



University of Toronto

REAL ESTATE OPERATIONS

TO: Business Board

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DATE: November 29, 2007 for December 17, 2007

AGENDA ITEM: 5(c)

ITEM IDENTIFICATION:

Capital Project: Faculty of Law Expansion – Consultants’ Fees

JURISDICTIONAL INFORMATION:

Pursuant to Section 5.2. (b) of its Terms of Reference, the Business Board approves Expenditures for, and the execution of, approved Capital Projects.

PREVIOUS ACTION TAKEN:

This is the first time this project is being presented to the Business Board. Other Board and Committee approval to date include:

- Planning and Budget Committee – January 30, 2007

HIGHLIGHTS:

The Faculty of Law at the University of Toronto 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.

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 site is located between two important green open spaces – Queen’s Park and Philosopher’s Walk – which offer mature vegetation to the south, east and west.

In order to meet the pressing needs of approved and planned program enhancements relating to the Faculty of Law’s academic mission, additional development must be investigated within the constraints of the site. The University of Toronto has approved an Interim Planning Report for the Expansion of the Faculty of Law in January 2007 that details the

Faculty's specific space requirements, including an additional 6,600 gsm (71,000 GSF) of space. The Faculty of Law is housed in two historic buildings, Flavelle House (78 Queen's Park) including the Bora Laskin Library addition, and Falconer Hall (84 Queen's Park). Each is a listed heritage building in the City of Toronto Inventory of Heritage Properties.

The intent is for the Faculty to exit the Falconer Hall property and consolidate on the Flavelle/Laskin site.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

A visioning exercise for the precinct has now been completed. The intention is to proceed with architect selection for the Faculty of Law expansion only. This will permit the necessary site investigations, planning, design, and preliminary engineering to be taken up to a certain point, so that a reliable estimate of all the costs can be made. Further discussions with the City and the University neighbours can be had, and the project can be made more viable for the purposes of fundraising.

Normal practice would be to finalise the project report including identification of all sources of funding before architect selection proceeds. In this case, the assistance of the architect will be essential in preparing materials to bring the vision to life and enable a substantial fundraising initiative to proceed successfully.

We propose to issue an RFP to engage the architect now. Actual construction will not proceed until the final project is approved and all funding sources are identified. The RFP will be conducted to select the final architect with the undertaking that the project, if/when approved, will have the fees adjusted by the amount spent prior to the project approval. No further selection will be undertaken.

RECOMMENDATION:

Be it resolved

Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized to engage consultants to prepare a detailed Site and Phasing Master Plan, including a detailed construction cost estimate, for new facilities for the Faculty of Law, at a cost not to exceed \$2 M, using funding to be provided by the Faculty of Law operating budget.