



University of Toronto

OFFICE OF THE VICE- PROVOST, SPACE AND FACILITIES PLANNING

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning

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DATE: February 17th, 2004 for March 2nd, 2004.

AGENDA ITEM: #6

ITEM IDENTIFICATION:

Project Planning Committee for Renovation and Upgrades to Innis College.

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:

Innis College is located at St. George Street. It operates a successful residence and contributes to various academic programs which include Cinema, Environmental, and Urban Studies. The facilities within Innis College are constrained and need to be modified to enhance many aspects of the academic programs within the college, to improve the accessibility into and within the building, to consolidate and build new space and to make better use of the existing space through the redesign of existing spaces. Gerald Robinson, the College's architectural consultant in residence has carefully examined the potential to improve all aspects of the building and this preliminary study will form the basis of the work to be undertaken by the Project Planning Committee.

Even at this early planning stage there is agreement that this project, estimated to cost in the neighbourhood of \$6,000,000 will be undertaken in four phases. Each phase will commence as the necessary funding is accumulated from external fundraising. Furthermore, there is agreement that this project will not proceed if any funds are required to be borrowed. The project Planning Committee will be charged to develop the complete Project Planning Report and to clearly identify each of the component phases and the projected costing for each phase moving forward with this project. Innis College will delay any expansion of their residence beds, since, it appears that the numbers of residence beds available on the St George campus is at all-time high and few additional beds, if any, will be constructed in the near future.

It is proposed that the complete Project Planning Report comprising the four phases with separate Total Project Costs [TPC] produced for each phase will be tabled for approval by the Planning & Budget Committee. As the funds are accumulated for each phase to be undertaken these phases, if under \$2million dollars will be approved by the Accommodations and Facilities Directorate [AFD] and reported to the Planning & Budget Committee annually as is the current practice. Each phase,

once approved, will follow standard university procedures. However as a result of the multi-phase approach it is most likely that the same architectural firm will be used throughout all phases of the project, subject of course to demonstrated performance and fair costing.

The architect selection process for this project will adhere to established guideline and procedures in place at the University of Toronto.

The four phases are listed below.

- Phase 1:** Renovation of Innis College, East Block to include elevator, cinema cluster, offices, handicapped washroom, projection rooms.
- Phase 2:** New Building. West Block renovation, offices
- Phase 3:** New Building. Town Hall renovation and offices
- Phase 4:** Landscaping, exterior around Phase 3. Development of the garden courtyard plus the interface with the Economics Building.

PROPOSED COMMITTEE MEMBERSHIP:

Frank Cunningham, [Chair] Principal of Innis College
Gerald Robinson, College Architectural Consultant in Residence
Undergraduate Student in Residence at Innis College [TBA]
Undergraduate Student living off campus and active in Innis College activities [TBA]
Elizabeth Sisam, Director, Campus & Facilities Planning
Julian Binks, Capital Projects

The choice of student members will be decided at the meeting of the Executive Committee of the Innis College Student Society scheduled to take place in the next few weeks. It will be necessary, given the expected duration of the complete project, to appoint new student members as appropriate. The Principal will also arrange the necessary meetings internal to Innis College for information exchange and direction as required.

TERMS OF REFERENCE:

The Project Committee will be chaired by Professor Frank Cunningham, Principal of Innis College. The terms of reference for the Project Committee are as follows:

1. Develop the overall project planning proposal which identifies the staging of the four phases of the project and well as the detailed elements to be completed within each of the phases. The four phases currently under consideration are:

Phase 1: Renovation of Innis College, East Block to include elevator, cinema cluster, offices, handicapped washroom, projection rooms.

Phase 2: New Building. West Block renovation, offices

Phase 3: New Building. Town Hall renovation, and offices

Phase 4: Landscaping, exterior around Phase 3; development of the garden courtyard plus the interface with the Economics Building.

2. Identify the precise space program for each phase Identify avenues to secure SACWAC support for the improved accessibility elements of the project.
3. Identify any secondary effects.
4. Identify all resource implications and the proposed staging of the four phases of the project. Include a preliminary estimate of capital costs, financing and cash flow costs for each of the phases.
5. Report as appropriate, consistent with the resources available for each subsequent phase

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION:

For information only.