



# 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  
CONTACT INFO: 416-978-5515; ron.venter@utoronto.ca

DATE: September 2<sup>nd</sup>, 2003 for September 16<sup>th</sup>, 2003

AGENDA ITEM: #7

## ITEM IDENTIFICATION:

Approval of the Project Planning Report for the Arts Classroom Building at the University of Toronto at Scarborough.

## JURISDICTIONAL INFORMATION:

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

## PREVIOUS ACTION TAKEN:

By 2007/08 enrolment at the University of Toronto at Scarborough [UTSC] will be expanded by 65-70% over 2000/01 enrolments. This significant expansion is a direct result of the double cohort.

With the announcement of the SuperBuild funding in May 2003 a significantly revised Arts Classroom Building has been defined to address the many needs of the expanded enrolment at UTSC. The building is a multipurpose building that provides general and specialized classrooms, academic offices, a welcome hall and other facilities to accommodate the growth at UTSC and in particular growth in the Social Sciences and Humanities. The new building will comprise 2565 nasm or a maximum of 5130 gross square metres. Operating costs for the new facility are estimated at \$227,340 [2006 dollars] which is included in the long term UTSC budget model.

The facilities planned within the Arts Classroom Building are urgently required. Every effort will be made to accelerate the project so that the facilities could possibly be available for September 2005 and certainly no later than January 2006. In this context, the process for the selection of architects has commenced and the architectural consultants will be immediately appointed once final Governing Council approval has been secured.

## BACKGROUND

In December 2001, Governing Council approved the Project Planning Report for an Arts Classroom Building. Unfortunately, the funding to proceed with the project at that time was not available. The project was delayed

pending new SuperBuild funding from the Ontario Government. In the interim the University initiated other projects, notably the Academic Resource Centre, the Management Building, the Student Centre as well as a new residence on the Scarborough campus. The proposed Arts Classroom Building project has been extensively revised from the previously approved project and addresses the serious space limitations on the UTSC campus. 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:** Ted Relph  
**Planner:** Gail Milgrom  
**Implementer:** Julian Binks, Jim Derenzis

This Working Executive will expand to include a Project Manager to be appointed by the Chief Capital Projects Officer. The design is essentially completed and it is projected that all detailed drawings will be finalized in preparation for the tendering process once approval has been secured.

#### **FINANCIAL AND/OR PLANNING IMPLICATIONS:**

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 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]

The proposed Arts Classroom Building is to be funded by SuperBuild funds as well as Enrolment Growth Funds [EGF]. Appendix 1 provides a detailed summary of all allocations from within the SuperBuild 2002 funds and the Enrolment Growth Funds.

#### **RECOMMENDATIONS:**

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

1. THAT the Project Planning Report for the Arts Classroom Building be approved in principle;
2. THAT the project scope, totaling some 5130 gross square meters, be approved allowing for the construction of the Arts Classroom Building with linkages to the Student Centre, Bladen Building and the Science Wing;
3. THAT the funding arrangements, including furnishings and finance costs, for the Arts Classroom Building be approved at an estimated cost of \$20,380,000 with the funding as follows:
  - (i) \$12,620,000 from the SuperBuild 2002 funding to be received by the University of Toronto,  
and
  - (ii) \$7,760,000 from the Enrolment Growth Fund.

## 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	
<b>UTSC</b>		Building Cost				
Management Building	<b>SuperBuild 2002</b>	15.43	15.53	9.80	5.63	
Arts Classroom	<b>SuperBuild 2002</b>	20.38	0.00	12.62	7.76	
Science Labs	<b>SuperBuild 2002</b>	2.90	0.00	1.83	1.07	
ARC	<b>SuperBuild 2002</b>	20.26	11.99	4.66	7.34	
Food Services		1.46	1.46		1.46	
			<b>28.98</b>			
St. George: Lash Miller Labs		5.50			4.00	
St. George: Central		1.72			1.72	
			<b>28.98</b>	<b>28.91</b>	<b>28.98</b>	
<b>UTM</b>						
CCIT		34.62	8.15		8.15	
Academic Learning Centre	<b>SuperBuild 2002</b>	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	
			<b>26.10</b>			
St. George: Sidney Smith Patio		3.30			3.30	
St. George: Ramsay Wright		0.70			0.70	
			<b>26.10</b>	<b>26.61</b>	<b>26.10</b>	
<b>Total SuperBuild &amp; U of T contribution [EGF funds]</b>			<b>55.08</b>	<b>55.52</b>	<b>55.08</b>	

### 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.

**PROJECT PLANNING REPORT  
FOR AN ARTS CLASSROOM BUILDING  
AT THE UNIVERSITY OF TORONTO AT SCARBOROUGH  
(UTSC)**

*(Note: complete project committee report is available on the web with P&B package for September 16, 2003)*

**I. EXECUTIVE SUMMARY**

- In the context of enrolment growth for the University of Toronto, associated in the first instance with the double cohort of 2003-04, the University of Toronto at Scarborough will by 2007-08 expand enrolment by 65 to 70 per cent over its 2000-01 enrolment. The Arts Classroom Building is one of several projects at UTSC proposed to accommodate this expansion.
- A Project Report for some parts of the programme included in this facility received governance approval in December 2001, but implementation did not proceed because of lack of funding. The building and site initially proposed could not accommodate the increased levels of enrolment now anticipated. This Project Report is for a project increased in scale and on a different site.
- The Arts Classroom Building is a multipurpose academic building that provides general and specialized classrooms, academic and administrative offices, a welcome hall and other facilities essential to accommodate overall enrolment growth at UTSC and in particular growth in the Social Sciences and Humanities.
- The Users' Committee Report recommends a new building of 2565 net assignable square metres (nasm) or a maximum of 5130 gross square metres, on a site adjacent to the existing Bladen Building. About 1150 nasm of space made vacant in existing buildings through secondary effects will be renovated as part of the total project.
- The Arts Classroom Building will house nine classrooms and teaching studios with a total of 620 seats, 23 academic offices, study spaces, an integrated registrarial area, a state of the art accessible examination and study facility, and a welcome centre. It also includes a relocated administrative area for the Principal's and related offices. This relocation allows about 470 nasm of existing space, adjacent to existing science offices and laboratories, to be converted to offices for new science faculty and graduate students.
- Specialized instructional facilities in the Arts Classroom Building will focus on the Visual and Performing Arts programme at UTSC, which is a teaching and research focus at UTSC.
- The demand for this building is palpable; the need is unquestionable. It allows

UTSC to accommodate planned enrolment growth. Without it further growth will be impossible.

- The design and construction schedule for the Arts Classroom building indicates occupancy in January 2006. However, as it would be most desirable to have the Building in operation to accommodate the expected enrolment growth, it is hoped that the consultants can meet an extremely aggressive target date of September 2005 occupancy. This would necessitate a target date of March 2004 for completion of construction drawings and August 2005 for building completion. The University is committed to supporting the work of the consultants in order to meet this target.
- The total project cost is estimated at \$20,380,000.
- The annual operating costs for the Arts Classroom Building are estimated at \$227,340 in 2006 dollars. The long-term budget model for UTSC includes these anticipated expenses.
- Funding for this project will be forthcoming from SuperBuild 2002 and the Enrolment Growth Fund.
- This Project Report is the product of two project committees, one for an Arts Building and one for a Welcome Hall, that have been combined because it became apparent that a single site will satisfy both projects
- The site for the Arts Classroom Building is at the front of the campus and will allow a clear and distinct main entrance to be created. The original John Andrews plan for the Scarborough Campus was never completed and as a result the main entrance to the university has been ambiguous. A quality of design and building commensurate with this site is recommended.
- The Arts Classroom Building, through a series of secondary effects, makes possible the expansion of facilities in the Computer Centre, Life Sciences, Physical Sciences, and Computer and Mathematical Sciences.
- The secondary effects of the Arts Classroom Building also result in changes on the third floor of the Bladen Building that will permit consolidation of various University equity offices and an expansion of the bookstore (the latter funded by University of Toronto Press)
- The Arts Classroom Building project will be situated partly above the existing service tunnel, and will enable changes to be made that will meet servicing needs associated with overall enrolment growth and capital expansion at UTSC.

- The Total Project Cost includes allowances for improvements to electrical and mechanical infrastructure and for the parking required to conform to the City of Toronto parking by-law for additional buildings on the campus.
- The proposed site is adjacent to the current visitor's parking and the drop-off/pick-up circle. This project will allow their reconstruction into more efficient configurations.

## **II. MEMBERSHIP**

Edward Relph, (Chair), Professor and Associate Principal, Campus Development, UTSC

Julian Binks, Capital Projects, University of Toronto

Jim Derenzis, Development Manager, Capital Projects, University of Toronto

Wayne Dowler, Acting Chair and Professor of History, Department of Humanities, UTSC

Joe Hermer, Assistant Professor, Sociology, Department of Social Sciences, UTSC

Janis Hoogstraten, Senior Lecturer, Fine Art Studio, Department of Humanities, UTSC

Don MacMillan, Registrar, UTSC

Kim McLean, Chief Administrative Officer and Associate Principal, UTSC

John Mayo, Professor of Music, Department of Humanities, UTSC

Gail Milgrom (Secretary), Office of the Vice-Provost, Space and Facilities Planning

Tom Nowers, Associate Principal, Students, UTSC

Michel Richard, Manager, Facilities Management, UTSC

Sanna Szeto, Undergraduate Student (to April 2003)

Scott Tremblay, Undergraduate Student (to April 2003)

Preet Viridi, Undergraduate Student (from May 2003)

## **III. TERMS OF REFERENCE**

1. Identify the demand for additional academic space for enrolment growth at UTSC, taking into consideration the space program within the Academic Resource Building and the Management Building.
2. Make recommendations about a detailed space plan or programme indicating how space and facilities should be organized.
3. Demonstrate that the proposed space programme will take into account the Council of Ontario Universities' space standards
4. Identify the functional relationships between the elements of the space programme.
5. Identify all secondary effects, including the reuse of vacated space, the impact on parking and traffic movements, the temporary effects of construction, impacts on campus services and infrastructure

6. Identify equipment and movable furnishings necessary to the project and their estimated cost.
7. Identify site plan implications, with reference to the design guidelines and other issues included in the University of Toronto at Scarborough Master Plan 2001 and the University of Toronto Environmental Protection Policy
8. Identify all resource implications, including a preliminary estimate of capital costs, and projected increases to the annual operating costs of the UTSC.
9. Identify a funding plan for capital and operating costs.

Report by 30 November 2002, or as soon as possible thereafter.