross sq. m., and will accommodate a proposed space program for the Department of Anthropology of approximately 3,300 nasm, 120 nasm for Office of Space Management classrooms, 120 nasm for a proposed Archaeology Center and 74 nasm for Fine Art Research Labs.

The Faculty of Arts and Science plans to undertake a staged approach to the construction of this project. Capital Projects will work with the Faculty of Arts and Science to minimize

38595

the noise and disruption caused to early occupants by construction activity in the vicinity or by shutdowns to major building systems as they are upgraded. The budget at present assumes that all work will be done in normal hours and is based on the current staging plan. The project provides an opportunity to deal with the large deferred maintenance backlog simultaneously with the intended capital renovation.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The Total Project Cost for the renovation of 19 Russell Street for the Department of Anthropology including the first phase, is \$9.59 million in 2006 dollars. The renovation of two classrooms for the Office of Space Management is \$173,000 for a total project cost of \$9.763 million. Funding for the Anthropology project is to be provided by the Faculty of Arts and Science (\$7.59 million) and deferred maintenance funds from Facilities and Services (\$2 million). Funding for the centrally allocated classroom will be from the Office of Space Management (\$173,000).

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized to execute the renovation of the Norman Hughes Building for the Department of Anthropology at a total project cost not to exceed \$ 9.763 M using the following sources of funds:

- Faculty of Arts and Science \$7,590,000
- Facilities and Services (FRP) \$2,000,000
- Office of Space Management \$ 173,000