

FOR APPROVAL

CONFIDENTIAL

IN CAMERA

TO: Governing Council

SPONSOR: Professor Scott Mabury, Vice President, University Operations

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PRESENTER: See above.

CONTACT INFO:

DATE: January 29, 2015 for February 26, 2015

AGENDA ITEM: 12(a.)

[Project Report attached under item 5(a.)]

ITEM IDENTIFICATION:

Capital Project: Report of the Project Planning Committee for the Robarts Library Renewal and Expansion: Robarts Library Commons – Sources of Funding and Total Project Cost

JURISDICTIONAL INFORMATION:

Pursuant to section 4.2.3. of the Committee’s terms of Reference, “...the Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. space plan, site, overall cost and sources of funds).”

Under the Policy on Capital Planning and Capital Projects, “...proposals for capital projects exceeding \$10 million must be considered by the appropriate Boards and Committees of Governing Council on the joint recommendation of the Vice-President and Provost and the Vice-President, University Operations. Normally, they will require approval of the Governing Council. Execution of such projects is approved by the Business Board. If the project will require financing as part of the funding, the project proposal must be considered by the Business Board.”

GOVERNANCE PATH:

A. Project Planning Report: Site and Space Plan

1. Planning and Budget [for recommendation] (January 14, 2015)
2. Academic Board [for recommendation] (January 29, 2015)
3. Executive Committee [for endorsement and forwarding] (February 9, 2015)
4. **Governing Council [for approval] (February 26, 2015)**

B. Execution of the Project:

Governing Council

Capital Project: Report of the Project Planning Committee for the Robarts Library Renewal and Expansion: Robarts Library Commons – Sources of Funding and Total Project Cost

1. Business Board [for approval] (January 26, 2015)

PREVIOUS ACTION TAKEN:

Approval in principle of the Robarts Library Renewal and Expansion Plan was granted at the March 2008 meeting of Governing Council. Since that time many elements of the Library Renewal and Expansion Plan have been implemented. These include renewal of administrative, public service access and student spaces on the 3rd, 4th and 5th floors, the renewal of stack-floor apex and group study spaces, the south stair expansion and the enclosure of the entry porticos.

In February 2010 a private commitment of \$15 million was identified to begin work on the Robarts Pavilion (now called the Robarts Common). This space was envisioned as a new five-storey study pavilion to be located along Huron Street, built over the existing loading dock and physically connected to existing floors 2-5 of the Library. The Report of the Project Committee for the Robarts Library Renewal and Expansion, dated December 10, 2007, identifies the conceptual Robarts Pavilion comprising new construction of approximately 6,625 gross square meters (gsm).

At the Governing Council meeting held on May 13, 2010, the Project Planning Report for the Robarts Library Pavilion was approved in principle, comprising 5,540 gross square meters (gsm) or 3,325 net assignable square meters (nasm). In addition, approval was granted to initiate schematic architectural and structural design work with \$1,000,000 of funding in hand. Total Project Cost considerations and further project refinement account for the reduction in building area between the project scope outlined in 2007 and 2010. A capital campaign has since taken place between 2010 and 2014.

Through the design process, project size increased to 6,311 gross square meters (gsm). In the summer of 2014, it became clear that the project expectations would need to be revised to match available capital campaign dollars in order to move forward with the project. Diamond Schmitt Architects were re-engaged to update the scheme that is described in this report and for which approval is being sought to move forward with implementation.

HIGHLIGHTS:

Discussion of the site and space plan can be found in the open session document for this project “Capital Project: Report of the Project Planning Committee for the Robarts Commons ”, item 3, for this meeting.

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FINANCIAL IMPLICATIONS:

a) Total Project Cost

The total estimated project cost for Robarts Common, a five storey addition, as approved at Governing Council in 2008 as an individual project within the “Robarts Library Renewal and Expansion” comprising new construction of 6,625 gross square meters (gsm) was \$39,500,000. This was based on high level approximation since there were many details to be resolved at this time on the conceptual project prior to formal approval to proceed.

On May 13, 2010, Governing Council approved the Robarts Library Pavilion project scope comprising new construction of 5,540 gross square meters (gsm) or 3,325 net assignable square meters (nasm) at a total project cost of \$38.59 million.

In September 2014 the firm of Marshall & Murray, Quantity Surveyors, was commissioned to prepare a budget construction cost estimate, based on documents developed by Diamond Schmitt Architects in response to a scope reduction exercise, and in consultation with the architect and University staff. These plans still envisioned a five storey addition but the overall Gross Floor Area was reduced from 6,311 to 5,614 gross square meters (gsm) or 2,958 net assignable square meters (nasm), in line with the project scope approved in 2010.

The total estimated project cost is \$36,250,000. Included in the Total Project Cost is the approved May 13, 2010 Governing Council expenditure of up to \$1,000,000 for consulting fees. At the November 24, 2014 CaPS Executive meeting, a further expenditure of \$1,975,115 in consulting fees, also included in the Total Project Cost, was approved.

b) Funding Sources

The funding sources for the project include \$18.74 million in Capital Campaign (\$3 million are pledged funds), \$9.0 million of Provost’s Central Funds and \$8.51 million of University of Toronto Libraries operating and capital funds, for a project total of \$36.25 million.

c) Operating Costs

Annual operating costs are estimated to be \$114 per gross square metre. For the addition of 5,614gsm or 2,958 net assignable square meters (nasm) of space in the proposed new Robarts Commons the estimated total of \$639,996 per annum in current dollars will be funded by the University.

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RECOMMENDATIONS:

Be It Resolved

THAT the project scope to accommodate the Robarts Library Renewal and Expansion: Robarts Library Commons of approximately 5,614 gross square meters (gsm) or 2,958 net assignable square meters (nasm) at a revised total project cost of \$36,250,000, to be funded as follows, be approved in principle:

Capital Campaign (cash in hand)	\$15,737,887
Capital Campaign (pledged)	\$ 3,000,000
Provost's Central Funds	\$ 9,000,000
<u>University of Toronto Libraries (operating and capital funds)</u>	<u>\$ 8,512,113</u>
Total	\$36,250,000

DOCUMENTATION PROVIDED:

- Report of the Project Planning Committee for the Robarts Library Renewal and Expansion: Robarts Library Commons dated December 10, 2014, revised January 5, 2015.