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FOR INFORMATION:

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning
CONTACT INFO: 416-978-5515; ron.venter@utoronto.ca

DATE: September 5th, 2002 for September 17th, 2002

AGENDA ITEM: **Item 7.5**

ITEM IDENTIFICATION:

Project Committee for the Renovation of building at 155 College Street, the proposed new home for the Faculty of Nursing and units within the Faculty of Medicine.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, section 5.A, the membership and terms of reference of Project Committees shall be reported to the Planning and Budget Committee.

BACKGROUND:

In April 2002, the University of Toronto purchased the Board of Education properties at 155 College Street. The acquisition of the properties includes three buildings:

1. The Board of Education Building [155 College Street] having direct frontage on College Street planned to become the new academic home for:
 - The Faculty of Nursing,
 - The Department of Public Health Sciences within the Community Health Sector of the Faculty of Medicine,
 - The Department of Health Policy, Management & Evaluation within the Community Health Sector of the Faculty of Medicine,
 - The Department of Family & Community Medicine within the Clinical Sector of the Faculty of Medicine, and
 - The Offices of the Associate Dean, Postgraduate Medical Education.
2. The Administrative Building [263 McCaul Street], immediately south and linked to of the Board of Education Building. The basement and first floor of this building will, by mutual agreement, continue to accommodate a reference library facility for the Toronto Board of Education. Other floors in this Administrative Building will be used to accommodate academic programs for the University of Toronto.
3. The Warehouse Building at 255/257 McCaul Street, south of the Board of Education Building. This building presents an unusual opportunity for the relocation and consolidation of the Office of Business Affairs within the University of Toronto.
4. The Parking Garage [240 McCaul], south of College Street extending from McCaul Street to Henry Street. This facility will continue to be operated as a parking ancillary in

the near term [post possession of the property], but offers the possibility for future development for academic or residential purposes.

Independent Project Committees will be established for the Board of Education Building at 155 College Street and the Warehouse Building at 255/257 McCaul Street. The University will gain access to these properties in September 2003. The intent is therefore to prepare project planning reports in order that the necessary renovations can commence as soon as these buildings are transferred to the University.

This Project Committee is to identify the space needs of the Faculty of Nursing and the four units within the Faculty of Medicine such that these academic units can be appropriately accommodated within renovated space 155 College Street. The current location of each of these academic units is briefly summarized below:

- The Faculty of Nursing is located at 50 St. George Street and in space which has been leased on the fourth and fifth floors at 203 College Street to address their expanded research and teaching needs,
- Within the Faculty of Medicine, the departments of Public Health Sciences and Health Policy, Management & Evaluation are primarily located in the McMurrich Building and as the Banting Institute, the FitzGerald Building and the Medical Sciences Building.
- The additional units in the Faculty of Medicine are the Department of Family & Community Medicine, which is temporarily located at 256 McCaul Street having been displaced from 620 University Avenue and 790 Bay Street respectively and which requires consolidation at 155 College Street, and the Offices of the Associate Dean, Postgraduate Medical Education, now temporarily located at 500 University Avenue having also been displaced from 620 University Avenue.

PROJECT COMMITTEE MEMBERSHIP:

Ron Venter, Vice-Provost, Space & Facilities Planning, Chair
Dyanne Affonso, Dean, Faculty of Nursing
Rosanne Lopers-Sweetman, Faculty of Nursing
Diane Doran, Associate Dean, Research, Faculty of Nursing
Louise Nasmith, Chair, Department of Family and Community Medicine
Harvey Skinner, Chair, Department of Public Health Services
Louise Lemieux-Charles, Chair, Health Policy, Management & Evaluation
Allison Hardisty, Administration, Department of Family and Community Medicine
David Keeling, Administration, Faculty of Medicine
Elizabeth Sisam, Campus and Facilities Planning
Julian Binks, Capital Projects
TBA, Student, Faculty of Nursing
TBA, Student, Community Health Sector, Faculty of Medicine

TERMS OF REFERENCE:

This Project Committee will be chaired by Ron Venter, Vice-Provost, Space & Facilities Planning and will fully investigate the relocation and accommodation of the Faculty of Nursing and units within the Faculty of Medicine within 155 College Street Building. The terms of reference for the Project Committee are identified below.

1. Establish a reference base for all space presently used by each of the academic units that are to be relocated to 155 College Street.

2. Identify all elements of the space program that are to be accommodated at 155 College Street for each of these academic units and all facilities that could be shared to mutual advantage.
3. Demonstrate, as appropriate, that the proposed space programs will take into account the Council of Ontario Universities and the University's own space standards.
4. Identify how best to position the various units within the building to establish the appropriate environment to support the teaching and research functions of the academic units.
5. Identify all additional space needs that will be located at 155 College Street beyond the space that is presently assigned to each of the academic units.
6. Identify all space on the University of Toronto campuses and all rental space that will become available for re-allocation centrally as a result of the relocation of these academic units to 155 College Street.
7. Consult with the Food Services Ancillary should any food services be anticipated or recommended within the building.
8. Identify new equipment and moveable furnishings, which will be necessary to be included the project.
9. Identify requirements for networking and other electronic and data communication in the facility.
10. Provide a Total Project Cost [TPC] estimate that identifies all resource implications, secondary effects and change to the annual operating costs for the space allocated.
11. Identify all sources of proposed funding for this project, including the potential for applications to secure CFI and OIT support.
12. The final report to be filed in January, 2003.