



**FOR
RECOMMENDATION**

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IN CAMERA

TO: UTM Campus Council

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DATE: September 27, 2017 for October 4, 2017

AGENDA ITEM: 15

ITEM IDENTIFICATION:

Capital Project: Report of the Project Planning Committee for the W.G. Davis Building Renovation – Phase 2 (Meeting Place) at University of Toronto Mississauga - Total Project Cost and Sources of Funding

JURISDICTIONAL INFORMATION:

Section 5.6.2 of the Campus Affairs Committee Terms of Reference states that the Committee “considers reports of project planning committees and recommends to the UTM Campus Council approval in principle of projects (i.e. site, space plan, overall cost and sources of funds) with a capital cost as specified in the *Policy on Capital Planning and Capital Projects*.”

The *Policy on Capital Planning and Capital Projects* provides that capital projects exceeding \$20 million (Approval Level 3), at UTM will first be considered by the UTM Campus Affairs Committee and the UTM Campus Council, which shall recommend approval to Academic Board. The *Policy* further states that “If a project will require financing as part of the funding, the project proposal must be considered by the Business Board.” Following consideration and approval by the Academic Board, such proposals are then brought forward to the Executive Committee for endorsement and forwarding, before being considered by the Governing Council for approval.

Separate from the approval of the Project Planning Report, the *Policy* also requires that “Execution of such projects is approved by the Business Board.”

GOVERNANCE PATH:

A. Project Planning Report: Project Planning Report, Total Project Cost, and Sources of Funding

1. Campus Affairs Committee [for recommendation] (September 14, 2017)
2. **Campus Council [for recommendation] (October 4, 2017)**
3. Academic Board [for recommendation] (October 5, 2017)

4. Executive Committee [for endorsement and forwarding] (October 12, 2017)
5. Governing Council [for approval] (October 26, 2017)

B. Execution of the Project:

1. Business Board [for approval] (October 10, 2017)

PREVIOUS ACTION TAKEN:

None.

HIGHLIGHTS:

The William G. Davis Building, formerly known as the South Building, is the largest building at UTM and central to the original campus master plan, accommodating the majority of research laboratories, several large lecture halls, Student Services, academic departments and the main administrative functions. The Meeting Place, a key feature of the building since its construction, serves as a gathering space for student activities, social interaction, informal study and dining space related to adjacent food services. The Meeting Place continues to be thought of as the “living room” for the campus. The space remains largely unchanged since 1972 and is in urgent need of expansion and modernization.

UTM has experienced remarkable growth over the past 15 years, from about 6,000 students in 2001 to almost 15,000 in 2016 (head count). While enrolment growth at UTM has presented opportunities for expansion of academic and research programs, it also continues to present significant challenges for campus infrastructure and the physical space needed for teaching, research and student amenities. The project (in conjunction with North Building Phase B under construction) will complete the campuses’ *Food Service Master Plan*. UTM has set a target of 0.45 nasm food service space per FTE. The new space allocation will increase to 0.44 nasm per FTE (currently 0.36 nasm per student) with the completion of both projects. For comparison, the range across Ontario institutions is 0.14 nasm to 0.58 nasm per FTE, with UTM falling within this range.

Redevelopment of the Meeting Place was first proposed in 2006 as part of the *South Building Master Plan* once the main occupant of adjacent spaces moved to the new library. Only the first phase of the plan was realized in 2008/09: renovation of the second floor library space to accommodate academic departments and UTM’s administrative offices. While the other portions of the 2006 plan were approved in principle, the remaining elements were deferred as UTM focused on expansion of teaching and office space to accommodate fast-paced enrolment growth.

Revitalization of the Meeting Place and adjacent spaces is long overdue and will represent a major contribution toward the kind of quality amenity spaces needed to enhance the UTM experience. The scope includes the renovation of 1,922 net assignable square metres (2,814 gross square metres (gsm) of existing space, expansion into the former Registrar’s space, and construction of three small additions totaling 568 net assignable square metres (nasm) or 804 gross square metres (gsm). The project totalling 2,490 net assignable square metres (nasm) or 3,618 gross square metres (gsm) will:

- Provide a new “living room” for the campus community with increased seating capacity for up to 1,000, which is approximately double the current capacity.
- Update the main building entry to address accessibility and operational shortfalls: The
- *2011 Master Plan* emphasises the building’s main entrance, which directly links to the space, as a front door to campus. In response, this project includes an exterior element that will provide an enclosed vestibule and canopy to serve as landmark at both a pedestrian and vehicular scale.
- Revitalize the back terraces and enclose a portion of that area to create expanded gathering and seating space.
- Incorporate the former location of the Office of the Registrar into the main Meeting Place to increase seating capacity.
- Enclose the small green roof between the W.G. Davis Building and the adjacent Recreation, Athletics and Wellness Centre (RAWC) to accommodate back-of-house food services functions while maintaining unobstructed window views from the majority of the main seating areas.
- Upgrade/replace existing mechanical and electrical systems.
- Expand adjacent food service capabilities to a minimum of ten outlets delivering healthy choices that reflect campus demand.
- Provide an efficient and attractive interface between the revitalized Meeting Place and the next, final phase of the Davis Building renovation: the Student Services Plaza, including outdoor seating.

Due to the public nature of the Meeting Place and the prominence of the food service component, the Project Planning Committee included significant student participation in the development of the project with representation from UTMSU Executive (University of Mississauga Student Union), UTMAGS (University of Mississauga Association of Graduate Students) and UTM’s Residence Dining Committee.

Secondary Effects

Once construction starts, the main area of the Meeting place, currently accommodating over 400 seats, will be taken out of service. Furthermore, the Subway and Booster Juice kiosks will also be closed. Those two outlets and limited seating capacity will be relocated to Spigel Hall. Spigel Hall will not be renovated and the size of the space will accommodate a small fraction of lost seating (40 if the one of the food kiosks are relocated; 90 if only seating is provided).

The Meeting place is the main living room of the campus and also a gateway for many arrivals. Both of these functions will be disrupted and cannot be replaced. The construction will be carefully staged to ensure that the main pedestrian connections are maintained and all fire exit requirements satisfied.

The proposed project anticipates changes to the grading and elevation of the Inner Circle Road, as well as the reconstruction of the main W.G. Davis Building entrance. This work will create disruptions to Mississauga and Brampton bus service, result in the loss of short term parking currently located in front of the Davis Building, and disrupt access to the Student Centre. The bus stops will be relocated to other locations on campus. This has been done in the past during other construction activities and the City will be engaged in developing detailed solutions. While the short term parking spaces will be lost during the construction period, the number of accessible parking spots will be maintained as per City of Mississauga requirements. Access to

the Student Centre will be provided by reversing traffic flow of the end portion of inner circle road. This adjustment will also allow access to several fire routes in the heart of the campus.

Currently, the Temporary Food Court is closed during the December and April exam sessions to provide additional exam seating. This practice will cease when the re-construction of the Meeting Place starts. This loss of capacity will be ameliorated by renovating large classrooms to have continuous work surfaces and by the opening of the North Building Reconstruction Phase B in September 2018 which will have a large number of classrooms.

Schedule

Moriyama and Teshima Architects have been retained as project architects and the project has now advanced to the design development stage. The project schedule is as follows:

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|------------------------------|------------------|
| • Design Development | August, 2017 |
| • Construction Documents | December, 2017 |
| • Governing Council Approval | October 26, 2017 |
| • Tender and Award | February, 2018 |
| • Construction Start | March, 2018 |
| • Substantial Completion | June, 2019 |
| • Full operational occupancy | August, 2019 |

The schedule assumes all municipal approvals may be achieved within the timelines.

FINANCIAL AND PLANNING IMPLICATIONS:

a) Total Project Cost

The estimated Total Project Cost is \$26.6 million. The construction estimate assumes that the project would be delivered under a standard design-bid-build approach.

b) Operating Costs

Although the William G. Davis Building is one of the campus' older structures, the proposed project will meet the UTM's current design and construction standards. For the renovated areas, Facilities Management & Planning expect that the operating costs for the affected space will not change (worst case) and will likely decrease slightly (best case).

Estimated operating cost are based on the Terrence Donnelly Health Science Complex that has similar finishes and building systems as those expected to be provided in the Meeting Place additions. In 2014, the Health Science Complex had direct and indirect operating costs of \$260.88 per net assignable square metre of building space. With published inflation rates since 2014, this unit cost is equivalent to \$277.45/NASM in 2017 dollars. If the same rate of inflation is experienced in the next two years (to 2019), then the unit operating cost is projected to be \$289.19 per net assignable square metre. At that rate, the Meeting Place additions will have an annual operating cost of \$193,179 when the projected is completed in 2019; provisions will be made for these additional operating costs in UTM's five-year operating budget.

In addition to the above operating costs that capture overall needs of the building from Utilities, Caretaking, Engineering, Property Management, Grounds, Facilities Management & Planning, Health & Safety, Stores, Police, and Computing Services, UTM anticipates increased caretaking cost of an additional 1 FTE to account for increased utilization of space and high frequency of cleaning associated with a dining facility.

Provision has been made for these additional operating costs in UTM’s five-year operating budget.

c) Funding Sources

The \$26.605 million W.G. Davis Building Renovation – Phase 2 (Meeting Place) project will be funded by UTM Capital Reserves derived from the operating budget, and a contribution from the Food Services Ancillary. Provision has been made in UTM’s multi-year Capital Plan to fund the project and accordingly will not jeopardize the availability of funds from Capital Reserves for (at least) two other major, high-priority capital projects currently in the planning stages.

Capital Reserves	\$24,605,000
<u>Food Ancillary</u>	<u>\$2,000,000</u>
Total:	\$26,605,000

RECOMMENDATIONS:

Be it recommended:

THAT the project scope of the W.G. Davis Building Renovation – Phase 2 (Meeting Place) totaling 2,490 net assignable square metres (nasm) or 3,618 gross square metres (gsm), at a total project cost of \$26,605,000, to be funded as follows, be approved in principle:

Capital Reserves	\$24,605,000
<u>Food Ancillary</u>	<u>\$2,000,000</u>
Total:	\$26,605,000

DOCUMENTATION PROVIDED:

1. Report of the Project Planning Committee for the W.G. Davis Building Renovation – Phase 2 (Meeting Place) at the University of Toronto Mississauga, dated August 25, 2017.