

TO: Business Board

SPONSOR: Nadeem Shabbar, Chief Real Estate Officer

CONTACT INFO: 416-978-4322 or email: Nadeem.shabbar@utoronto.ca

DATE: April 14, 2010, 2010 for April 26, 2010

AGENDA ITEM: **6(d)**

ITEM IDENTIFICATION:

Capital Project: Robarts Library Renewal and Expansion: Robarts Library Pavilion

JURISDICTIONAL INFORMATION:

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

PREVIOUS ACTION TAKEN:

None.

HIGHLIGHTS:

The library must continue to evolve in response to rapid changes in the way students learn and access materials. Thirty years of heavy use have taken their toll on this facility, and the limitations and critical needs to improve and enhance the student experience must be addressed. In support of this several renewal projects have been approved and implemented including the Information Commons the Hong Kong Library and the current renovations on floors 9 – 13.

A new five-storey pavilion is proposed to be located along Huron Street, built over the existing loading dock and connecting through to existing floors 2-5. The new pavilion will contain a mixture of formal and informal workstations and study spaces each with access to power and wireless internet connections (approximately 1000 spaces) for students. An accessible entrance including stair and elevator access to study space is proposed on the south west corner of the pavilion, and will improve accessibility for the Robarts Library building from the west.

In addition a café seating 48 at grade will open onto a renewed landscaped area with seating, lighting, and wireless internet to extend the availability of space for impromptu meetings and study spaces in good weather and creating a vibrant street atmosphere. The café and pavilion building will be designed to permit operation independently of the Robarts Library, allowing for extended hours up to 24/7.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

Assuming a tender in mid 2011, the estimated total project cost for the Robarts Pavilion, is currently estimated at \$38.6M. If the tender date is extended due to the funding schedule, an allowance for escalation of 4% annum is projected.

55893

The five storeys will provide approximately 63,858 sq. ft of space. The construction cost is estimated at \$427/ sq. ft which is in line with the current new build projects at the University.

RISK IMPLICATIONS

N/A

RECOMMENDATION:

- (a) Subject to Governing Council approval of the project,

THAT the Vice-President, Business Affairs be authorized to spend up to \$1.0-million to initiate schematic architectural and structural design work for the Robarts Library Pavilion, using the funding in hand from a donation committed to the project; and

- (b) Subject to Governing Council approval of the project and subject to the receipt of full funding,

THAT the Vice-President, Business Affairs be authorized to execute the Robarts Library Pavilion project at a total project cost not to exceed \$38,590,000, with sources of funding as follows:

Committed donation	\$15,000,000
Other donations	\$23,590,000