



**TO:** Business Board

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

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**DATE:** January 28, 2013

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

**ITEM IDENTIFICATION:**

**Jackman Institute of Child Study 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:**

At the core of the Jackman ICS academic mission is the education and training of teachers of young children – from preschool through sixth grade. Over the past 30 years the Institute has offered an exemplary and unique (in Canada) two-year teacher education program for university graduates who wish to pursue careers as elementary teachers. It is the only teacher education program linked to a laboratory school. The school affords the ICS graduate preservice students a laboratory for seeing theory and research in practice.

45 Walmer Road serves as a "satellite" of OISE/UT where graduate students take most of their classes, meet with their teachers and supervisors and do their assignments. However, accommodations at this location are extremely limited for the existing population of students and researchers and space is a major impediment to any future expansion of this highly successful and exemplary program. Further, current space at 45 Walmer Road and 56 Spadina Road is insufficient to accommodate additional



expansion of research activity at Jackman ICS. Space limitations have made it impossible to accommodate visiting scholars and researchers who have expressed an interest in spending time at Jackman ICS and working with faculty and Lab School staff.

The Laboratory School is a nursery to grade six elementary school, which as part of the Ontario Institute for Studies in Education at the University of Toronto has a threefold mandate: teacher education, research and exemplary education for elementary school children. Since the 1920's, the school has been a research and education centre focused on the understanding, education and care of young children. Over the past ten years, the Laboratory School has upgraded all program areas, and included a full renovation of the Lab School's art studio at 56 Spadina Road, named the Jackman Art Studio. However, the school is under-housed from the point of view of the Day Nurseries Act and the Ministry of Education guidelines for elementary school classrooms. Both the OCGS and Ontario College of Teachers reviews have suggested that laboratory school space should meet the standards for young children's educational settings.

The proposed direction for the site assumes both 45 Walmer Road and 56 Spadina Road are retained and renovated, and 58 Spadina Road is demolished to allow for a modest new building to be constructed across the back yard areas of both 56 and 58 Spadina. The site will require re-zoning in order to permit the proposed construction and thus zoning approvals will be sought as part of the project implementation. As well, the project will be presented at the regularly scheduled University of Toronto Neighbourhood Liaison Committee meetings.

The total space program of 3,180 nasm will be accommodated within new and existing facilities - approximately 1,225 nasm is proposed in newly constructed space located between and connecting with existing facilities at 45 Walmer Road and 56 Spadina Road and 1,955 nasm of space is proposed to remain within existing spaces.

The newly constructed building will accommodate the gymnasium/auditorium as a two-storey connector space. The second level will accommodate new Laboratory School classrooms, observation rooms and lunchroom facilities. The third level will accommodate MA classrooms, graduate student study space and faculty research space. A mezzanine and ground level entry accessed off of Spadina Road will connect ground level facilities within the existing buildings.

56 Spadina Road will continue to accommodate Faculty, graduate students and research spaces as well as the Laboratory School art room. 45 Walmer Road will accommodate a combination of Laboratory School and MA program spaces.

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 total project cost estimate for this project includes demolition of 58 Spadina, new construction between 56/58 Spadina Road and 45 Walmer Road, tie-in of new and existing buildings and renovation to 45 Walmer Road. The total project cost is estimated to be \$12.472M for new construction and an additional \$3.572M for renovations to existing spaces for a total of \$16,000,000.**RISK**

**IMPLICATIONS:**

1. Unanticipated site conditions discovered during demolition or 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 Jackman Institute of Child Study Expansion at a total project cost of \$16.0M with sources of funding as follows:

Capital Campaign funds received to date	\$4.7 M
Capital Campaign pledged to date (Note 1)	\$5.2 M
ICS Laboratory School Operating Funds (over 8 years, Note 1)	\$1.5 M
Provostial Central Funds	\$2.0 M
OISE Operating Funds	<u>\$2.6 M</u>
<b>Total</b>	<b>\$16.0 M</b>

**Note 1: short term bridge financing to be arranged with OISE**