



University of Toronto

OFFICE OF THE VICE-PROVOST, SPACE AND FACILITIES PLANNING

TO: Planning and Budget Committee

SPONSOR: Ron Venter, Vice-Provost, Space and Facilities Planning
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DATE: April 29th, 2003 for May 13th, 2003

AGENDA ITEM: #5

ITEM IDENTIFICATION:

Revised Project Planning Report of the Project Committee for the Sidney Smith Hall, Patio Enclosure.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews the Project Planning Report prepared for a capital project and recommends to the Academic Board approval in principle of the project. All changes in scope to a Project Planning Report are required to be approved.

PREVIOUS ACTION TAKEN:

This project was initially approved on February 27, 2001 by Planning & Budget Committee, with the recommendation for it to proceed at such time as funds became available for implementation. New funding opportunities, including enrolment growth funds, have allowed the project to be reconsidered given the shortage of student lounge and study space on the St George campus.

The project remains essentially the same and provides for the creation of 1220 gross square meters of student lounge and study space by enclosing the east and west patios of Sidney Smith Hall. The two changes are as follows:

- Sodexho Marriott originally planned to locate a small food operation in the East Patio enclosure. In the intervening years, they chose to renovate the cafeteria at the lower level of Sidney Smith Hall, and no longer have an interest in locating facilities in the patio enclosure.
- Additional washrooms (a total of six fixtures) will be included as part of the project to ease the pressure on existing washrooms in the Sidney Smith Hall classroom wing.

In support of this development, the Framework for Enrolment Expansion at the University of Toronto [supplement to the The Bulletin, March 2002], states "*along with expansion of student enrollment*"

must come capital facilities commensurate to enrolment expansion including student activity and study spaces..” It continues that, in planning for any enrollment expansion, the quality of the campus-based educational experience should not be compromised - ...”expansion cannot occur without the necessary operating, capital and student support funding.....capital facilities for student activities on all three campuses will be enhanced to the standard to be expected at first-tier public universities”.

BACKGROUND:

In February 2001 the Planning & Budget Committee approved both the Sidney Smith Hall 3rd Floor Infill projects and the Sidney Smith Hall Patio Enclosure project. The former proceeded towards design and construction in late 2001 and is currently nearing completion. Unfortunately, the Patio Enclosure project had to be shelved for the past two years, but, as a result of the absolute need to increase the space on campus available to students for both relaxation and study, this project has been reconsidered. The Patio Enclosure project will provide some 1220 gross square metres of student lounge and study space on St George Street at the heart of the Faculty of Arts and Science.

In 2001 the firm of Ian McDonald Architect was hired to design the companion Sidney Smith Hall 3rd Floor Infill Projects. This project is now nearing completion. As part of the approval for both projects it was recommended that one architect would be hired to design both projects for the Sidney Smith Hall in order to maintain continuity of the design. Very preliminary design concepts for the east and west patios were initiated by this firm during the design of the Infill Project.

Under the Policy on Capital Planning and Capital Projects, the Project Committee will continue through the implementation phase. The Working Executive of the Project Committee will comprise the lead User, a Planner and Implementer all of whom have been intimately associated with the project definition since its inception; the Working Project Executive for the Sidney Smith Hall Patio Enclosure comprises:

User: R. de Souza, Director Planning & Facilities, Arts and Science

Planner: J. Adams, Campus & Facilities Planning

Implementer: J. Binks, Capital Projects, Facilities and Services


This Working Executive will expand to include the Project Manager, once appointed. The role of the Working Executive is to ensure the successful completion of the project and to ensure that the user needs and concepts introduced into the Project Planning Report are addressed throughout the process of consultant selection, design and implementation which are carried out under the direction of the Chief Capital Projects Officer.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

Funding for this project will be provided from approved enrolment growth funds. It is to be noted that the project could have benefited substantially by the addition of an elevator within the southern side of Sidney Smith Hall. Unfortunately, including the elevator, estimated at \$885,000, within the project is not possible at present within the funding envelope. It is nevertheless recommended that the elevator be included as funding becomes available; it is proposed to have the elevator be external to the building and located on the south side of the east patio enclosure.

The projected total cost estimate for the east and west patio enclosure is \$3,217,496 excluding the elevator. This estimate includes the finance cost escalation for tendering to be completed by April 2004. It is anticipated that further savings will be possible with respect to the furniture allowance included in the project cost.

All savings on this project, including the full contingency, are to be directed to facilities improvements to address the enrolment growth expansion needs, specifically the servicing of undergraduate laboratories in the Ramsay Wright Building.

Based on 2002/3 budget estimates, operating costs for the additional space should cost approximately \$103 per net assignable square metre based on current operating costs for Sidney Smith Hall.  The precise operating costs will be reviewed once the details are more fully understood. The Faculty of Arts and Science will be responsible for the full operating cost of this space.

RECOMMENDATION:

The Planning & Budget Committee recommends to the Academic Board

1. THAT the revised Project Planning Report to address the enclosure of the overhang areas on the east and west side of Sidney Smith Hall Patio be approved in principle.
2. THAT the project scope to create 1200 gross square meters of student support / study space and washrooms within Sidney Smith Hall be approved at an estimated total project cost of \$3,100,000 - \$3,300,000 with full funding from the approved enrolment growth funds.
3. THAT the elevator installation identified within the broader scope of this Sidney Smith Hall Patio Enclosure project be undertaken at some future date when the funds, estimated at \$885,000, are available.

**Revised Report of the Project Committee
for the
Sidney Smith Hall, Patio Enclosure**

Original Report February 2001

Revised Report April 24, 2003

REVISED REPORT OF THE PROJECT COMMITTEE FOR THE SIDNEY SMITH HALL 3RD FLOOR INFILL

EXECUTIVE SUMMARY

Although it was always recognized that the podium areas on the east and west side of Sidney Smith Hall had potential for increased use, the necessary permissions to add to the existing building were not obtained until the new Zoning By-laws for the St. George Campus were approved by the City in 1997. Included in the permitted development parcel on site 6 (100 St. George Street) known as Sidney Smith Hall, is the in-fill of space on the podium level of the existing overhang extending from both the east and west building faces. In addition, an overall permission for building out on the podium level to a height of 12 meters above this level is included. (Appendix A)

Renovations to the east podium and the addition of stairs formed a portion of the St. George Street Revitalization Project and serve to demonstrate the new vitality possible at this location. The enclosure of the space under the patio overhang is proposed in the spirit of building on the success of the St. George Street Revitalization efforts with the desire to fulfill the recent mandate for provision of additional student amenities on campus and our desire to maintain exemplary strategies for enhancing the campus environment.

With the anticipation of an increase in overall enrolment on the St. George Campus, every possible development site has become a precious commodity. Where earlier studies for this space suggested the inclusion of commercial vendors (ticket booths, magazine and newspaper vendors, etc.) as compatible programmatic elements for the Sidney Smith expansion, today such programming would not be an appropriate use of limited development space.

As Sidney Smith Hall can be considered the center of Arts and Science education on campus, appropriate programming here will include spaces for student interaction and study. Such spaces would improve the student experience while remaining in accordance with the academic nature of the building.

In support of development, the *Framework for Enrolment Expansion at the University of Toronto* (as published in the March 2000 supplement of The Bulletin), provides that “along with expansion of student enrollment must come capital facilities commensurate to enrolment expansion including student activity and study spaces...” It continues that, in planning for any enrollment expansion, the quality of the campus-based educational experience should not be compromised - “...expansion cannot occur without the necessary operating, capital and student support funding....” (Framework Power Point Presentation). As such, the report states, “...capital facilities for student activities on all three campuses will be enhanced to the standard to be expected at first-tier public universities.” (Framework)

Because many Arts and Science students attend all or most of their classes in Sidney Smith Hall, large numbers of students spend a good part of their day in the building. The

original Users' Committee, reporting in February 2001, therefore, recommended the enclosure of spaces under both the east and west patio overhangs as well as space extending from this area to the face of the north tower to provide a physical connection to the existing building lobby. This enclosure, was to provide enhanced community spaces to accommodate student activities and, by virtue of its central location, is expected to provide space for participation by not only students, but also faculty and staff thereby providing an enhanced sense of community for the many diverse users of the building.

Although the project was approved February 27, 2001 by Planning and Budget, no funding has been made available to implement the project until this time. New funding opportunities, including enrolment growth funds, have allowed the project to be again considered. The project remains much the same with only two changes being the following:

1. Sodexo Marriott originally planned to locate a small food operation in the East Patio enclosure. In the intervening years, they chose to renovate the cafeteria at the lower level of Sidney Smith hall and no longer have an interest in locating facilities in the patio enclosure.
2. Additional washrooms (a total of six fixtures) will be included as part of the project to ease the pressure on existing washrooms in the Sidney Smith classroom wing.

In the spring of 2001, architect Ian MacDonald was hired to design the companion Sidney Smith project for the 3rd Floor Infill. As part of the approval for both projects, it was stated that one architect would be hired to design both projects for the Sidney Smith Hall in order to maintain continuity of design.

The intent of the earlier plan remains constant in this regard, however, the committee would like to stress the need for their involvement particularly in the design of the interior spaces within the patio enclosures.

The total project cost for construction of both east and west patio enclosures, estimated by AW Hooker, is \$3,217,496. The additional cost of a stand alone elevator to connect all floors of the classroom wing was estimated at \$884,786. The elevator project, however, will not be implemented until full funding is achieved. All cost estimates assume escalation to a tender in the spring of 2004.

**REVISED REPORT OF THE PROJECT COMMITTEE FOR THE SIDNEY
SMITH HALL 3RD FLOOR INFILL**

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I) MEMBERSHIP

(Original Project Committee membership)

Professor B. Michelson (Chair), Associate Dean, Social Sciences

Mr. P. Harris, Assistant Dean of Students

Mr. R. deSouza, Director, Administrative Services and Planning, Faculty of Arts and Science

Professor E. Macdonald, Department of Geography

Ms. R. Toderian, Director, Ancillary Services

Mr. S. Dewett, President, Arts and Science Student Union

Ms. J. McCammond, Planner, Faculty of Arts and Science

Mr. I. Kotowycz, Facilities and Services

Professor A. Zimmerman, EPAC

Ms. J. Adams (Secretary), Planning and Budget Officer, Office of the Vice-Provost, Planning and Budget

Additional Participants:

Ms. M. LePaven, President APUS 2000-2001

Mr. P. Tsang, Executive Director APUS

Mr. T. Buckland, Executive Assistant, ASSU

II) TERMS OF REFERENCE

(Original Terms of Reference)

1. Evaluate potential use of patio enclosure for students, faculty and staff.
2. Make recommendations about a detailed space plan or program regarding a mixed use of space for the support of student activity for:
 - Computing
 - Study space
 - Social space
 - Retail and other complementary purposes
3. Identify equipment and moveable furnishings necessary to the project
4. Identify requirements for networking and other electronic and data communications.
5. Identify the site plan and zoning implications of the proposal.
6. Identify any staging or transitional costs which may be necessary during the period of construction.
7. Identify all resource implications including a preliminary estimate of capital costs and projected increases to the annual operating costs of the University.
8. Identify a funding plan for the project.
9. Report by September 30, 2000.

III) BACKGROUND INFORMATION

a. History

Although it was always recognized that the podium areas on the east and west side of Sidney Smith Hall had potential for increased use, the necessary permissions to add to the existing building were not obtained until the new Zoning By-laws for the St. George Campus were approved by the City in 1997. Included in the permitted development parcel on site 6 (100 St. George Street) known as Sidney Smith Hall, is the infill of space on the podium level of the existing overhang. In addition, an overall permission for building out on the podium level to a height of 12 meters above this level is included (see Appendix A).

Renovations to the east podium and the addition of stairs formed a portion of the St. George Street Revitalization Project and serve to demonstrate the new vitality possible at this location. The enclosure of the space under the patio overhang is proposed here in order to better accommodate the increased number of students and faculty using Sidney Smith Hall. The enclosure is proposed in the spirit of building on the success of the St. George Street Revitalization efforts in this area and with the desire to fulfill the recent mandate for provision of additional student amenities on campus and our desire to maintain exemplary strategies for enhancing the campus environment.

b. Previously Approved Reports/Reference Material

i) Reports/Studies on Sidney Smith Hall and surrounding area:

As a sub-set of the St. George Street Revitalization Committee, the Sidney Smith Sub-Committee met during the summer of 1996 to discuss ideas of how to animate the area – then referred to as “Sid Smith Square”. This committee met with several users’ groups and gathered significant information regarding desired and not-so-desired programming for the area. In 1997, the *Sidney Smith Space Study* identified a range of strategies for enclosing the patio overhang areas - providing additional student oriented spaces within the Sidney Smith classroom wing. The original Users’ Committee for the SSH Patio Enclosure has reviewed meeting minutes, recommendations and schematic drawings generated by these endeavors.

Since the time these earlier studies were completed, a number of developments on the campus have occurred steering this committee to newly consider the enclosure of space on the SSH patios. In particular, programmatic needs have changed. First, in earlier reports, the need for additional computing space (suggested in the form of a cyber café) was demonstrated. However, with the completion of the Information Commons in Robarts Library and a trend toward greater numbers of students owning personal computers, the overall need for additional university-provided computer stations on campus has diminished.

Similarly, earlier plans from the *Sidney Smith Space Study* suggested that classrooms on the ground floor of SSH could be shifted and in one case removed to make room for additional commercial and student activity space. Even at the time that these earlier reports were tabled, the removal of well used classrooms was not well received. Classrooms on the first and second levels of Sidney Smith Hall are very heavily used

teaching spaces booked solidly between 9am and 3pm with moderate to heavy use for evening classes. The recent installation of “smart classroom” technology into some of these classrooms has increased their usage further. Now, with the “double cohort” influx of students arriving, no further release or lessening of pressure for classrooms can be envisioned.

The original Report of the Users Committee for the Sidney Smith Hall Patio Enclosure was approved pending funding in February 2001 by Planning and Budget.

The Revised Report, including the addition of new washrooms and the elimination of participation by Sodexo Marriott is now re-issued including a revised cost estimate. The cost of a stand alone elevator is included for reference only and is not part of this project. The elevator project will go forward at a time when full funding is available.

ii) Enrolment Expansion

At the time the original report was issued, the University was planning for enrolment expansion relating to the double cohort as well as forecast increased participation. The report made reference to the document, *Framework for Enrolment Expansion at the University of Toronto* (March 2000) that said, “ along with expansion of student enrolment must come capital facilities commensurate to enrolment expansion including student activity and study spaces...”. The report also referred to the *Task Force on Student Activity Space* (May 1999) that recommended, “the University would benefit from an increase in student activity space of all kinds on the St. George campus, and that a variety of types of space is required by recognized student groups.”

Because of the anticipated expansion and the pressures for additional student space exacerbated by such expansion, the Users’ Committee responded to the programming of both east and west patio overhangs with such needs in mind.

The anticipated expansion is now, two years later, underway putting further pressure on all student related spaces. As such, this project remains a high priority for the St. George campus.

IV) STATEMENT OF ACADEMIC PLAN

Faculty of Arts and Science

The Dean of the Faculty of Arts and Science has identified the creation of student study space, lounge space and activity space as a priority for Sidney Smith Hall.

Currently, the lobby space is scheduled for use by a great number of student groups. Such activity is seen to greatly enhance the quality of student life. However, an increasingly large number of groups require bookable space. Additional space for such activities is greatly desired by both the student body and the faculty.

The lobby area is used by students during day, evening and weekend hours as a space for informal study. In addition, many students and faculty members are commuters to the

campus and are therefore in need of a place in which to meet, work, eat and drink between classes in the building. Students who live in residence on the east-side of campus and attend classes in this building also require space to study, eat, et cetera between classes. Recently new lounge and café table seating was installed in the Sidney Smith Hall lobby. These improved facilities have led to the increased usage of the lobby and clearly demonstrates a need on the part of the student body for additional social and study spaces. The Faculty of Arts and Science welcomes students to study in this location and looks to provide additional, flexible spaces with extended hours of availability to meet such increasing demand.

V) SPACE PROGRAM

a. Overview of Existing Space

Functionally, Sidney Smith Hall is the heart of the Faculty of Arts and Science. It houses the main Faculty administrative offices and student services and support functions as well as eight departmental administrative operations, general faculty offices and classroom facilities. Several course unions are also located in Sidney Smith Hall. Office and Administrative functions are located primarily in the north “tower” wing of the building. The lower 2-storey south wing accommodates increasingly greater numbers and sizes of classes in large lecture halls and smaller seminar rooms. Limited student group space is also provided here.

The lobby, a two-storey-high atrium space, connects the administrative functions with the academic/classroom facilities as well as the east and west patio entrances of the building. This area is the main “condenser” space where all students, faculty and staff pass through on their way to work and class. The space accommodates bookable tables for student groups, a small amount of lounge space and a Second Cup kiosk selling coffee and pastries. The building is inventoried in the following categories:

Space Category	Nasm
Faculty offices	3710.19
Other Academic Appointment Offices	138.98
Graduate Student Offices	717.38
Departmental Support Staff Offices	843.12
Office Support	1007.57
Central Admin Offices and Support	1202.43
AV	17.09
Other Central Services/Student Computer Rooms	270.81
Classrooms	3063.40
Class Labs	457.86
Research Labs	2574.42
Student Office/Support	229.26
Library Collections/Support Space	415.90
Study Space	238.32
Food Facilities	544.97
General Lounge	73.30
Inactive/Assignable	3.15
Recreation Facilities/Services	75.94
TOTAL Net Assignable Space	15,584.09

To the east and west of the structure exist elevated patios that extend as entry forecourts on either side of the building to the lobby area.

The east patio faces onto St. George Street and was recently opened up with generous steps along its front edge as part of the St. George Street Revitalization Project. Since the renovation, the patio and steps have become a well-used gathering and sitting space in good weather, frequented by those who work and study in Sidney Smith Hall, but also by other members of the campus community. The active life on the steps and patio during the warmer months of the year helps give Sidney Smith Hall a welcoming front entrance. The patio is also used to accommodate large events such as UofT Day and other events planned by the Faculty of Arts and Science.

The west patio, situated on Huron Street, provides access to a less prominent though highly used entrance to Sidney Smith Hall. A ramp for handicapped persons is provided at this location and acts as the primary accessible entrance to the building. Steps are being taken to foster better curbside *Wheel-Trans* drop-off on Huron Street. This patio currently provides sitting space of a quieter nature than the East Patio, and is well used by faculty and staff who work in Sidney Smith Hall, and by students who have classes in the building. It is also popular as a gathering space for residents of New College near by.

b. Nominal Space Allocation

SPACE PROGRAM

<u>Program</u>	<u>number</u>	<u>nasm per</u>	<u>total nasm</u>
East Patio (open space includes)			
Student gathering space & bookable tables			
Concession Space			
Elevator**			
Sub-total	1	360	360
West Patio			
Washrooms*			
Study space & bookable tables	1	360	360
TOTAL NASM			720nasm
Assume ~1.7 net to gross ratio			
TOTAL GSM			1220gsm

* The new washrooms proposed in this space will be either all or partially captured in the gross area for the west patio or will occupy ~12 additional s.m. of space from the existing south west exit vestibule. A total of 6 fixtures are included in the cost estimate.

** The elevator proposed is costed as a stand alone glass enclosure with bridge connections to each level of the classroom wing. The elevator is not part of this project and has been costed separately to go forward at such a time when funding becomes available.

COU Allocation Comparison

Student Activity Space and Assembly and Exhibition Facilities are the space categories covered by the Council of Ontario Universities (COU) standards that apply to the new programming proposed for Sidney Smith Hall. The suggested range of values for these categories are as follows:

Category 14:	Student Activity Space	0.5 to 0.7 NASM per FTE student
Category 15:	Assembly and Exhibition Facilities	0.15 to 0.4 NASM per FTE student

According to the space inventory for Sidney Smith Hall 2764 student stations are available in classrooms at any one time. If we use this number as an average number of student users' of the building then we can calculate an appropriate amount of student activity and assembly space suggested for this building.

Maximum suggested space:	2764 student users' x 1.1 (0.7 + 0.4)	= 3040 NASM
Minimum suggested space:	2764 student users' x 0.65 (0.5 + 0.15)	= 1797 NASM

Existing space in these categories:	
Student Computer Rooms	173.13
Study Space	238.32
Student Office/Support	229.26
Food Facilities	544.97
Recreation Facilities/Services	75.94
<u>Lobby</u>	<u>≈ 300.00</u>
Total	≈ 1560 nasm

New space in these categories generated by Patio Enclosure:

	<u>≈ 720</u>
TOTAL (existing and proposed)	2280 nasm

According to these calculations, the new space for student activity and assembly added to the Sidney Smith Hall inventory will bring this category within an appropriate range for the number of users' present at any one time in the Hall.

VI) FUNCTIONAL PLAN

Because many Arts and Science students have all or most of their classes in Sidney Smith Hall, large numbers of students spend a good part of their day in the building. The original Users' Committee, therefore, recommended the provision of enhanced community spaces to accommodate student activities in both the east and west patio overhang enclosures. Some of this space would be designed to encourage participation by not only students, but also faculty and staff, in order to provide an enhanced sense of community for the many diverse users of the building. The revised program continues to accommodate student and building community spaces in both enclosures and adds washrooms to make the spaces more usable and accessible.

While the patio enclosures are primarily needed to better accommodate Arts and Science students, they will also assist in the accommodation of symposia and conferences at appropriate times. Conference groups could use the space for receptions, registration, an event, a location for exhibits and even as a meeting room. The conference activities could generate revenue that could be used to help defray operational costs.

A. East Patio Enclosure

A simple enclosure respectful of the existing architecture in material palate and proportions and including at minimum 67% glazed openings (garage-type glazed doors or large glazed sliding doors) to the outdoor patio is recommended for the east patio. All space accommodated under the overhang will be enclosed and will extend past the overhang to the adjacent north tower – joining the lobby to the newly enclosed space. The committee envisions the space under the overhang to include a coffee bar and vending machines, café style seating at small tables and comfortable seating in casual lounge furniture. The provision of a hanging rail to ease installation of student art exhibitions is proposed along a portion of the east wall. The space will be open to all students, faculty and staff and will provide room for study, conversation and food consumption. Both brown-bag lunches and other outside food as well as food purchased from the coffee bar will be allowed.

Development under the overhang on the east patio will further enhance the welcoming quality established by the St. George Street revitalization efforts by being well connected via windows and numerous glazed sliding doors (or garage-type glazed doors) to the exterior patio. However, use of this space should be of a relatively quiet nature, because of the adjacent classrooms. The enclosed space under this overhang will act as a transition space between classrooms on one side and the active patio space outside. Additional soundproofing will be required along the existing east wall in order to minimize disruption to classroom use.

The extension of this space to the north tower will provide additional space to accommodate bookable tables for University recognized student group use. By moving some of this activity out of the existing lobby, the feeling of overcrowding in the lobby should be mitigated. Where this enclosure extends past the existing overhang, the committee recommends a glazed roof to allow a maximum amount of natural light into this lower portion of the lobby extension.

The east patio enclosure will not be air-conditioned in summer months but will be equipped with proper air-circulation units. The numerous garage-type or sliding doors opening onto the patio are expected to be left open during summer months allowing air flow from inside to out.

East Patio Programme:

1. Food Services

a. Food Concession:

Currently located in the existing Sidney Smith lobby space, the Second Cup has a lease on the space for approximately 5 more years. Because the committee envisions “cleaning up” the lobby space – with much of the traffic-generating program moved to the new enclosed spaces, the preferred location for the Second Cup or a similar food concession vendor is within the new patio enclosure, once completed. All services necessary for such a concession will be included in the construction of this space. At the time the space becomes available, vendors will be asked to bid for the location.

b. Vending:

Existing food and beverage vending machines (3) and the existing banking machine, provided in entry vestibules to the east and west of the lobby should be re-located in the new enclosed space to the east. All services required for the machines to function will be included in the construction of the project. In addition, vending machines will require a discreet location possibly with one or more screening walls. Such a move, again, is concerned with the “cleaning up” of existing spaces and in bringing like-uses together for maximum flexibility of the space. The arrangements around vending will be reviewed with the Director of Ancillary Services and the Vice-President of Operations and Services.

2. Bookable student group tables

The fire marshal has expressed concern over the difficulty of fire exiting from Sidney Smith Hall particularly aggravated during poster sales, but to a lesser extent from a crowding of bookable tables for student groups. The provision of additional bookable student group space in newly enclosed space to both the east and west of the existing lobby will provide considerable relief to this congestion. Similarly, this space would permit a larger number of groups to host events.

3. Casual lounge and café-style seating

In the fall of 2001 lounge-type furniture was installed in the lobby of Sidney Smith Hall. This furniture is well used throughout the day. Similar furnishings are suggested for a portion of the patio enclosure and are expected to provide a comfortable place for student interaction and group study.

3. Elevator

An elevator has been proposed to be located south of the enclosure as a free standing glass tower/enclosure with links to the lower, 1st and 2nd levels. The elevator project has been costed separately and will go forward only when full funding to support its construction is available. When constructed, the elevator will make the entire classroom wing accessible during all hours. Digital/pixel signage in this location to announce student events, etc. should be considered in the design of the elevator tower. Landscaping to deal with level changes from St. George Street to the entrance of the

elevator at grade must be carefully considered to allow for all-season access to the elevator.

B. West Patio Enclosure

Similar to the east Patio enclosure, a simple enclosure respectful of the existing architecture in material palate and proportions is also recommended for the west patio. The enclosure will include all space accommodated under the overhang and will extend past the overhang to the north tower, effectively enlarging the lobby area to the west. Where this enclosure extends past the existing overhang, the committee recommends a green or partially green roof, subject to loading capacity and budget. This roof will be accessible at the 2nd level of the building from the Office of the Dean. The additional costs of providing decking and planting here have not been included in the cost estimate.

At the south end of the west enclosure, the opportunity to link to the upper level of the Hanger exists. The architect should investigate the possibility of linking to this space where possible.

The west patio enclosure, like the east patio enclosure will not be air-conditioned, but will be equipped with at least 67% glazed openings (garage type doors or sliding doors) to allow for maximum air circulation during summer months. Adequate air-circulation units will also be included in this location. Sun-shading, will be provided to the west glazed wall to minimize heat-gain.

Because fire exiting requires 3 of 4 fire stairs to exit directly to the exterior this patio overhang enclosure will likely be separated from the lobby extension on the west side by a fire exit corridor leading from the existing fire stairs. Where this occurs, cross-penetrating doors between the lobby extension the exit corridor and new enclosed patio enclosure will be provided to allow maximum circulation between all spaces. However, regardless of how penetrable this corridor is, it will create a visible and physical division between the two spaces. Such a division is preferred in this location as it provides sound division to the study space from the more active lobby space. Additional soundproofing will be required along the existing west wall to minimize disturbance to the adjacent and overhanging classrooms.

Additional mens and womens washrooms will be located in the west patio enclosure or adjacent in the south west exit vestibule.

New development under the west patio overhang will provide the following:

1. Study Space

Quiet student study space will be located in the full length of the enclosure. Study tables with space for 4 students each and chairs will be provided. The space will be a wireless environment allowing students to use their laptop computers here. Tables will not be fixed, in order that they accommodate as flexible a grouping of students when pushed together. Groups of 4, 8, or even 12 may convene here for group study or club meetings.

3. Bookable student group tables

As in the extension of this space to the north tower to the east, the comparable space to the west of the lobby will provide additional space to accommodate bookable tables for student group use.

4. Washrooms

Both men's and women's washrooms are included in the program. At minimum one toilet fixture per male and female washrooms will be located in or adjacent to the west patio enclosure (six fixtures have been included in the cost estimate). Early studies suggest that portion (approximately 12sm) of the existing south west exit vestibule may be used to locate the washrooms. Existing services and conditions will help determine the ultimate location for washrooms in this area.

Together, the enclosure of the patio overhang areas to the east and west of Sidney Smith Hall will be compatible with the primary functions of the building and will respect the necessary programmed adjacencies. Ultimately, this space should allow opportunity for a variety of programmatic elements to enhance the experience of Sidney Smith Hall for all the building users and the university community at large. Room data sheets describing each space in detail are included in Appendix B.

VII) ENVIRONMENTAL IMPACT

The committee strongly supports adherence to both the letter and the intent of the University's Environmental Protection Policy and its Open Space Plan. These have important implications for University construction in terms of design, materials selection, landscaping and disposal of materials. The committee sought the advice of Prof. Anne Zimmerman, a representative of the Environmental Protection Advisory Committee, and the Environmental Checklist for Users Committees. This checklist, as well as, the University Environmental Protection Policy are included in Appendix F.

The committee endorses progressive environmental design. Barrier-free accessibility for all, is expected, including access to handicapped parking, ramps and walkways to be integrated into the overall design. The committee recommend that design choices (e.g. use of natural light), process options (e.g. indoor air handling, water use) and product choices (e.g. flooring, furnishings) with implications for resource use consider all proven alternatives with preferences given to choices which minimize life-cycle costs. Choices offering greater environmental benefits than simply lowest life-cycle costs are to be presented for consideration (either by Facilities and Services or evidenced in the choice of architects). The building envelope should maximize the use of natural energy for lighting and perhaps heating, to provide air movement in excess of minimum standards for air exchange and to recapture heat before air is exhausted to the outside.

Sidney Smith Hall is of major significance to the campus environment. The ultimate design and its landscaping must be in concert with that position. The design must enhance and direct pedestrian flow and be capable of accommodating and directing the acute bursts of students that accompany class change. Long expanses of wall should provide opportunities for seating and plantings to enliven the remaining patio environment and to blend into the West Campus green space at Willcocks and Huron. Indirect lighting of important facades and landscape features should be considered as an enhancement of evening visual presence and safety.

Where outdoor paving changes are made, natural stone should be used in combination with poured, water penetrable systems to minimize flows to the stormwater system. Design choices should blend with St. George on the east and set a standard for an appropriate palette of materials for use along Huron on the west. All outdoor space should be designed for all-season use with consideration shown for shading and cooling air movements in summer, sun-trapping and with shelter for winter.

Using the Draft Environmental Checklist for Users Committees (see Appendix C) as a guide, the Committee gives the following specific recommendations to realize energy savings, to reduce impact on the environment and to stimulate environmental awareness:

- building materials, fixtures and furnishings should minimize environmental impacts in their production use and eventual disposal (e.g. do not use exotic woods; avoid materials that give off-gases; use materials that have recycled content)
- materials from any demolition should be used on site or be sent to be recycled or reused.
- convenient spaces for recycling bins must be provided. Sidney Smith should also be one of the campus spaces where bins can be provided for more exotic recycling (batteries, printer cartridges, etc.).
- principles for landscaping outlined in the University of Toronto's open space plan, *Investing in the Landscape* must be followed. The plan targets adjacent streets and landscaped areas to the south and west edges of Sidney Smith Hall. Where this area is expected to allow for the implementation of one of the plan's primary objectives - the creation of a significant open space on the West Campus – encourage adjacent landscaping to be environment-friendly in materials and maintenance.

It is understood that no provision for landscaping has been included in the project cost estimate for this patio. However, the patio should not be designed in such a way that the established principles for landscaping adjacent areas be compromised.

It is assumed that Facilities and Services will ensure that every opportunity for energy and water conservation measures in lighting, HVAC, etc. will be pursued and all proven designs evaluated before decisions with resource implications are made.

VIII) SPECIAL CONSIDERATIONS

a. Accessibility

100 St. George Street is accessible from three locations – a ramp running up to the west patio, a ramp running down from street level to the lower level cafeteria and an entrance on the lower level accessed from the servicing area. The elevator in the north tower is accessible from all levels. However, currently the main building entrance, on St. George Street, is not accessible to physically handicapped individuals. Similarly, internal accessibility is limited to the hours during which the north wing and the bank of elevators located there are open. The north tower accommodates faculty and administrative offices, which are closed off from general use in the evenings and on weekends.

The Committee debated the issue of accessibility with great vigour. The committee understands that other University buildings have no accessible entrance and should be looked after accordingly. As such, the original Users Project Report suggested, and this revised report concurs, that full accessibility access to the Sidney Smith St. George Street entrance should be considered as a future stand alone project. At a time when funding becomes available to provide full access, the committee recommends the construction of an elevator to be located south of the east patio enclosure as a stand alone structure. The elevator will further accessibility to not only the proposed east patio enclosure, but to all levels of the classroom wing, including the lower level cafeteria with connections at 572A, 1076k and 2112 in the classroom wing.

The provision of an additional set of washrooms in the west patio enclosure will further provide for the ease of accessibility particularly during evening and weekend hours.

Frequently the designated handicapped drop-off location on Huron Street is obstructed by illegally parked cars and ill-cleared snow. Planning has been in the works for some time for the removal of parking on Huron street, which would allow the bicycle lane, currently running along St. George Street, to be re-located to the less trafficked Huron Street. With this done Wheel-Trans vehicles may apply for a dedicated drop-off space along either the east-side of the building on St. George Street or along the south side of the building on Willcocks Street near the new elevator proposed in this project.

b. Campus Planning

The recently revitalized St. George Street acts as a major north-south movement spine and defines the east and west portions of campus. Sidney Smith Hall, first and foremost the flagship academic space of the Faculty of Arts and Science at the University of Toronto, is prominently located mid-way along this spine. It is a very visible building to the campus community and the larger community of the city. As such, the building should present the image of a vital, active and welcoming center for Arts and Sciences education on the University of Toronto campus. Any additions to the building should contribute to enhancing this image. Future plans to include an elevator tower at the south end of the east patio enclosure (when funding becomes available) will create the possibility for locating a digital/pixel sign outside the Sidney Smith building. Such signage would help enliven the outdoor room or “town square” created by St. George Street renovations.

Sidney Smith Hall, built in 1961, is a good example of the ideological style of “high functionalist modernism.” That is, as early as 1930 buildings were being built following the functional demands and needs of the user, in the spirit of the statement “form follows function”. We see such an expression of the functions of the building manifested in the individual wings devoted to particular uses – the tower for faculty and administrative functions, the lower wing for classrooms. The material palate is comprised of a simple limestone and brushed aluminum. A similar palate of materials and respect for existing proportions will be critical in reaching consensus around the building of additional space along this structure.

The addition of a third floor “in-fill” above the existing lobby area is currently under construction. This in-fill will extend to the edge of the roof both to the east and west edges. The façade of the new structure will extend downward to enclose the existing second floor balcony space. As such, the Third Floor Infill project directly relates to this patio enclosure project in that the two will meet at the point where the lobby is extended and the second floor balcony is enclosed. The committee feels strongly that, for reasons of consistency of design the same architect should be hired to plan and design both projects. The committee also feels strongly that their continued input throughout the design process will be critical in the making of these spaces.

c. Computing and Communications

100 St. George Street is on the university backbone and already has a high level of connectivity. Wireless connections will be available to students in both enclosures. Wireless hubs will be included in the cost of the project.

d. Security

There exist numerous security issues of personal safety and building safety. The committee has discussed options for securing the various programmatic wings from the rest of the building and providing different levels of access dependent on function and user. Proposed east and west patio enclosures should be accessible to students for food, conversation and study both during the day, but also during evening and weekend hours. In order to make this space functional, the existing lobby space would be included in any patio enclosure hours in order that w/c access and handicapped accessible ramp to the west are available.

The committee discussed the possibility of providing 24-hour access to study space in this location depending on a number of factors. The current proposal to provide 24-hour access to Roberts Library would likely make the provision of similar study space at Sidney Smith Hall unnecessary. However, the committee agrees that extended study hours should be provided in this location pending budgetary approval for monitors.

IX) RESOURCE IMPLICATIONS

a. Capital Costs

Facilities and Services working with Curran McCabe Ravindran Ross Inc. provided the original committee with a cost estimate of \$1,467,100 plus furnishings at \$180,000 for a total of \$1,647,100 per patio enclosure, or \$3,294,200 for the total two enclosure project.

The newly revised program subtracts Sodexo food services from the east patio and adds an elevator and washrooms. The new cost estimate provided by AW Hooker Associates Ltd., takes into account all program changes and takes into consideration the new date of tender. This program is now estimated to cost \$3,217,496 for the two patio enclosures, including washrooms in the west patio enclosure. The estimate assumes escalation to a tender in the spring of 2004 and assumes the project requires full financing. The cost of constructing a new stand alone elevator is not carried as part of this project but is displayed for reference only in the TPC in Appendix D.

The total project cost estimate is included in Appendix D.

b. Annual Facilities Operating Costs

Based on 2000-2001 budget estimates, operating costs for the additional space should cost approximately \$122 per net assignable square meter. Operating Costs for the additional student space will be determined at the time of the renovation.

While the patio enclosure to the east is primarily needed to better accommodate Arts and Science students, it will also assist in the accommodation of symposia and conferences at appropriate times. Conference groups could use the space for receptions, registration, an event, a location for exhibits and even as a meeting room. The conference activities could generate revenue that could be used to help defray operational costs.

c. Secondary Effects

The classroom wing adjacent to both proposed patio enclosure areas must remain operational during the construction of this space. Every effort should be made to install soundproofing to the east and west walls as early as possible in the process to minimize any conflict. Similarly, the lobby area must remain operational during the construction period. Staging of construction must be mindful of such accessibility issues.

A portion of the existing southwest exit vestibule may be modified to accommodate new washrooms adjacent to the west patio enclosure.

X) FUNDING SOURCES

Funding for the project will be covered by approved enrolment growth funds.

XI) SCHEDULE

Assuming approvals are granted at Business Board in June 2003, the following schedule would apply:

- Design six months (July-December 2003)
- Tender January 2004
- Construction 8 months (January- August 2004)
- Occupancy September 2004

XII) RECOMMENDATIONS

The committee recommends the following:

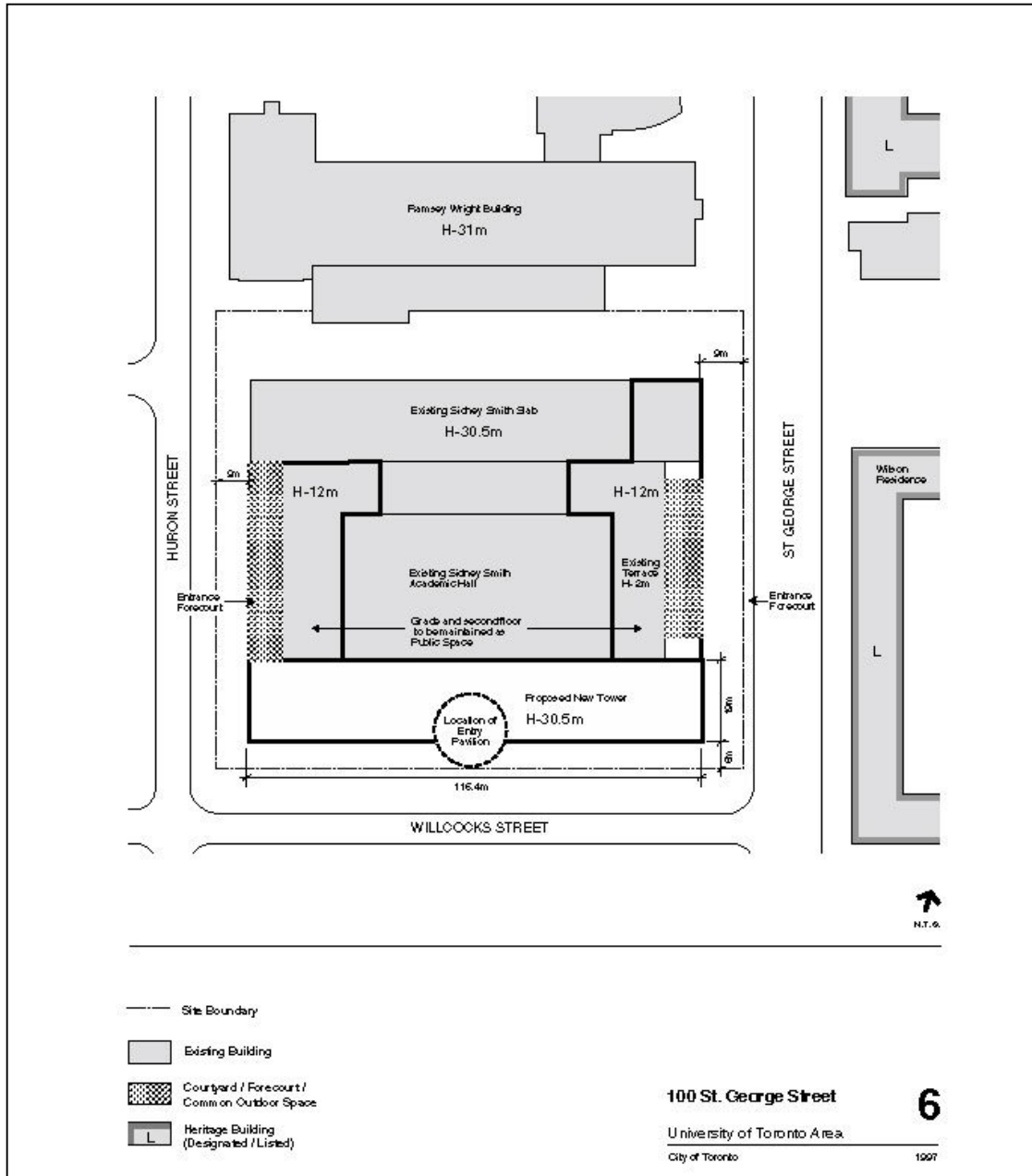
1. THAT the Revised Project Committee Report for the Sidney Smith Patio Enclosure be approved in principle.

2. THAT the implementation of the project to construct 1220 gsm of student support/study space and new washrooms within two patio enclosures at a cost of \$3,217,496 be funded from approved enrolment growth funds.

APPENDICES

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Approved Development Map



Room Data Sheets

East Patio Enclosure

Rooms Required: 1 open space
NASM Required: 360 nasm

SECTION B:

- A. Space purpose and type of activity:**
Simple glazed enclosure under existing patio overhang area and extending to north tower accommodating student activity space including: vending, coffee kiosk, café and lounge seating and bookable group tables.
- B. Number of occupants, resident:**
- C. Number of occupants, transient:**
- D. Space relationship, proximity to other rooms/facilities:**
Adjacent to patio and existing lobby. Glazed sliding (or garage type) doors between patio and enclosure to provide maximum permeability of space during warm weather season (minimum 67% of wall).
- E. Visual relationship, proximity to other rooms/facilities:**
Visible from St. George Street.
- F. Furniture and equipment, fixed:**
Hanging rail along 1/3 east wall at 8' – to accommodate student art exhibits
Storage closets built in to 1/3 of east wall to accommodate storage needs of coffee kiosk
- G. Furniture and equipment, moveable:**
For café area: 15 café tables to seat 4 each
60 café chairs
recycling bins
for lounge area: 10 couches
20 club chairs
5 club tables
for bookable tables: 15 flexible tables
30 chairs

SECTION C:

- H. Lighting:** Enclosure fully glazed to maximize natural light capacity
Over head fluorescent and/or halogen pot lights as appropriate for each area
- I. Power requirements:** Empty chase provided along length of east wall in order to accommodate power and water as necessary for coffee kiosk as decided upon.
Power and water appropriate for vending
Wireless hub
- J. Special systems:**
- K. HVAC:** heating and air-circulation provided throughout enclosure (no air conditioning included as doors will be left open in summer months)
- L. Plumbing:** To be provided in chase as needed for coffee kiosk
- M. Special finishes:** durable, light materials including new durable flooring (VCT and/or terrazzo)
- N. Special Needs:** acoustic isolation from adjacent classroom wing

West Patio Enclosure – Open area for student study and bookable tables

Rooms Required: one open space

NASM Required: 360 nasm

SECTION B:

A. Space purpose and type of activity:

Simple glazed enclosure under existing patio overhang area and extending to north tower accommodating student activity space including: study space and bookable group tables.

B. Number of occupants, resident:

C. Number of occupants, transient:

F. Space relationship, proximity to other rooms/facilities:

Adjacent to west patio and existing lobby. Glazed sliding or garage type doors between patio and enclosure to provide maximum permeability of space during warm weather season.

G. Visual relationship, proximity to other rooms/facilities:

Visible from Huron Street.

F. Furniture and equipment, fixed:

G. Furniture and equipment, moveable:

For study area: 30 tables to seat 4 each
120 chairs
recycling bins

Waiting space outside student union space:
4 x comfortable couches
4 x coffee-style table

for bookable tables: 15 flexible tables
30 chairs

SECTION C:

H. Lighting:

Enclosure fully glazed to maximize natural light capacity
Over head fluorescent and/or hallogen pot lights as appropriate for each area

I. Power requirements:

Wireless hub

J. Special systems:

K. HVAC:

Air-circulation unit and heating provided throughout enclosure.

L. Plumbing:

fixtures)

new washrooms to be included for both men and women (max. 6

M. Special finishes:

terrazzo)

durable, light materials including durable flooring (VCT and/or

N. Special Needs:

acoustic isolation from adjacent classroom wing
Window treatment required to minimize heat gain in warm months

University of Toronto Environmental Protection Policy

PREAMBLE

The University of Toronto is committed to being a positive and creative force in the protection and enhancement of the local and global environment, through its teaching, research and administrative operations. Recognising that some of its activities, because of their scale and scope, have significant effects on the environment, the University as an institution, and all members of the university community, have the responsibility to society to act in ways consistent with the following principles and objectives:

FUNDAMENTAL PRINCIPLES

- Minimisation of negative impacts on the environment
- Conservation and wise use of natural resources
- Respect for biodiversity

SPECIFIC OBJECTIVES

In adopting these fundamental principles, the University will be guided by ethical attitudes towards natural spaces, and will take all reasonable steps to meet the following objectives:

- Minimise energy use, through efficient management and practice
- Minimise water use, through efficient management and practice
- Minimise waste generation through reduction, reuse and recycling
- Minimise polluting effluent and emissions into air, land and water
- Minimise noise and odour pollution
- Minimise and where possible eliminate use of chemicals, including outdoor salt, pesticides herbicides and cleaning agents
- Include biodiversity and environmental concerns in planning and landscape decisions
- Meet and where possible exceed environmental standards, regulations and guidelines

IMPLEMENTATION

To implement this Environmental Protection Policy:

- An Environmental Protection Advisory Committee (EPAC) will be established consisting of administrative staff, academic staff and student groups, to be chaired by a member of the University's academic staff. The Committee will provide advice to the Assistant Vice-President, Operations and Services, on programs to meet the environmental protection objectives. Membership of the committee will be made known to the community to ensure that new and existing initiatives are brought forward for consideration. The meetings of EPAC will be open.
- Facilities and Services, through the Waste Management Department will facilitate the development, implementation and evaluation of environmental protection programs, and will liaise with the EPAC and all three campuses on the programs.
- In this role Facilities and Services will:
 - Regularly review university policies to ensure consistency with this policy;
 - Carry out appropriate environmental audits and pilot projects;
 - Undertake education and training programs to inform the University Community about this and how its members, both personally and collectively, can best meet the objectives set forth in it;
 - Inform all contractors, service operations and users of University facilities that they must comply with the requirements of the policy;
 - Annually issue a report concerning the University's impact on the environment, summarising initiatives undertaken and identifying matters which require particular attention.

Approved by Business Board of the Governing Council on March 7, 1994.

Environmental Checklist for Users Committees (5/99)

1. General planning principles: Consideration of alternatives, Life cycle approach
2. Minimize Energy Use
 - a) Thermal Energy: Heating, Cooling
 - b) Lighting/Use of Natural Light
 - c) Ventilation/Windows
 - d) Machinery/Equipment
 - e) Orientation of Building - effect on building energy needs
 - f) Roof Design
3. Minimize Water Use (Maximize Reuse)
 - a) Flushing
 - b) Washing - hands and body
 - c) Building Cleaning
 - d) Drinking
 - e) Experimental/Labs
 - f) Equipment Cooling
 - g) Outdoor Vegetation - choice and watering (see #4)
4. Utilization and Diversion of Rainwater
 - a) Use of Roof Water
 - b) Porous Pavements
5. Waste Management (offices, classrooms, food outlets, outdoors, construction/demolition)
 - a) Reduction
 - b) Reuse
 - c) Recycling
 - d) Treatment and Disposal - possible on campus
6. Effluent and Emissions (reduce, reuse, recycle, dispose)
 - a) Indoor (Air Toxicity, Noise, Odours, Ventilation)
 - b) Outdoor Air - laboratory emissions
 - c) Water - Hazardous Wastes
 - d) Land
7. Reduce Harmful Chemicals
 - a) Outdoor Salts
 - b) Pesticides/Herbicides
 - c) Cleaning Agents
8. Outdoor Environment
 - a) Encourage Biodiversity (encourage and protection of species)
 - b) Landscaping/Shading - effect on building energy needs in summer and winter
 - c) Use of outdoor space (e.g. rest areas, roof gardens)
9. Monitoring and Metering of Use of Resources and Wastes
 - a) Water
 - b) Electricity
 - c) Heat
 - d) Wastes
10. Visibility of Environmental Concerns
 - a) Pilot Projects
 - b) Posters/Displays
11. Material Choice (Use of endangered/exotic materials, off-gassing)
 - a) Building Fabric
 - b) Fixtures and Furnishings

Project Cost Estimate

Project Title:

Sid Smith patio enclosures and
New Elevator.

TABLE 1: Total Project Cost Estimates

Items		enclosures	elevator	total
Construction Cost	Note A, Note B	1,870,000	640,000	
Escalation allowance	Note C	0	0	
Construction Contingency		187,000	44,800	
Applicable GST		47,517	15,819	
Total Construction Costs, incl taxes		\$2,104,517	\$700,619	\$2,805,136
Infrastructure Upgrades in Sector		0	0	\$0
Secondary Effects		0	0	\$0
Demolition		0	0	\$0
Landscaping	Note D	0	0	\$0
Permits & Insurance		10,740	4,264	\$15,004
Professional Fees		452,550	114,793	\$567,343
Computing Infrastructure	Note E	14,323	0	\$14,323
Telephone Terminations		3,000	300	\$3,300
Audio/Visual		0	0	\$0
Moving		5,000	0	\$5,000
Staging		0	0	\$0
Furnishings: Department	Note E	358,508	0	\$358,508
Furnishings: Classrooms		0	0	\$0
Equipment		0	0	\$0
Security & access systems	Note E	10,000	5,000	\$15,000
Signage: Interior & Exterior	Note E	11,000	1,000	\$12,000
Signage: Donor Recognition		0	0	\$0
Groundbreaking & Building opening		30,000	0	\$30,000
Miscellaneous		4,000	0	\$4,000
Project Contingency		90,109	24,779	\$114,888
Finance Costs	Note F	123,750	34,030	\$157,780
Total Project Cost Estimate		\$3,217,496	\$884,786	\$4,102,281

Notes:

- A Construction estimate by AW Hooker Associated Ltd, April 22nd 2003.
Includes enclosure of the east and west patio areas, extended and relocated east & west vestibules, new floor finishes, soffits remain as ceilings, drywall with paint finish. High proportion of glazed area with mixture of fixed and sliding elements. Includes allowance for new washrooms total 6 fixtures.
Heating and ventilation only provided, some new lighting.
- B New elevator tower to serve the classroom block located at the south east corner of the building.
Serves three levels. Structure is concrete with glazing on two sides. Elevator lobby at grade accessed by ramp along east side of cafeteria. Sitework also includes retaining walls and soft landscaping. Elevator connects into building at 572a, 1076k, and 2112. Estimate includes for interior demolition as required, but not for relocation of inhabitants.
- C Escalation to a tender in spring 2004 included.
- D Construction estimate includes \$20k in hard & soft landscaping in area of new elevator
- E Provided by A&S.
- F Allowance assuming that projects require full financing.

prepared April 24 2003, jcb.