



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

TO: Planning and Budget Committee

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AGENDA ITEM: 6

ITEM IDENTIFICATION:

Report of the Project Committee for the Robarts Library Renewal and Expansion

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

Opened in 1973, Robarts Library is Canada's leading information resource centre for the humanities and social sciences and 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. Thirty years of heavy use have taken their toll on this facility, the limitations of the current building, the need to respond to rapid changes in the way all scholars learn and access materials and to improve and enhance undergraduate and graduate student experience must be addressed.

Preliminary work had been done prior to the formation of this committee to review Robarts Library's public spaces and in particular, student study spaces. A significant recommendation coming out of this review was that an addition of a major new student study wing, facing onto Huron Street would best resolve the added requirements of additional study space. Because a major addition would require governance approvals, a formal Project Committee has been struck to review these recommendations and bring forward a plan for phased renewal and expansion, in public access areas, of the Robarts Library.

HIGHLIGHTS

The Robarts Renewal and Expansion Plan proposes renovation and reconfiguration of approximately 15,750 sqm of interior spaces to allow for the location of additional study spaces, location of additional seminar/group study rooms, the relocation of library disciplines, and the overall improvement to the interior environment. 1588 new study spaces are added through this reconfiguration of existing space and 1872 existing study spaces are refurbished to include power and task lighting.

The Plan also proposes the addition of a new five storey, 6630gsm, pavilion building located along Huron Street completing the centre portion of the Site 4 approved envelope. An additional 1164 new study spaces will be arranged in both formal and informal reading/study spaces within this pavilion building. A final and detailed project planning report will be brought forward for approval prior to implementation.

Finally, the Plan proposes changes to the Library’s exterior including the removal of pre-cast concrete panels and replacement with glazed panels in the upper apex study rooms to capture more natural light at each level. Also proposed is the reconfiguration and addition of stairs and stepped seating connecting the ground level and the main podium (2nd) level of the library and leading to new glazed 2nd level entry pavilions totaling 470 gsm. These widened “amphitheatre” like staircases are expected to encourage social gathering and create casual outdoor seating along the lines of that found at Bryant Park in New York City. In total, these plans will increase the current study stations within the library from 3594 to 6346, an increase of 76%.

Because of the need to proceed with this project in parts as funding becomes available, the above proposed changes have been reviewed and packaged as distinct projects. Each can be accomplished as a discrete project and may proceed in any order to suit funding opportunities. Priority will be placed on the creation of new student study space.

FINANCIAL AND PLANNING IMPLICATIONS

The total project cost for all projects described in the Expansion and Renewal Plan is estimated to be \$74,297,000. This should be read as an approximation since there are many details left to be worked out in the individual projects that will occur prior to formal approval to proceed. The Total Project Cost (TPC) estimates assume all projects tendered in January 2009. In reality escalation will likely have to be applied for tenders past this date in the range of 7% per annum.

The TPC includes, in addition to escalated construction costs, allowances for site work and site servicing, landscaping, professional fees, furnishings, financing and misc. costs.

Expansion Projects	
Huron Street Pavilion (5-storey)	\$39,500,000
Glazed Entry Portico - northeast	\$2,660,000
Glazed Entry Portico - southeast	\$3,012,000
Total Pavilion Expansion	\$45,172,000
Renewal Projects	
Exterior Stair Expansion - allowance only	\$500,000
2nd Floor Reading Room	\$863,881
3rd Floor Reading Room	\$1,152,763
4th Floor Reading Room	\$4,280,105
Apex Reading Room - floors 9, 11, 13	\$2,074,894
Apex Reading Room - floors 10, 12	\$1,234,482
Apex Reading Room Window Replacement	\$390,000
Stack Floor Core Reading Room Renovation - floors 9, 11, 13	\$3,951,060
Stack Floor Core Reading Room Renovation - floors 10, 12	\$3,141,533

Stack Floor Core Study Rooms (3 per floor)	\$2,530,602
2nd Floor Administrative Wing Renovation	\$1,109,081
2nd Floor Study-Café Renovation	\$1,062,720
3rd Floor West Area Renovation	\$3,377,678
4th Floor West Area Renovation	\$1,516,679
5th Floor West Area Renovation	\$1,144,195
8th Floor Core Study/Events Area	\$794,671
Subtotal Robarts Renewal	\$29,124,344

Assuming the University average for operating costs currently estimated at \$99 per gross square meter, operating costs for the addition of 6630gsm of space in the proposed new Huron Street pavilion are estimated at \$656,370 per year in current dollars. The two entry portico projects would add an additional 470gsm of space and together would add \$46,530 operating costs per year in current dollars.

FUNDING SOURCES

Active fundraising is underway for this project. A challenge donation of \$10 Million has been received to date towards the completion of this project.

SCHEDULE

It should be noted that each renewal component can be implemented in any order once funding is available. Additional approvals to implement each component will be required by the Accommodation and Facilities Directorate. Those exceeding \$2 million will receive approval in accordance with the Policy on Capital Projects. A final project planning report for the Pavilion Project will come forward for approval when more details are known about the space program, site and final cost estimates have been determined. Approval of this interim report for the pavilion will permit fundraising to occur for the project.

RECOMMENDATIONS

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

1. THAT the Robarts Library Renewal and Expansion Plan, as described within this report, be approved in principle;
2. THAT the components of the project for Robarts Library Renewal and Expansion, including approximately 15,750 net square metres of renovations and 7100 gross square metres of expansion space, be approved in principle at an estimated total project cost of \$74,297,000 to be funded by fundraising initiatives.
3. THAT the component parts of the renewal project be brought forward for approval to implement through the Accommodation and Facilities Directorate for components valued at less than \$2 million, and those exceeding \$2 million in accordance with the Policy for Capital Projects.
4. THAT the interim planning report for the Robarts Library pavilion project be approved in principle.