



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

**TO:** Planning and Budget Committee

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**DATE:** February 20, 2008 for February 27, 2008

**AGENDA ITEM:** 5

## **ITEM IDENTIFICATION:**

Report of the Project Committee for the University of Toronto Mississauga South Building Master Plan

## **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**

The original Master Plan for the University of Toronto Mississauga (UTM) called for a massive central building to house all academic programs and related services, preserving the majority of the campus in its natural state. It was this idea of a central mega-structure that led to the design of the UTM's South Building which officially opened in 1973. This Project Planning Report proposes a new vision for the central portion of this significant building.

Since 2000/01, UTM has experienced a period of rapid growth with an enrolment increase of approximately 71%, from 6,250 students in 2000/01 to nearly 10,700 students in 2007. While enrolment growth at UTM has presented opportunities for expansion of academic and research programs it has also created pressure on the campus infrastructure and presented challenges in accommodating the increased requirement for appropriate teaching, research, student services and recreational facilities. UTM has constructed five high-quality buildings in this time period. The Hazel McCallion Academic Learning Centre (HMALC), which opened in the fall of 2006, freed up 5,800 gross square meters of centrally located space on the South Building's main (second) and third floors. Another new building, with a noticeable impact on the use of the South Building, is the Recreation, Athletics and Wellness Centre (RAWC), which is physically connected to the South Building at the central public core of the building, the Meeting Place. The adjacency of this facility has meant a marked increase in the building's pedestrian traffic strengthening the role of the South Building and its main floor public areas as a central element of the campus. This report addresses an opportunity to create a new vision for what is the busiest pedestrian area on campus and to create a facility that will reflect the best qualities of the recently built additions to the campus and enhance the campus experience for students as well as for faculty and staff.

The vacated library space, on the main level, borders a suite of academic offices which line the north wall of the library space and which are remote from other academic units. The entire location is immediately adjacent to the Meeting Place and presents a unique opportunity to consolidate and expand UTM's student services which are currently scattered throughout the South Building and across the campus, and are under accommodated to serve the needs of a greatly increased student population. The renovation proposed for the central core of the South Building, on the main floor, is intended to create a sense of place, of welcome, comfort and connection, within a new Student Plaza. The Student Plaza will incorporate the Student Services Commons, the Registrar's Office and, in a future project, the Meeting Place. The Plaza will serve the campus as both a practical thoroughfare and a destination of choice for students seeking services, food and as a space for study and relaxation.

The space vacated on the third floor is to be used to consolidate academic and administrative departments providing the opportunity to correct serious space deficiencies in research, graduate student and office space and meet programmatic needs in a more suitable location.

## HIGHLIGHTS

The Master Plan for the South Building, as described in this report, is to be accommodated within the former library space (approximately 5800 gross square meters) plus an additional 380 gsm in the surrounding area for a total of 6179 gsm. A phased approach to allow sequential renovation and re-allocation of space is proposed.

- **Phase One** will consist of the renovation of the third floor of the old library wing of the South Building, to include the vacated library space and areas currently occupied by the Department of Geography and two classrooms, for a total of 1906 nasm or 3279 gross square meters. Phase One will provide expanded and consolidated accommodation for two academic departments and several administrative offices consisting of: the Department of Sociology (485 nasm); Department of Geography (791 nasm); additional faculty offices to accommodate unmet campus needs (237 nasm); Administrative Offices (306 nasm) and the UTM Police (87 nasm).
- **Phase Two** will consist of the renovation of the main floor of the old library wing of the South Building, to include the vacated library space and areas currently occupied by the Department of Sociology and the UTM Police, for a total of 1747 nasm or 2900 gross square meters. Phase Two will accommodate Student Services, in what is to be known as the Student Commons (1165 nasm) and the Registrar's Office (582 nasm).
- **Phase Three**, Reallocation and Renovation of Residual Spaces, will include sequential renovation and reallocation of any vacated space that was not within the scope of Phase One or Phase Two but within this area. This work will be completed in stages. Approximately 340 nasm is to be vacated with the completion of Phase One and 555 nasm will be vacated with the completion of Phase Two. These areas will be reallocated to meet other UTM program requirements. Program requirements of 580 nasm have been identified.

- **Completing the Student Plaza:** a future project is dedicated to the completion of the Student Plaza through renovation and expansion of the Meeting Place. The scope of this phase will include expansion of food services and improved accommodation for automated and retail services. The new Meeting Place will expand into the area to be vacated by the Registrar's Office and a preliminary plan explores the potential of a small addition at the west end of the Meeting Place, overlooking the campus pond. This project also encompasses improvements to the exterior of the South Building and newly created terrace adjacent to the RAWC.

## **FINANCIAL AND PLANNING IMPLICATIONS**

Phase One, for which approval is being sought, is to be ready for occupancy in December of 2009. The estimated Total Project Cost for Phase One is \$10,057,000.

Phase Two will be submitted for approval and implementation once sufficient funding has been secured. Phase Two has an estimated Total Project Cost of \$8,997,000 (in 2009 dollars).

The components of Phase Three, Reallocation and Renovation of Residual Spaces, will be completed in stages with individual approvals from UTM's Space Planning and Management Committee (SPMC) or AFD depending on the scope of work.

## **FUNDING SOURCES**

Funding of \$3,500,000 for Phase One will be provided by UTM. The balance, \$6,557,000, will be funded through borrowing.

## **SCHEDULE**

Approval to select architects - March 2008

Selection of architects - March 2008

Tender Phase 1 - September 2008

Completion Phase 1 - December 2009.

## **RECOMMENDATIONS**

It is recommended to the Planning and Budget Committee:

1. THAT the Project Planning Report for the South Building Master Plan as described in this report be approved in principle.
2. THAT Phase One of the South Building Master Plan, approximately 1906 net assignable square metres (3270 gross square meters), having a total estimated project cost of \$10,057,000 be approved.
3. THAT the \$10,057,000 funding required for Phase One of the South Building Master Plan comprise:

\$3,500,000 cash contribution from the University of Toronto Mississauga operating budget

\$6,557,000 through borrowing paid from the University of Toronto Mississauga operating budget.

4. THAT the interim planning report for Phases Two and Three and the Completion of the Student Plaza be approved in principle.

5. That the component parts of Phases Two and Three and the Completion of the Student Plaza be brought forward for further approvals through the Accommodations and Facilities Directorate for components valued at less than \$2 million and to Governing Council for those exceeding \$2 million in accordance with the Policy on Capital Projects.