



FOR APPROVAL

CONFIDENTIAL

IN CAMERA

TO: Business Board

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DATE: September 19, 2019 for October 7, 2019

AGENDA ITEM: 21(f)

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for 700 University, 4th floor: Fit-out for the Department of Statistical Sciences and A&S Professional Masters Hub* – **Execution of the Project**

JURISDICTIONAL INFORMATION:

Section 5.2 (b) of the *terms of reference* for the Business Board states that the Board is responsible for “approval of capital expenditures for, and the execution of, approved projects, as required by approved policies.”

GOVERNANCE PATH:

1. Business Board [for approval] (October 7, 2019)

PREVIOUS ACTION TAKEN:

Subleased space from the University Health Network on the 4th floor of 700 University presents an opportunity for the Faculty of Arts & Science to accommodate the rapid growth of two units – the Department of Statistical Sciences, (along with its associated Professional Masters program, the Master of Financial Insurance (MFI)) and the Master of Science in Applied Computing (MscAc). The Department of Statistical Sciences had long outgrown its space in Sidney Smith Hall and expanded its footprint in 2016 when leased

space became available in the Stewart Building (149 College), thus occupying a second location; however, this was still not enough space. This move to 700 University will not only allow for the growth of the department but will bring them together in one location. The growth in number and sizes of professional masters programs has prompted the Faculty to think about creating a Professional Masters hub which could provide shared amenities and space efficiencies.

Consultation by way of representatives on the Project Planning Committee took place in full committee meetings throughout March 2019; these included graduate, undergraduate and professional masters students who were very engaged. Graduate student spaces will be exceptional, offering a variety of groupings; different furniture types to accommodate a range of work styles/needs and access to natural light. Most important is that there will be sufficient amount of space to accommodate the growing number of graduate students. Undergraduate students were interested in dedicated study space near their home department; however, this cannot be accommodated on this site due to constraints, including building code restrictions.

The long-term plan is for these units to be located in the development of the 2011 St. George Campus Master Plan Site C (215 Huron St) as the University's Data Sciences Centre.

On April 22, 2019, CaPS Executive Committee approval to engage consultants to develop the project through the Construction Documents phase was confirmed. ZAS Architects was retained in June, through an RFP process.

Further, On April 22, 2019, CaPS Executive Committee approval to transfer funds from the Faculty of Arts and Science to the Future Major Capital Project Reserves, for a period of 1 year to April 30, 2020 was confirmed.

HIGHLIGHTS:

700 University is also known as the Ontario Power Generation Building or Ontario Hydro Building. It was built in 1975 and located at the intersection of University Avenue and College Street. Its distinctive modernism style with large floor plates is comprised of 19 floors.

Statistical Sciences: The Big Data and Data Science Revolutions

The changes brought in by the Big Data and Data Science revolutions have had a transformative effect on the Department of Statistical Sciences. For instance, the undergraduate enrollments have increased tenfold in the last 8 years. The Department, supported by Arts & Science (A&S), has been involved in intensive hiring campaigns in the last 4 years. Much more needs to be done in order to rebalance the student to faculty FTE ratio. Given the current enrollments, the St George faculty complement is expected to grow, with similar growth at UTSC and UTM campuses. Part of the faculty hiring strategy has involved a number of joint positions with experimental sciences, e.g., Computer Science, Psychology, Astronomy and Astrophysics. Faculty require laboratory space that needs to host staff and equipment. Such space is currently unavailable. The pressure on Statistical Sciences space is exacerbated by the fact that, in addition to faculty complement, the larger courses require simultaneous expansion of the graduate program at both MSc and PhD levels, limited term teaching and postdoc/visitor capacity. Currently, the Department's faculty is divided unequally in two locations situated at considerable distance from each other. Further, graduate students' offices are situated

away from most of the faculty in the Department. The negative effects on the Department's research and education processes due to this division are enormous and continue to worsen. Currently, the Department of Statistical Sciences is severely lacking common spaces where students and faculty could interact scientifically, where Department-specific activities related to the undergraduate experience or data-centric competitions and alumni events could be organized. The need to have new space allocated to the Department of Statistical Sciences cannot be emphasized enough.

Professional Masters Hub: MScAC, MFI and others

The Masters of Science in Applied Computing (MScAC) in the Department of Computer Science (DCS) is purposely designed to train Masters level graduate students in industrial research skills. The program is unique in Canada and one of the few of its type internationally. Envisioned as a hybrid between the traditional research master's and a professional master's, graduates are well placed for private-sector R&D positions while retaining the possibility of continuing to a PhD. Key features of this 16-month cost-recovery program:

- 8 months of breadth graduate courses (aligned with the research Masters)
- 2 specialty business courses (Communications, Entrepreneurship)
- 8 months as a research intern with a partner company
- Research overseen by an academic supervisor and an industrial supervisor

The program is seeing tremendous demand that is aligned with the rapid growth of the IT sector in the GTA. Furthermore, Toronto has become an attractive destination for firms to undertake R&D precisely because of the local talent pool. Firms increasingly view the program as the source of their best research and technical talent.

The 4th floor provides 55,668 square feet or 5,172 square metres of rentable space in base building condition. With a deep floor plate planning and design will continue to be undertaken in such a way as to ensure natural light and views are shared by all in order to provide a healthy place to work, teach & learn.

Secondary Effects

- Impact on Other Occupants in Building

Refer to relevant section of the document "**Trioest, 700 University Tenant Manual, August 2018**"

- Coordination with other renovation projects in building

Bridge Connection. The Sublandlord shall have the ongoing right but not the obligation, throughout the Sublease Term, to construct a covered bridge (the "**Bridge**") from the elevator lobby of the 4th floor of the Building, to Princess Margaret Hospital for the

exclusive use of the Sublandlord's staff and visitors. The Bridge shall not encroach upon the Premises and the Sublandlord agrees to use reasonable commercial efforts to minimize disruption to the Subtenant's business during the construction of the Bridge.

- Reallocation of Vacated Space

The space vacated as tabulated below will remain within the Faculty and will be reallocated to address other pressing space needs. There are no costs included in this project in connection to the reallocation.

Vacated Space

Building	NASM
Sidney Smith Hall	674
Bahen Centre for Information Technology	189
Stewart Building	501
Total	1,364

Schedule

The proposed schedule for the project is as follows:

Project Approval (Interim)	April 2019
Consultant Selection/ Award	May – June 2019
Schematic Design	July – September 2019
Cycle 1 2019-20 Governance	August – November 2019
Design Development	September – October 2019
Construction Documents	November 2019 – January 2020
Tender and Award	February – March 2020
Construction Start	April 2020
Occupancy	Fall 2020

FINANCIAL IMPLICATIONS:

a) Total Project Cost

The total estimated project cost for the 700 University, 4th floor: fit-out for the Department of Statistical Sciences and A&S Professional Masters Hub project is \$18,468,593.

On April 22, 2019, the CaPS Executive Committee approval of \$1,230,560 to engage consultants for the 700 University, 4th floor: fit-out for the Department of Statistical Sciences and A&S Professional Masters Hub was confirmed.

Further, On April 22, 2019, CaPS Executive Committee approval to transfer \$9,000,000 from the Faculty of Arts and Science to the Future Major Capital Project Reserves, for a period of 1 year to April 30, 2020 was confirmed.

b) Funding Sources

The Total project Cost of \$18,468,593 is to be funded as follows:

Faculty of Arts and Science Building Fund	\$9,468,593
Future Major Capital Project Reserves	\$9,000,000

c) Operating Costs

Operating costs will be paid for by the Faculty of Arts & Science and refined estimates will be developed through the remainder of the design process.

RECOMMENDATION:

Be It Resolved:

Subject to Governing Council approval in principle of the project,

THAT the Vice-President, Operations and Real Estate Partnerships be authorized to implement the capital project for the *700 University, 4th floor: Fit-out for the Department of Statistical Sciences and A&S Professional Masters Hub* at a total project cost of \$18,468,593.

DOCUMENTATION PROVIDED:

- *SEE TAB 21.8.6 in Diligent: CAPITAL PROJECTS – REFERENCE DOCUMENTS Report of the Project Planning Committee for 700 University, 4th floor: fit-out for the Department of Statistical Sciences and A&S Professional Masters Hub, dated March August 23, 2019.*