



UNIVERSITY OF TORONTO

Office of the Vice-Provost, Space & Facilities Planning

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December 17th, 2001.

MEMORANDUM

To: Planning and Budget Committee

From: Ron Venter, Vice-Provost, Space and Facilities Planning

Re: Vertical Expansion of the New Soils Storage Facility.

Item Identification

Allocation from the University Infrastructure Investment Fund [UIIF] to construct the three floor Vertical Expansion of the New Soils Storage Facility in the Earth Sciences Complex.

Sponsor

Ron Venter, Vice-Provost, Space and Facilities Planning

Jurisdictional Information

The Planning and Budget Committee recommends approval of expenditures from the Operating Budget Special Funds, specifically the UIIF for this project. Given that the total project cost is less than \$2 million, this project, consistent with the Policy on Capital Planning and Capital Projects was approved by the Accommodation and Facilities Directorate [AFD]

Highlights

The Vertical Expansion of the New Soils Storage Facility in the Earth Sciences Complex is a proposed capital project to erect three additional floors on the single floor Soils Storage Facility. The total project cost is less than \$2 million and as such this project requires, and has received, formal approval of the Accommodation and Facilities Directorate [AFD].

Currently, a capital project within the Department of Botany is well underway to construct new roof-top greenhouses at the Earth Sciences Complex. This project also includes a new, single-storey Soils Storage Facility that will be built on to the west end of the Earth Sciences Complex's south wing to replace the space currently in use at the Botany greenhouses on the College Street at University Avenue site. The Soils Storage Facility will occupy a portion of Development Site 8 [22 Russell Street] and will afford an opportunity to construct the three additional floors directly above it to make use of the full development potential of the site. These additional floors will provide office space for new faculty, graduate students and other academic staff within the Faculty of Arts & Science. Space that is urgently needed.

The size and critical dimensions of the ground floor was based on the functional requirements of the soils and materials receiving, handling and storage as established by the Project Committee for the Botany Greenhouse Relocation project. As well, the amount of area available on Site 8 for the new Soils Storage Facility considered the future accommodation of a new High Bay Facility [as an extension to its west elevation] for Physics researchers using long-duration stratospheric balloons; it also addressed provision for a service vehicle and pedestrian access

between the High Bay Facility and the South Borden Building. The north side of the Soils Storage Facility is angled to assure adequate separation from the ESC's Shared Services Block; this provides reasonable pedestrian and grounds equipment access to the adjacent landscaped court.

Each of the proposed new floors could be between 120 and 123 gross square metres in size. Because these new floors will be accessed directly from the existing elevator lobbies and corridors, intrusions by mechanical, electrical and communications systems would be minimal, so that the amount of assignable area could be optimized, i.e. permit the realization of a very favourable net-to-gross area ratio.

It was determined that four faculty offices, 13.0 nasm each, could be accommodated on each floor. Depending on whether the entire addition is developed as a single suite of rooms [that is, no corridors within the addition] or two faculty offices are separated from a suite of two faculty offices and replaced by a graduate student office, between 10 and 12 graduate students [at 3.75 nasm] could be located on each floor.

The total project cost of the three floors is \$1,068,323. The project was approved by the Accommodation and Facilities Directorate [AFD] on November 8th, 2001, subject to the approval of the University Infrastructure Investment Fund [UIIF] funds to be allocated by the Planning & Budget Committee. A copy of the approved Project Committee Report on the Vertical Expansion of the New Soils Storage Facility in the Earth Sciences Complex is available for review, if required.

Resource Implications

The cost of the project is \$1,068,323. The Faculty of Arts & Science will contribute a maximum of \$350,000 with the balance of \$718,323 to be provided by the University Infrastructure Investment Fund [UIIF] allocation to the project.

Recommendations

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

1. THAT the Planning and Budget Committee approve the allocation of \$718,323 from the University Infrastructure Investment Fund [UIIF] towards the partial cost of the Vertical Expansion of the New Soils Storage Facility in the Earth Sciences Complex on Russell Street.