



# University of Toronto

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## OFFICE OF THE VICE-PRESIDENT, BUSINESS AFFAIRS

Memorandum to: Business Board

From: Felix Chee

For: Meeting of April 8, 2002

Agenda Item: 5

Item Identification: **Sidney Smith Infill**

Sponsor: Felix Chee, Vice-President, Business Affairs

### **Jurisdictional Information**

Item 4.2(b) makes the Business Board responsible for the establishment and change of capital appropriations for capital projects and the approval of their execution. Section 5G of the Policy on Capital Planning and Capital Projects requires that increases in the cost of projects beyond the lesser of \$2,000,000 or 10% of the project cost be resubmitted for Business Board approval.

### **Previous Action Taken**

On April 2, 2001, Business Board approved the execution of Phase 1 of the Sidney Smith Hall Infill project at a cost not to exceed \$1,844,000.

### **Action Sought**

Subject to Governing Council approval in principle of the revised Sidney Smith Infill project at a cost of \$3,075,000 and the allocation of an additional \$711,000 from the University Investment Infrastructure Fund for the project, and

Subject to the decision of the Vice-President and Provost, the Vice-President, Business Affairs and the Chair of Business Board that this project is the most cost effective way of providing the needed additional faculty office space for the departments of History and Political Science,

That the Vice President, Business Affairs be authorized to execute the Sidney Smith Infill project at a cost not to exceed \$3,075,000.

### **Highlights**

The need to consider alternate designs that required the appointment of a second architect, existing structural conditions of the building and their required compliance to current building codes and the removal of asbestos have all added to the initial estimates, resulting in the revised project cost of \$3,075,000.

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. The architectural design has now also been extended to include the conceptual design of the Sidney Smith Patio Enclosure.

The expected completion date is April 2003.

An evaluation of the precise expansion needs of History and Political Science and the possible relocation of the departments of Mathematics and Statistics to 256 McCaul Street may eliminate the need to continue with the Sidney Smith Infill project. However, this will not be known for some time. In the meantime, Business board approval is required to proceed in the event that the move to 256 MCCaul Street is not feasible.

Funding sources are as follows:

Faculty of Arts and Science

University Investment Infrastructure Fund (UIIF)

Accommodation and Facilities Directorate (AFD)

\$

875,000

2,000,000

200,000

3,075,000



# UNIVERSITY OF TORONTO

## Office of the Vice-Provost, Space & Facilities Planning

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March 7<sup>th</sup>, 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.

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#### **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			
<b>Total Construction Costs, plus taxes</b>	<b>\$1,634,000</b>	<b>\$1,865,929</b>	<b>\$2,490,320</b>			
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]						
<b>Total Project Cost Estimate GST included</b>	<b>\$2,161,000</b>	<b>\$2,521,847</b>	<b>\$3,075,000</b>			

**Notes:**

A. Cost estimate prepared by PMDC.

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