

**PROJECT PLANNING REPORT
FOR THE DEPARTMENT OF ECONOMICS
BUILDING EXPANSION AND RENOVATION
AT 150 ST. GEORGE ST.**

I. EXECUTIVE SUMMARY

The Department of Economics is presently located at 150 St. George Street with seven faculty within the department's complement housed at the Institute for Policy Analysis. Over the years a common theme stressed in the external reviews of the Department has been the lack of office space for graduate students. Time after time, the space problem has been brought up in reviews of the Department, yet it remains a proverbial thorn which will continue to impede the Department's progress in reaching its goal of comparability with the best publicly funded economics departments in North America.

With the addition of the Master of Financial Economics program and the expansion of the undergraduate Commerce program, the increased faculty and administrative demands can no longer be met within the present facilities. At the same time, space for undergraduate student activities is essential for the integration of these students within the Department, yet given the present scarcity of space within the current departmental facilities, this is not possible. The proposed structure will provide space for both undergraduate and graduate students to interact with each other and faculty on both an academic and social basis.

A 75-seat tiered accessible lecture room within the proposed facility addresses the crucial need for additional classroom space in the northwest quadrant of the St. George campus. The classroom will also provide a hub for student activity within the building. The room will be centrally booked by the Office of Space Management and the Faculty of Arts and Science.

From a research perspective, the Department seeks to gain the greatest synergies possible by coordinating the research activities undertaken by all members of the Department within its new facilities. This involves the relocation of the Institute for Policy Analysis to the new facility at 150 St. George Street and the provision of research space for all economics faculty at the University of Toronto at Mississauga within the new structure. This is necessary for the Department to achieve its goal as a premier economics teaching and research.

The Department of Economics presently occupies 1293 net assignable square metres and the Institute for Policy Analysis occupies 454 nasm for a total of 1747 nasm. The Users Committee recommends a nominal allocation of 2241 nasm. This allocation corresponds to COU space standards.

The proposed project will be privately funded and has an estimated cost of \$14,300,000 in May 2004 dollars, the date the project is expected to commence. A secondary effect of this project is to release to the University for relocation all the space currently occupied by the Institute for Policy Analysis in the Bissell Building at 140 St. George Street. Additionally, 13 reserved parking spaces and a loss of revenue to the parking ancillary in the amount of \$20,800 p.a. will result.

II. MEMBERSHIP

M.K. Berkowitz (Chair), Professor, Department of Economics
M. Abouhaidar, Business Officer, Department of Economics
C. Deri, Graduate Student, Department of Economics
R. deSouza, Director of Administrative Services and Planning, Faculty of Arts and Science
D. Dewees, Professor, Department of Economics
M. Fuss, Professor and Acting Chair, Department of Economics
N. Gallini, Professor, Department of Economics
J. Binks, Project Planning and Construction, Facilities and Services
E. Sisam (Secretary), Director of Campus and Facilities Planning, Office of the Vice Provost, Planning and Budget
G. Milgrom, Office of the Vice Provost, Planning and Budget
N. Soboleva, Asst. Professor, Department of Economics
L. Cheung, Undergraduate Student, Department of Economics

III. TERMS OF REFERENCE

1. Determine a space program for the Department of Economics which will accommodate the activities currently at 150 St. George Street and other locations where members of the Department are currently located.
2. Demonstrate that the proposed space program will take into account the Council of Ontario Universities and the University's own space standards.
3. Plan to realize maximum flexibility of space to permit future allocations as program needs change.
4. Identify the capital cost of construction, any renovations, data and communications requirements and the cost of equipment and furnishings.
5. Identify any costs associated with transition during construction and secondary effects resulting from construction of this project.
6. Identify all proposed sources of funding.

Report by April 30, 2001.