



Office of the Assistant Vice-President, Space and Facilities Planning

**TO:** Planning and Budget Committee

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**AGENDA ITEM:** 10

Project Planning Committee Report for the Department of Fine Art at One Spadina Crescent

## **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.

## **PREVIOUS ACTION TAKEN**

In February 2001 a Project Committee was established with a mandate to develop a space plan to accommodate the Department of English, the Department of Fine Art and possibly the Centre for Museum Studies at One Spadina Crescent. The renovated building was to provide modern office space for faculty, staff, graduate and undergraduate students, as well as studios, resource centres, archival space, study space and research areas.

Prior to the completion of this planning exercise, the University of Toronto acquired the Medical Arts Building at Bloor and St. George Street. The Faculty of Arts and Science, working with the Office of the Provost, made the decision to consolidate the Departments of English, Philosophy, Linguistics and Religion at the Medical Arts Building. As a result, the Department of English will no longer require accommodation at One Spadina Crescent. The mandate of the Project Committee was redefined in April 2003 with three stated goals: to develop a space program and plan to accommodate the entire Department of Fine Arts within One Spadina Crescent; to investigate all secondary effects resulting from the accommodation of Fine Art at One Spadina; and to provide a schedule that would accomplish the above objectives including all cost implications.

A Project Committee Report outlining a single phase project was completed in May 2004. In the fall of 2005 the report was reviewed with the intent of accomplishing smaller phased projects that would link to fundraising goals.

## **BACKGROUND:**

The Department of Fine Art is a joint unit with programs encompassing the history of art and visual studies (studio art). The history of art program is poised to offer a global curriculum keyed to art, visual communication, and material culture across disparate

cultural domains. Visual Studies, following the introduction of enrollment controls as well as a new graduate program, capitalizes on a flexible interdisciplinary curriculum and blended appointments at a high level of creative professional accomplishment. The art history program and Department's administrative offices and support services are currently located on the 6<sup>th</sup> floor of Sidney Smith Hall, and the Visual Studies Program spaces are located in One Spadina Crescent.

The History of Art component must offer teaching and research programs that have at once a global basis but still maintain the selective and strategic focus necessary to assure program excellence. The expansion of the curriculum into this domain, no less than the renewal and expansion of the VIS curriculum (including the introduction of a new graduate program and the possible introduction of another in the years ahead) have put considerable stress on already degraded facilities. Beyond the program changes described above, the Department's new academic plan proposes to link Art History, Museum Studies, Visual Studies, and other pertinent units with a new degree program in Art Criticism and Curatorial practice. There is a high level of consensus among stakeholders in several units that the University of Toronto is well-positioned to take a leading role in this emerging professional field.

The operations of the Department of Fine Art are presently severely constrained by existing space limitations. Its Visual Studies Programme, including offices and studios are already located at One Spadina Crescent. Other departmental operations, including all functions related to the History of Art curriculum, faculty and administration and Library functions, currently located at Sidney Smith Hall will benefit from the additional space and facilities that will be made available at One Spadina Crescent. Reuniting the divided components of the unit and updating and adding to existing facilities is essential for the department's programmatic excellence, efficient operation and its academic future.

The space program is based on the academic planning goals for the department including planned growth of programs and faculty and student complements.

Projects that are advanced for consideration by the Planning & Budget Committee are evaluated against criteria identified in the Capital Plan tabled at the Planning & Budget Committee, December 12<sup>th</sup>, 2004<sup>1</sup>. This project will provide facilities to enable the department to meet its academic objectives, create much needed student studio and study space, address deferred maintenance and legislative requirements.

Because of the complexity of the building structure and its heritage attributes, determining a phased plan without considerable detailed investigations by consultants was found to be unadvisable. As such, the report issued here, describes the full potential of One Spadina Crescent to accomplish all long term goals of the department of Fine Art. Further consultant review is recommended, to be accomplished as the first phase of this project, to provide an accurate phased master plan and cost estimate.

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<sup>1</sup> The nine criteria by which all capital projects are assessed are:

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| 1. Mission Objectives of the University, | 2. Policy Objectives & Legislative Requirements, |
| 3. Provincial Space Standards,           | 4. Strengthening Scholarship,                    |
| 5. Providing Academic Leadership,        | 6. Student Experience,                           |
| 7. Economic Consistency,                 | 8. Resources,                                    |
| 9. Deferred Maintenance.                 |  |

## **HIGHLIGHTS**

The relocation of the entire Department of Fine Art to One Spadina Crescent will require the relocation of the some thirteen partial departmental and other units currently occupying the space. Relocation will occur consistent with a phased Master Plan and accomplished as funds become available. It will also trigger the release of 747nasm of space currently occupied at Sidney Smith Hall as occupants are accommodated at One Spadina Crescent. This will allow for departments presently located within Sidney Smith Hall to better accommodate their increasing space demands as a result of increased enrolments and the expansion of their research programs. Approximately 80nasm space in the Colleges will also be released as faculty currently accommodated in these offices retire or move to new facilities at One Spadina Crescent.

The project assumes that some structures of One Spadina crescent will be demolished to reveal the original single loaded corridor structure and quadrangle and that the original structure and surrounding grounds be renovated/updated for the Department of Fine Art. New space must also be constructed in order to fully accommodate the department.

As the approved development site wraps the original building and includes area that is currently occupied (military wing, animal facilities), any new construction as well as any intention to maintain the military wing and animal facilities will impinge on the development site. Special attention must be paid to maintaining a useable development envelope for future construction on the remaining parcel for University use while properly accommodating the programmatic needs of the Department of Fine Art.

Careful consideration of the entire site will be undertaken as part of the phase one detailed Site and Phasing Master Plan. The development site and permitted zoning envelope identifies a safe crossing that is to be created from the campus to the circle. This must be implemented as part of this project to ensure the safety of all occupants.

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

A detailed total project cost estimate for the complete plan as outlined in the report will follow the work of the consultant's Master Plan.

At this time a preliminary estimate has been prepared by Capital Projects allowing for rough per square meter costs for renovations (historical and compatible) and new construction. The total project cost in 2006 dollars is in the range of \$ 36.5 to \$42.8 million. Phasing will impact this estimate because of escalation and construction set-up costs.

To accommodate the 3610nasm base program requirements for Fine Art, the cost range has considered a reduced scope vs. a fuller scope and retention vs. demolition of the military wing. The base amount is in the range of \$17.3M – \$19.3M with premiums related to a partial historic restoration/renovation for portions of the building (\$6.32M-8.25M), to the amount of deferred maintenance/ lack of infrastructure/life safety/accessibility (complete lack thereof), that has accumulated through time and

has been identified (\$10.7M), sitework, heritage site restoration and landscaping (\$1.375M – 2.75M) as well as the secondary effect cost of relocating some 1540nasm of space occupied by other University uses (\$790K – 1.58M allowance). The Office of Space and Facilities Planning is providing assistance/facilitating the relocation of current non-arts & science occupants to other suitable locations.

The first phase of this project will be to hire an architect/consultant to prepare a Detailed Site and Phasing Master Plan including a detailed construction cost estimate. Up to \$250,000 dollars will be made available by the faculty of Arts and Science to accomplish this plan. Subsequent phases, once determined in the Master Plan, will come forward for approvals as funding becomes available. If under \$2M, these phases will be approved under AFD jurisdiction. Anticipated operating costs of the new and renovated facilities will be determined as part of the master plan.

A \$1M donation has been secured to fund the renovation of the lobby of One Spadina (The Sharon and Bernard Herman Lobby). This portion of the work will be done in conjunction with other adjacent spaces when additional funding is secured.

This project has been identified as the top advancement priority for the Faculty of Arts and Science. Additional funding for this project will be raised through an aggressive advancement campaign and through other sources of funding provided by the faculty including capital funding associated with graduate expansion. Funding for small renovation projects, preliminary architectural studies, renderings, and campaign material, has been provided by the Office of the Dean, Faculty of Arts and Science.

## **RECOMMENDATIONS**

The Project Planning Committee recommends:

1. THAT the Project Planning Report for the Department of Fine Art be approved in principle.
2. That the building at One Spadina Crescent be allocated to the Faculty of Arts and Science for the Department of Fine Art.
3. THAT a space program of 3690 nasm be approved for the Department of Fine Art.
4. THAT implementation of the project begin with Phase One to determine a detailed Site and Phased Master Plan with subsequent phases brought forward for approvals as funds become available.