UNIVERSITY OF TORONTO

OFFICE OF THE GOVERNING COUNCIL

FOR RECOMMENDATION **PUBLIC** **OPEN SESSION**

TO: Academic Board

SPONSOR: Professor Scott Mabury, Vice President, Operations and Real Estate Partnerships

CONTACT INFO: 416-978-2031, scott.mabury@utoronto.ca

PRESENTER: See Sponsor

CONTACT INFO: Same as above.

DATE: May 19, 2022 for May 26, 2022

AGENDA ITEM: 5

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for University of Toronto Centre for Drama, Theatre & Performance Studies (CDTPS) in University College Laidlaw Wing* - Project Scope and Sources of Funding

JURISDICTIONAL INFORMATION:

Pursuant to section 5.1 of the Academic Board's Terms of Reference, the Board considers reports of project planning committees (i.e. space plan, site, overall cost and sources of funds) with a capital cost as specified in the *Policy on Capital Planning and Capital Projects*.

The *Policy on Capital Planning and Capital Projects* provides that capital projects with costs between $10 million and $50 million (Approval Level 2) on the St. George campus, will first be considered by the Planning & Budget Committee, which shall recommend approval to Academic Board. Such projects will be confirmed by the Executive Committee of the Governing Council on the recommendation of the Academic Board. [Section 3(b)(ii)(1)(a)]

GOVERNANCE PATH:

A. Project Planning Report

1. Planning & Budget [for recommendation] (May 4, 2022)
2. **Academic Board [for approval] (May 26, 2022)**
3. Executive Committee [for confirmation] (June 14, 2022)

B. Execution of the Project:

1. Business Board [for approval] (June 21, 2022)

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PREVIOUS ACTION TAKEN:

At the March 5, 2021, meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, the project was brought forward to approve the Terms of Reference, and to formally strike the Project Planning Committee.

On June 29, 2021 CaPS Executive Committee approved consultant fees to engage consultants to the end of Construction Documents for Centre for Drama, Theatre and Performance Studies (CDTPS) at Laidlaw. Kohn Schnier Architects + Lett Architects were the selected proponents in September 2021.

On March 4, 2022 CaPS Executive Committee approved an increase in consultant fees for expenditure of early works to initiate abatement and demolition services.

HIGHLIGHTS:

The Centre for Drama, Theatre and Performance Studies (CDTPS) in the University College Laidlaw Wing project will consolidate spaces from the Koffler Student Services Centre, thereby making space available for the Health & Wellness Centre Renovation & Expansion, as well as spaces at University College Union to create new purpose-built studio and teaching space at a central location on the St. George Campus. The project incorporates innovations in technology and maximizes flexible spaces, contributing to the Centre's academic plan to further develop new areas of research and pedagogy including technology and performance. The value of the project lies in the integration and modernization of the Centre with new performance, research and teaching spaces serving a wide range of CDTPS needs.

The Centre for Drama, Theatre and Performance Studies (CDTPS) at the University of Toronto is a multidisciplinary, multi-divisional and multi-departmental unit offering rich, diverse, and rigorous academic programs for both undergraduate and graduate students. Formed in 2012 as a merger of the former Graduate Centre for the Study of Drama and the University College Drama Program, the unit since amalgamation has existed as a spatially divided and fragmented administrative and academic unit on the St. George campus. It currently exists in two locations, utilizing three theatres and three rehearsal spaces.

In the fall of 2020, the Faculty of Arts & Science was made aware of the need to relocate CDTPS from the Koffler Student Services Centre at 214 College Street in order to accommodate a new Provostial initiative to improve and increase student health services on campus. The Health and Wellness Centre (HWC) Renovation and Expansion was initiated in response to one of the recommendations provided by the University of Toronto's Presidential and Provostial Task Force on Student Mental Health (January 15, 2020), and is a major priority for the University. The schematic design phase identified the third floor, where CDTPS is located, as optimal space within the building to both expand in order to meet space program needs reflective of the increase in demand for services, and to bring together the Mental Health and Primary Care departments which are currently separated on the ground and second floors. Construction of the HWC Renovation and Expansion is anticipated to begin September 2022.

The Laidlaw Wing at University College, currently vacant as a result of extensive renovations that restored the College library to the East Wing of the building, was identified as suitable space for CDTPS which would bring the Centre closer to its other space on the St. George campus. The wing, constructed in 1964, is attached to the north side of the original University College building and currently houses the University of Toronto Art Centre (UTAC) on the ground and lower levels. The proposed space for this project is the second and third floors. Over half the floor area on the second floor of Laidlaw is double height at 18'-0, which lends itself well to theatrical performance, studio labs and flexible teaching space.

The project allows CDTPS to comprehensively consider solutions to its long-term development, not only in respect to location and integration within the unit, but also modernization and most importantly its new research and pedagogical identity as a cross-disciplinary unit re-envisioning its relations with arts and sciences in the third decade of the twenty-first century. The CDPTS Laidlaw Wing re-imagines the way performance, research and teaching is practiced today. The new purpose-built space employs innovations in technology and incorporates flexible spaces to serve a wide range of CDTPS needs.

The project provides three new studio spaces, all with wood sprung floors and lighting grids. Supporting space for the studios includes technical and audio visual control rooms, dressing rooms, and theatrical storage space. The smaller studio, Studio 1 Theatre, will accommodate movement and acting classes for up to 25 occupants. It contains a large sliding door to allow for spill over into the adjoining Event Space to facilitate flexible usage. The largest studio, Studio 2 Theatre, contains 96 movable seats on risers and will be used for performances, conferences, and colloquia. The BMO Lab, with a capacity of 30 occupants, will continue to serve numerous functions including technical/performance experiments, classroom space, workshop space, and performance space. A design studio, adjacent to a seminar room, will support teaching facilities and theatrical design classes. Also included in the space program are two small coaching studios for scene work that double as expanded dressing room space during performances, offices for faculty and staff, a total of two seminar rooms, and student lounge space.

CDTPS currently occupies 739 nasms of space on the third floor of the Koffler Student Services Centre to be relocated to the Laidlaw Wing. These spaces include the Robert Gill Theatre and BMO Lab with their associated support facilities, as well as the Centre's administrative suite, a seminar room and graduate student space. In addition, CDTPS will relinquish 368 nasms from a total of 759 nasms currently occupied within the University College Union building in order to consolidate these spaces at Laidlaw. Spaces to be relocated include offices, rehearsal space and student common rooms. The total space relinquished at both Koffler and UC Union is 1,107 nasms.

With construction at the Koffler Student Services Centre anticipated to begin in September 2022, CDTPS spaces will be temporarily staged at identified spaces on-campus within Sid Smith and University College Union. The BMO Lab is proposed to be housed temporarily at University College's Underwood Room (H012). Minimization of this staging period is an important factor in consideration of the UC Laidlaw Wing project schedule to deliver new purpose built space to CDTPS.

Project consultation has involved both undergraduate and graduate student representatives from initial Project Planning Committee meetings into Schematic Design and Design Development bi-weekly consultant presentations. Consultation has also included staff from the University's Art Museum as the project studies the impact of vibration and works to mitigate sound transfer to the UC Art Centre

directly below the project. An accessibility review was undertaken during Design Development to further incorporate feedback.

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A total space program of 1,089.5 nasms is proposed, within the existing gross building area of 1,475 gsm. The space program includes the following types of spaces:

Studio Theatres
- Studio 1: 25 occupants
- Studio 2: 96 seats
- BMO Lab: 30 occupants

Studio Support Spaces
- Tech Booths
- Equipment Storage
- Change Rooms

Teaching Spaces
- Seminar Rooms
- Coaching Studios
- Design Studio

Offices
- Admin Offices
- Faculty Offices
- TA Offices

Shared Spaces
- Event Space
- Informal Meeting
- Student Lounge
- Kitchenettes

Schedule

The proposed schedule for the project is as follows:

• Consultant Selection	August, 2021
• Letter of Award	September, 2021
• Schematic Design	Mid Sept. 2021 – January 2022
• Design Development	February - March 2022
• Construction Documents	April – June 2022
• Demolition and Abatement tender/award	April – May 2022
• Demolition and Abatement	May – July 2022
• Construction tender & contract award	July - August 2022
• Koffler Construction to begin, CDTPS Vacates to Interim Staging Space Prior to Start	September 2022
• Construction	September 2022 – June 2023
• Fit Out (Furniture, Equipment)	June 2023

- Project Completion July 2023

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This schedule assumes all municipal approvals may be achieved within the timelines.

FINANCIAL AND PLANNING IMPLICATIONS:

Discussion of overall costs and sources of funds can be found in the *in camera* document for this project.

RECOMMENDATIONS:

Be It Resolved,

THAT subject to confirmation by the Executive Committee,

THAT the project scope of the Centre for Drama, Theatre and Performance Studies in the University College Laidlaw Wing, as identified in the *Report of the Project Planning Committee for University of Toronto Centre for Drama, Theatre & Performance Studies in University College Laidlaw Wing,* dated March 24, 2022, be approved in principle; and,

THAT the project totaling 1,089.5 nasm is proposed, with 1,475 gsm renovated space be approved in principle, to be funded by the Faculty of Arts & Sciences Operating Fund, Future Major Capital Projects Reserve, and Institutional Reserves.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for University of Toronto Centre for Drama, Theatre & Performance Studies in University College Laidlaw Wing,* dated March 24, 2022

Report of the Project Planning Committee for
University of Toronto
Centre for Drama, Theatre & Performance Studies
in University College Laidlaw Wing

March 24, 2022

University Planning, University Planning, Design & Construction

I.Executive Summary

The Centre for Drama, Theatre and Performance Studies (CDTPS) at the University of Toronto is a multidisciplinary, multi-divisional and multi-departmental unit offering rich, diverse, and rigorous academic programs for both undergraduate and graduate students. Formed in 2012 as a merger of the former Graduate Centre for the Study of Drama and the University College Drama Program, the unit since amalgamation has existed as a spatially divided and fragmented administrative and academic unit on the St. George campus. It currently exists in two locations, utilizing three theatres and three rehearsal spaces.

In the fall of 2020, the Faculty of Arts & Science was made aware of the need to relocate CDTPS from the Koffler Student Services Centre at 214 College Street in order to accommodate a new Provostial initiative to increase student health services on campus. The Health and Wellness Centre (HWC) Renovation and Expansion was initiated in response to one of the recommendations provided by the University of Toronto's Presidential and Provostial Task Force on Student Mental Health (January 15, 2020), and is a major priority for the University. The schematic design phase identified the third floor, where CDTPS is located, as optimal space within the building to both expand in order to meet space program needs reflective of the increase in demand for services, and to bring together the Mental Health and Primary Care departments which are currently separated on the ground and second floors. Construction of the HWC Renovation and Expansion is anticipated to begin September 2022.

The Laidlaw Wing at University College, currently vacant as a result of extensive renovations that restored the College library to the East Wing of the building, was identified as suitable space for CDTPS which would bring the Centre closer to its other space on the St. George campus. The wing, constructed in 1964, is attached to the north side of the original University College building and currently houses the University of Toronto Art Centre (UTAC) on the ground and lower levels. The proposed space for this project is the second and third floors. Over half the floor area on the second floor of Laidlaw is double height at 18'-0, which lends itself well to theatrical performance, studio labs and flexible teaching space.

The project allows CDTPS to comprehensively consider solutions to its long-term development, not only in respect to location and integration within the unit, but also modernization and most importantly its new research and pedagogical identity as a cross-disciplinary unit re-envisioning its relations with arts and sciences in the third decade of the twenty-first century. The CDPTS Laidlaw Wing re-imagines the way performance, research and teaching is practiced today. The new purpose-built space employs innovations in technology and incorporates flexible spaces to serve a wide range of CDTPS needs.

The project provides three new studio spaces, all with wood sprung floors and lighting grids. Supporting space for the studios includes technical and audio visual control rooms, dressing rooms, and theatrical storage space. The smaller studio, Studio 1 Theatre, will accommodate movement and acting classes for up to 25 occupants. It contains a large sliding door to allow for spill over into the adjoining Event Space to facilitate flexible usage. The largest studio, Studio 2 Theatre, contains 96 movable seats on risers and will be used for performances, conferences, and colloquia. The BMO Lab, with a capacity of 30 occupants, will continue to serve numerous functions including technical/performance experiments, classroom space, workshop space, and performance space. A design studio, adjacent to a seminar room, will support teaching facilities and theatrical design classes. Also included in the space program are two small coaching studios for scene work that double as expanded dressing room space during performances, offices for faculty and staff, a total of two seminar rooms, and student lounge space.

CDTPS currently occupies 739 nasms of space on the third floor of the Koffler Student Services Centre to be relocated to the Laidlaw Wing. These spaces include the Robert Gill Theatre and BMO Lab with their associated support facilities, as well as the Centre's administrative suite, a seminar room and graduate student space. In addition, CDTPS will relinquish 368 nasms from a total of 759 nasms currently occupied within the University College Union building in order to consolidate these spaces at Laidlaw. Spaces to be relocated include offices, rehearsal space and student common rooms. The total space relinquished at both Koffler Student Services Centre and UC Union is 1,107 nasms.

With construction at the Koffler Student Services Centre anticipated to begin in September 2022, CDTPS spaces will be temporarily staged at identified spaces on-campus within Sid Smith and University College Union. The BMO Lab is proposed to be housed temporarily at University College's Underwood Room (H012). Minimization of this staging period is an important factor in consideration of the UC Laidlaw Wing project schedule to deliver new purpose built space to CDTPS.

Project consultation has involved both undergraduate and graduate student representatives from initial Project Planning Committee meetings into Schematic Design and Design Development bi-weekly consultant presentations. Consultation has also included staff from the University's Art Museum as the project studies the impact of vibration and works to mitigate sound transfer to the UC Art Centre directly below the project. An accessibility review was undertaken during Design Development to further incorporate feedback.

A total space program of 1,089.5 nasms is proposed, within the existing gross building area of 1,475 gsm. The space program includes the following types of spaces:

<u>Studio Theatres</u>
- Studio 1: 25 occupants
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<u>Shared Spaces</u>
- Event Space
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II. Project Background

a) Membership

Vince Tropepe, (Committee Chair) Professor, Vice-Dean Research, Faculty of Arts and Science
T. Nikki Cesare Schotzko, Associate Professor, Interim Director, Centre for Drama, Theatre & Performance Studies (CDTPS)
Xing Fan, Associate Professor, Associate Director Graduate, Centre for Drama, Theatre & Performance Studies
Snezana Pesic, Assistant Professor, Teaching Stream, Centre for Drama, Theatre & Performance Studies
Ariel Martin-Smith, Manager of Theatre Operations, Centre for Drama, Theatre & Performance Studies
Andrew Leeke, Technical Director, Centre for Drama, Theatre & Performance Studies
Moyukh Syeed, undergraduate student, Centre for Drama, Theatre & Performance Studies
Cass Iacovelli, undergraduate student, Centre for Drama, Theatre & Performance Studies
Ryan Borochovitz, graduate student, Centre for Drama, Theatre & Performance Studies
Yvonne MacNeil, Chief Administrative Officer, University College
Lucy Chung, Director of Infrastructure Planning, Faculty of Arts & Science
Lisa Neidrauer, Senior Planner, Infrastructure Planning, Faculty of Arts & Science
My Linh Elliott, Facilities Designer, Infrastructure Planning, Faculty of Arts & Science
Rajko Jakovic, Senior Manager, Project Development, UPDC
Gordon Robins, Director of Utilities and Building Operations, Facilities and Services
David Sasaki, Managing Director, University Planning, UPDC
Cara Kedzior, Planner, University Planning, UPDC

b) Terms of Reference

The Project Planning Committee (PPC) will:

1. Make recommendations for a detailed space program, functional plan and project scope for the relocation of the CDTPS to the second floor of the Laidlaw Wing of University College, including performance space, research labs, meeting, interaction and teaching space.
2. Identify the space program as it is related to the Centre's academic plans; taking into account the impact of approved and proposed program enhancements that are reflected in increasing faculty, student and staff complement.
3. Demonstrate that the proposed space program is consistent with the Council of Ontario Universities (COU) space standards and University of Toronto space standards.
4. Determine a functional layout of the space required.
5. Determine the secondary effects of the project including the impact on the delivery of academic programs and activities in the sector during construction.
6. Identify all equipment and moveable furnishings necessary to the project and their related costs.
7. Identify all data, networking and communication requirements and their related costs.
8. Identify all security, occupational health and safety and accessibility requirements and their related costs.

9. Identify specific sustainability goals and energy targets for this project. Recommendations for goals that meet operational aspirations should also be cost effective and incorporate proven best practices.
10. Identify any potential heritage impacts.
11. Identify other projects in the building or immediate vicinity to understand any impacts between this project and others.
12. Address any campus-wide planning directives that may influence the project.
13. Determine a total project cost (TPC) estimate for the capital project, including costs associated with secondary effects, infrastructure and projected increase to the annual operating cost.
14. Identify all sources of project funding for capital and operating costs.
15. Report by June 2021.

c) Background Information

The Centre for Drama, Theatre & Performance Studies (CDTPS) was formed in 2012, as a merger of the former Graduate Centre for the Study of Drama and the University College Drama Program.

This institutional amalgamation reflected a core goal of the Faculty of Arts & Science (A&S) academic planning whereby strong research units should be integrated with undergraduate initiatives while also maintaining a productive relationship with UofT's unique college system – in this case University College - within A&S as well as within the tri-campus landscape of our university. The current CDTPS is clearly a result of these planning strategies. CDTPS is a multidisciplinary, multi-divisional and multi-departmental unit designed to foster research and teaching in the academic fields of drama, theatre and performance studies at both the undergraduate and graduate levels.

It maintains the most important strengths of the former undergraduate program, including its integrated model of theatre practice and research, but also broadens its scope to include performance studies. Its objectives emphasize both interdisciplinarity, particularly demonstrated in the breadth of research and practice the faculty and instructors bring to the program, and collectivity, by being actively engaged in studio courses but also evident in the collaborative projects and workshops that emerge from and complement academic courses. The unit currently has 97 majors, 16 specialists and 76 minors.

CDTPS's graduate program, currently serving 37 doctoral students and 14 MA students, provides advanced research and artistic practice opportunities both through its new rigorous curricula and thriving extracurricular programming, including new lecture and performance series, graduate FOOT conference, exhibits, workshops, and book launches. It houses the accomplished Poculi Ludique Societas, and new, dynamic, interdisciplinary and interdivisional research labs, institutes, and networks (such as the Digital Dramaturgy Lab^2, BMO Lab, and Institute for Dance Studies), and working groups (e.g. The Centre for Spectatorship and "Deep Time"). Each of these networks provides collaborative research and workshop opportunities.

CDTPS has 2,502 nasm of space on the St. George Campus, and an additional 319 nasm of storage space off campus. CDTPS has space in Koffler Centre, University College, University College Union, Daniel Wilson Residence, the Luella Massey Theatre on Glen Morris, as well as some storage space at 254 McCaul Street. 739 nasm are located in the Koffler Student Services Centre at 214 College Street. In the fall of 2020, the Faculty of Arts & Science was made aware of the need to relocate CDTPS from the Koffler Centre to accommodate a new Provostial initiative to increase student health services on campus.

The Health and Wellness Centre (HWC) Renovation and Expansion was initiated in response to one of the recommendations provided by the University of Toronto's Presidential and Provostial Task Force on Student Mental Health (January 15, 2020), and is a major priority for the University. The schematic design phase identified the third floor - where CDTPS is located - as optimal space within the building to both expand in order to meet space program needs reflective of the increase in demand for services, and to bring together the Mental Health and Primary Care departments which are currently separated on the ground and second floors.

The Laidlaw Wing at University College has been identified as a space for CDTPS. This space is vacant as a result of extensive renovations that restored the College library to the East Wing of the building. Over half the floor area on the second floor is double height at 18'-0, which lends itself well to theatrical performance, studio labs and flexible teaching space.

A move to Laidlaw brings CDTPS closer to its other space on the St. George Campus. It also represents an opportunity to re-imagine the way performance, research and teaching is practiced in the twenty-first century. New purpose-built space will take advantage of innovations in technology and incorporate flexible spaces which can serve a wide range CDTPS needs. The Committee also examined and identified areas located within the UC Union building that will also relocate to the Laidlaw Wing, allowing CDTPS to consolidate space in fewer locations.

d) Existing Space

Existing space

CDTPS has 2,502 nasm of space on the St. George Campus, and an additional 319 nasm of storage space off campus. CDTPS has space in Koffler Centre, University College, University College Union, Daniel Wilson Residence, the Luella Massey Theatre on Glen Morris, as well as some storage space at 254 McCaul Street.

Subcategory	Description	Room Area m2	Room Count
1.2	Non-Tiered Classrooms	34.80	1
1.4	Classroom Service Space	2.56	1
2.1	Scheduled Class Lab	220.58	2
2.2	Unscheduled Class Lab	515.83	2
2.3	Undergraduate Lab Support Space	146.27	11
3.1	Research Lab Space	215.95	2
3.2	Research Lab Support Space	596.43	27
4.1	Academic Offices	268.80	15

4.2	Research Office/Project Space	30.59	2
4.4	Departmental Support Staff Office	55.43	6
4.5	Office Support Space	55.03	7
11.2	Informal Study Space	46.25	2
14.1	Student Office and Support Space	6.51	1
15.1	Assembly Facilities	307.26	42
15.1	Assembly Facilities	319.83	1
Total		**2,822.12**	**122**

Space Challenges

Although the Centre has been sitting on prime real estate and making excellent use of it, it is spatially divided and fragmented as an administrative and academic unit. Despite two locations, three theatres, and three rehearsal spaces, the Centre has been suffering from a shortage of well-suited space. Talks about remedying this situation have been ongoing, however the Laidlaw renovation project allows the Centre to thoroughly compile spatial needs and address these in a comprehensive solution.

The amalgamation of the undergraduate and graduate programs nine years ago did not comprehensively consider where CDTPS should be located in the long-run, and what was necessary for its long-term development, including the modernization of its assets (technical and otherwise). The Centre was able to find short and medium-term solutions, including renovation and revitalization projects. However, none of the long-term plans to become a fully integrated unit worked. The current project address needs for such a comprehensive solution. It is the most effective path forward not only for the CDTPS's location but most importantly for its new research and pedagogical identity as a cross-disciplinary unit re-envisioning its relations with arts and sciences in the third decade of the 21st century.

739 nasm of CDTPS are located on the third floor of the Koffler Student Services Centre at 214 College Street, which includes the Robert Gill Theatre and the BMO Lab, with their associated support facilities, along with the Centre's administrative suite, seminar room, and grad student space. This space will be entirely relocated to the Laidlaw Wing.

Within the UC Union building, CDTPS has 759 nasm of space, 368 nasm of which are proposed to be released back to University College and moved to the Laidlaw Wing. Spaces to be relocated include offices, rehearsal space and student common rooms.

The Laidlaw Wing is attached to the north side of the original University College building and was constructed in 1964 in a neo-Normal style with yellow brick and buff stone. The wing currently houses the University of Toronto Art Centre (UTAC) on the ground and lower levels, formerly held the University College Library on the second floor (under the library function containing 921 nasm), and provides two classrooms, as well as breakout

rooms on the third floor (currently laid out at 251 nasm). Together the second and third floors offer up to 1,172 nasm of space.

Occupant profile

The Centre for Drama, Theatre and Performance Studies has been highly regarded as a Canadian academic institution on both graduate and undergraduate levels from its beginnings. CDTPS offers a well-profiled model of drama, theatre and performance studies at both the undergraduate and graduate levels. It maintains the most important strengths of the former undergraduate program, including its integrated model of theatre practice and research, but also broadens its scope to include performance studies. It provides advanced research opportunities for its graduate students and models of collaboration between graduate students and faculty (Research Assistantships, participation in and organization of conferences and colloquia, as well as collaborative practical and publishing projects). Its graduate model of practice-based research has been greatly enhanced by the emergence of new, dynamic, and interdisciplinary and interdivisional networks (such as the particularly active and accomplished Digital Dramaturgy Lab^2 – DDL^2 and the new BMO Lab), working groups (such as The Centre for Spectatorship and Audience Research), and the EDU-D units within the CDTPS (such as the Institute for Dance Studies).

The undergraduate unit provides integrated academic and practical, studio-based, practice-based research seminar, and academic lecture-based university education for studies that lead to a B.A. Honours degree as a Specialist, Major, or Minor in our fields. This includes academic, hybrid academic-creative and practical training or studio courses. Our undergraduate students, after degree completion, are prepared to work in diverse cultural institutions, both private and public, including professional theatres and independent theatre companies as well as for entering diverse graduate programs (i.e. teacher education or law schools), including but not limited to drama, theatre and performances studies programs.

The graduate program offers a 12-month course-based MA program. After graduation, students are prepared to take on leadership roles in cultural institutions or, based on their level of excellence, to pursue research-based education in a doctoral program. In addition, we offer a research-oriented PhD program. Its graduates are prepared, depending on their research excellence, to enter academic careers in universities and colleges, or to work in leadership roles in diverse cultural institutions, both private and public, including professional theatres and independent theatre companies.

The faculty complement includes a variety of types of appointment including tenure and tenure-stream faculty, unionized Sessional Lecturers (SL) and Course Instructors (CIs), non-unionized part-time faculty and Contractually Limited Term Appointments (CLTAs) as well as status only appointments (temporary affiliations through the School of Graduate Studies at UofT).

The specific types of appointments are quite different in the undergraduate program when compared to the graduate program. In addition to full time tenured and tenure-stream faculty who teach in both programs, many undergraduate instructors are hired on a part-time or sessional basis, as they are teacher-artists simultaneously working in the theatre community, other theatre colleges, and in the broader cultural industry.

Graduate faculty members are tenure-stream or tenured research faculty who have their home departmental base on one of the University of Toronto's three different campuses. Some identify as scholar-artists who engage in critical practice-as-research methodologies in graduate teaching, supervision, and research projects.

The Centre's students and faculty currently have three performance venues available for use in their creative and intellectual exploration—Robert Gill Theatre, Louella Massey Studio Theatre, and Helen Gardiner Playhouse—all supported by our technical and production staff.

The following table shows the Full Time Equivalent complement for faculty, research appointments, graduate students and administrative staff.

	FTE
Faculty	14
Research Appointments	3
Graduate Students	47
Administrative Staff	6

III. Project Description

a) Vision Statement

The Centre for Drama, Theatre and Performance Studies offers rich, diverse, and rigorous academic programs for undergraduate and graduate students. Located in the downtown core of Canada's largest city, the Centre is the perfect place to experience and to become involved in cutting-edge research, innovative pedagogy, and artistic practice. The Centre is a part of Canada's largest university, with one of the best research libraries in North America and one of the finest faculties. With two labs invested in performance and technology (BMO Lab and Digital Dramaturgy Lab2), Institute for Dance Studies, Native Performance Culture and the Rhythm of (Re)-Conciliation working group, Centre for Spectatorship and Audience Research, Poculi Ludique Societas, and three performance venues, the Centre supports the creative and intellectual explorations of our students and faculty. It is a place to meet and work with some of the best scholars and artists in the world.

The Centre is a leader in many fields of studies. These include Canadian, Indigenous, American, European, and Asian drama, theatre and performance studies, theatre history and historiography, dance, technology and performance, digital performance, feminist/gender/queer studies, dramaturgy, and pedagogy. Our faculty specializes in many of these fields and their intersections. We are a uniquely positioned hub of globally aware and locally practiced drama, theatre and performance studies, a world-class training ground for undergraduate and graduate professionals, critically engaged scholars and entrepreneurs, the leaders into the 21st century.

b) b. Statement of Academic Plan

The Centre's academic plan includes further development of new areas of research and pedagogy. One of them is technology and performance; the other is social justice and advocacy (particularly EDI issues). We are readdressing our production and design courses to align with technology and performance development in the undergraduate program. We also continue to make our program fully open by creating new access points and further intersections/collaborations with other units (Digital Humanities, Institute for the History and Philosophy

of Science and Technology, Computer Science, architecture, design). With these changes, our undergraduate curriculum restructuring will be complete. We would like to see increased enrolments of students from other units with which we now collaborate. We are impatiently awaiting the possibility to offer a Bachelor of Arts and Science and are preparing our curriculum and collaborations to provide this degree the moment it becomes available to students. We are also planning to use the past year's experience of online teaching and offer some of our courses (e.g. our new DRM101 Foundation course) online (with tutorials in a hybrid format) and discuss this plan with Online Academy. We redesigned our graduate curriculum in 2018-2020 and are now in the process of testing it out, refining and reassessing it with student input and faculty reflection. We clarified doctoral milestones and redesigned comprehensive exams to complete our graduate revisions. With new funding sources in the Centre (new MA Summer Scholarship, new Postdoctoral Fellowships), we continue to support our students' professional development financially. We also develop new ways to address EDI issues in the Centre and continue this work through the Advisory Committee. We are in the process of building new partnerships across faculties at UofT and internationally. The Centre will also conduct new search in 2021-22 for a tenure-stream position in History and Historiography: the Global South.

c) Space Requirements, Program and Functional Plan

Space Requirements

CDTPS is relinquishing 1,107 nasm of space in the Koffler and Union buildings. The total amount of space planned for on the 2nd and 3rd floors of the Laidlaw Wing is 1,089.5 nasm, resulting in 17.5 fewer nasm in the overall inventory.

The following is an analysis of Drama's space using COU's standards. CDTPS currently has faculty offices within University College, most of which are significantly oversized as compared to COU standard office size of 11 nasm. However, given the historical importance of University College interiors, interior alterations have not been undertaken to "right-size" these rooms. (There is a "COU Adjustments" column in the table below which re-calculates the COU Generated office category to account for offices that are larger than the 12 nasm allocation in the COU guidelines). Additionally, the nature of the CDTPS program does not allow it to fit neatly into COU categories, particularly in the classroom and research space. Teaching space is not necessarily done in traditional classroom settings, but in theatrical studio spaces, where student to space ratios need to be higher.

COU Category Code / Description	Existing Inventory	Input Measure	COU Space Factor	COU Generated	Adjustment Factor	COU + Adjustments	(+/-)	I/G
	NASM	FTE, WSCH[1]	NASM	NASM	NASM	NASM	NASM	
1.0 – Classroom Facilities	37			n/a		n/a		
2.0 -Teaching Laboratories & Support Space	883	923	0.6	554		554	329	159%
3.1 / 3.2 – Research Laboratories & Support Space	812	39	20.0	783		783	29	104%
4.1 – Academic Offices	269	14	12.0	168	77	245	24	110%
4.2 - Research Office / Project Space	31	3	12.0	36	-6	30	1	102%
4.3 - Graduate Student Space	0	47	3.0	142		142	-142	0%
4.4 - Department Administration & Support Staff Offices	55	6	12.0	72		72	-17	77%
4.5 - Office Support Space	55	418	0.25	104		104	-49	53%
COU Generated Space Subtotal	**2,105**			**1,859**	**71**	**1,930**	**175**	**109%**
11.0 - Non-Library Study Space	46			n/a		n/a		
14.0 - Common Use & Student Activity	7			n/a		n/a		
15.0 - Assembly Facilities	627			n/a		n/a		
(1.0,11.0,14.0,15.0) Non COU Generated Space Subtotal	**717**			**n/a**		**n/a**		
TOTAL SPACE	**2,822**			**1,859**	**71**	**1,930**	**892**	**146%**

Current 2022 calculated space allocation based on COU space guidelines only.

[1]WSCH: Weekly Student Contact Hours

Space Program

A space program of 1,089.5 NASM is proposed and is listed below in tabular form.

Category	Room	No.	Size (NASM)	Area (NASM)
1.0	Seminar Room	1	49.6	49.6
	Seminar Room	1	27.7	27.7
2.0	Coaching Studio	2	16.7	33.5
4.0	Admin Offices	6	9-14	61.3
	Faculty Offices	5	11	55.2
	BMO Director	1	11.9	11.9
	BMO research workspace	1	13.7	13.7
	Shared Office Modern Drama	1	15.9	15.9
	TA Office	3	5.6	16.8
	Office Storage	2	4.9	9.8
	Photocopy	1	4.9	4.9
	Kitchenette	2	14	28.7
	Informal Meeting Lounge	2	13.5	27
	Office Lounge	1	6	6
	Student Lounge	1	38.5	38.5
15.0	Studio/Theatre 1	1	83.9	83.9
	Studio 1 storage	1	0	0
	Studio /Theatre 2	1	185.5	185.5
	Lobby/Event Space	1	95	95
	Change Rooms	1	25	25
	Tech Booth	1	19.1	19.1
	Equipment Storage	1	15.2	15.2
	BMO Lab	1	123.1	123.1
	Design Studio & Tech Lab	1	88.3	88.3
	BMO storage	1	5.8	5.8
	Storage	1	4.3	4.3
	Storage	1	6.7	6.7
	Storage/BMO Tech Space	1	37.1	37.1
	Total NASM			**1,089.5**

Space Program Elements

Soundproofing is essential for all studio and classroom spaces. The acoustic consultant has given consideration both to sound transfer between rooms and to the UC Art Centre below. Studio space takes advantage of the double height space on the 2nd floor, and both Studio 2 and the BMO Lab have natural lighting within their theatre spaces. Blackout blinds are provided at these windows to allow for a variety of performance scenarios. All spaces are fully accessible. The primary specialized spaces are described below:

Studio 1 Theatre will accommodate movement and acting classes for up to 25 students. This space will have a wood sprung floor, a technical lighting grid and acoustical treatments. It is situated inboard away from the perimeter windows and has a large sliding door opening into the Event Space to allow for flexible usage with the potential to combine these spaces as needed. This room also has direct access to storage.

Studio 2 Theatre is a large, modular studio space to accommodate classes, performances, conferences, colloquia, with a movable system accommodating 96 seats with 88 of the seats on risers. This space will have a wood sprung floor and natural light that can accommodate blackout functions through the use of motorized blinds. An overhead grid allows for movable lighting and will have a continuous curtain track at its edge which will support the hanging of curtains or screens for production classes and performances. Both ingresses have light locks. The back entrance is directly adjacent to the change rooms and coaching studios and in close proximity to the barrier free washroom with shower while the front entrance is accessed from the Event Space. On the third floor a Tech Booth looks down into the space.

The **BMO Lab** is a large double-height space that serves numerous functions: technical/performance experiments; a classroom; a workshop space; and a performance space. It contains a ceiling grid that accommodates lighting, electronics, sensors, and projections. Acoustical wall treatments are kept as seamless as possible to facilitate projections. Windows are outfitted with blackout blinds. One enters from the Event Space into a light locked vestibule. Within the lab is also an office for the director and a large accessible storage space.

Theatrical Storage is provided on both levels of the project to accommodate a large volume of gear, tools, cabling etc. On the second floor secured storage is located between Studios 1 and 2. On the third floor theatre storage is located between Studio 1 and the BMO Lab.

Change Rooms are located adjacent to the Studio 2. They are housed between the two **Coaching Studios** which have sliding doors to open up during performances in order to provide additional space. The change rooms apply gender equity principles in their design. The coaching studios accommodate scene work with faculty, student rehearsals accommodating 5-6 persons.

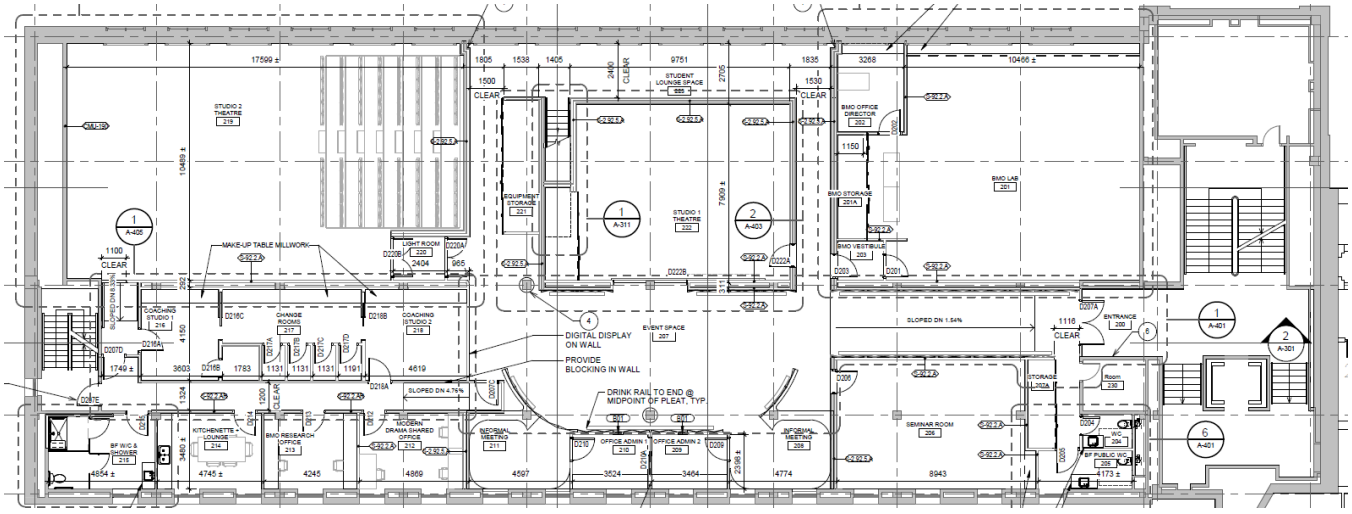
Entry to the second floor Laidlaw wing leads directly into the **Event Space**, located adjacent to the three studio spaces and directly outside of Studio 2. The space is designed with pleated panels at the walls and ceiling and incorporates display vitrines for artifacts including props and costumes, books and sketches. At the west wall is a tiled digital display wall which is viewable throughout the entry sequence. A kitchenette is located adjacent through the back of house hallway to facilitate event and catering functions.

The **Design Studio** is a flexible space capable of supporting a multitude of functions. Conceived as a facility for theatrical design classes and faculty-led research, it also supports design production, writing workshop space and a computer lab drop in. With integrated storage and outfitted with smart AV technologies, the room has natural light and moveable/modular furniture to allow for multiple setups. An adequate power supply is provided for sewing machines.

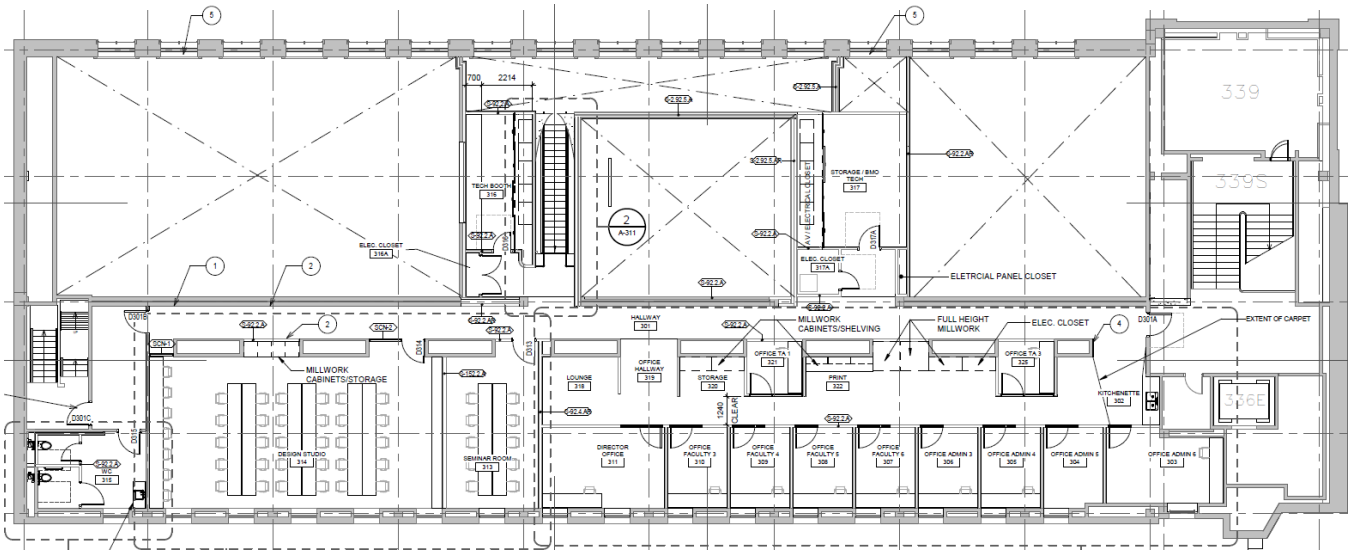
Two **Seminar Rooms** will accommodate graduate and small undergraduate classes, as well as faculty-led research, meetings, , and roundtables for conference events. The larger seminar room, seating 18-20 is located on the second floor close to the east entrance and the smaller seminar room, accommodating 10-14, is on the third floor adjacent to the Design Studio. Both are set up as “Smart Classrooms” with the same AV technology as in the Design Studio, to allow for seamless transitions for researchers using these spaces.

Functional Plan

A functional plan has been developed to test fit the space program within the space on the second and third floors of the Laidlaw Wing. Programmatically, the studios and associated space are located on the second floor, while the third floor is primarily allocated to office and administrative functions.



2nd Floor CDTPS at Laidlaw, Kohn Shnier and Lett Architects



3rd Floor CDTPS at Laidlaw, Kohn Shnier and Lett Architects

d) Building Considerations & Sustainability

Standards of construction

The Committee toured and reviewed theatrical facilities at UTM's Deerfield Hall, MiST, and Erindale Studio Theatre, as well as Dancemakers. These were considered useful precedents and comments from a CDTPS-wide survey on these spaces informed the proposed design. CDTPS at Laidlaw incorporates advanced lighting and technological solutions within the studio spaces. Finishes are chosen for their durable and suitable for a variety of functions: performance, classes, research. High-performing soundproofing is essential to the functionality of these spaces and a variety of acoustic treatments have been carefully considered.

Building Characteristics and Massing

The existing Laidlaw building was built at the north end of the U-shaped University College in 1964, enclosing the College's quadrangle with its south facing arcade. The building was designed in a neo-Normal style and introduced a more contemporary setting to the historic site, as well as providing a barrier-free entry point into the building with elevator access. The barrier-free entry point is access through a ramp on the north side of the UC courtyard.

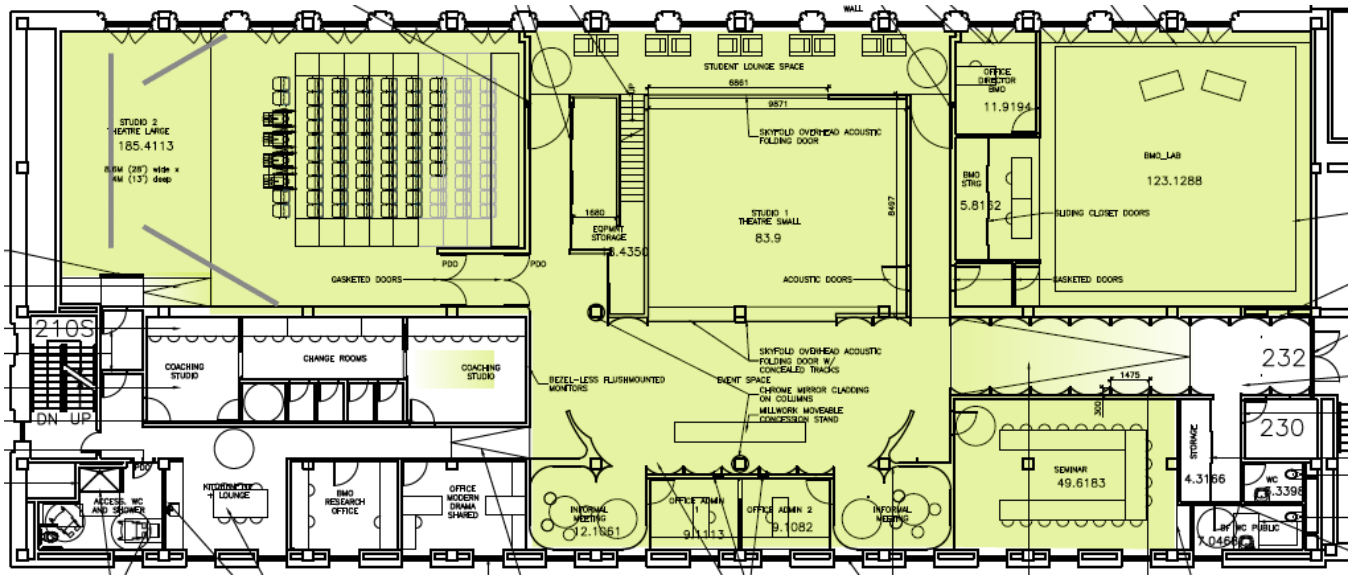
The existing Wing is constructed of concrete block with stone exterior cladding. The ground and lower floor are occupied by the University of Toronto Art Centre (UTAC), which includes a ground floor gallery that is used for UTAC reception and events. The main entrance to the Laidlaw Wing is at the North-east corner of the building.

The second-floor former library space has an impressive double height space approximately 18'-0" high, with large arched windows along the north façade. The BMO Lab, Studio 2 and the Student Lounge maintain access to this natural light and blackout blinds are provided at the theatre spaces to use as needed. The coffered ceiling of the Laidlaw library holds a large array of fluorescent lights and linear air registers along the south wall, fixtures and systems that will be upgraded as part of this project; within the theatre spaces a lighting grid is provided to accommodate performance needs. The south side of the second floor features concrete block walls and punch windows. The perforated metal ceiling on the second floor under the mezzanine is approximately 8' high and has rust in some locations.

The 3rd floor is also concrete block construction with punch windows that overlook the College's quadrangle. It was recently renovated (as of 2014) to create two 40 person classrooms and 3 break-out rooms as well as a small student lounge. The existing 8' ceilings are clad in acoustic tile. The project will remove parts of the concrete block partition between the mezzanine and the double height space of the library to accommodate a new stair as well as a tech booth looking into Studio 1 and a tech space for the BMO Lab. The new stair connects the second floor Student Lounge space with the third floor teaching and office spaces above, allowing for important inter-connectivity of the CDTPS spaces while also supporting code compliant exit travel distance requirements.

A structural assessment during Schematic Design determined the existing superstructure design for live load capacity of both the second and third floors will remain as is. A new structural system is designed for the third floor mezzanine areas, and it was determined that no modifications will be needed to the existing lateral load systems. A more refined analysis will be undertaken once the final design is complete to determine the exact effect that the additional mezzanine areas will have on the total dead load of the structure.

CDTPS's second floor studios will include considerable active movement of large numbers of people. Sprung floors are indicated for all three studio spaces. To accommodate this programmatic need as well as to mitigate sound between the second floor studios and ground floor Art Centre, a raised acoustic floor with a thickness of 3 ½" plus another 1 ½" of finish floor is introduced. The thickness requires a sloped ramp of 1.54% at the main west entrance to the space and another with a slope of 4.76% at the west back of house area. The extent of raised acoustic floor is indicated in the diagram below:



Elevators

The Laidlaw Wing is currently serviced by an elevator that is accessible from the first, second and third floors. However, it is not accessible from the northeast entrance to the building. Those requiring the elevator from the ground level should access the building via the courtyard or the new accessible entrance to University College, located near the Croft Chapter House.

Sustainability design and energy conservation

The University of Toronto is committed to reducing its scope 1 and 2 greenhouse gas (GHG) emissions by at least 37% below its 1990 level of 116,959 tonnes eCO_2 by 2030, targeting a net-zero GHG institution by 2050. To accomplish this, the University has retired the previous Energy Performance and Modelling Standard (April 1, 2019) and introduced this now-governing Tri-Campus Energy Modelling & Utility Performances Standard. (refer to links listed at the end of this section) This new standard provides project-specific energy and water efficiency targets, used to calculate energy and GHG project budgets, and necessary to achieve the 2030 goal, while also introducing a streamlined modelling and documentation submission approach.

The tool used to define the targets and budgets is called the "Charter" and completed by U of T staff before the call for design tenders is issued. The Project Charter can be found as an appendix to this report. The CDTPS UC Laidlaw Wing project is considered a Major Renovation for the purpose of Charter requirements due to the substantial change in use of the existing space and thusly follows a performance pathway.

Refer to the Project Charter appended to this document for the current status achievements of energy targets in the Design Development stage.

These Standards and resulting models are not post-occupancy energy or GHG predictions – they are to be used as a comparative tool for building baseline and performance evaluation. Post-occupancy evaluation will be completed (12 – 14 months post-occupancy) by the U of T facilities staff and compared to the final performance model results.

All applicable Codes, Guidelines or Standards referenced in the standard are to be applicable to the current regulations within the project timeframe defined in the Charter. Estimates of the impact of any foreseeable future standards, codes and guidelines may be required and shall be presented to the U of T Implementation Team for consideration. In all cases, higher performance targets shall be the preferred targets.

Energy

The renovation of existing buildings plays a critical part in U of T's plan to achieve the established 2030 GHG emission reduction target. UofT's Standard also identifies utility performance requirements and targets for renovation projects of varying scopes and complexities through a prescriptive pathway for minor renovations and performance pathway for major renovation projects. The CDTPS UC Laidlaw Wing is considered a major renovation as per the Project Charter found included as an appendix to this report.

The Project Consultant Team must complete and submit to UofT an energy simulation, key performance indicators (TEUI, TEDI, GHGI) with associated documentation at each stage of the design process to demonstrate ongoing compliance with these performance targets. At the completion of the commissioning, the energy model simulation must be updated to reflect the as-constructed building characteristics. This will form the basis of the project's baseline performance.

The targets will be revisited and adjusted regularly to ensure U of T remains in a leadership position. The progression of targets depends on numerous factors, many of which are outside U of T's direct control (e.g., the rate at which new technologies come to market). However, projects should anticipate the adjustments to the targets for 2022-2026 and 2026-2030 for all the key performance indicators included in the standard to account for increased capabilities of designers, technologies, and the industry practices to meet net zero targets by 2030 in many jurisdictions, including the City of Toronto.

Beyond energy, additional performance levels include:

- 50% reduction in indoor water use over the LEED™ version 4 baseline;
- 60% reduction in outdoor water use over the LEED™ version 4 baseline; and
- Complete whole-building air tightness testing following the U of T Utilities & Building Operations Commissioning Process for Overall Building Commissioning (refer to links listed at the end of this section), and the US Army Corps of Engineers Air Leakage Test Protocol for Building Envelopes and submit air leakage testing report.

The above targets are combined with project-specific information to establish unique energy and water efficiency targets for every building based on floor area and different space use types. The project-specific goals are established as part of the Project Planning Report (PPR) using the separately enclosed Project Charter. The Project Charter outlines key project information, performance targets, and serves as a reference point throughout the project to ensure the performance goals are clearly understood by all involved parties and ultimately achieved. Refer to the Mechanical section of this report for a specific listing of energy efficient aspirations.

To further ensure projects are developing in accordance with these performance requirements, documentation must be completed by the Project Consultant Team and/or the U of T Implementation Committee at each project stage. For each documentation item, the expectations and responsible parties are outlined in the Standard.

In addition to the energy performance, utilities performance and water efficiency targets mandated by the University through this standard other regulatory authorities and certification process will be included within the planning, design and implementation of all projects. The intent of these additional regulatory processes is to ensure that the high performance building required by the energy and water performance targets of this standard is part of a holistic approach to sustainable building practice. The following Certifications and regulations will be mandatory for all New Construction and Renovation projects: LEED™ Silver minimum (non-certified); Minimum required Toronto Green Standard Tier. The minimum requirements for these certifications and regulations are not to supersede the energy, utilities and water efficiency performance targets of this standard.

Project Planning, Implementation and Consultant teams are to address the embodied energy, embodied carbon and other GHG emissions associated with building materials. Building and Renovation projects will be required to report the embodied emissions of the building's structural and envelope materials using life-cycle assessment (LCA) software in compliance with the Canadian Green Building Council's recommended methodology. (CAGBC Zero Carbon Building Standard, May 2017: Pg. 7) The University of Toronto Facilities and Services will provide utility costs to the consultant team for the purposes of life cycle costing.

Other Considerations

Sustainable strategies to be considered during the design phase include:

- Water-efficient fixtures and combined water fountains/bottle-filling stations
- Optimal energy efficiency for reduced operating cost and emissions
    - Geothermal energy sourcing if deemed feasible (with boilers and cooling tower for redundancy)
    - Energy efficient lighting and controls, coordinated with natural light where appropriate
    - Energy efficient equipment and fixtures
    - Flexible building automation systems (with occupancy/occupant load sensors to moderate HVAC and lighting levels)
    - Zoned HVAC control wherever beneficial and desirable
- Durable, local materials with renewable and/or recycled content
- Provision of recycling depots for source-separation of waste throughout the building to meet the needs of the University's recycling and waste reduction programs and vehicular access to these sites

UofT Tri-Campus Energy Modelling & Utility Performance Standard:

https://www.fs.utoronto.ca/wp-content/uploads/2020/08/U-of-T_Energy-Performance-and-Modelling-Standards_July1_2020_vs842020_w_CHARTER.pdf

UofT Overall Building Commissioning Standard:

https://www.fs.utoronto.ca/wp-content/uploads/standards/commissioning/BuildingCommissioningProcess.pdf

Accessibility

The University is committed to equitable access to all of the building's facilities by the whole campus community. CDTPS at Laidlaw improves upon the existing building conditions with the creation of two barrier free washrooms on the second floor and one barrier free washroom on the third floor.

An accessibility review was undertaken during the Design Development stage. Feedback from the review included ensuring automatic power door wave-to-open switches be incorporated into the primary accessed public spaces. Additionally, review recommended considering widening the third-floor corridor width to increase accessibility to door openings into offices. A proposed solution, in consultation with faculty, staff and student representatives is to open up the area between the TA offices to create greater maneuverability. In addition, a CDTPS student consultation will be planned to incorporate lived experience feedback.

For additional information contact the University of Toronto's AODA Office. http://aoda.hrandequity.utoronto.ca/

Personal safety and security

The building design must allow its students, faculty, staff, and visitors' access as required and as allowed, safely and easily. At the same time, the design must be sensitive to the needs of those whose activities require security after hours. CDTPS students will require access outside of normal working hours, so access to the Laidlaw Wing must be operational throughout the week for 24 hours a day. Detailed security plans are being developed for each floor to ensure that accessibility, security, and functional objectives are all met simultaneously.

Following the UC Revitalization project, some of the entrances (both exterior doors and interior doors) were installed with fob access. For this project, it is advised that all doors are fitted with fob access where possible and placed on the Salto system. Salto system can be placed on an open/close schedule for daytime teaching rooms and individual access to offices, teaching space, labs, can be given to individuals as needed. Salto is internal and fobs can be programmed by staff. For exterior doors, they should be fobbed, if possible (some are not feasible) and exterior doors can be placed on Honeywell which is managed by Campus Police who will respond if the doors are left open.

Sound Attenuation

Both the proposed program and the existing building conditions, with the Art Centre located directly below, necessitate the careful consideration of acoustical treatments. The project's acoustic consultant has been active in proposing a variety of solutions and acoustical treatments for each condition. The Schematic Design Acoustic Report details considerations for Architectural Acoustics, Sound Isolation and Building Systems Noise Control. For details on the raised acoustic floor on the second-floor level refer to Building Characteristics and Massing.

In addition to the project's acoustic consultant, a vibration consultant has been engaged to test the impacts on the Art Centre. The implementation of this study is currently under coordination and vibration testing is expected to begin in early April 2022.

Signage

This project will provide all necessary signage, wayfinding and donor recognition associated with the building. Interior signage includes not only those signs mandated by the Ontario Building Code but also departmental identifications, room names and numbers, room schedules (as required) and interior wayfinding.

The University of Toronto has specifications and standards for both interior, exterior, and digital signage that the design team will be implement on this project.

University College created considerable wayfinding as part of the revitalization project. CDTPS Laidlaw Wing will incorporate signage in the same design, layout and font as previously developed so that the building continues to be completed with a consistent signage approach. University College will review all CDTPS signage to ensure a complete package that may include others who are in the building.

A tiled digital display wall is located at the west wall of the Event Space, visible throughout the entry sequence into the project.

Non-assignable space

Included in the renovation project are non-assignable elements that are not specifically described in the Space Program but will be part of the Consultant's responsibility for the renovation design.

Non-assignable spaces include washrooms, corridors, stairs, electrical and telecommunication closets, mechanical rooms, and shafts, etc. A description of the new internal stair is provided in the Building Characteristics and Massing section. To accommodate the demand of technical IT and AV improvements of the project a number of electrical closets are located to service the space.

Washrooms:

The project provides two barrier free washroom on the second floor (one located near the Change Room accommodates a shower) and one barrier free washroom on the third floor. There is a desire by the Project Planning Committee to provide gender neutral facilities. The second-floor washroom are undersized for large events, in which case it would be necessary to utilize the larger basement washroom facility which is accessible by elevator.

Mechanical/ Electrical and Data

The Laidlaw Wing of University College is serviced by mechanical systems that were built in 1965 with the original building construction. Some components have been updated but the central infrastructure remains unchanged. Despite the fact that much of the mechanical systems are due to be updated, the intent of the Centre for Drama, Theatre & Performance studies renovation is to keep the infrastructure as is and only make necessary changes to suit the layout and usage changes.

Energy efficiency aspirations for the space will be limited to the following:

- Introducing variable air volume controls to AC-3, AC-4, and AC-5.
- Adding carbon dioxide reset of minimum outside air quantities.

- Introduction of LED high efficiency lighting.
- Inclusion of occupancy controls.
- Changing plumbing fixtures to low flow systems.
- Re-commissioning of operating systems.

Heating, Air Conditioning & Ventilation

AC-3

The existing unit serves the Reading Room, and the areas open to the Reading Room below the third floor as a single constant volume zone. Air is supplied to the space from sidewall grilles on the south wall of the Reading Room and from grilles located in the upper ceiling as well as the ceiling under the third floor.

Return air is collected through grilles below the windows and taken back to the return fan in the mechanical room through ducts located in the ceiling of the first floor and shafts at the east and west ends of the space.

Approximate system supply air is 7,410 L/s (15,700 cfm) with 991 L/s (2,100 cfm) of outdoor air.

The area served by this air handler is proposed to become Studio 1, Studio 2, the BMO Lab, Change Rooms, Circulation, Student Lounge and an Even Space. The system will be modified as follows:

- The unit supply and return fans will be revised to variable air volume.
- The outdoor air quantity will be revised to suit the new occupancies served.
- Supply and return air ductwork will be adjusted to suit the new plan layout.
- New variable air volume boxes complete with thermostats will be provided throughout.
- New grilles, diffusers and registers will be provided throughout.

AC-4

The existing unit serves the perimeter rooms along the south wall of the second floor below the third floor. The unit is a dual duct system capable of producing both warm and cool air and mixing them locally at the zone to satisfy the room requirements. Air is supplied to each space from ceiling mounted grilles.

Return air is collected from below the window by ducts that drop down in the outside wall adjacent to each window.

Approximate system supply air is 4,154 L/s (8,800 cfm) with 529 L/s (1,120 cfm) of outdoor air.

The area served by this air handler is proposed to become several Offices, Informal Meeting Areas and a Seminar Room. The system will be modified as follows:

- Supply and return air ductwork will be adjusted to suit the new plan layout.
- Existing pneumatic control dampers will be replaced with new combination DDC control damper/flow monitoring stations (equal to Ebtron) connected to new local DDC thermostats.
- New grilles, diffusers and registers will be provided throughout.
- The outdoor air quantity will be revised to suit the new occupancies served.

AC-5

AC-5 currently serves the third floor area to be renovated into offices and seminar rooms. The existing unit will be re-used to serve the new spaces with modifications to air distribution to separate the 8 zones into perimeter and interior spaces as appropriate.

Central Systems

The building is heated using steam from the campus utility plant. High pressure steam enters the basement where it is converted to medium pressure and then further converted to low pressure in the Attic Mechanical Room. Low pressure steam is used in air handling unit heating coils where it is used as the primary source of heating. A steam to hot water converter provides heating water to convectors located in washrooms, stairwells and other perimeter zones not provided with supply air from the air handlers. A separate steam to heating glycol converter is used to pre-treat outdoor air drawn into the mechanical room through a common outdoor air plenum.

The existing steam to hot water converter serving the perimeter convectors will remain. New reheat coils associated with the conversion of existing air handling unit A/C-3 to variable air volume will be electric.

A central chiller plant located in the Attic Mechanical Room produces chilled water for cooling. The chilled water system is constant volume primary-only arrangement with 3-way control valves at air handling unit cooling coils. The system was renewed in 2017. The renovation does not contemplate any upgrades or modifications to the existing chilled water system.

Theatre technical spaces with high heat gains where existing systems do not have the capacity to serve them will be provided with supplemental split system cooling units capable of operation at low ambient temperatures.

Separate washroom exhaust systems shall be provided for the washroom groups if they are not attached to heat recovery systems. The make-up shall be transferred from the adjacent corridors.

Special effects exhaust will be provided in Studios 1 and 2 and the BMO Lab. Exhaust fan control shall be manual with interlocks to the variable air volume boxes serving the spaces.

Self-contained air conditioning units shall be provided for server/LAN rooms.

Control System

The existing pneumatic control system is to be retained during this renovation. It shall be supplemented as required to achieve both the local control and energy efficiency objectives for this project.

Plumbing and Drainage

Care should be taken when addressing plumbing and drainage needs. The second floor is above the Art Gallery that has plaster and drywall ceilings throughout.

Routing of sanitary lines will need to be coordinated with space below. Work should include changing the existing plumbing fixtures to new hands free low flow units.

Fire Protection

The proposed changes do not appear to be affecting the required locations of the fire hose cabinets.

Electrical

Each of the two floors is served by a 120/208V original (from 1964) panel and is serviced by a 150A breaker. Panel D and Panel F are to be upgraded and utilized for general power office power, lighting and other general/miscellaneous devices.

Each Studio/Theatre will require approximately 27kW of power for theatrical lighting and AV equipment, or 54kW total.

The design will be based on power density calculations as required by the Ontario Electrical Safety Code (OESC) rule 8-204 for schools, rule 8-210 for ‘other types of occupancies’ and OBC for lighting power densities.

The primary distribution voltage, throughout the facility will be 600/347V.

All existing panels, feeders and branch wiring within project scope of work will be replaced as indicated.

A Power Coordination Study will be completed, by the successful Electrical Contractor, to confirm coordination with existing system.

Additional electrical closets shall be provided to house “local” receptacle panels closer to the final end loads where suitable.

Any transformers feeding the theatrical equipment (i.e. AV systems, theatrical lighting, etc.) will be harmonic mitigating transformers, with downstream panels containing 200% neutrals to mitigate harmonics produced that effect the sensitive equipment. This will be further coordinate with the Theatre and AV Consultant.

Emergency Power

The existing building is not equipped with an emergency power distribution.

An existing 100kW diesel generator is available on the Centre Tower with a main breaker on the generator supplying splitters and panels, which will supply individual feeds to the life safety system, non-life safety system and the fire pump system. The existing generator will be utilized if enough spare capacity is available, otherwise, a new UPS system will be provided as noted in 4.3.

A new uninterrupted power supply (UPS) inverter for life safety applications will also be integrated for additional emergency power if required. This UPS should be installed in an air-controlled room.

Fire Alarm System

The existing fire alarm system is a single stage, non-addressable system. The existing fire alarm panel is a Simplex 4100es.

Fire Alarm replacement project (out the scope of this project) is underway and will be designed in parallel with this project. This project will coordinate with the design criteria of the upgraded fire alarm system and will be an extension of said upgraded system.

The existing sprinkler system is only in the basement of the building. The renovated floors (2nd and 3rd floors) are to remain unsprinklered.

Lighting & Control

High efficiency LED luminaires will be provided. Lighting will be designed to OBC, IES and as per LEED requirements.

Existing lighting circuits will be utilized where possible, specifically for emergency power. Typical floor general lighting fixtures will be wired using quick-connect load break rated wiring systems to permit easy fixture changes in areas with t-bar ceilings. Should it be a series in & out on fixtures, or each fixture will be with its own drop from a junction box with quick connect device.

Primary interior lighting will be provided by LED luminaires.

Lighting in BMO-LAB, Event space, Studio 1 and 2, Design Studio + Tech Labs and Seminar rooms is to be designed by the lighting designer.

Offices to use direct/indirect LED luminaires.

A low voltage addressable lighting control system will be provided for the facility, including LV switches, occupancy sensors, photo sensors and time-clocks. Basis of design to be Lutron. Large Theatre, stage area, and catwalk area, Small Theatre, Event Space, BMO lab lighting control will be designed with its own separate specialty control system including full DMX controls located in the Tech Booth room. Further, plug in connectors for theatrical lighting will be installed and wired by the electrical contractor, supplied by the theatrical contractor.

Washrooms, storage rooms, office areas and any other areas with transient occupancy will be provided with ceiling or wall mounted occupancy sensors.

Motion sensor to be PIR, Ultrasonic or a combination sensor with a capability to add slaves. These will be optional wall mounted in small rooms and ceiling mounted in all other areas.

In areas with natural lighting, luminaires will be controlled by daylight sensors to make maximum use of natural light. Daylight sensors to dim fixtures.

Mechanical and electrical room lighting shall be controlled by standard wall switches.

Night lighting circuits will be provided in all open areas to allow the movement of staff through the area without the need to turn on all the lights within the space.

IT/AV

There are existing data/telephone outlets and Wi-Fi in the existing space. Most of them added later so they are surface mounted on walls and columns.

Smart AV equipment and lighting grids for theatrical lighting and controls are provided in the new studios to support performances, classrooms and workshops. A technical control/AV room supports functions of the studio. High efficiency LED luminaires are provided in the renovated spaces.

A review of the with both Central IT and A&S IT was conducted during Design Development and ongoing coordination is underway to provide action on proposed recommendations.

Environmental Health and Safety

The designated substances report summary for University College confirms asbestos materials are found throughout the building in various locations on piping systems, mechanical equipment and duct insulation, within vinyl flooring and mastic, within windows caulking and glass putty, texture coat, glue under ceiling tiles and in drywall joint compound, as well as in the plaster finish in the southeast stairwell. Asbestos is also suspected to be contained within locations that are presently hidden or are inaccessible. Asbestos is suspected to be contained in the form of glue under 1'x1' ceiling tiles, paper backing at various locations throughout the building, and all ceiling tiles present in areas with asbestos fireproofing above. Asbestos may also be found in: texture coats contain asbestos at various locations throughout the building; vibration isolation material on ductwork in attic mechanical room; vermiculite in exterior wall cavities; transite acoustic wall panels. It should be noted that all asbestos in the third-floor of the Laidlaw wing was abated in 2014 during the renovation of the classrooms on this floor.

Lead contamination is presumed to be present within paint, solder, and other coverings. The building has not been used for any process or manufacturing and no above ground or below ground fuel storage tanks are present within the building.

Low impact atmospheric effects such as luminous haze fluid and molecular fog fluid may occasionally be used during performances. These considerations will be taken into effect with filtration requirements for evacuated air.

e) Site Considerations

Site context

The Laidlaw Wing makes up the north end of University College located at 15 Kings College Circle. It looks north onto the Back Campus Fields and south into the UC Quadrangle. The building is located within the Historic Campus Character Area defined in the proposed Secondary Plan currently under review with the City of Toronto.

Zoning regulations

University College is located within a mixed-use zone (Q) as per zoning by-law 438-86.

Given the interior nature of the Laidlaw Wing renovation project, zoning approvals are not anticipated. However, the project will require review with Heritage staff at the City through the permitting process.

Landscape and open space requirements

The relocation of Drama to the Laidlaw Wing is limited to interior scope only, thus there are no anticipated landscaping or open space improvements required as part of this project.

Site access and servicing

University College is serviced by a lane running on the north side of the Laidlaw Wing, accessed off of Tower Road. This project will have no impact on the site access or servicing of the building. Construction activities must be coordinated so as to interrupt neither barrier-free access, nor service requirements.

The building does not have a loading dock. Deliveries are directed to the front door of 15 Kings College Circle and make use of a mail room which CDTPS currently has in place.

Heritage status

As one of the oldest collegiate buildings in Canada, University College is both a listed heritage building by the City of Toronto and a designated national historic site. The Laidlaw Wing, built in 1964, was added to the north end of the original C-shaped stone building of 1859. The Laidlaw Wing is not included as a character defining element in the National Historic Site designation. This wing is not of the same historic quality as the older University College, however renovations to the interior will require review by the City's heritage staff. The consultant team will respectively integrate new design elements which are light, durable and of excellent quality to complement the historic building. The resulting space should create a modern and cohesive place for CDTPS, while respecting the heritage of the building it occupies.

Designated Substances

The University of Toronto will investigate and identify designated substances and other site-specific hazardous materials present within the project area as per appropriate regulations and the Ontario Occupational Health and Safety Act.

f) Campus Infrastructure Considerations

Utilities (electrical capacity, water, gas, steam lines)

Refer to Mechanical/Electrical and Data section above under Building considerations.

Bicycle Parking

Existing bicycle parking will be used. As an interior renovation, the project does not anticipate additional bicycle parking will be required.

g) Secondary Effects

Construction of this project coordinates with the Art Centre, located directly below the renovated space, and the remainder of the building as the project gets approval and start dates. Construction impacts on scheduled Art Centre exhibits require ongoing communication and coordination.

Assuming that the UC Quad project is completed prior to the start of this project, care will be taken to ensure that any construction, moving of equipment, construction supplies are not moved through the newly created spaces.

Impact of noise during the project may affect neighbouring classroom spaces, and this will be discussed with Learning Space Management.

Relinquished CDTPS space of 368 nasms at UC Union shall revert to University College's allocation.

h) Schedule

• CaPS Executive Approval for Consulting Fees	June 29, 2021
• Consultant RFP Issued	July 2021
• Consultant Selection	August 2021
• Letter of Award	September 2021
• Schematic Design	Mid Sept. 2021 – January 2022
• Design Development	February - March 2022
• CaPS Executive Approval for Full Project Cost	Cycle 6a April - June 2022
• Construction Documents	April – June 2022
• Demolition and Abatement tender/award	April – May 2022
• Demolition and Abatement	May – July 2022
• Construction tender & contract award	July - August 2022
• Koffler Construction to begin, CDTPS Vacates to Interim Staging Space Prior to Start	September 2022
• Construction	September 2022 – June 2023
• Fit Out (Furniture, Equipment)	June 2023
• Project Completion	July 2023

Schedule assumes all municipal approvals may be achieved within the timeline.

IV. Resource Implications

a) Total Project Cost Estimate

The total estimated cost for the project includes estimates or allowances for:

- construction costs (assuming a lump sum type of tender to qualified general contractors in the month of (date)
- contingencies
- taxes
- hazardous waste removal

  decommission of hazardous substances

  disposal costs for hazardous materials

  release of area (hazardous materials) for unrestricted re-use
- infrastructure upgrades in the sector
- secondary effects
- demolition
- permits and insurance
- Professional fees, architect, engineer, misc. consultants (i.e. LEED etc.), project management.
- computer and telephone terminations
- furniture and audio visual equipment
- miscellaneous costs [signage, security, other]
- commissioning
- escalation

b) Operating Costs

Operating costs for University College are assigned per gsm. The current rate applied is $155/gsm. Escalation is assumed to be 3% per annum. Operating expenses will be funded through the Faculty of Arts & Science Operating Fund.

c) Other Related Costs

Not applicable.

d) Funding Sources

The Total Project Cost for this project will be funded by a combination of the Faculty of Arts & Science Operating Fund, Future Major Capital Projects Reserve and Institutional Reserves.

APPENDICES:

1. Existing Space Inventory (available upon request)
2. Existing Floor Plans
3. Floor Plans, Kohn Shnier and Lett Architects
4. Views, Kohn Shnier and Lett Architects
5. Project Charter (available on request to limited distribution)