



University of Toronto

Appendix "C"
Report Number 140 of the
Academic Board
(January 12, 2006)

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: November 15, 2005 for December 6, 2005

AGENDA ITEM: 4

Project Planning Committee Report for the Department of Italian Studies at 43 Queen's Park Crescent East

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 March 2005, a Project Planning Committee was established to make recommendations to locate the activities of the Department of Italian Studies, the *Casa Italiana*, the Frank Iacobucci Centre and the Multicultural History Society of Ontario at 43 Queen's Park Crescent East.

BACKGROUND:

In April 2001, the Faculty of Arts and Science and the Department of Italian Studies proposed the establishment of a *Casa Italiana* hosted at the University of St. Michael's College (USMC). This project was also to accommodate the Frank Iacobucci Centre for Italian Canadian Studies, and would, with parts of the Department of Italian Studies function as a focal point for Italian Studies at the University of Toronto and as a focal point for the Italian community on campus.

The USMC has a long term lease with the University of Toronto for 43 Queen's Park Crescent East that was established in 1984 and is scheduled to terminate in 2034. Under the terms of the lease, USMC is permitted to make significant tenant improvements to this property with permission from the University. Prior to the lease arrangements, since 1980, a portion of the premises at 43 Queen's Park Crescent East have been occupied by the Multicultural History Society of Ontario.

HIGHLIGHTS

In the proposed plan, recommended by the Project Planning Committee, the Department of Italian Studies will occupy approximately 350 nasm. In addition, the Frank Iacobucci Centre, the Goggio Chair event space and graduate student study space will also be accommodated here. Faculty offices located in Carr Hall and Teefy Hall would remain in their current locations. The Multicultural History Society of Ontario will continue to be located in the building and will occupy approximately 140 nasm.

The total project cost (TPC) of the renovations to 43 Queen's Park Crescent is estimated to cost \$3 million (June 2005).

FINANCIAL AND/OR PLANNING IMPLICATIONS

All projects that are advanced for consideration by the Planning & Budget Committee are evaluated against criteria detailed in the Capital Plan tabled at the Planning & Budget Committee, December 12th, 2004¹. This project has met the objectives identified in the criteria. It will provide a new facility that will support the academic program in Italian Studies, create graduate student study space, establish a community outreach program, *Casa Italiana* and consolidate the activities of the Frank Iacobucci Centre. This project will also address accessibility and items of deferred maintenance in the existing building.

Although the capital project will be fully funded by a private benefactor through USMC, the University of Toronto will provide oversight of the project through the work of the Project Planning Committee in the implementation phase.

Under the Policy on Capital Planning and Capital Projects, representatives of the Project Planning Committee will continue through with implementation. The architect selection process, consistent with policy, to appoint the consultants will be initiated following approval of the project by the Planning and Budget Committee. Proceeding in this manner will allow the consultants to be retained upon approval of the project by Governing Council.

Consultants will be selected according to University policy and construction documents prepared according to the University's design standards, with work to be executed in a manner consistent with design and construction standards of the University. A Project Manager will be appointed by the Chief Capital Projects Officer to oversee the work and report on progress. A final report upon completion of the project once accounts have been closed will be submitted to the Planning and Budget Committee.

No funding is requested; therefore the project will not affect the borrowing projections of the capital program. The operating cost of the completed facility will remain the responsibility of USMC, consistent with current practice.

RECOMMENDATIONS

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

THAT the Project Planning Report for the Department of Italian Studies and the Frank Iacobucci Centre at 43 Queen's Park Crescent East be accepted in principle.

¹ 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. | |