

**FACULTY OF LAW EXPANSION
INTERIM PROJECT PLANNING REPORT**

JANUARY 15, 2007

Membership

Mayo Moran (Chair), Professor and Dean
Kathy Tam, Chief Administrative Officer
Bonnie Goldberg, Assistant Dean (Students)
Kate Hilton, Assistant Dean (Alumni & Development)
Jane Kidner, Assistant Dean (External Relations)
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Marty Friedland, Professor Emeritus
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Audrey Macklin, Professor
Lorne Sossin, Professor and Associate Dean
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David Duff, Professor
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Elliot Smith, JD Student
Alex Kenjeev, JD Student
Alexis Alyea, JD Student
Rose Ann MacGillivray Graduate Student
Jennifer Adams Peffer, (Secretary) Campus and Facilities Planning
Julian Binks, Manager, Project Planning, Capital Projects

Note: Audrey Macklin and Elliot Smith are no longer serving on the Committee. Andrew Parley, JD Student has been added to the Committee.

Terms of Reference

1. Make recommendations for a detailed space program indicating how space and facilities for the Faculty of Law should be organized at 78 Queen's Park Crescent (Flavelle House and Bora Laskin Library) and 84 Queen's Park Crescent (Falconer House), including renovations to the existing facilities.
2. Identify the space program as it is related to the Faculty's existing and approved academic plan; taking into account the impact of approved and proposed program enhancements that are reflected in increased faculty, student, and staff complement.
3. Demonstrate that the proposed space program will take into account the Council of Ontario Universities and the university's own space standards.
4. Demonstrate the relationship of the proposed facility to the facilities that house the Faculty's international peer group.
5. Plan to realize maximum flexibility of space to permit future allocation, as program needs change.
6. Identify the equipment and moveable furnishings, which will be necessary to the project.
7. Identify requirements for networking and other electronic and data communications.
8. Identify site plan implications, including City of Toronto approvals, parking, servicing, safety and accessibility as related to overall development of the Queen's Park precinct.
9. Provide a total project cost estimate that identifies all resource implications including a projected increase to the annual operating cost for the University.
10. Identify any costs associated with transition during construction and secondary effects resulting from the realization of this project.
11. Identify all sources of proposed funding for this project.
12. Report by December 31, 2006.

Background Information

A Project Planning Committee for the Faculty of Law was established in November 2001. The Committee prepared an interim report identifying the Faculty's space requirements and requested that the area identified as site 12 in the University's permitted development sites be conditionally assigned for its academic expansion. Subsequently, in light of other developments and the apparent intensification of areas adjacent to the University, the Dean's Advisory Committee recommended last year that the Faculty should plan for expanded facilities at the present site – 78 and 84 Queen's Park Crescent.

The Faculty of Law is housed in two historic buildings, Flavelle House including the Bora Laskin Library addition and Falconer Hall, on the St. George Campus of the University of Toronto. Within these two buildings, the law school meets many of its needs, having its own classrooms, seminar rooms, library and research facilities. Immediately adjacent to the law school grounds are Philosopher's Walk to the west, the Faculty of Music and the Royal Ontario Museum to the north and, beyond Hoskin Avenue, Queen's Park and the Parliament buildings to the south.

In order to meet the pressing needs of approved and planned program enhancements relating to the Faculty's academic mission (including increased faculty complement, graduate student enrolment, and student service support) additional space is required. The Project Committee has identified a strategy for increasing the space program within the Faculty's precinct according to its academic plan. This report brings forward an interim plan including an interim space program and site considerations that will be more fully considered with respect to academic plan, development in the Queen's Park precinct, project cost and other Faculty requirements in the final planning document.

The Faculty of Law has a long and illustrious history. Established in 1887, it is one of the world's great law schools, a dynamic intellectual and social community with nearly 60 full-time faculty members and more than 25 annual distinguished visiting professors from the world's leading law schools, as well as over 700 undergraduate and graduate students. The Faculty's rich academic programs are supplemented by its many legal clinics and public interest programs, and its close links to the Faculty's more than 6,000 alumni, who enjoy rewarding careers in every sector of Canadian society and remain involved in many aspects of life at the law school.

Over the past decade, the law school's academic, extra-curricular, and co-curricular programs have grown dramatically. The number of faculty members has more than doubled; senior managerial staff, program directors, and support staff have also increased. The tremendous growth of the law school has meant that it is bursting at its seams. The law school's physical space and existing facilities can no longer support its current programmatic needs or its anticipated future needs. While Falconer Hall and Flavelle House (including the Bora Laskin Law Library) and the glorious precinct in which they reside, are beloved to legions of alumni, the site presents a significant challenge for the Faculty's growth. This challenge will be realized by renovating the existing buildings and with the construction of new facilities.

After many months of consultation, the Project Committee has concluded that the ideal development plan for the law school is to vacate Falconer Hall and consolidate its program on an expanded Flavelle site. This plan envisions a new southern entrance to the law campus, strengthening the Faculty's presence on Queen's Park and connecting it more closely to the rest of the St. George Campus.

The Project Committee envisions a landmark building that will be an important part of the architectural renaissance of the city. The law school is one of Canada's great public institutions, whose building should engage and inspire members of our community and members of the public. The law building should be a beautiful space that encourages people to come together and share ideas. It should contain spaces that are suitable for conferences and other public gatherings on key issues of public policy. It should also reflect the Faculty of Law's public values, which include a commitment to environmental sustainability and to physical accessibility.

The Faculty envisions a building that enriches the experience of its students and faculty members. The Faculty of Law building should facilitate curricular innovation, allowing for intimate learning experiences and clinical opportunities. It should support the extra- and co-curricular activities of all Law students, as these programs give students unique opportunities to develop professional and leadership skills. And it should inspire faculty members to teach and write at the highest international standards. In short, the Faculty envisions a building that reflects its aspirations and the special place that the law school holds in Canada and in the world.

Statement of Academic Plan

In 2002, the Faculty of Law completed an extensive academic plan (known as *Strengthening Our Community: the Report of the Task Force on the Future of the Faculty*). This plan made ambitious recommendations in three broad categories: People, Programs and Infrastructure.

While many of the goals of the academic plan in the areas of People and Programs have been achieved, others have been deferred, either because key budgetary assumptions from the academic plan have not been realized, or because the school has lacked the physical space to accommodate growth in certain areas. The major goal of the academic plan with respect to Infrastructure was the construction of a new building, and the Faculty of Law Expansion Interim Project Planning Report represents major progress toward this objective.

Highlighted in this section of the Interim Project Planning Report are some of the significant achievements of the past several years in the areas of People and Programs, and the steps that have been taken thus far to realize the school's ambitions with respect to Infrastructure.

The Faculty of Law has:

- continued to attract an outstanding and diverse student body.
- continued to attract and retain outstanding faculty members.
- continued to work on a range of diversity initiatives designed to create a welcoming environment for students, faculty and staff, including the development of new staff positions with mandates to deepen the Faculty's outreach to diverse communities.
- seen a steady increase in the number of student-run programs and initiatives with 32 student clubs and associations now at the law school. The Faculty celebrates the energy and enthusiasm of its students, while at the same time struggles to provide

space to accommodate the proliferation of meetings and events associated with these student activities.

- invested in its clinical programs, increasing its annual funding for Downtown Legal Services and supporting the creation of intensive clinical terms for credit. Its longstanding International Human Rights Program has been expanded through the creation of an International Human Rights Clinic (IHRC). The incredible popularity of these programs has led to increased demands for both funding and physical space.
- developed its public service offerings. The Faculty has increased the reach of Pro Bono Students Canada, allowing for the development of additional volunteer placements for students, and has created a new organization, LAWS (Law in Action within Schools), a high school outreach program designed to encourage at-risk youth to stay in school, and ultimately to pursue a post-secondary education..

Infrastructure

For a number of years, the state of the Faculty of Law's physical facilities has been a significant challenge. In fact, in 2000, an External Review Committee evaluated the Faculty's program and reported that inadequate physical space was *the* most pressing issue facing the Faculty:

There is a huge, and widening, chasm between the academic achievements of the Law School and its physical facilities. Without a dramatic improvement in both the quality and the quantity of those facilities, we believe that the Faculty of Law will be unable to be counted as one of the leading law schools in the world... [T]he physical facilities of the Law School match neither its academic achievements so far nor its place among the leading law schools in the world.

The 2000 External Review Committee concluded that the space and facility challenges faced by the Faculty were "stark and immediate". In their view, the problem could not be deferred "for the medium or long term", but tackled immediately, "with tangible results in the short-term". The Committee added that "the solution must match the magnitude of the problem. Refurbishment of existing space will not suffice".

Consequently, the Faculty's 2002 academic plan identified the timely implementation of a space solution as a key academic priority for the Faculty of Law. Between 2002 and 2006, the Faculty and the University considered a number of development possibilities for Law, including a move to Site 12 on the St. George Campus. In the meantime, due to the growth in its academic program, and several additional years of deferred maintenance, the situation has become even more serious. In January of 2006, the University conducted an External Review of the Faculty of Law. The Reviewers expressed concern at the quality of the physical space, and concluded:

[T]he facilities are completely inadequate for the Faculty of Law's current needs, not to mention those needs which are on the horizon. These inadequacies permeate the institution in ways that seriously inhibit its capacity to contribute in the ways it should.

Following the External Review, the Dean struck an Advisory Committee of faculty, staff, students and alumni to determine with finality the location of any future development project. The Committee recommended that the Faculty of Law remain on the Queen's Park site that it has occupied for the past several decades. There has been widespread support for this decision from all of the Faculty's constituencies. The Faculty of Law Expansion Interim Project Planning Report identifies a project that will unite Faculty of Law community and allow it to fulfill the only significant commitment from the 2002 academic plan that remains outstanding.

Space Program

The following space program includes all the planned and requested additional spaces necessary, and described within this report, to fully support the Faculty of Law in its existing and future envisioned state.

DRAFT Space Program	Space	nasm	Planned Complement Spaces needed	#	total	area subtotal
Faculty Offices						
	Faculty Offices (programs)	18	4		72	
	Dean's Office (includes meeting space)	12	1		12	
	Faculty Offices	13	55		715	
	Intensive Visitors	6.5	4		26	
	Long Term Visitors Offices	13	4		52	
	Adjunct Faculty (non FTE)	24	1		24	
	Visiting Fellows	10	2		26	
	Emeritus Offices	10	7		70	
	subtotal Faculty Offices					997
Faculty/Graduate Research Offices						
	Research/Special Programs Offices	13	13		169	
	Research/Special Programs workstations	6.5	1		6.5	
	Research Programs Visiting Fellows	10	2		20	
	subtotal Research Offices					195.5
Clinical Office Spaces						
	Clinics Staff Offices	13	8		104	
	Clinics Visiting Fellows	10	2		20	
	Clinics Offices and Support Space at 655 Spadina	400	1		400	
	subtotal Clinical Offices					524
Administrative Staff Offices						
	Administrative Offices (programs)	18	7		126	
	Typical Administrative Offices	13	56		715	
	casual staff workstations	3	6		18	
	subtotal Administrative Offices					872

DRAFT Space Program			Planned Complement Spaces needed		area subtotal	
	Space	nas	m	#	total	
Administrative Support Space						
	Reception desk	15		5	75	
	Resource area	10		2	20	
	CDO meeting/interview space	13		1	13	
	Adm./Fin.Aid Counseling/staff development space	13		1	13	
	Server Room	20		1	20	
	Records exam staging area	30		1	30	
	Mail Room	15		1	15	
	Administrative Area Photocopy/Fax/Printing	15		1	15	
	Faculty Area Photocopy/Printing	10		2	20	
	Staff Lounge	40		1	40	
	Faculty Lounge	40		1	40	
Storage Spaces						
	Admissions and Financial Aid locked files storage	20		1	20	
	Financial Records Office storage	20		1	20	
	General Administrative Storage	20		1	20	
	Technical Support Storage Room	20		1	20	
	General Faculty Area Storage	55		2	110	
	Finance, Bookstore, Facilities & Services files storage	10		1	10	
	Grad. Program Student Records storage	15		1	15	
	Dean's Office Files Storage	20		1	20	
Meeting Rooms						
	10 seat	19		1	19	
	Dean's Meeting Room (20 seat)	40		1	40	
	25 seat	63		1	63	
	50 seat	90		1	90	
Conference Space						
	60 seat	100		1	100	
	20 seat	40		2	80	
	Conference Reception Area	60		1	60	
	Conference Kitchen/Catering Area	30		1	30	
	Conference Area storage	24		1	24	
	subtotal Administrative Support Space					1042
Classrooms						
	25 seat	90		1	90	
	25 seat	112		1	112	
	25 seat	50		2	100	
	75 seat	120		2	240	
	110 seat	150		4	600	
	300 seat	425		1	425	
	Classroom storage	20		1	20	
	Moot Court robing room	15		1	15	
	subtotal Classrooms					1602

DRAFT Space Program			Planned Complement Spaces needed		area subtotal
	Space	nas	#	total	
Library					
	Reference/Circulation desk	40	1	40	
	Reserve Books area	350	1	350	
	Information Commons	75	1	75	
	Multi-purpose rooms (to seat 4)	8	2	16	
	to seat 8	15	1	15	
	Student Photocopy/Printer room	20	1	20	
	Reading Room (to seat 150)	400	1	400	
	Group study (to seat 20)	40	1	40	
	to seat 8	12	5	60	
	Stacks	1000	1	1000	
	Closed Library Storage	100	1	100	
	Staff Space				
	Public service librarian offices	13	6	78	
	Computer Services Librarian Offices	13	3	39	
	Chief Librarian Office	18	1	18	
	Library Admin. Asst. workstation	6.5	1	6.5	
	Technical Services	30	1	30	
	Cataloguing librarian/prof. collections coordinator office	13	2	26	
	Multi-functional Activities Area	115	1	115	
	Photocopy/Printer Room	10	1	10	
	AV equipment storage room	5	1	5	
	subtotal Library				2443.5
Student Space					
	Social Space	95	1	95	
	Reading Space	100	1	100	
	Group Study Rooms	15	4	60	
	Printing/Photocopy room	10	1	10	
	Flow Space			non-assign.	
	Student Mail Area	20	1	20	
Student Clubs and Associations					
	Clubs Office	40	1	40	
	Student Law Society Office	35	1	35	
	Aboriginal Law Student Association Office	15	1	15	
	Moot Court Complex: Committee Room	30	1	30	
	Moot Court Complex: Committee Small Office	13	1	13	
	Ultra Vires Office	35	1	35	
	Student Clubs bookable meeting room (to seat 20-25)	50	1	50	
	Student Clubs bookable meeting room (to seat 8-10)	15	1	15	

DRAFT Space Program		Space	nasm	Planned Complement Spaces needed #	total	area subtotal
Student Journals						
	Indigenous Law Journal Office	15	1	15		
	University of Toronto Faculty of Law Review Office	15	1	15		
	Journal of Law and Equity Office	15	1	15		
	Journal of Int'l Law and International Relations Office	15	1	15		
	Professional Journals/Future Journals	15	1	15		
	Photocopy room	5	1	5		
	Meeting Rooms (to seat 8-10)	15	1	15		
Graduate Student Space						
	Graduate Student Lounge	40	1	40		
	PhD Student Carrels (single)	6.5	20	130		
	PhD Student Carrels (double)	13	10	130		
	LLM Group Carrel Space	120	1	120		
	subtotal student space					1033
Faculty Wide Space						
	Food Services	50	1	50		
	Prayer Space	35	1	35		
	Casebook Store	80	1	80		
	u/g Lockers	0.2	600	120		
	Graduate Student Lockers	0.3	60	18		
	subtotal faculty wide space					303
TOTAL Faculty of Law Space Program					9012	
Portions of existing space to be renovated					5878.6*	
Additional Space required to meet program requirements NASM					3133.4	
Total Additional Space required GSM					6266.8	

Overview of Existing Space

The current distribution of space at the Law School by category of space is kept as an updated inventory in the Planning office. The main categories of space are listed below:

Total Existing Space Inventory	nasm
Faculty Offices	984
Other Academic Offices	72
Dept. Supp Staff	600
Office Support	440
Graduate Student Space	816
Student Club/Program Offices	226
Study Spaces	59
Classrooms	1050
Library Space	2501
Food Facilities	13
Bookstore/Merch	67
Rec Facil/Serv	146
Student Offices/DLS/Student Enterprise	401
	7375

Spaces are divided between the two historic buildings and the Bora Laskin Library, with 5712 nasm located within Flavelle House and the Library, an additional 1262nasm located in Falconer Hall and 401 nasm accommodating clinics at 655 Spadina Avenue.

Nominal Space Allocation

The utilization of space was compared to the Council of Ontario Universities (COU) Space Standards as all reporting to the Ministry use these standards as the benchmark. The COU space standards were developed for use as a system wide application to review the utilization of physical resources within a wide range of institutions. They are based on centrally held data, average sizes of facilities and generalized assumptions about utilization. The elements that make the standards useful in broader analytical exercises often make them less effective when trying to determine the specific requirements of an individual department or division. This report, while corresponding to the COU standards in most respects, has modified some of their elements to ensure that the analysis would be sensitive to the specific space requirements of the Law School and the heritage nature of its buildings.

The plan derives from the COU allocation in the following ways:

1. Some areas have been augmented in order to fit existing historical conditions. That is, where a room under new construction would require one space allocation, in order to preserve the heritage aspects of the existing Flavelle House, some room sizes have been attributed area allocations that are larger than if constructed new.
2. Some space allocations have been augmented, i.e. classrooms and student spaces, to best fulfill the anticipated needs of the Law School which exceed general assumptions of utilization. Justification has been made in each case through a detailed description of the myriad of classes and activities that must be accommodated in order for the school to fulfill its mandate.

Comparison of Space Program to COU Allocation	Space Program nasm	COU Allocation nasm	Existing Space Allocation nasm
Faculty Offices	997	854	984
Research Offices	196	110	72
Clinical Offices	524	480	401
Administrative Offices	872	811	600
Faculty and Administrative Support Space	1042	521	440
Classrooms	1602	916	1050
Library	2444	2878	2501
Student Space	1033	720	1101**
Faculty-wide Space	303	75	226
	9012	7365	7375
subtract existing	5878	*	
Total new space required (nasm)	3133		
Total new space required (GSM)	6266		
Total new space supported by COU (nasm)	1487		
Total new space required over COU (nasm)	1647		

**student space can be further divided into three categories: 579nasm containing carrels, computer rooms, moot court prep., etc.; 226nasm containing student clubs, committees and journals offices and 296nasm containing graduate student offices, study spaces and lounge. It should be noted that some of the carrel space identified as student space in the library has been historically used to accommodate visiting faculty and others rather than benefiting students and therefore the existing allocation appears richer than is actually available.

Functional Plan

At this interim stage, only a preliminary discussion of functional plan can be provided. Overall, there is a desire to create important and distinct zones within the space program as follows:

1. A conference facility will be located in an area that takes advantage of the historic fabric of the existing Law School, is prominently and easily located by visitors and will serve as additional space for classes and other activities when not booked for events. The conference facility would benefit from the ability to open onto a landscaped exterior space.
2. A classroom complex will be rejuvenated with a combination of new and existing classrooms combining to provide optimum teaching opportunities.
3. Faculty offices will be located, where possible, together and near a smaller, more intimate faculty lounge.
4. Administrative offices will be clustered within their specialty areas. Where front reception desks are required, these administrative clusters should be located in easy to locate, ground level area.
5. Faculty and Administrative Support space should be located throughout the school in appropriate locations to best suit their respective functions.

6. The Library should be re-imagined to be compact and secure with places both for individual and group study and access to light for both users and staff.
7. Student spaces should be located as required of their particular nature. For example, graduate student carrels should be located within the graduate student precinct including a small lounge and kitchenette. Proximity and access to the library will also be critical. Other student group spaces should be located and grouped together as much as possible and have easy access to bookable meeting rooms and classrooms during off hours.
8. Wherever possible, non-assignable “flow” space” is desirable in order to provide informal places for interaction and meeting within the Law campus.

Environmental Impact

The Faculty of Law respects and adheres to the commitments of the University of Toronto to the development and maintenance of environmental strategies that are aimed at enhancing university property, as well as the global environment. This commitment is set out in the university’s Environmental Protection Policy <http://www.utoronto.ca/govcncl/pap/policies/enviro.html> (1994). In the spring of 2006, the Faculty of Law’s Faculty Council passed a motion committing the law school to principles of environmental sustainability and creating an Environmental Sustainability Working Group to oversee and monitor this commitment. The Project Committee has liaised with the Working Group and asserts that the new building has presented an exciting and necessary opportunity to put into practice this commitment. Thus, the Project Committee believes principles of environmental sustainability must form an integral part of our building design and implementation.

The Faculty of Law agrees that in a large urban campus such as this, 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, users and university administrators have an inherent responsibility to foster good environmental practices.

In its deliberations, the Committee received information that the University’s construction of new buildings – and often the renovation of old buildings - already adhere to some of the highest standards of environmental sustainability known to date. University-provided building estimates and construction costs are supplied with additional or increased allocations to account for exceeding building codes, for meeting certain environmental standards, for adherence to city-mandated, federally-provided, and provincially-legislated requirements, and for the allowance of environmentally sustainable choices in materials, furniture and furnishings.

With this in mind, the Committee wishes to strongly encourage the chosen design team to be cognizant of the University’s (in general) and the law school’s (in particular) commitment to buildings that are environmentally sustainable. In particular, innovative and alternative choices, should be considered when decisions are made about designs, processes and products that influence resource use (e.g., energy, water, materials) and other environmental impacts (e.g., indoor air quality, lighting, waste management). The Committee encourages the design team to measure the environmental impact of these choices, and to recognize that impacts in one area must be assessed relative to other areas, so that the “system” as a whole can be effective. However, the Project Committee emphasizes that the designated strategies to incorporate environmental design must work in concert with and not compromise the specified requirements of the Faculty of Law.

Special Considerations

1. Standards of Construction

This project assumes construction standards and materials similar to other good quality contemporary academic buildings on the University of Toronto campus.

2. 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. Some leniency may be permitted in these instances, subject to the approval of Campus and Facilities Planning.

3. Computing and Communications

Computing and communications should be considered at the time of design to fulfill current standards of design and technology.

4. Campus Planning Issues

The site is located on the west side of Queen's Park, bounded by the Royal Ontario Museum lands to the north, Philosopher's Walk to the east and Hoskin Avenue to the south. This site also accommodates the Faculty of Music and is surrounded by prominent institutional buildings facing Queen's Park which include the Royal Ontario Museum, Wycliffe College, Hart House, Sigmund Samuel Library, the MacDonald Block, St. Michael's College and Fry Hall at Victoria College. The existing context of low to mid rise institutional buildings establishes the overall built form pattern.

An existing development site (Site 23), to the north, is currently under consideration for additional height and density permissions beyond the approved 23m. Any additional permissions must address the access and servicing to this site via the mutual service lane that bisects the site.

The Faculty of Music has also identified space that will be required to meet the needs of their academic plan. Expansion in this precinct will be necessary. A separate project planning report from the Faculty of Music will be submitted at a later date. To fully maximize institutional use in this precinct, balanced development must be considered, and the needs of both faculties included in a comprehensive plan.

Heritage Issues

Two buildings of the Faculty of Law, Falconer Hall (84 Queen's Park) and Flavelle House (78 Queen's Park), are listed Heritage Buildings in the City of Toronto Inventory of Heritage Properties.

Additional development on this site will require municipal planning approvals by the City of Toronto. This site should therefore be included in the University's review of its Campus Master Plan and zoning requirements.

An easement exists across the site to allow service vehicles to access both the Faculty of Music loading and the Royal Ontario Museum loading access. This access must be respected within all plans for the site.

Surrounding open spaces contain a rich network of pedestrian paths which merge with those of the adjoining campus. The site is in the position to serve as a "gateway" to Philosopher's Walk, as well as to the South Campus.

In order to take full advantage of the site, the paved exterior courtyard and north/east vehicular forecourt areas should be fully reviewed for their potential to provide better amenity to the occupants of the Law School for both casual use as well as for use for conferences, etc. during good weather.

Resource Implications

Currently, further planning and feasibility studies are needed to arrive at a definitive budget for the project. Furthermore the issue of potentially phasing the work while the Faculty remains, needs to be compared to the option of relocating the faculty completely for the duration of construction.

Feasibility from a structural viewpoint means determining whether it is possible to build over the western terraces of the Bora Laskin Library.

The level of changes and renovation within both the Flavelle House and the Bora Laskin Library need to be more clearly defined. A substantial range of costs is possible for these options.

The site infrastructure issues need to be addressed.

The project as it is currently defined represents about 11,500 GSM of existing space and an addition of approximately 6,600 GSM over three stories.

Initially the faculty expressed a wish to relocate completely for the duration of construction. The cost of rental for 2 years, modifications to rental space and moving costs is estimated to fall in the \$11M range. A phased approach to the reorganization of the existing space, and careful planning could allow the Faculty to remain on site, and thus require less significant expenditure.

The potential cost range for the construction and renovations as discussed above could fall into the \$50 - 85M range – the former assuming moderate construction costs with the Faculty remaining on site and the latter assuming higher construction costs with the Faculty moving to other quarters. Presently it is assumed that the earliest that the project could be tendered is in late 2008, and the estimate accounts for escalation to that date.

Operating Costs

Under the new budget model, the operating costs including all indirect costs for the existing Faculty of Law buildings are:

Building 40 (Flavelle)	$\$162.12/\text{nasm} \times 5712\text{nasm} = \$926,029$
Building 50 (Falconer)	$\$174.03/\text{nasm} \times 1262\text{nasm} = \$219,626$
<u>Building 151 (Spadina Law Clinic)</u>	<u>$\\$141.36/\text{nasm} \times 401\text{nasm} = \\$ 56,685$</u>
Total Existing Operating Costs	\$1,202,340

Assuming an average total operating cost of \$163/nasm going forward, and an additional 3112nasm of space added to the inventory as part of this project, an additional \$507,256, (assuming no escalation of costs), will be required to operate the Faculty of Law facilities once this project is realized for a total of \$1,709,596 operating costs.

Funding Sources

The total projected cost range of the combined new and renovated spaces for the Faculty of Law is \$50-85Million. The funding for this project will be assembled primarily from external sources. All funding sources will be identified in the final report.

Schedule

This Interim Report is being brought forward for approval in principle of the increased space needs for the Faculty of Law, to include expansion on this site within the review of the Campus Master plan and zoning and to initiate fundraising. Further refinement of the space requirements, site analysis and costs will be necessary to finalize the project committee report. As such, a final report is expected to come forward for consideration in late spring 2007. Further review of schedule will be included in the final report.

Recommendations

That the Planning and Budget Committee recommend to the Academic Board:

THAT subject to approval by the Governing Council of a completed Project Planning Report that will identify the detailed space program of the Faculty of Law, the total project cost and all sources of funding,

The Interim Project Planning Report be approved in principle to accommodate the activities and functions described for the expansion of the Faculty's programs at its present location at 78 and 84 Queen's Park Crescent West.

THAT fundraising be initiated based on the requirements of this interim project report.

THAT detailed discussions with the City of Toronto be initiated regarding the site as part of the St. George Campus Master Plan review.

Appendices:

I.	Space Inventory	17
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I. Space Inventory

Building	Category	
Flavelle	Other Academ Appt	72
	Dept Supp Staff	157
	Office Support	264
	Food Facilities	13
	General Lounge	196
	Grad Stdnt Off	40
	Library Col Spc	2077
	Library Support	424
	Tiered Classrm/Service	833
	Std Off/Supp	114
	Study Space	613
	Computer StdyRm	59
	Rec Facil/Serv	146
	SUBTOTAL Flavelle House	5712
	Falconer	Bookstore/Merch
Classrm Service		4
Dept Supp Staff		51
Dept Supp Staff		392
Faculty Offices		279
Non-Tiered Clas		213
Office Support		144
Office Support		5
Office Support		128
Std Off/Supp		112
SUBTOTAL Falconer Hall		1262
SUBTOTAL 655 Spadina	401	
TOTAL NASM	7375	

Project Title:

Faculty of Law expansion

TPC Preliminary draft for discussion

This scheme considers a range of reasonable costs for different approaches to the same basic concept for the development of the site. In it most of the existing Bora Laskin structure is retained, with its infrastructure & functions. Only the existing Moot Court is demolished. New 3 storey structure is built around it to the south and east and over the west terraces. A new main entry is provided at the south. Thus a completely new appearance is created. The Faculty eventually vacates the Falconer building, with no allowance here for any work in that building.

Items	Moderate	High	range
Total area NASM	9,000	9,000	per program Dec. 2006
Total area GSM	18,140	18,140	calculated as existing remaining + required new
Existing space remaining, GSM	11,540	11,540	Flavelle + Bora Laskin 11,800 - Moot 260
New construction GSM	6,600	6,600	
Total reasonable range for construction costs, including construction contingencies and taxes	\$33,500,000	\$48,000,000	Extent of alterations, renovations to Bora Laskin and Flavelle still to be determined.
Infrastructure Upgrades in Sector	500,000	1,000,000	allowance for site services - possible new hydro service, city services etc, scope still TBD.
Secondary Effects	0	0	no allowance
Demolition	250,000	750,000	Moot Court demo 260 GSM + exterior cladding Extent of potential demolition and presence of hazardous materials TBD
Landscaping	250,000	750,000	allowance only, scope TBD.
Permits & Insurance	380,000	400,000	calculation based on area and value
Professional Fees	4,650,000	7,000,000	calculation based on construction value
Computing, Telephones, A-V, furnishings etc	2,000,000	3,200,000	reasonable range, scope & details TBD.

Moving and staging	1,100,000	11,000,000	In the first plan the Faculty remains and stages as new space is complete, and existing space renovated. In the second plan the faculty moves out into rented space for two years.
Security, signage, functions, misc costs	285,000	700,000	allowance range
Project Contingency	1,285,000	2,200,000	@ 3%
Escalation to a Fall 2008 tender - earliest - 10%	4,400,000	7,500,000	escalate @ 6% pa thereafter
Finance Costs - during design and construction	1,400,000	2,500,000	TBD - allowance based on value of project
Total Project Cost Estimate GST included.	\$50,000,000	\$85,000,000	

prepared jcb 12th Jan 2007