



Office of the Assistant Vice-President, Campus and Facilities Planning

**TO:** Planning and Budget Committee

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**DATE:** December 17, 2007 for January 9, 2008

**AGENDA ITEM:** 6

**ITEM IDENTIFICATION:**

Report of the Project Committee for the Robarts Library Renewal and Expansion

**JURISDICTIONAL INFORMATION:**

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

**BACKGROUND**

Opened in 1973, Robarts Library is Canada's leading information resource centre for the humanities and social sciences and is among the top research libraries in North America. While the University has maintained a long-term strategy of support for the acquisitions budget there has been enormous growth in student enrolment requiring additional attention to student access and space within the Library system. Thirty years of heavy use have taken their toll on this facility, the limitations of the current building, the need to respond to rapid changes in the way all scholars learn and access materials and to improve and enhance undergraduate and graduate student experience must be addressed.

Preliminary work had been done prior to the formation of this committee to review Robarts Library's public spaces and in particular, student study spaces. A significant recommendation coming out of this review was that an addition of a major new student study wing, facing onto Huron Street would best resolve the added requirements of additional study space. Because a major addition would require governance approvals, a formal Project Committee has been struck to review these recommendations and bring forward a plan for phased renewal and expansion, in public access areas, of the Robarts Library.

**HIGHLIGHTS**

The Robarts Renewal and Expansion Plan proposes renovation and reconfiguration of approximately 15,750 nasm of interior spaces to allow for the location of additional study spaces, location of additional seminar/group study rooms, the relocation of library disciplines, and the overall improvement to the interior environment. 1588 new study spaces are added through this reconfiguration of existing space and 1872 existing study spaces are refurbished to include power and task lighting.

The Plan also proposes the addition of a new five storey, 6630gsm, pavilion building located along Huron Street completing the centre portion of the Site 4 approved envelope. An additional 1164 new study spaces will be arranged in both formal and informal reading/study spaces within this pavilion building. A final and detailed project planning report will be brought forward for approval prior to implementation.

Finally, the Plan proposes changes to the Library’s exterior including the removal of pre-cast concrete panels and replacement with glazed panels in the upper apex study rooms to capture more natural light at each level. Also proposed is the reconfiguration and addition of stairs and stepped seating connecting the ground level and the main podium (2<sup>nd</sup>) level of the library and leading to new glazed 2<sup>nd</sup> level entry pavilions totaling 470 gsm. These widened “amphitheatre” like staircases are expected to encourage social gathering and create casual outdoor seating along the lines of that found at Bryant Park in New York City. In total, these plans will increase the current study stations within the library from 3594 to 6346, an increase of 76%.

Because of the need to proceed with this project in parts as funding becomes available, the above proposed changes have been reviewed and packaged as distinct projects. Each can be accomplished as a discrete project and may proceed in any order to suit funding opportunities. Priority will be placed on the creation of new student study space.

## FINANCIAL AND PLANNING IMPLICATIONS

The total project cost for all projects described in the Expansion and Renewal Plan is estimated to be \$74,297,000. This should be read as an approximation since there are many details left to be worked out in the individual projects that will occur prior to formal approval to proceed. The Total Project Cost (TPC) estimates assume all projects tendered in January 2009. In reality escalation will likely have to be applied for tenders past this date in the range of 7% per annum.

The TPC includes, in addition to escalated construction costs, allowances for site work and site servicing, landscaping, professional fees, furnishings, financing and misc. costs.

<b>Expansion Projects</b>	
Huron Street Pavilion (5-storey)	<b>\$39,500,000</b>
Glazed Entry Portico - northeast	<b>\$2,660,000</b>
Glazed Entry Portico - southeast	<b>\$3,012,000</b>
Total Pavilion Expansion	<b>\$45,172,000</b>
<b>Renewal Projects</b>	
Exterior Stair Expansion - allowance only	<b>\$500,000</b>
2nd Floor Reading Room	<b>\$863,881</b>
3rd Floor Reading Room	<b>\$1,152,763</b>
4th Floor Reading Room	<b>\$4,280,105</b>
Apex Reading Room - floors 9, 11, 13	<b>\$2,074,894</b>
Apex Reading Room - floors 10, 12	<b>\$1,234,482</b>
Apex Reading Room Window Replacement	<b>\$390,000</b>
Stack Floor Core Reading Room Renovation - floors 9, 11, 13	<b>\$3,951,060</b>
Stack Floor Core Reading Room Renovation - floors 10, 12	<b>\$3,141,533</b>

Stack Floor Core Study Rooms (3 per floor)	<b>\$2,530,602</b>
2nd Floor Administrative Wing Renovation	<b>\$1,109,081</b>
2nd Floor Study-Café Renovation	<b>\$1,062,720</b>
3rd Floor West Area Renovation	<b>\$3,377,678</b>
4th Floor West Area Renovation	<b>\$1,516,679</b>
5th Floor West Area Renovation	<b>\$1,144,195</b>
8th Floor Core Study/Events Area	<b>\$794,671</b>
Subtotal Robarts Renewal	<b>\$29,124,344</b>

Assuming the University average for operating costs currently estimated at \$99 per gross square meter, operating costs for the addition of 6630gsm of space in the proposed new Huron Street pavilion are estimated at \$656,370 per year in current dollars. The two entry portico projects would add an additional 470gsm of space and together would add \$46,530 operating costs per year in current dollars.

## **FUNDING SOURCES**

Active fundraising is underway for this project. A challenge donation of \$10 Million has been received to date towards the completion of this project.

## **SCHEDULE**

It should be noted that each renewal component can be implemented in any order once funding is available. Additional approvals to implement each component will be required by the Accommodation and Facilities Directorate. Those exceeding \$2 million will receive approval in accordance with the Policy on Capital Projects. A final project planning report for the Pavilion Project will come forward for approval when more details are known about the space program, site and final cost estimates have been determined. Approval of this interim report for the pavilion will permit fundraising to occur for the project.

## **RECOMMENDATIONS**

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

1. THAT the Robarts Library Renewal and Expansion Plan, as described within this report, be approved in principle;
2. THAT the components of the project for Robarts Library Renewal and Expansion, including approximately 15,750 net square metres of renovations and 7100 gross square metres of expansion space, be approved in principle at an estimated total project cost of \$74,297,000 to be funded by fundraising initiatives.
3. THAT the component parts of the renewal project be brought forward for approval to implement through the Accommodation and Facilities Directorate for components valued at less than \$2 million, and those exceeding \$2 million in accordance with the Policy for Capital Projects.
4. THAT the interim planning report for the Robarts Library pavilion project be approved in principle.