



UNIVERSITY OF TORONTO

Office of the Vice-Provost, Space & Facilities Planning

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March 7th, 2002.

MEMORANDUM

To: Planning and Budget Committee
From: Ron Venter, Vice-Provost, Space and Facilities Planning
Re: Revised Project Planning Report for the Sidney Smith Infill.

Item Identification

Update on increased scope of work required to complete the Sidney Smith Infill Project.

Sponsor

Ron Venter, Vice-Provost, Space and Facilities Planning

Jurisdictional Information

The Committee considers reports of Project Committees and recommends to the Academic Board approval in principle of projects and changes of scope as required to complete the project.

Highlights

In February 2001, the Planning and Budget Committee approved the Users' Report for the Sidney Smith Infill project at a projected cost of \$2,164,000. The project was intended to create new space within the Sidney Smith Building to accommodate faculty and graduate students within the Departments of History and Political Science.

In the period from September, 2001 through to February 2002, a number of issues and difficulties have arisen that have required that this project now be resubmitted for approval by the Planning and Budget Committee. The scope of the project has not changed; however, the cost has increased to an extent that now requires resubmission. The revised project cost is \$3, 075,000.

The first difficulty arose as a result of the architectural design of the proposed project. The Sidney Smith Building is the home for the Faculty of Arts and Science and given its prominent location on the revitalized St. George Street, it was important for the planned Infill design to maintain and enhance the architectural features of the Sidney Smith Hall. This was not an easy task and required, with advice from the Design Review Committee, that alternate designs be considered. This resulted in the appointment of a second architect with an anticipated increase in cost of some \$163,000. These designs were completed and approved by the user; the design exteriors were acceptable and allowed for increased internal natural lighting within offices and the Sidney Smith lobby. During the latter part of this design phase it became clear that the initial construction estimates had been significantly under-estimated as a result of existing structural conditions of the building and their required compliance to current building codes. Additionally, asbestos removal costs were identified further adding to the project cost.

It should also be noted that the architectural design has now also extended to include the conceptual design of the Sidney Smith Patio Enclosure, a subsequent project already approved

and scheduled to be undertaken at a future date. This will ensure that a comprehensive plan will be in place for this prominent building.

As a result of these compounded difficulties, the project can no longer be completed by September 2002 and the next appropriate completion date to coincide with academic needs would be September 2003, although completion could be achieved by February 2003.

Resource Implications

Additional resources need to be identified for the Sidney Smith Infill project to proceed to completion. Alternate accommodation options are being investigated to allow for the delay in completion, now anticipated to be February, 2003. Initially \$1,289,000 had been allocated from the UIIF towards this project with the balance of \$875,00 being provided by the Faculty of Arts and Science.

Recommendations

THAT the Planning and Budget Committee recommend to the Academic Board:

1. THAT the revised Sidney Smith Infill project be approved in principle,
2. THAT the revised Sidney Smith Infill project be undertaken at a cost of \$3,075,000, and
3. THAT the funding sources for this project be approved as follows:
 - (i) An allocation of \$ 875,000 from the Faculty of Arts and Science
 - (ii) The allocation of \$1,289,000 from the University Investment Infrastructure Fund [UIIF] previously approved be increased by \$711,000 to an total allocation of \$2,000,000, and
 - (iii) An allocation of \$200,000 from the funds available to the Accommodation & Facilities Directorate [AFD]

Project Title: Sidney Smith - 3rd Floor Infill (Phase 1 &2)

TABLE 1: Total Project Cost Estimates

Column 1 will be completed with the Project Planning Report.
 Column 1-5 will be included in the Project Implementation Report.

Items	Project Planning Report	Concept Design	Design Devel't	Drawings @ 90%	Tender	100% Complete
Construction Cost [from Table 2] [Note A]	1,455,000	1,658,000	2,212,160			
Construction Contingency	146,000	165,800	221,800			
Applicable GST	33,000	42,129	56,360			
Total Construction Costs, plus taxes	\$1,634,000	\$1,865,929	\$2,490,320			
Site Services Relocates	10,000	10,000				
Infrastructure Upgrades in Sector						
Secondary Effects						
Demolition						
Landscaping						
Permits & Insurance	24,000	6,000	9,210			
Professional Fees *	223,000	369,918	412,970			
Computer Wiring & Telephone Terminations	5,000	5,000	11,000			
Moving & Staging	10,000	10,000	10,000			
Furnishings & Equipment	243,000	243,000	123,000			
Miscellaneous Costs [signage, security..]			6,500			
Commissioning	12,000	12,000	12,000			
Donor Recognition						
Finance Costs						
Project Cost Escalation [to xx/xx]						
Total Project Cost Estimate GST included	\$2,161,000	\$2,521,847	\$3,075,000			

Notes:

A. Cost estimate prepared by PMDC.

- * Architect's fees
- Project Management fees
- Cost Consultants
- Misc

**Report of
the Users Committee
for the
Sidney Smith Hall 3rd Floor Infill Project**

February 16, 2001



Faculty of Arts and Science

UNIVERSITY OF TORONTO

THE DEAN

February 13, 2001

The User's Committee for the Sidney Smith Hall 3rd Floor Infill Project is pleased to submit its completed report.

R. Vipond (Chair)

R. Pruessen

R. deSouza

J. Seto

M. Szala

J. Adams (Secretary)

J. McCammond

I. Kotowycz

A. Zimmerman



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REPORT OF THE USERS COMMITTEE FOR THE SIDNEY SMITH HALL 3RD FLOOR INFILL

1. EXECUTIVE SUMMARY

The Departments of History and Political Science are each recognized as leading North American departments. Each is committed to maintaining its reputation for excellence in research and teaching, with a strong emphasis on graduate education – yet each is now critically hampered in its ability to do this by the severe limitations of current Sidney Smith locations.

Both departments are confronting especially difficult challenges with respect to the recruitment of first-class graduate students, for example. In an increasingly competitive international environment, the departments have been seriously handicapped by a shortage of resources for graduate student support and by virtually non-existent graduate student workspace. Problems involving financial support are being energetically addressed by the Provost – and it is now time to turn to the space problem with the same kind of drive and resources. To do any less places the high quality of two large and significant graduate programs at risk.

History and Political Science each have approximately 180 Masters and Ph.D. students, but only some 40nas of designated graduate student space. An OCGS review of History in the spring of 2000 severely criticized what it described as the absurd inadequacy of graduate student space. The recent review of Political Science is bound to reach the same severe conclusion.

Although graduate student space is a particularly high priority for History and Political Science, a close second concern is the impact of Sidney Smith Hall problems on *faculty* recruitment. Spurred by the large number of recent and anticipated retirements, both fields are witnessing a significant increase in hiring activity. As Toronto seeks to maintain key areas of faculty strength – and build new ones – it will inevitably be operating in a highly competitive international environment. Even now, faculty offices in Sidney Smith Hall are stretched far beyond demand and it is only the housing of some faculty in college offices that prevents total gridlock. At the least, newly hired colleagues would not be able to immediately move to college quarters. More importantly, however, it should not be necessary to make such a move – and the perceived need to do so will hinder our energetic efforts to attract top-flight new faculty.

The Users' Committee proposes the addition of space for the departments of History and Political Science that will begin to address the need to adequately accommodate graduate students and faculty. This space is proposed on the 3rd Floor level of Sidney Smith Hall above the existing two-storey lobby, adjacent to the existing departmental spaces.

The new office wing will house a mix of graduate student office carrels grouped together in offices of 3 to 16 persons, individual faculty offices, a seminar room with the capacity of 50 persons and faculty meeting room.

Increasing the office capacity for History and Political Science will occur in two stages: the shell of the enclosure will first be constructed including connecting corridors to the existing 3rd floor tower. In this first phase only the seminar room, meeting room, one graduate student office to accommodate 9 students and 3 individual faculty offices will be partitioned. The remaining space will have a finished floor and outside walls and will be equipped with light, power and data. This space will be furnished in the interim with 15 additional graduate student office carrels that will be moved to room 3050 in the second phase. Additional graduate student space may be accommodated here in the interim where furnishings can be found. In the second phase all remaining partitions will be installed providing an additional 20 faculty offices.

As this site – the roof of the Sidney Smith lobby -- was not one designated as a pre-approved envelope in negotiations with the City, permission will have to be sought from the City for any construction. The committee recommends that this approval process begin immediately. It will be critical to provide ample evidence that this project enhances rather than detracts from the Sidney Smith Hall design. Careful planning and design of the new in-fill structure should be paired with the design of the Sidney Smith Patio Enclosure Project in order to ensure a coherent, unified design – one that will reflect the existing structure in materiality and proportion.

The space program for the Sidney Smith Hall 3rd Floor In-fill Project (both stages combined) totals ~ 7,182 gross square feet or ~667 gross square meters to be divided equally between the two departments. The estimated cost of construction, including all furnishings is \$2,164,000 assuming a tender date of September 2001. Tendering after this date will be subject to 9% escalation per year or ¾% escalation per month. The first phase of the in-fill is estimated at \$1,844,000 and is primarily funded by \$455,000 identified for this project by the Faculty of Arts and Science and \$100,000 available for the construction of the seminar room. An additional \$1,289,000 is required to go forward with this first phase. An additional \$320,000 is required to complete the second phase. In total, to complete both phases of work for the Sidney Smith 3rd Floor In-fill, an additional \$1,609,000 will be required. It is recommended that the project be implemented with funding of \$1,609,000 from the UIIF.