



TO: Business Board

SPONSOR: John Bisanti, Chief Capital Projects Officer

CONTACT INFO: 416-978-4322 or email: john.bisanti@utoronto.ca

DATE: June 11th, 2003 for June 19th, 2003

AGENDA ITEM: 6(d)

ITEM IDENTIFICATION:

Capital Project - Sidney Smith Hall, Patio Enclosure

JURISDICTIONAL INFORMATION:

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

PREVIOUS ACTION TAKEN:

None. This is the first time that this project is being presented to the Business Board.

HIGHLIGHTS:

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 Infill Project. 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.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

Funding for this project will be provided from approved enrolment growth funds.

The projected total cost estimate for the east and west patio enclosure is \$3,300,000. This estimate includes the finance cost escalation for tendering to be completed by April 2004.

Based on 2002/3 budget estimates, the annual operating costs for the additional space will 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 usage of the patio enclosure will be controlled by the Office of Space Management, working in collaboration with the Faculty of Arts and Science.

RECOMMENDATION:

THAT the Vice-President – Business Affairs be authorized:

- (i) to execute the proposed enclosure of the overhang area on the east and west sides of the Sidney Smith Hall patio at a cost not to exceed \$3,300,000, with full funding to be provided by enrollment growth funds;
- and
- (ii) to arrange such interim and long-term financing as required.