



University of Toronto

REAL ESTATE OPERATIONS

TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

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DATE: September 9, 2008 for September 22, 2008

AGENDA ITEM:

ITEM IDENTIFICATION:

Robarts Library Renewal Project, partial implementation.

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 2008

HIGHLIGHTS:

In January 2008, the Robarts Renewal and Expansion Plan was approved in principle by Planning and Budget. The Robarts Renewal and Expansion Plan included a listing of potential renovation projects to 15,744 GSM (170,000 GSF), enclosure of the entry porticos, and a proposed new five storey pavilion addition along Huron Street which together would add a further 7,099 GSM (76,400 GSF).

In February 2008 the Ontario Government provided \$15,000,000 in government funding, a matching \$10,000,000 donation and other funding commitments were made. This has allowed the Robarts Renewal Project Committee to identify and prioritize the projects that achieve the greatest net new study spaces and/or improvement to study spaces and delivery of services.

The intention is to proceed with design and construction of the identified priority projects, in a phased manner so as not to affect the operations of the library unduly, and as the available funding permits. The current estimate is that approximately 474 GSM (5,100 GSF), will be

added by the enclosure of the porticos, and a further total of approximately 10,858 GSM (117,000 GSF), will be renovated within the available funding. Given that projects must be phased and work be done around the functions of the library, it is likely that the total duration will be in the order of 2-3 years.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

Funding for the Robarts Library Renewal project has been provided by the Ontario Government in the amount of \$15,000,000 and other funds in the amount of \$9,400,000 have been secured for a total of \$24,400,000. It is proposed to proceed with those elements of the Robarts Library Renewal project that can be achieved within this amount in a prioritized and phased manner. The priority listing with provisional budgetary amounts is attached. Total costs for each individual project will be reassessed as the design, scope and schedules are finalized.

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized to execute

(i) High priority elements of the Robarts Library Renewal at the University of Toronto at St George at a total project cost not to exceed \$ 24,400,000, with sources of funding as follows:

- | | |
|---------------------------|--------------|
| • Ontario Government | \$15,000,000 |
| • Graduate expansion fund | \$1,550,000 |
| • Donations | \$7,241,935 |
| • Other funds in hand | \$608,065 |

Robarts Library

Preliminary budgets in current 2008 dollars.

		Provisional TPC (2)	Total Area GSM	# added study spaces (1)
High Priority Projects				
1	5th floor renovations	\$2,800,000	2,743	300
2	Apex Reading Rooms: 9 (2); 11 (3); 13 (3)	\$5,550,000	2,960	355
3	Apex Reading Rooms:10 (3); 12 (3)	\$3,180,000	1,680	268
4	stack floor core group study rooms	\$2,150,000	1,140	120
5	glazed entry portico (northeast)	\$2,600,000	222	108
6	glazed entry portico (southeast)	\$3,000,000	252	24
7	exterior stair expansion	\$750,000	n/a	
8	3rd floor west renovation	\$2,600,000	1,376	136
9	8th floor core study/events	\$670,000	359	64
10	4th floor south -west renovation	\$1,100,000	600	110
total		\$24,400,000	11,332	1,485

Projects for which funding not yet achieved

11	4th floor reading room	\$3,673,000	1,933	52
12	2nd floor reading room	\$745,000	390	6
13	3rd floor reading room	\$990,000	521	24
14	Apex window replacement	\$390,000	n/a	0
15	Stack floor core reading room (9,11,13)	\$3,400,000	1,785	7
16	Stack floor core reading room (10, 12)	\$2,700,000	1,418	16
17	2nd floor administrative wing	\$480,000	501	0
18	2nd floor study-café	\$456,000	480	92
19	Huron Street Pavilion	\$39,500,000	6,625	1164
20	4 th floor west renovation	\$1,300,000	685	48

Notes:

- 1 calculated from Master Plan, some variation should be expected.
- 2 provisional budgets shown assume late 2008 tender, and a scope as per the January 2008 planning report, add 8% p.a. thereafter. Final project costs will be dependent on the final scope and phasing of these projects.

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