



**TO:** Business Board

**SPONSOR:** Scott Mabury Vice-President University Operations

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**DATE:** January 28, 2013

**AGENDA ITEM:** 2 (a.)

**ITEM IDENTIFICATION:**

**Faculty of Law Expansion**

**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. In addition, pursuant to the *Policy on Capital Planning & Capital Projects*, "...proposals for capital projects exceeding \$10 million must be considered by the appropriate Boards and Committees of the Governing Council on the joint recommendation of the Vice-President and Provost and the Vice-President, University Operations. Normally, they will require approval of the Governing Council. Execution of such projects is approved by the Business Board."

**PREVIOUS ACTION TAKEN:**

This project was considered by the Planning and Budget Committee at its meeting on January 16, 2013 and recommended for approval in principle to the Academic Board for consideration on February 7, 2013.

**HIGHLIGHTS:**

The Faculty of Law is currently housed in two historic buildings, Flavelle House including the Bora Laskin Library addition and Falconer Hall, on the St. George Campus of the University of Toronto. Over the past 15 years, the law school's academic, extra-curricular, and co-curricular programs have grown dramatically. The number of faculty members has more than doubled; senior managerial staff, program directors, and support staff have also increased. The tremendous growth of the law school has meant that the school's existing facilities can no longer support its current programmatic needs or its anticipated future needs. Since 2000, External Review Committees have evaluated the Faculty's program and reported inadequate physical space was the most pressing issue facing the Faculty. A further External Review in 2010 reiterated the findings of this committee and subsequent reviews, and stated that "completion of the building project is vital to the Faculty's future".

The proposed project will include modest renovations to Flavelle House, partial demolition and significant renovations and recladding of the Bora Laskin Library and the addition of a new 3-storey



building to the south. The University of Toronto St. George Campus Master Plan, approved by Governing Council in June 2011, identifies development in this location.

The space program includes all the planned and requested additional spaces necessary to fully support the Faculty of Law in its existing and future envisioned state.

The space program includes 2740nasm of newly constructed space in a ‘crescent wing’ and 4405nasm of program in renovated space within the existing Flavelle House and Bora Laskin Library. Additionally, 969nasm of space program will remain in Falconer Hall where no renovations are currently planned. These spaces, along with 68nasm of clinic space located at 655 Spadina Avenue comprise 8181nasm of space that will fully accommodate the Faculty of Law on the St. George campus.

The project planning report was considered by the Planning and Budget Committee at its meeting on January 16, 2013 and was recommended for approval in principle to the Academic Board for consideration on February 7, 2013. If recommended by the Board, the proposal will then be considered for final approval by the Governing Council on February 28, 2013. Subject to Governing Council approval, Business Board is being asked to approve execution of the project.

#### **FINANCIAL AND PLANNING IMPLICATIONS:**

The project cost estimate includes the addition of 5473gsm (2740nasm) of new space; partial demolition, new façade and interior renovation in the Bora Laskin Library ‘Pavilion’ building; and minimal renovation work in the Flavelle house. No renovations are contemplated within Falconer Hall. The total project cost estimate of the combined new and renovated spaces for the Faculty of Law is \$54,000,000 and scheduled substantial completion is January 2016.

#### **RISK IMPLICATIONS:**

1. Unanticipated site conditions discovered during excavation.
2. Labour disruptions in the construction industry.

#### **RECOMMENDATION:**

Be It Resolved

Subject to Governing Council approval

THAT the Vice-President University Operations be authorized to implement the Faculty of Law Expansion at a total project cost of \$54.0M, with sources of funding as follows:



|   |                 |
|---|-----------------|
| Capital Campaign pledges to date (Note 1)               | \$33.1 M        |
| Capital Campaign: remaining fundraising target (Note 1) | \$2.9 M         |
| Long term borrowing                                     | \$3.5 M         |
| Provostial Central Funds                                | \$6.0 M         |
| Provincial Graduate Expansion Funds                     | \$4.5 M         |
| Faculty of Law Operating Funds                          | <u>\$4.0 M</u>  |
| <b>Total</b>  | <b>\$54.0 M</b> |

**Note 1: short term bridge financing to be arranged centrally**