



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: January 12th, 2007 for January 30th, 2007

AGENDA ITEM: 8

ITEM IDENTIFICATION:

Report of the Project Planning Committee for the Relocation of the Department of Anthropology to the Norman Hughes Building.

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.

PREVIOUS ACTION:

In July 2006, at a special meeting of the Planning and Budget Committee, 19 Russell Street, was recommended in principle to accommodate the Department of Anthropology. Approval was given to assign the building to the Faculty of Arts and Science.

HIGHLIGHTS:

The Department of Anthropology at the University of Toronto is currently dispersed over ten locations across the campus – in Sidney Smith Hall, the South Borden Building, 1 Spadina Crescent and the Munk Centre as well as in faculty offices located at the Colleges. The Faculty of Arts and Science is committed, as a fundamental objective, to end this spatial dispersal and to create an intellectual and social community in one location that will accommodate the on-going expansion of the department and appropriately support the department's growing preeminence in its field. The Faculty believes that a new facility in the Hughes Building at 19 Russell Street will provide a fitting home for a leading department of Anthropology in North America.

In recognition that on the completion of the L. Dan Pharmacy Building, the Norman Hughes Pharmacy Building would become available for reallocation to another institutional user, the Vice-President and Provost struck a Project Planning Committee (January 2005) to make recommendations and provide a detailed space program indicating how space and facilities for the Department of Anthropology could be consolidated and relocated to that building.

The Department of Anthropology with its move to the Hughes Building will build upon and strengthen its ability to meet core departmental priorities laid out in the Stepping Up Academic Plan for 2004-2010. Classrooms now under the jurisdiction of the Office of Space Management will remain in the building. As a secondary effect of this project, the space released by the Department of Anthropology in Sidney Smith Hall (1,370 nasm) will allow for a rationalization of space utilization within that building. Expansion space will be provided for the remaining departments located in Sidney Smith Hall and in particular will allow for graduate enrolment expansion, growth in Psychology's research and teaching programs and the accommodation of additional staff in the Registrar's offices. As well, approximately 720 nasm will be released to the University for reallocation, as will 300 nasm in the Federated Colleges.

This project entails the renovation and upgrading of the Norman Hughes Pharmacy Building, approximately 6,000 gross sq.m., and will accommodate a proposed space program for the Department of Anthropology of approximately 3,300 nasm, 120 nasm for OSM classrooms, 120 nasm for a proposed Archaeology Centre and 74 nasm for Fine Art Research Labs.

Preliminary estimates for extensive renovations were identified to cost in the order of \$15.5 million, which exceeded the anticipated budget for this project. As a result of more detailed planning a program involving less extensive work to the building was identified and a comprehensive building assessment has been undertaken and a phased approval planned. Funding for this initial work has been provided by the Faculty of Arts and Science. The scope of work, proposed in this report, retains the major building systems which will be repaired rather than replaced. This will be a satisfactory solution for at least the next 20 years from the perspective of the occupants.

The Faculty of Arts and Science plans to undertake a staged approach to the construction of this project. Capital Projects will work with the Faculty of Arts and Science to minimize the noise and disruption caused to early occupants by construction activity in the vicinity or by shutdowns to major building systems as they are upgraded. The budget at present assumes that all work will be done in normal hours and is based on the current staging plan incorporated in this report.

The Total Project Cost for the renovation of the Hughes Building for the Department of Anthropology including the first phase, is \$9.59 million. The renovation of two classrooms for the Office Space Management is \$172,500 for a total project cost of \$9.763 million.

Funding for the Anthropology project is to be provided by the Faculty of Arts & Science (\$7.59 million) and deferred maintenance funds from Facilities and Services (\$2 million). Funding for the centrally allocated classroom (\$173K) will be from the Office of Space Management.

RECOMMENDATIONS:

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

1. THAT the Project Planning Report for the Relocation of the Department of Anthropology to the Norman Hughes Pharmacy Building be approved in principle.
2. THAT the project scope having a total space allocation of 3660 nasm/6100 gsm space program at a cost of \$9.76 million in 2006 dollars, be approved with funding to be provided as follows:

Faculty of Arts & Science	\$7.59 million
Facilities and Services(FRP)	\$2.0 million
Office of Space Management	\$0.17 million

3. THAT all space currently occupied by the Department of Anthropology be released and made available for reallocation to other units.