



University of Toronto

OFFICE OF THE VICE- PROVOST, SPACE AND FACILITIES PLANNING

TO: Planning and Budget Committee

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DATE: April 25th, 2005, for May 10th, 2005.

AGENDA ITEM: 10

ITEM IDENTIFICATION:

Project Planning Committee Report for the Department of Mathematics, Phase 1.

JURISDICTIONAL INFORMATION:

Under the Policy on Capital Planning and Capital Projects, the Planning & Budget Committee reviews updates of the Project Planning Committee Reports prepared for a capital project and recommends to the Academic Board approval in principle of the project or changes within the approved scope.

PREVIOUS ACTION TAKEN:

At the Planning and & Budget meeting held on November 10th, 2004, the Committee approved an interim Project Planning Report for the Department of Mathematics Phase I subject to a review of the final Project Planning Report by the Planning and Budget Committee at its meeting on December 7th, 2004. The final report was approved on December 7th and has received subsequent approval by Governing Council. The consultants have been appointed and the project is well underway and is likely to be completed at less than the approved budget of \$5,680,000.

HIGHLIGHTS:

There are two specific changes in scope that are necessary to report.

Changes to the Space Plan: The first relates to changes in the space plan prepared and approved for the Department of Mathematics Phase 1 documentation. It is important for these changes to be formally acknowledged and approved since it defines the reference base from which to evaluate the additional needs of the Department of Mathematics and the Department Statistics in the planned second phase of the project. The revised space plan for all accommodations on the sixth floor of the Bahen Centre for Information Technology [BCIT] was developed by the Faculty of Arts and Science and is presented in Appendix 1.

Changes in Planned Accommodations: The original accommodation plan, detailed in the approved Project Planning Report, was to define the space plan to specifically accommodate the Phase 1 relocation of the Department of Mathematics, and then to allow the Department of Economics to use this space for a period of 18 months only while their own building was under construction. For a variety of reasons, it appears more appropriate to relocate the Department of Mathematics directly into the new space on the 6th floor of the BCIT and to channel the Department of Economics into the space vacated by the Department of Mathematics once the Department has relocated to the BCIT. The advantages of this shift in the planning of the temporary accommodations, which is strongly supported by the Dean of Arts and Science, are as follows:

1. Mathematics is relocated 18 months earlier into their permanent location.
2. The Mathematics library, now relocated to the 6th floor of the BCIT, would be available to support the Mathematics faculty and students
3. More of the teaching by the Department of Mathematics is being scheduled to take place in the BCIT.
4. It is equally convenient and/ or inconvenient for members of the Department of Economics to move; with this arrangement the number of moves [two] remains the same, but there is a savings on relocation and particularly rental costs that can contribute to an overall reduction of lateral costs for both projects.
5. Since the entire Department of Economics could not have been accommodated on the 6th floor of the BCIT, additional space would have had to be rented to house the Department during the construction period.
6. Construction of the Economics Building can commence promptly in September, 2005.

For the record, the 6th floor of the BCIT is scheduled to be *substantially* complete on August 1st, 2005. This substantial completion date is very important since the Faculty of Arts and Science has requested to take on the sole responsibility for all furniture coordination and installation on the 6th floor of the CBIT in advance of the anticipated move by Department of Mathematics in August, 2005. To end on a positive tone, the project cost, as noted previously, is projected to be under budget.

RECOMMENDATIONS:

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

1. THAT the changes in scope in the space plan for Project Planning Report for the Department of Mathematics Phase I at the University of Toronto be approved.
2. THAT the changes in scope related to the occupancy changes associated with the Project Planning Reports for the Department of Mathematics Phase 1 and the Department of Economics be approved.

APPENDIX A: RECONCILIATION OF SPACE ALLOCATIONS

In all capital projects the planned space identified in the original Project Planning Report should be reconciled by the architects once the detailed drawings of the designed space for the project have been completed. Ideally, the planned space should be equivalent to the designed space. It is also preferable to record the reconciliation using net assignable square metres [nasm].

In existing buildings, such as the 6th floor of the Bahen Centre for Information Technology, it requires the careful layout to optimize the space usage within the many constraints and or requirements of what rooms and or activities should be grouped together or even be contiguous to enhance the functionality. Different architects will produce different layouts. The centre columns of Table A.1 identifies the planned allocation of the rooms, the functionality as well as the number of stations [persons] to be accommodated based on a layout of the floor plate and referencing the Council of Ontario University [COU] guidelines on space allocations. Three categories are identified in the listing: the Mathematics Faculty Offices, the Mathematics Support and the Mathematics Library. The total space assigned for Phase 1 of the relocation of the Department of Mathematics was 1,753 net assignable square metre [nasm].

The columns on the left-side of Table A.1 provide a record of the designed space that will be built to accommodate the program. The total area is 1860 nasm.

The major differences between the planned and the actual numbers are the direct result of changes required by the Department of Mathematics. These have been accommodated as shown in Table A.1. The Library is substantially the same nasm count [planned versus actual], but there is reduction in the number of faculty offices from 31 to 29 with an increase in the average office size of just under 10% [14.2 nasm up from 13 nasm]. These are not major adjustments, however do accumulate when the number of offices is large. The significant change is the considerably increased allocation of graduate student spaces, up from 24 to 50. The Board-room is reduced in size while the dedicated seminar room has been substantially increased.

Furthermore, the computer laboratory has been eliminated in favour of a computer room. Storage has been reduced. The percentage changes based on area are recorded on the far left side of the table, but should always be interpreted in relation to the level of occupancy, number of stations. For example, the total area assigned to faculty offices has increased, yet the number of offices is reduced, so that there are fewer offices, with the average office being slightly larger in size.

The reason for requiring this concise definition of space usage is that this project is the first of two phases. The Mathematics Phase 2 project which could commence within 12 months, will be required to address the additional space required by the Department that is not identified within the designed Phase 1 space plan. Excesses and or deficiencies in any one area that occurs in the first phase will be corrected within Phase 2.