



# University of Toronto

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

**TO:** Planning and Budget Committee

**SPONSOR:** Elizabeth Sisam, Assistant Vice-President Space and Facilities Planning

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**DATE:** July 13, 2006 for July 26th, 2006

**AGENDA ITEM:** 2

## **ITEM IDENTIFICATION:**

Allocation of 19 Russell Street to the Faculty of Arts and Science for the Department of Anthropology.

## **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.

## **HIGHLIGHTS**

The Department of Anthropology at the University of Toronto is currently dispersed over ten locations across the campus – in Sidney Smith Hall, the South Borden Building, 1 Spadina Crescent and the Munk Centre as well as in faculty offices located at the Colleges. The Faculty of Arts and Science is committed, as a fundamental objective, to end this spatial dispersal and to create an intellectual and social community in one location that will accommodate the on-going expansion of the department and appropriately support the department's growing preeminence in its field. A new facility in the Hughes Building at 19 Russell Street would provide a fitting home for a leading centre of Anthropology in North America. The space vacated by Anthropology will then allow the Faculty to provide additional facilities for the Office of the Faculty Registrar and other student services that will enhance the support available in Sidney Smith Hall to the undergraduate student population.

In recognition that on the completion of the Dan Pharmacy Building, sometime in 2005/06, the Norman Hughes Pharmacy Building would become available for reallocation to another institutional user, the Planning and Budget Committee struck a Project Planning Committee (January 2005) to make recommendations and provide a detailed space program indicating how space and facilities for the Department of Anthropology could be consolidated and relocated to that building. The Faculty of Pharmacy has now moved to their new facilities, the Hughes Building is available and renovations can begin immediately.

The Department of Anthropology will use its move to the Hughes Building to build upon and strengthen its ability to meet the three core departmental priorities laid out in the Stepping Up Academic Plan for 2004-2010. Classrooms now under the jurisdiction of the Office of Space Management will remain in the building. The

Department will re-purpose the existing spaces in the Hughes building in order to best fit existing uses into the most appropriate existing space to minimize demolitions and extensive renovations. Fire and Life safety issues and the removal of hazardous materials will be of primary concern.

The building was constructed in 1963 and has received a number of small renovations at the first floor and 4<sup>th</sup> and 5<sup>th</sup> floors but no major renovations since that time. Thus the majority of the building has its original finishes and mechanical and electrical systems. The exterior is in reasonably good condition, the brickwork is sound and the windows were unusual for the time in being double-glazed units. The structure is poured concrete.

The mechanical, electrical and life safety systems are inefficient and old. The building contains asbestos in ceiling tiles, floor tiles and pipe insulation. There are a variety of building code issues which should also be addressed.

Preliminary estimates for extensive renovations in this building were identified to cost in the order of \$15.5 million. The Faculty of Arts and Science plans to undertake less extensive work and to phase the construction. Because of the complexity of the building, in the existing condition, determining a phased plan without considerable detailed investigations by consultants was found to be inadvisable.

It is therefore recommended that consultants be retained to prepare a comprehensive building assessment and phased implementation plan to allow individual phases to proceed as funding becomes available. The first phase will be the renovation of the first and second floors, and if under \$2 million, will be approved under the jurisdiction of the Accommodation and Facilities Directorate.

A comprehensive report on the total project will be submitted to the Planning and Budget Committee for approval. Anticipated operating costs of the renovated facilities will be determined once the extent of the renovations is known.

Funding for the preliminary work, including the consultant's report and the first phase will be provided by the Faculty of Arts and Science.

## **RECOMMENDATIONS**

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

THAT 19 Russell Street be allocated to the Faculty of Arts and Science to accommodate the Department of Anthropology.