



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

TO: Planning and Budget Committee

SPONSOR: Elizabeth Sisam, Assistant Vice-President, Campus and Facilities Planning

CONTACT INFORMATION: 416-978-5515; avp.space@utoronto.ca

DATE: December 17, 2007 for January 9, 2008

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 nasm 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.

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

December 10, 2007

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I. MEMBERSHIP

Carole Moore, Chief Librarian, UofT Libraries
Alfred Cheng, CAO, UofT Libraries
Professor Linda Hutcheon, Department of English
Professor John Scherk, Department of Mathematics, UTSC
Gina Trubiani, Graduate Student Representative
Peter Lawriw-Bahan, Undergraduate Student Representative
Jasmina Djikic, Undergraduate Student Representative
Jennifer Adams Peffer, Campus and Facilities Planning
Ron Swail, Assistant Vice-President, Facilities and Services
Julian Binks, Manager, Capital Projects Planning

II. TERMS OF REFERENCE

1. Propose a plan for the renewal and expansion of the Robarts Library, within specific areas, to increase the existing 3500 study spaces by 50 per cent, improve the use of existing space and create a stimulating work atmosphere for learning and research.
2. Propose a phased approach for the implementation of the plan.
3. Plan to realize maximum flexibility of space to permit future allocations as program needs change.
4. Address campus wide planning directives as set out in the campus master plan, open space plan, urban design criteria, and site conditions that respond to the broader University community.
5. Identify equipment and moveable furnishings necessary to the project phases and their estimated costs.

6. Identify all resource implications, including a preliminary estimate of capital costs and projected increases to the annual operating costs for the Robarts Library as a result of the phased plan.
7. Identify any costs associated with transition during construction and secondary effects resulting from the project.
8. Identify a funding plan for capital and operating costs.
9. Report by January 09, 2008.

III. BACKGROUND INFORMATION

Opened in 1973 the Robarts Library stands today as the premier humanities and social sciences collection of the University of Toronto and is the largest academic library in Canada. Students have flocked to this intellectual “heart” of the University to learn, discuss, and meet their friends. This is especially important given the fact that an overwhelming majority of U of T’s undergraduate students live off-campus (80%) and available and safe study space is very important to the student experience at the University. In addition, scholars from all over the world have visited the library to make use of its wonderful and unique resources. Each year over 100,000 individuals from other academic institutions, and from the broader community, access Robarts’ resources.

The library must continue to evolve in response to rapid changes in the way all scholars learn and access materials. Thirty years of heavy use have taken their toll on this facility, and the limitations and critical needs to improve and enhance the student experience must be addressed. Student survey results (a LibQUAL survey conducted in 2007 and an internal U of T Library survey conducted in 2006) have confirmed that study space is of the most importance to our students.

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.

IV. STATEMENT OF ACADEMIC PLAN

Robarts Library, Canada’s leading information resource centre for the humanities and social sciences, is among the top research libraries in North America. The research and special collections, together with the undergraduate libraries, comprise nearly 15 million print and microform volumes, enriched by materials such as maps, data, audiovisual

materials, unpublished archival materials and manuscripts, and provide access to approximately 50,000 electronic resources. The Library system as a whole is currently ranked fourth among academic research libraries in North America behind Harvard, Yale, and the University of California at Berkeley (Association of Research Libraries Index, <http://fisher.lib.virginia.edu/cgi-local/arli.cgi>).

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. Today, almost 10,000 persons access the Library per day and demand for student spaces is forecast to rise further over the next two decades. Furthermore, the University's Stepping Up plan calls 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 Plan will increase study spaces by 76%, and meet the needs of undergraduate and graduate students, faculty members, visiting scholars and others well into the future.

V. SPACE PROGRAM

The Robarts Renewal and Expansion Plan proposes renovation and reconfiguration of approximately 15,750 nasm 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 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 (Appendix A). An additional 1164 new study spaces will be arranged in both formal and informal reading/study spaces within this new space.

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 of approximately of 470gsm, which will provide a minimum of 24 new casual study stations. 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.

These plans will increase the current study stations within the library from 3594 to 6346, an increase of 76%.. See Appendix C for the estimated student study space quantities described by the Plan.

Figure 1: Space Program Summary

Expansion Projects		# of locations	Area gsm
	Huron Street Pavillion (5-storey)	1	6634*
	Glazed Entry Portico - northeast	1	222
	Glazed Entry Portico - southeast	1	252
Total Expansion Area			7099

* includes 656gsm mechanical penthouse

Renewal Projects		# of locations	Net area per	Total net area
	Exterior Stair Expansion	3	n/a	
	2nd Floor Reading Room	1	390	390
	3rd Floor Reading Room	1	521	521
	4th Floor Reading Room	1	1933	1933
	Apex Reading Room - floors 9, 11, 13	9	312	2812
	Apex Reading Room - floors 10, 12	6	279	1673
	Apex Reading Room Window Replacement	30 windows	n/a	
	Stack Floor Core Reading Room Renovation - floors 9, 11, 13	3	595	1785
	Stack Floor Core Reading Room Renovation - floors 10, 12	2	709	1419
	Stack Floor Core Study Rooms (3 per floor)	15	76	1143
	2nd Floor Administrative Wing Renovation	1	501	501
	2nd Floor Study-Café Renovation	1	480	480
	3rd Floor West Area Renovation	1	1526	1526
	4th Floor West Area Renovation	1	685	685
	5th Floor West Area Renovation	1	517	517
	8th Floor Core Study/Events Area	1	359	359
	Allowance for side development (landscaping, lighting, etc)			
	Public w/c upgrade			
Total Renewal Area				15744

VI. FUNCTIONAL PLAN

The Plan illustrates each area to be renovated as well as expansion opportunities (see Appendix D for proposed floor plans). These areas will provide the following changes:

Existing Renovation and Renewal:

Site/Ground Floor

The existing exterior entrance stairs are proposed to be enlarged into broad steps set in the configuration of an amphitheatre which will provide an inviting open entrance and encourage social gathering. Power and wireless connections could be introduced here to allow for casual study space in good weather. Landscaping will also be included as part of the stair configuration. In addition, a new entrance stair is proposed for the

south entrance from the west side to accommodate the continuing growth of the campus.

Reading Rooms

The second, third and fourth floor main reading rooms are proposed to be renovated to provide additional study spaces and a superior studying environment overall. These rooms will be upgraded in a way that will follow on the success of the Morrison Pavilion. Renovations will include refinished and new furniture, new ambient and task lighting and increased wiring capacity in order to facilitate the use of current and future technology. Where possible, each study space will include power and task lighting.

Stacks Floor Study Spaces (floors 9 to 13)

The existing apex reading rooms and adjacent group study spaces are proposed to be renovated and expanded to provide additional study spaces and a superior studying environment. The existing drop ceiling will be partially removed, revealing the concrete waffle-slab ceiling and pendant lighting will be installed.

The existing core reading rooms are proposed to be renovated to provide additional study spaces and better lighting. Centre pre-cast panels in each study room will be removed and replaced with glazed panels to increase access to natural light. The existing drywall partition separating this space from the apex reading room area will be replaced with a glazed wall to further allow natural light into the core as well as providing better passive surveillance for the safety and security of occupants.

New group study rooms are proposed to be located along the perimeter of the core opposite to each apex reading room. These rooms will also include a glazed wall.

All above study areas will include new ambient and task lighting and wired and wireless connectivity to each study space. The careful location of study tables and carrels will allow wiring to be accessed from columns in most cases. No raised floor is anticipated in this area. Work areas will be also be configured in order to take advantage of an unparalleled view of the city.

Other Spaces by Floor

Second Floor

The existing second level administrative wing is proposed to be renovated to provide a better interior environment.

A portion of the existing second level food court is proposed to be converted into a new Library café/reading room. The new Library Café will have comfortable seating and wired and wireless connectivity with an inviting atmosphere and will provide a connection to the proposed new pavilion to the west.

New glazed entry porticos are to be introduced to expand useable interior space onto the north and south second level terrace. These spaces will be equipped with casual seating and will provide an additional wireless environment.

Third Floor

The existing third level Short Term Loans office is to be renovated into the new East European Studies area.

The existing third level media room is proposed to be renovated and expanded to provide additional study spaces, instructional spaces as well as upgraded technology in the screening room for scholarly and student research of new archival resources.

The existing third level staff office area is proposed to be renovated into a new reading room.

Fourth Floor: Student & Faculty Research Zone

The existing fourth level staff area is proposed to be expanded and renovated to provide new seminar/group study rooms. This student and Faculty research space, conveniently located in Reference and Research Services, will be renovated to include furnishings and new and increased computer connectivity to create a stimulating work environment for faculty and students.

The existing fourth level Short Term Loans office is proposed to be combined with the existing service desk.

Fifth Floor

The existing fifth level staff area Including Data, Map and Government Information Services will be redesigned to create additional student study space and a state-of-the-art GIS Centre. Approximately 50% of the existing collection will be relocated and replaced with student study space, ideally with group study rooms and reconfigured service desk space.

The GIS instructional space will include high performance hardware and software making the UTL map library a leader in North America in the dissemination and storage of geospatial data for the academic community. Space for approximately 10-12 computer stations to be used in tutorial fashion will be included in this area.

Eighth Floor

The eighth level Canada Hong Kong Research Library has recently been expanded and relocated to vacated Criminology Department space.

The existing eighth floor core areas are to be renovated to provide a single central reading room and events space.

Public W/C Upgrade

The committee discussed the desire to improve the quality and efficiency of existing washrooms, particularly on high-service floors. Although the committee recognizes new washrooms proposed for the Huron Street addition would go a long way toward improving washroom facilities, those existing facilities also require some refurbishment.

New Construction:

A new five-storey pavilion 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 study spaces and study spaces for

students. An accessible entrance is proposed on the south west corner of the pavilion. The addition will complete the triangular configuration of this city block which houses Roberts Library, the Thomas Fisher Rare Book Library and the Faculty of Information Studies.

At the podium level, two glazed entry porticos are suggested to expand casual study space and improve the visual cues from the ground level to access at the main podium level. Enlarged stairs will lead to these spaces further improving their visibility.

Phased Implementation:

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 distinct and separate project and may proceed in any order to suit funding opportunities. Priority will be placed on the creation of new student study space in reading room and stacks floor spaces.

The phased projects included in this Plan can be further divided into renewal projects and expansion projects as follows:

1. Expansion Projects:

- i) 5-Storey Study Pavilion
- ii) Glazed Entry Portico (2)

2. Renewal Projects:

- i) Exterior Stair Expansion (3)
- ii) Reading Rooms (2nd, 3rd, 4th Floors)
- iii) Apex Reading Room Renovation (3 each on floors 9-13; 15 total)
- iv) Apex Reading Room Window Replacement (2 in each apex; 30 total)
- v) Stack Floor Core Reading Room Renovation (floors 9-13; 5 total)
- vi) Stack Floor Core Study Rooms (3 per floor on floors 9-13; 15 total)
- vii) 2nd level Administrative Wing Renovation
- viii) 2nd level Study-Café Renovation
- ix) 3rd level Renovation
- x) 4th level Renovation
- xi) 5th level Renovation
- xii) 8th level Core Study/Events Area Renovation
- xiii) Public Areas w/c Renovation
- xiv) Exterior landscaping/lighting

VII. ENVIRONMENTAL IMPACT

ENVIRONMENTAL PROTECTION POLICY

The University of Toronto is strongly committed to the development and maintenance of exemplary strategies that are aimed at enhancing not only the campus but also the

global environment. This commitment is set out in the University's *Environmental Protection Policy*, dated 7 March 1994 (Appendix A).

On campus, buildings represent the single most important element that affects the environment; they give it a recognisable form and are major consumers of natural resources in their construction and operation. Building design professionals have an inherent responsibility to foster good environmental practices as do building users and University administrators.

In order to encourage building designs that meet the University's environmental policy, an environmental section has been incorporated into the University's *Design Standards Manual*. This section obligates the design team to adhere to a set of environmental design principles which will be followed as each component part is completed.

VIII. SPECIAL CONSIDERATIONS

ACCESSIBILITY, ACCESS AND SECURITY

The University of Toronto is committed to ensure that its buildings and services are accessible to persons with disabilities. The University's Barrier Free Design Standards can be found at:

http://www.fs.utoronto.ca/userfiles/page_attachments/library/10/8156_1161423_accessibility_8156_1560105.pdf

It is the intention of the University that, in new construction, these standards be implemented in full, that all requirements indicated as "should be met" will be understood as "shall be met". While this is also the University's intention for renovations to existing buildings, where a requirement indicated as "should be met" is impossible to meet given the constraints of the existing conditions, comparable alternative arrangements are to be explored.

The addition of a new wing will help alleviate difficulties in providing accessible washrooms on the main reading room levels.

CAMPUS PLANNING

Robarts Library at 130 St. George Street was completed in 1968-1973 to a design by Warner Burns Toan and Lunde, specialists in library planning, in association with Mathers and Haldenby Architects. The building is a good example of the Brutalist style of architecture popular on University campuses in the 1960s and 70s. In 1997, this building was listed on the Ontario Inventory of Heritage Properties for architectural reasons.

Robarts Library stands 14-storeys tall with two flanking 6-storey wings created by the Thomas Fisher Rare Book Library and the Faculty of Information Studies. Early design plans for the library indicate the intention of a third wing to be located off the west face of the building along Huron Street and completing the composition set up for the entire city

block. Light enters the bulk of the building through recessed lightwells, and narrow, vertical windows.

Located on the west side of the Robarts Library block is Site 4 of the University of Toronto Area Part II Plan (see Appendix A). As approved, an envelope 23m in height may be constructed directly above the existing service entrance and linking to the existing library. The Expansion and Renewal Plan for Robarts proposes to construct a 5-storey pavilion on Site 4 to accommodate additional Library functions. It is important that the pavilion maximize development potential on the site.

Prior to seeking approval, the Plan was reviewed by the Universities Design Review Committee to confirm the proposed approach to this building's renewal. Some suggested improvements, including infilling the existing recessed balcony spaces and further introducing glazing where pre-cast panels exist were strongly resisted by the Committee. It was suggested that changes to the material palette on the interior (i.e. the change of concrete balustrades to glazed ones) and the exterior structure (i.e. the infilling of balcony spaces) would betray the significance of the architecture of the building.

IX. RESOURCE IMPLICATIONS

CAPITAL COST ESTIMATE

The University of Toronto Capital Project Planning has estimated the total project cost for all phases of work described within the Plan 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 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 estimates include the following assumptions:

- Existing study tables are to be refinished including: wood stripped and stained lighter colour, new laminate insert, power and task lighting introduced to each table.
- New chairs throughout similar to those introduced in the Morrison Pavilion and new tables for all additional study spaces.
- Remove existing ceiling to reveal waffle slab construction where possible and add new drop ceilings and new pendant lighting.
- Introduce raised floor under study table areas to allow for wire management to study tables where necessary to provide power.
- New carpeting throughout where necessary.
- Painting of surfaces, other than concrete, lighter colours.
- Removal of pre-cast concrete wall panels and introduction of two windows in each apex study rooms on five floors.
- Introduction of glazed walls between apex study rooms and reading rooms.

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

A summary chart showing guideline total costs for each project is attached in Appendix B.

Operating Costs

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 study 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.

X. 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.

XI. SCHEDULE

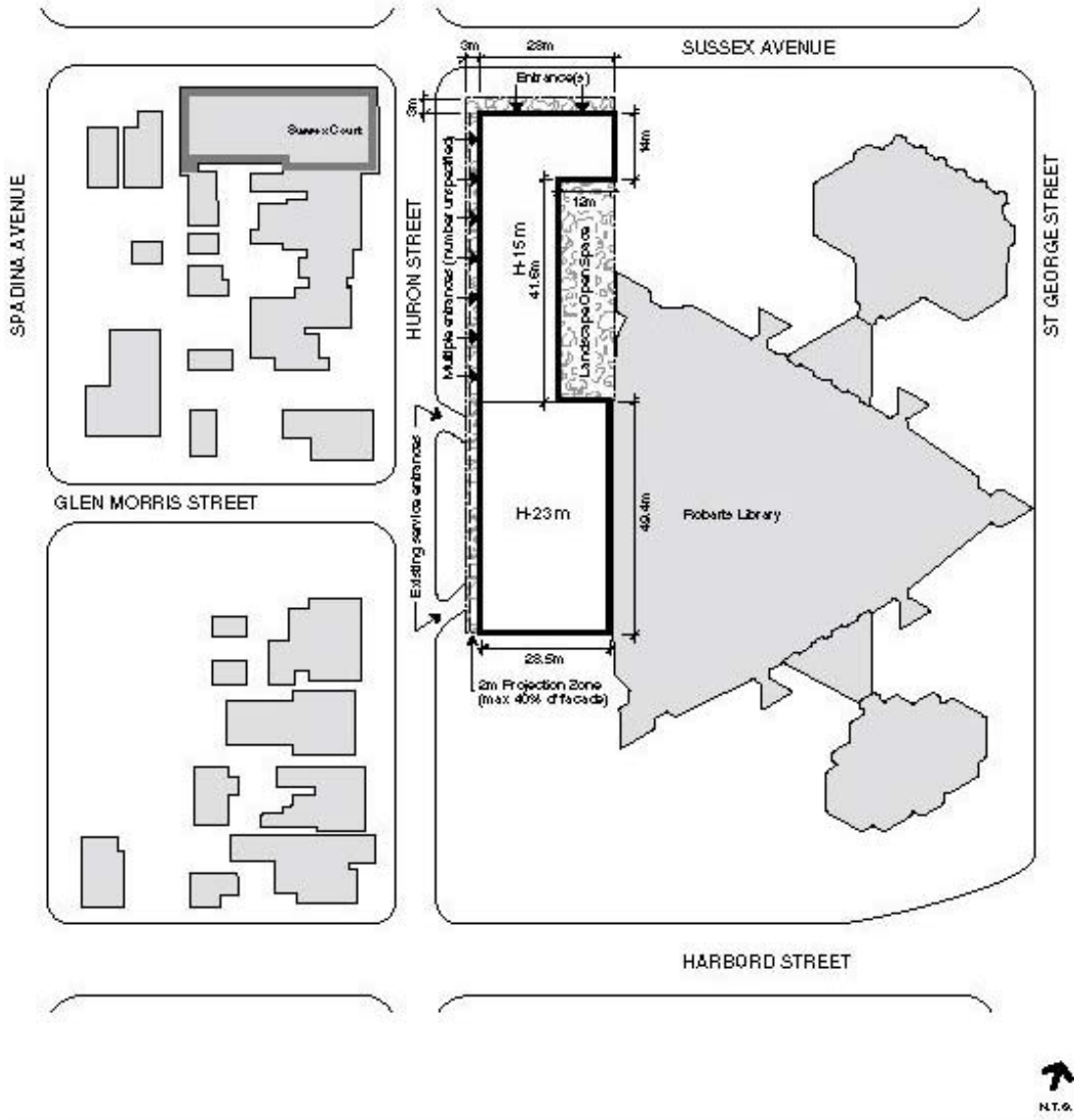
It should be noted that each renewal component can be implemented in any order once funding is available. Additional approvals to implement each component will be required by the Accommodation and Facilities Directorate. Those exceeding \$2 million will receive approval in accordance with the Policy on Capital Projects. A final project planning report for the Pavillion 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.

XII. 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 meters of renovations and 7100 gsm 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 pavillion project be approved "in principle."

Appendix A: Development Site 4



-  Site Boundary
-  Existing Building
-  Open Space / Garden / Park
-  Heritage Building (Designated / Listed)

369 Huron Street

University of Toronto Area
City of Toronto

4

1207

Appendix B: Total Project Cost Estimate Guide by Item

	area sq M	unit rate TPC/M2	per item	# items	TPC
Expansion Projects					
Huron Street Pavillion (5-storey)	6,625				\$39,500,000
Glazed Entry Portico - northeast	222				\$2,660,000
Glazed Entry Portico - southeast	252				\$3,012,000
total additional generated	7,099				\$45,172,000
Renewal Projects					
Exterior Stair Expansion - allowance only	n/a				\$500,000
2nd Floor Reading Room	390	\$2,214	\$863,881	1	\$863,881
3rd Floor Reading Room	521	\$2,214	\$1,152,763	1	\$1,152,763
4th Floor Reading Room	1,933	\$2,214	\$4,280,105	1	\$4,280,105
Apex Reading Room - floors 9, 11, 13	312	\$2,214	\$691,631	3	\$2,074,894
Apex Reading Room - floors 10, 12	279	\$2,214	\$617,241	2	\$1,234,482
Apex Reading Room Window Replacement	n/a	\$13,000	\$13,000	30	\$390,000
Stack Floor Core Reading Room Renovation - floors 9, 11, 13	595	\$2,214	\$1,317,020	3	\$3,951,060
Stack Floor Core Reading Room Renovation - floors 10, 12	709	\$2,214	\$1,570,767	2	\$3,141,533
Stack Floor Core Study Rooms (3 per floor)	76	\$2,214	\$168,707	15	\$2,530,602
2nd Floor Administrative Wing Renovation	501	\$2,214	\$1,109,081	1	\$1,109,081
2nd Floor Study-Café Renovation	480	\$2,214	\$1,062,720	1	\$1,062,720
3rd Floor West Area Renovation	1,526	\$2,214	\$3,377,678	1	\$3,377,678
4th Floor West Area Renovation	685	\$2,214	\$1,516,679	1	\$1,516,679
5th Floor West Area Renovation	517	\$2,214	\$1,144,195	1	\$1,144,195
8th Floor Core Study/Events Area	359	\$2,214	\$794,671	1	\$794,671
total renovated					\$29,124,344
Subtotal					\$29,124,344
Total	15,744				\$74,296,345

Other Costs

Public w/c upgrade

notes

all escalated to an assumed tender in January 2009

add 7% pa thereafter.

see attached detail sheets

prepared jcb 7th Dec 2007

Appendix C: Estimated Study Space Quantities

STUDENT WORKSTATION QUANTITIES

Space ID	Existing	New Renovated	New Addition	Total
1st Floor				
1.1 South Entry Stairs				0
1.2 North Entry Stairs				0
1.3 Huron St. Entrance				0
1.4 Info commons	500			500
total	500	0	0	500
2nd Floor				
2.1 2 nd Floor Reading Rm	122	6		128
2.2 Entry Portico	16	24		40
2.3 Administration Area				0
2.4 Informal Reading Rm		120		120
2.5 Food Court	156	92		248
2.6 Huron Reading Rm			306	306
total	294	242	306	842
3rd Floor				
3.1 3rd Floor Reading Rm	140	24		164
3.3 East Euro Studies		16		16
3.4 Media Reading Rm	149			149
3.5 North Reading Rm		136		136
3.6 Huron Reading Rm			288	288
total	289	176	288	753
4th Floor				
4.1 Reference Reading Rm	250	52		302
4.2 Seminar/Group Study		48		48
4.3 Staff Work Rooms				0
4.4 Huron Reading Rm			288	288
total	250	100	288	638
5th Floor				
5.1 Upper Ref Reading Rm	142			142
5.2 Seminar/Group Study		56		56
5.3 Staff Work Rooms				0
5.4 Collection Area				0
5.5 Huron Reading Rm			282	282
total	142	56	282	480
6th Floor				
7th Floor				

STUDENT WORKSTATION QUANTITIES

Space ID	Existing	New Renovated	New Addition	Total
8th Floor				
8.1 Central Reading Rm		64		64
8.2 Can/HK Reading Rm		88		88
total	0	152		152
9th Floor				
9.1 Apex Reading Rms	101	187		288
9.2 Faculty Study Carrels	128			128
9.3 Group Study		24		24
9.4 Grad Student Carrels	220			220
total	449	211		660
10th Floor				
10.1 Apex Reading Rms	172	92		264
10.2 Central Reading Rm	128	10		138
10.3 Group Study		24		24
10.4 Grad Student Carrels	192			192
total	492	126		618
11th Floor				
11.1 Apex Reading Rms	172	126		298
11.2 Central Reading Rm	107	7		114
11.3 Group Study		24		24
11.4 Grad Student Carrels	96			96
total	375	157		532
12th Floor				
12.1 Apex Reading Rms	151	176		327
12.2 Central Reading Rm	132	6		138
12.3 Group Study		24		24
12.4 Grad Student Carrels	192			192
total	475	206		681
13th Floor				
13.1 Apex Reading Rms	114	138		252
13.2 Central Reading Rm	118			118
13.3 Group Study		24		24
13.4 Grad Student Carrels	96			96
total	328	162		490
14th Floor				
total	3594	1588	1164	6346

Note: 8th floor Canada Hong Kong Library will be completed in December 2007. This area has not been included in the total project cost estimate and area calculations for the Expansion and Renewal Plan but does contribute to the net new study spaces available within the Robarts Library.

Appendix D: Proposed Plans for Expansion and Renewal

BUILDING PLANS 2.

- 1. Robarts Library
- 2. Loading Dock
- 3. Entrance Stairs

SITE PLAN - EXISTING

- ADDITION
- RENOVATION

- 1. Robarts Library
- 2. Loading Dock
- 3. Huron Street Pavilion
- 4. Enlarged Entrance Stairs

SITE PLAN - PROPOSED

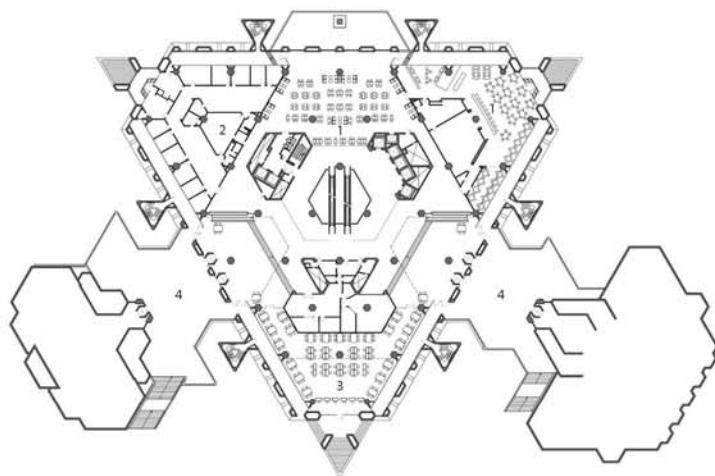


DIAMOND AND SCHWITT ARCHITECTS

ROBARTS LIBRARY RENEWAL AND EXPANSION

SECOND FLOOR - EXISTING

- 1. Food Court
- 2. Administration Wing
- 3. Reading Room
- 4. Exterior Entrance Portico

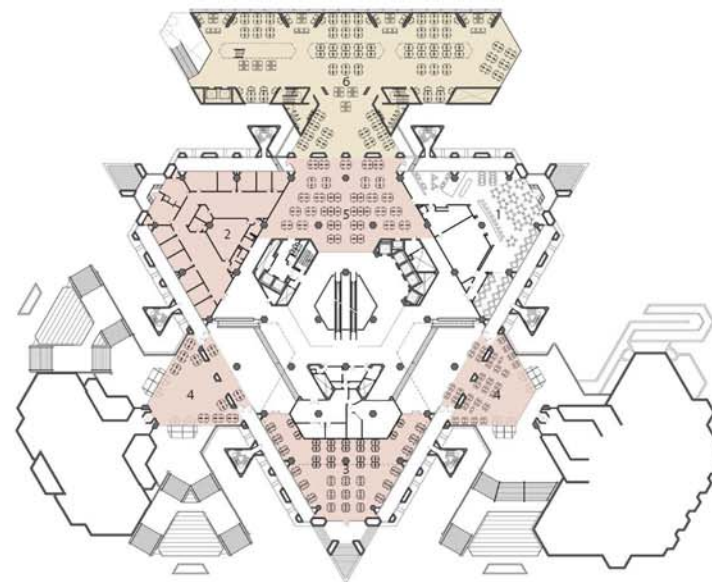


DIAMOND AND SCHIBITZ ARCHITECTS

- ADDITION
- RENOVATION

SECOND FLOOR - PROPOSED

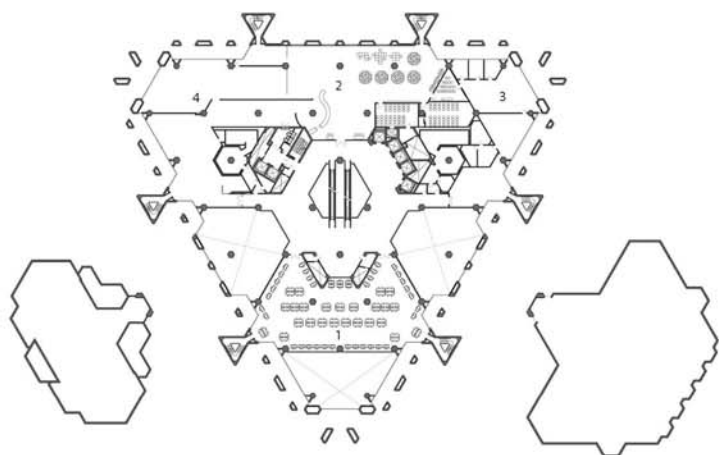
- 1. Food Court
- 2. Renovated Administration Wing
- 3. Reading Room
- 4. Enclosed Entrance Portico
- 5. Existing Food Court to be relocated to Enclosed Entrance Portico, New Reading Room
- 6. Huron Street Pavilion Reading Room



ROBARTS LIBRARY RENEWAL AND EXPANSION

THIRD FLOOR - EXISTING

- 1. Reading Room
- 2. Media Commons
- 3. Staff Area
- 4. Short Term Loans Office

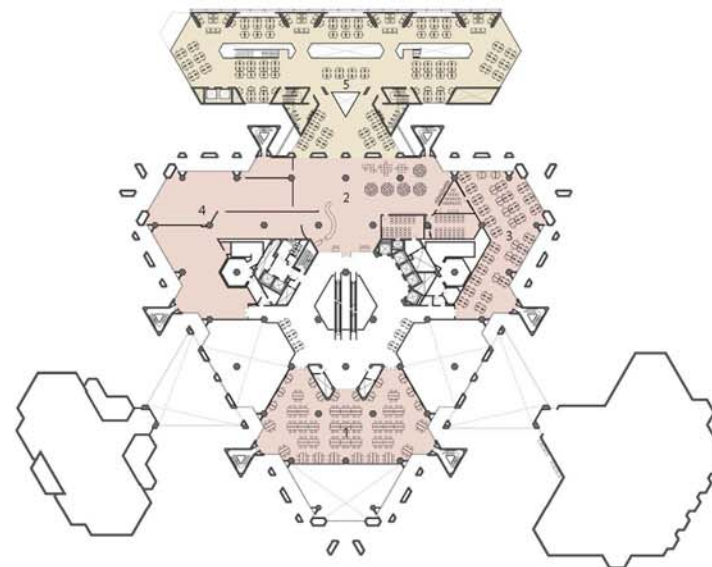


DIAMOND AND SCHIBITT ARCHITECTS

- ADDITION
- RENOVATION

THIRD FLOOR - PROPOSED

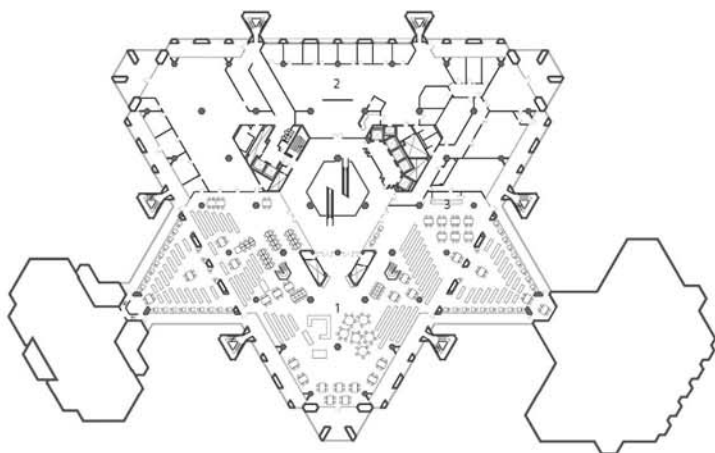
- 1. Renovated Reading Room
- 2. Renovated Media Commons
- 3. Staff Area to be removed, New Reading Room
- 4. Short Term Loans Office to be relocated, New East European Studies area.
- 5. Huron Street Pavilion Reading Room



ROBERTS LIBRARY RENEWAL AND EXPANSION

FOURTH FLOOR - EXISTING

- 1. Reading Room
- 2. Staff Area
- 3. Service Desk

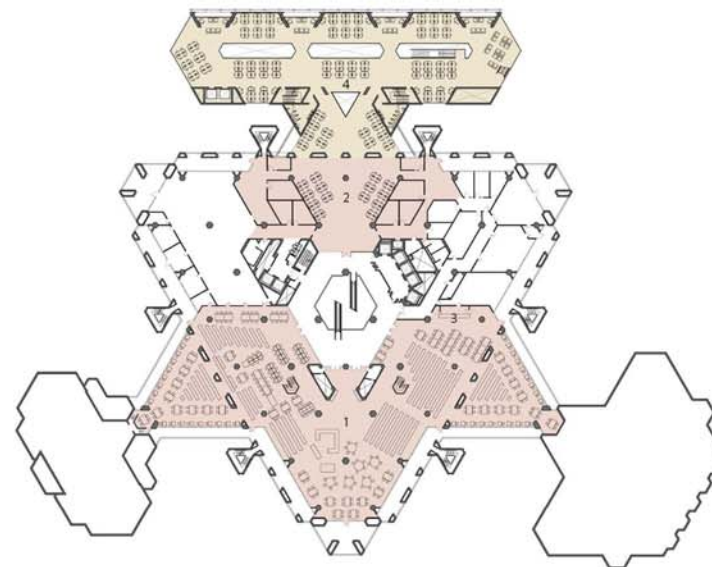


DIAMOND AND SCHIBITZ ARCHITECTS

- ADDITION
- RENOVATION

FOURTH FLOOR - PROPOSED

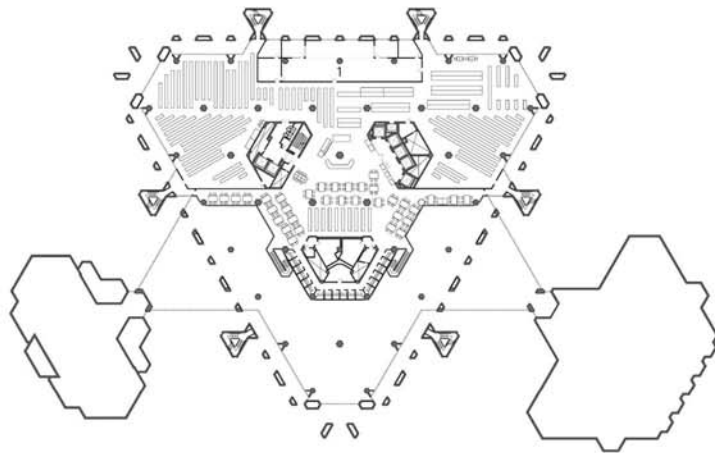
- 1. Renovated Reading Room
- 2. Expanded and Renovated Staff Area / New Reading Room / Group Study Areas
- 3. Relocated Short Term Loans Office to be combined with existing Service Desk
- 4. Huron Street Pavilion Reading Room



ROBARTS LIBRARY RENEWAL AND EXPANSION

FIFTH FLOOR - EXISTING

1. Staff Area

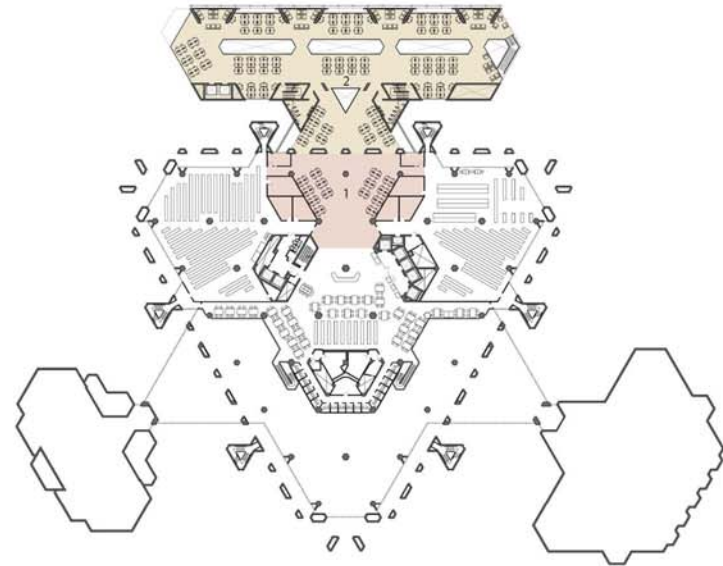


DIAMOND AND SCHIBITT ARCHITECTS

- ADDITION
- RENOVATION

FIFTH FLOOR - PROPOSED

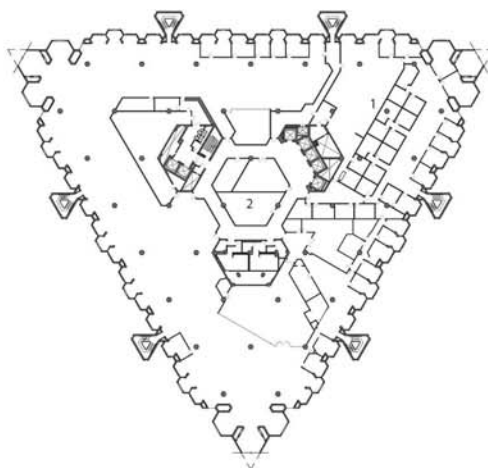
- 1. Expanded and Renovated Staff Area / New Reading room / Group Study Areas
- 2. Huron Street Pavilion Reading Room



ROBERTS LIBRARY RENEWAL AND EXPANSION

EIGHTH FLOOR - EXISTING

- 1. Criminology Department
- 2. Seminar and Group Study Rooms

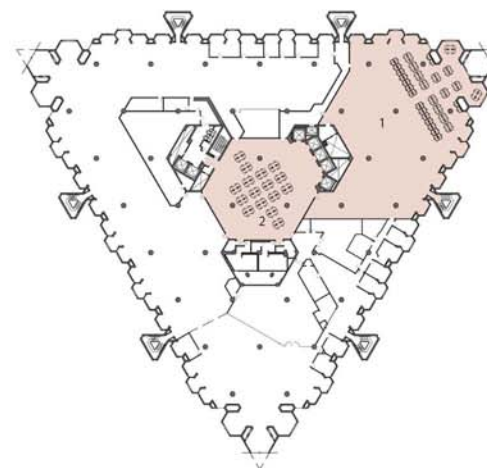


DIAMOND AND SCHIBITT ARCHITECTS

- ADDITION
- RENOVATION

EIGHTH FLOOR - PROPOSED

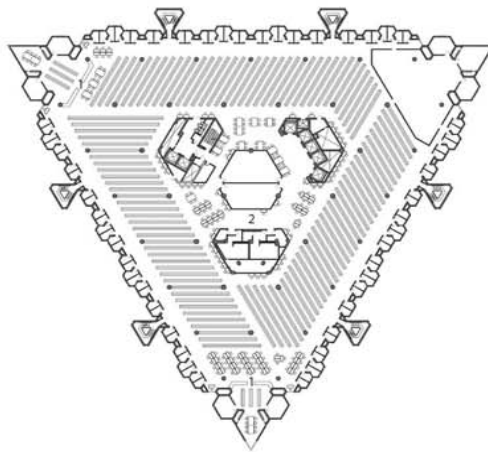
- 1. Existing Criminology Department to be relocated, New Canadian Hong Kong Research Library
- 2. Existing Seminar and Group Study Rooms to be removed, New Reading Room



ROBARTS LIBRARY RENEWAL AND EXPANSION

NINTH FLOOR - EXISTING

- 1. Apex Reading Rooms
- 2. Core Reading Room

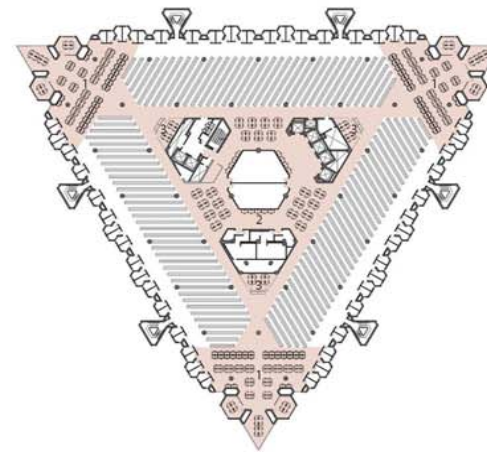


DIAMOND AND SCHMITT ARCHITECTS

- ADDITION
- RENOVATION

NINTH FLOOR - PROPOSED

- 1. Renovated and expanded Apex Reading Rooms
- 2. Renovated Core Reading Room
- 3. New Group Study Rooms



ROBERTS LIBRARY RENEWAL AND EXPANSION

Floors 9-13