

**APPENDIX TO**

**PROJECT PLANNING REPORT**

**FOR THE DEPARTMENT OF ECONOMICS**

**BUILDING EXPANSION AND RENOVATION**

**AT 150 ST. GEORGE ST.**

**March, 2003**

## **1.0 Introduction**

Time after time, the space problem has been brought up in reviews of the Department, yet it remains a proverbial thorn which will continue to impede the Department's progress in reaching its goal of comparability with the best publicly funded economics departments in North America. To address these problems, a Users Committee was formed in January 2001 to study the space constraints within the Department and make a recommendation for expanding and renovating the present facilities at 150 St. George St. In September 25, 2001, The "Project Planning Report for the Department of Economics Building Expansion and Renovation at 150 St. George St." was completed and has subsequently passed through university governance with fund raising efforts earnestly underway.

The Report argued that with the addition of the Master of Financial Economics (MFE) Program and the expansion of the undergraduate Commerce program, the increased faculty and administrative demands could no longer be met within the present facilities. At the same time, space for undergraduate student activities was viewed as essential for the integration of these students within the Department, yet given the present scarcity of space within the current departmental facilities, this was not possible. The structure proposed in the Report would provide space for both undergraduate and graduate students to interact with each other and faculty on both an academic and social basis.

In addition, a 75-seat tiered accessible lecture room within the proposed facility addressed the crucial need for additional classroom space in the northwest quadrant of the St. George campus. The classroom would also provide a hub for student activity within the building. The room would be centrally booked by the Office of Space Management and the Faculty of Arts and Science.

The North Building renovation on the 150 St. George St. site will provide 453 net assignable square metres (nasm) while the proposed new building would provide 1878 nasm for a total project of 2331 nasm. Using a gross up factor of 1.8 produces 4195 gross sq. m.<sup>1</sup> This allocation corresponds to COU space standards.

## **2.0 What Has Changed Since the Report?**

The Department remains fully committed to fund this project without financial support from the university. At the same time, there have been a number of significant changes since the Report was written. First, the department has undertaken an increased commitment to the Commerce Program through both an increase in student enrolment and a responsibility to reduce class size in economics courses through the hiring of additional faculty with the incremental fees paid by Commerce students. In the absence

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<sup>1</sup> "The Project Planning Report for the Department of Economics Building Expansion and Renovation at 150 St. George St.", September 25, 2001, p. 21.

of additional space, it is unlikely that the department can fulfill this commitment. Second, with the implementation of the guaranteed minimum funding package to Ph.D. students, together with a new Master of Financial Economics Program, our scarce allocation of space for graduate students has all but been dissipated.

While the long term solution to our space problem lies with the renovation and addition proposed in the Report, in the medium-term, space issues will continue to offset our enhancement plans for Commerce students and the innovative minimum funding guarantees that are intended to increase both the size and quality of our graduate program. Further, while our new MFE Program has attracted superior students, it is important to recognize that without sufficient space resources, it is unlikely that this quality level is sustainable.

### ***3.0 Phase I and Phase II Construction***

In order to overcome the immediate space problems facing the Department, it has been decided that the overall project described in the Report will be built in two phases. Phase I will encompass a three-story structure built in the parking lot (rear) of 150 St. George Street. The facility will be sufficiently flexible so as to be fully integrated into the overall plan once funding becomes available to complete the entire project. The new facility will be 722.5 nasm with the remaining 1466.5 nasms allocated to Phase II construction, for a total space allocation of 2189 nasm. Additional to these will be the planned tiered 75-student lecture room. The cost of the classroom will be borne by the Department. The cost of the Phase I construction will be financed from the incremental Commerce tuition fees allocated to the Department, approximately \$6 million.

Table I presents the revised Space Program with the division of the project into Phase I and II construction. The 75-seat classroom should be located in the appropriate phase as determined by the concept design. A total of 143 nasm must be added in either Phase I or Phase II to accommodate the classroom. Table 2 then allocates the various activities to the three floors of the planned facility.

Approval of implementation through phased construction will permit the University to initiate the architect selection process. The consultant will be instructed to determine a concept plan that can be constructed in phases or as one project should funding be obtained. While a review of phased construction indicates that Phase I could be completed for \$6 million, a better estimate can only be determined after the concept plan is developed. Phased construction will also eliminate some, if not all, of the staging costs identified in the original total project cost estimate.

A thorough determination of capital costs for each phase will be undertaken with completion of the concept plan and submitted for approval to proceed through to implementation.

**Table 1**

**Department of Economics/Institute for Policy Analysis  
Amended Space Program – Phase I and II**

<b>ROOM TYPE</b>	<b># Rooms</b>	<b>Nasm Per</b>	<b>Nominal Nasm</b>	<b>Phase I Nasm</b>	<b>Phase II Nasm</b>
<b>ACADEMIC OFFICES</b>					
Departmental Chair's Office	1	26	26		26
Associate Chairs	2	15	30		30
IPA Director	1	15	15		15
Faculty Office/Private	50	13	650	156	494
Faculty Office/Emeriti	4	13	52	26	26
Faculty Office/Shared	9	10	90	30	60
	67		863	212	651
<b>GRADUATE STUDENT SPACE</b>					
Ph.D. Student Offices, 3 stations per office	16	13	208	91	117
MFE Student Offices, 33 stations @ 4.5 nasm	2	74.5	149	112.5	36.5
MA Student Carrel/Computing Room, 11 stations @ 4 nasm	1	44	44	44	
TA Interview Rooms	6	8	48	48	
TA Interview Room Waiting Space	Non assignable space				
Graduate Student Lounge	1	35	35	35	
			484	330.5	153.5
<b>NON ACADEMIC OFFICES</b>					
Receptionist	1	13	13	13	
Business Officer	1	13	13		13
Chair's Secretary	1	13	13		13
Graduate and Undergraduate Administrators	2	13	26		26
Secretaries, 2	1	20	20	20	
Secretary	1	13	13		13
Assistant to Business Officer	1	13	13		13
Photocopy Clerk	1	10	10		10
IT	2	10	20		20
Journal Office	1	13	13		13
Undergraduate Administrator for COMM	1	13	13		13
Director of MFE Program	1	13	13	13	
Assistant Director of MFE Program	1	13	13	13	
MFE Secretary	1	13	13	13	
Newsletter	1	13	13		13
Economics 100 Co-ordinator's Office	1	13	13		13
Alumni Office	1	10	10	10	
	19		242	82	160

<b>ROOM TYPE</b>	<b># Rooms</b>	<b>Nasm Per</b>	<b>Nominal Nasm</b>	<b>Phase I Nasm</b>	<b>Phase II Nasm</b>
<b>RESEARCH FACILITIES</b>					
<i>IPA/PEAP:</i>					
IPA Financial Officer	1	13	13		13
IPA Secretary	1	13	13		13
PEAP Secretary	1	13	13		13
IPA Research Economist	1	13	13		13
IPA Senior Economist	1	13	13		13
<i>Other:</i>					
Research Office – Level 1, 2 occupants per	5	13	65		65
Research Office – Level 2, 1 occupant per	6	10	60		60
			190		190
<b>SUPPORT SPACE</b>					
Resource Centre	1	26	26		26
Large Conference Room	1	60	60		60
Small Meeting Room	1	24	24		24
Office Supplies Room	1	10	10		10
Office Machine Room	1	10	10		10
Office Storage Room	1	10	10		10
Bookable Caserooms	4	10	40	20	20
Computer Workshop/Storage	1	12	12		12
Staff Lounge	1	15	15	15	
Kitchenette	1	7	7		7
Faculty Lounge	1	35	35		35
Mailroom – Faculty and Staff	1	7	7		7
			256	35	221
<b>OTHER FACILITIES</b>					
Atrium	1	50	50	50	
Tiered Lecture Room, capacity 75 (Phase to be determined)	1	143	143		
Economics Course Union Room	1	13	13	13	
			206	63	
Programme Nasm			2,241		
Nasm adjustment for retention of the North Building ( see discussion under ‘The Site’)			90		90
Total Nasm			2,331	722.5	1465.5
<b>Other in net to gross multiplier:</b>					
Data Closets					
Server/technology support					
Caretaking Spaces					

**Table 2****Phase I Floor Allocation****ROOM TYPE**

<b>Floor 1</b>	<b>Nasm</b>
Atrium	50
Case rooms	20
Staff lounge	15
Eco Course Union	13
TA interview rooms	48
Alumni office	10
Emeriti offices	26
Ph.D. student offices	26
Receptionist	13
Secretaries	20
<b>Total Floor 1</b>	<b>241</b>
<b>Floor 2</b>	
Faculty offices	156
Ph.D. student offices	52
Faculty offices/shared	30
<b>Total Floor 2</b>	<b>238</b>
<b>Floor 3</b>	
MFE student offices	112.5
Director of MFE	13
Asst. Dir. MFE	13
MFE secretary	13
MA carrels/computer room	44
Graduate student lounge	35
Ph.D. student office	13
<b>Total Floor 3</b>	<b>243.5</b>
<b>Total Building</b>	<b>722.5</b>