



TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning
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DATE: September 2nd, 2003 for September 16th, 2003

AGENDA ITEM: #8

ITEM IDENTIFICATION:

Approval of the Project Planning Report for the Academic Learning Centre at the University of Toronto at Mississauga.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews Project Planning Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project.

BACKGROUND

The Erindale College Library was initially located in the North Building when the College was founded in 1967. In May 1973 new Library facilities were made available in the South Building. At the time it was built, this was a modern library space that was developed to serve the needs of primarily undergraduate students. Faculty and graduate students were expected to use resources at the St. George campus. By 1986, collections space in the library was at 100% working capacity and operating constraints became critical, exacerbated by the introduction of technology-based, end-user services, including a computing lab. By 2010/11, enrolment growth at the UTM campus is projected to be 88% over 2000/01.

Study space to accommodate enrolment growth is a critical issue at the UTM campus. The new Academic Learning Centre/Library will provide an increase of 70% in study stations from the current facility.

Collections space is currently at 119% capacity, space for technology-based services necessary for the effective provision of current library services is minimal, and staff space is both cramped and inefficient. Approximately 60% of library space including the main collection and computing lab, is inaccessible to mobility impaired users without staff assistance.

The new library, the Academic Learning Centre, is planned to be located adjacent to the Communications, Culture and Information Technology Building on the site identified in the UTM Master Plan. A total of 5317 net assignable square metres or 9173 gross square metres will be built. The new facilities will increase the library space allocation by approximately 28%, primarily study space bringing together a variety of electronic resources, software suites and specialized programs of many varieties to meet requirements of the academic program. The monograph and serial collections will be housed in compact shelving providing space for an expanded collection to the year 2021.

The site of the Academic Learning Centre will displace 349 parking spaces. Parking will be available on surface parking lots, in other campus locations and the new parking garage immediately adjacent to the ALC.

The relocation of the library to new facilities will make approximately 4160 nasm available for other purposes. The availability of this space is critical to accommodate faculty and teaching facilities necessary to meet the needs of enrolment growth at UTM. A separate project committee will identify renovations necessary to this area. The costs associated with these renovations are excluded from this report and funding will be from other budgetary allocations at UTM.

The construction schedule allows for completion by April 2006 to permit an opening date for a fully functioning facility in September 2006.

Under the Policy on Capital Planning and Capital Projects, the Project Committee will continue through the implementation phase. The Working Executive of the Project Committee will comprise the lead User, a Planner and Implementer all of whom have been intimately associated with the project definition since its inception; this membership is:

User: Mary Ann Mavrinac
Planner: Gail Milgrom
Implementer: Julian Binks, Ben Louie

This Working Executive will expand to include a Project Manager to be appointed by the Chief Capital Projects Officer.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

The total project cost of the Academic Learning Centre has been estimated to be \$34,000,000. Funding for the project has been made available by the SuperBuild 2002 allocation, the Enrolment Growth Fund and the Students' Library Enhancement Fund. The latter fund represents a voluntary initiative that has received substantial student support to improve library facilities.

The budget allows for a stand alone building for mechanical services with electrical services being made available from the Campus System. In the event that upgrades are required to this system, UTM has funds set aside and will handle the infrastructure component as a separate project.

Project financing assumes the SuperBuild funds will be available in the fall of 2003. It is estimated that the operating costs of the new building will be approximately \$600,000 in 2005 when it is scheduled to open. Thus, the annual yearly budget of UTM, will be increased by approximately \$600,000.

In May, 2003 the Government of Ontario announced the results of SuperBuild 2002, a program specifically directed to support the construction of new facilities to support of the expanded enrolment as a result of the double cohort within the Province. The total allocation directed to expanded facilities at the University of Toronto is \$55.52 million. These funds are to be received by the University under the following schedule: \$5.52 million in 2003/04, \$27.76 million in 2004/05 and the \$22.24 million in year 2005/06.

The total SuperBuild allocation is to be directed to *five* projects to be undertaken at the University of Toronto at Mississauga [UTM] and the University of Toronto at Scarborough [UTSC]. The five projects, supported by SuperBuild funding [funding allocated in parenthesis] and Enrolment Growth Funds directed by the University to support these projects are:

- The Management Building at UTSC [\$9.80 million],

- The Academic Resource Centre at UTSC [\$4.66 million],
- Science Laboratory Upgrades at UTSC [\$1.83 million],
- The Arts Classroom Building at UTSC [\$12.62 million] and
- The Academic Learning Centre at UTM [\$26.61 million]

A detailed summary of the SuperBuild 2002 Funds and Enrolment Growth Funds for each project is provided in Appendix 1.

RECOMMENDATIONS:

That the Planning and Budget Committee recommend to the Academic Board:

1. THAT the Project Planning Report for the Academic Learning Centre at the University of Toronto at Mississauga be approved in principle;
2. THAT the project scope identified in the Project Planning Report, with new construction of approximately 5,317 net assignable square metres or to a maximum of 9,173 gross square metres, be approved at a total project cost of \$34,000,000. Funding sources for the project are as follows:

Superbuild 2002	\$26.610 million
Enrolment Growth Fund	\$ 7.176 million
Students' Library Enhancement Fund	\$ 0.214 million

3. THAT the site for the Academic Learning Centre be to the north of the Communications, Culture and Information Technology Building as identified in the UTM Campus Master Plan 2000.

APPENDIX 1: Summary of SuperBuild 2002 Funds and Enrolment Growth Funds.

As a result of the SuperBuild 2002 funds awarded to the University it is necessary to formally assign these funds to the identified SuperBuild 2002 projects so that other funds, specifically the Enrolment Growth Funds previously assigned to these projects, can be reallocated [when necessary] to other projects. There are five SuperBuild 2002 projects as identified below; all are either on the UTM or UTSC campus. Reports to the Ontario Government on the status of each of these five projects is required at six monthly intervals.

The original allocation from the Enrolment Growth Fund [EGF] to each project is identified below as well as the total funding envelope available within the EGF.

All values are in millions of dollars

			Original Allocation	Revised Allocation	
			EGF	SuperBuild	EGF
UTSC		Building Cost			
Management Building	SuperBuild 2002	15.43	15.53	9.80	5.63
Arts Classroom	SuperBuild 2002	20.38	0.00	12.62	7.76
Science Labs	SuperBuild 2002	2.90	0.00	1.83	1.07
ARC	SuperBuild 2002	20.26	11.99	4.66	7.34
Food Services		1.46	1.46		1.46
			28.98		
St. George: Lash Miller Labs		5.50			4.00
St. George: Central		1.72			1.72
			28.98	28.91	28.98
UTM					
CCIT		34.62	8.15		8.15
Academic Learning Centre	SuperBuild 2002	34.00	11.49	26.61	7.18
CABB		1.31	1.31		1.31
Prefab Offices		0.15	0.15		0.15
Collegeway Access & Springbank Purchase		2.50	2.50		2.50
Collegeway Access		0.50	0.50		0.50
South Building Renovation			2.00		2.31
			26.10		
St. George: Sidney Smith Patio		3.30			3.30
St. George: Ramsay Wright		0.70			0.70
			26.10	26.61	26.10
Total SuperBuild & U of T contribution [EGF funds]			55.08	55.52	55.08

Notes:

The Five SuperBuild projects are bolded. The total SuperBuild allocation is \$55.52 Million.

The U of T contribution, all from EGF is \$35.65 [\$9.48 from UTM EGF and \$26.17 from UTSC EGF]

The required U of T contribution was to be at least \$32.5 million

The EGF funds identified above all refer to the enrolment growth funds assigned to either UTM or UTSC.

**REPORT OF THE PROJECT COMMITTEE
FOR THE ACADEMIC LEARNING CENTRE
AT THE UNIVERSITY OF TORONTO AT MISSISSAUGA**

(Note: Full Project Committee Report is available on the web with the P&B document package for September 16, 2003)

I. EXECUTIVE SUMMARY

The Erindale College Library was initially located in the North Building when the College was founded in 1967. In May 1973 new Library facilities were made available in the South Building. At the time it was built, this was a modern library space that was developed to serve the needs of primarily undergraduate students. Faculty and graduate students were expected to use resources at the St. George campus. By 1986, collections space in the library was at 100% working capacity and operating constraints became critical, exacerbated by the introduction of technology-based, end-user services, including a computing lab. Enrolment growth at the UTM campus is projected to be 88% over 2000/01. This will increase the current space constraints for study space, services, collections and staff. There is also a need to provide library service to faculty and graduate students as this complement of users grows on this campus spurred by enrolment growth and tri-campus academic restructuring.

Against this backdrop of enrolment growth, the changing nature of academic library service is having a profound impact on the nature and use of library resources and the needs of library users. Due to the complexities and vastness of electronic resources, there is an increasing need for librarians to teach the effective and appropriate use of these resources to equip students for their academic careers and prepare them for life long learning in a knowledge-based society. The new Academic Learning Centre/Library will provide technology-based, integrated teaching and learning space in support of this academic mission. There is also increasing demand to assist faculty and graduate students in their use of instructional, web-based courseware to meet the needs of today's students and those of distance education.

Study space to accommodate enrolment growth is a critical issue at the UTM campus. The new Academic Learning Centre/Library will provide an increase of 70% in study stations from the current facility. This includes study space equipped with network accessible computers available for extended hours and group study space to respond to collaborative learning and curriculae. The UTM Library is now an extremely busy facility with exit counts exceeding 100,000 per month during the core academic period, totalling over 838,000 exits for 2002/03. These exit counts rival those of the Gerstein Science Information Centre.

Collections space is currently at 119% capacity, space for technology-based services necessary for the effective provision of current library services is minimal, and staff space is both cramped and inefficient. Approximately 60% of library space including the main collection and computing lab is inaccessible to mobility impaired users without staff assistance. This situation can not be improved within the existing area of the library without further reducing study space

The new Academic Learning Centre/Library must be a place where technology is humanized and users obtain the necessary assistance required to gain access to and use electronic resources. It must be a dynamic, accessible, flexible, people-oriented place with staff committed to the provision of expert, proactive and convenient services. It must be a place to which users are drawn and once there, a place they want to spend countless hours because of the nature of the facility. The new Academic Learning Centre/Library must emphasize 'people-space' over 'collections space' through the quality of its physical environment. The functional design of the new facility must reflect the necessary services for current and future library use, critical to the success of the Academic Learning Centre/Library's mission.

The new library, the Academic Learning Centre, is planned to be located adjacent to the Communications, Culture and Information Technology Building on the site identified in the UTM Master Plan. A total of 5317 net assignable square metres or 9173 gross square metres will be built. The new facilities will increase the library space allocation by approximately 28%, primarily study space bringing together a variety of electronic resources, software suites and specialized programs of many varieties to meet requirements of the academic program. The monograph and serial collections will be housed in compact shelving providing space for an expanded collection to the year 2021. The facility is planned to be available over extended hours and will be designed to provide an inclusive environment for all users. It will be designed to address accessibility concerns. A new Adaptive Technology Room will provide support for students with disabilities and become a test and examinations site for the Accessibility Resource Centre.

The site of the Academic Learning Centre will displace 349 parking spaces. Parking will be available on surface parking lots, in other campus locations and the new parking garage immediately adjacent to the ALC.

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Project financing assumes the Superbuild funds will be available in the fall of 2003. It is estimated that the operating costs of the new building will be approximately \$600,000 in

2006 when it is scheduled to open. Thus the annual yearly budget of UTM, will be increased by approximately \$600,000.

The construction schedule allows for completion by April 2006 to permit an opening date for a fully functioning facility in September 2006.

II. COMMITTEE MEMBERSHIP

Ms. Mary Ann Mavrinac (Chief Librarian, UTM), Chair
Professor Sidney Aster (Department of History, UTM)
Mr. Julian Binks (Capital Projects, U of T)
Professor John Browne (Office of the Provost, U of T to Nov. 2001)
Ms. Lois Chan (Undergraduate Student, UTM from March 2003)
Ms. Seema Chawla (Undergraduate Student, UTM to Nov. 2001)
Mr. Sol Kessler (Director, Facility Resource, UTM)
Mr. Adil Mirza (Undergraduate Student, UTM from March 2003)
Mr. Joe Lim (Manager, Computing Services, UTM)
Professor John Percy (Department of Astronomy, UTM)
Ms. June Seel (Reference/Systems Librarian, UTM) - Secretary
Ms. Elizabeth Sisam (Director, Campus and Facilities Planning, U of T)
Professor David Smith (Department of Anthropology, UTM)
Mr. Christian Szabo (Undergraduate Student, to Nov. 2001)
Ms. April Wong (Graduate Student, UTM from March 2003)

III. TERMS OF REFERENCE

1. Make recommendations for a detailed space program and functional layout for a new Library Building at the University of Toronto at Mississauga.
2. Identify the space program as it is related to the existing and planned enrolment targets, academic and staff complement plans, and other changes associated with the University's plans for growth on the Mississauga campus.
3. Demonstrate that the space program will take into account the Council of Ontario Universities Building Blocks Space Formula and the University of Toronto space standards.
4. Identify the equipment and moveable furnishings necessary for the building and its services.
5. Identify all requirements for data and voice communications and their associated costs.
6. Identify a site for the Library Building in accordance with the Master Plan for the University of Toronto at Mississauga.

7. Identify all secondary effects, and their associated costs, including existing space that will be released as a result of this project and any proposed modifications required for its reuse and requirements for staging of facilities during the course of construction.
8. Provide a total project cost estimate which identifies all resource implications, including a capital cost estimate and projected increases to the annual operating cost of the University.
9. Identify funding sources for the project.

Report by November 13, 2001.