



TO: Planning and Budget Committee

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AGENDA ITEM: 6

ITEM IDENTIFICATION:

Project Planning Report for the Robarts Library Renewal and Expansion: Robarts Library Pavilion

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:

Robarts Library, Canada's leading information resource centre for the humanities and social sciences, is among the top research libraries in North America. While the University has maintained a long-term strategy of support for the acquisitions budget there has been enormous growth in student enrolment requiring additional attention to student access and space within the Library system. At the time of completion in 1973, the University of Toronto student body was less than half of that currently served by the Library –18,000 per day during fall and spring terms - and demand for student spaces is forecast to rise further over the next two decades. Furthermore, the University and the Library's Academic Plan call for the need to improve and enhance the student experience. In response to these pressures and initiatives, the renewal and expansion of Robarts Library is paramount.

The upgrades and additions proposed by the Master Plan will almost double the student spaces currently available, and meet the needs of students, faculty members, visiting scholars and others well into the future.

Approval in principle was received in March 2008 by Governing Council for the Robarts Library Renewal and Expansion Plan. Two projects were immediately implemented

through Accommodations Facilities Directorate (AFD) approvals including the 9th Floor North Reading Room Apex (April 2008 through AFD) and the renewal of administrative, public service access and student spaces on the 5th floor.

In February 2008 the Ontario Government provided \$15,000,000 in government funding and a matching \$10,000,000 donation and other funding commitments were made. These funds allowed the Robarts Renewal Project Committee to identify and prioritize the projects that would achieve the greatest net new study spaces and/or improvement to study spaces and delivery of services within the budget available.

Implementation of identified priority projects including the Apex reading rooms and core group study rooms on stacks floors (9-13) and the enclosure of the northeast and southeast patios has proceeded in a phased manner so as not to affect the operations of the library unduly, and as the available funding has permitted.

In February 2010 a private commitment of \$15,000,000 was identified to begin work on the Robarts Pavilion. This gift will allow for the schematic architectural and structural design work to proceed while additional funding is sought to proceed with construction of the Robarts Pavilion.

HIGHLIGHTS

A new five-storey pavilion, 5540 gsm, is proposed to be located along Huron Street, built over the existing loading dock and connecting through to existing floors 2-5. The new pavilion will contain a mixture of formal and informal workstations and study spaces each with access to power and wireless internet connections (approximately 1000 spaces) for students. An accessible entrance including stair and elevator access to study space is proposed on the south west corner of the pavilion, and will improve accessibility for the Robarts Library building from the west. Security gates will be located to ensure access to study spaces is monitored following Robarts Library protocols.

A café seating 48 at grade will open onto a renewed landscaped area with seating, lighting, and wireless internet to extend the availability of space for impromptu meetings and study spaces in good weather and creating a vibrant street atmosphere. The café, and pavilion building will be designed to permit operation independently of the Robarts Library, allowing for extended hours up to 24/7.

FINANCIAL AND PLANNING IMPLICATIONS

Assuming for a tender in mid 2011, the estimated total project cost for the Robarts Pavilion, as described here, is \$38,590,000. An allowance for escalation of 4% p.a. should be made for tenders past this date.

Operating costs for the addition of 5540gsm of space in the proposed new Huron Street study pavilion are estimated to be \$587,240 annually in current dollars and will be funded by the operating budget of the library.

FUNDING SOURCES

Active fundraising is underway for this project. A private commitment of \$15 million has been identified to date towards the completion of this project.

SCHEDULE

From initial approval to proceed, and assuming full funding is received in a timely manner to allow for the project to proceed through all steps without delay, the project schedule will require a total of 37 months for implementation.

RECOMMENDATIONS

Recommendations:

Be it recommended to the Academic Board:

1. THAT the Project Planning Report for the Robarts Library Pavilion be approved in principle;
2. THAT the project scope, comprising new construction of 3325nasm (5540gsm) at a total project cost of \$38.59 million be approved in principle;
3. THAT \$1.0 million of the funding in hand be accessed to initiate schematic architectural and structural design work; and
4. THAT construction of the Pavilion proceed once the remainder of the funding has been confirmed.