



TO: Planning and Budget Committee

SPONSOR: Gail Milgrom, Director, Campus and Facilities Planning

DATE: December 11, 2012 for January 16, 2013

AGENDA ITEM: 3

ITEM IDENTIFICATION:

Report of the Project Planning Committee for the Faculty of Law Expansion

JURISDICTIONAL INFORMATION:

The Committee considers reports of project planning committees and recommends to the Academic Board approval in principle of projects (i.e. site, space plan, overall cost and sources of funds). Proposals for capital projects exceeding \$10 million must be considered by the appropriate Boards and Committees of Governing Council on the joint recommendation of the Vice President and Provost and the Vice President, University Operations. Normally, they will require approval of the Governing Council. Execution of such projects is approved by the Business Board.

BACKGROUND:

Planning for expanded and renewed facilities for the Faculty of Law began with the establishment of a Project Committee in November 2001. The Committee prepared an Interim Report identifying the Faculty's space requirements and requested that the area identified as Site 12 in the University's permitted development sites be conditionally assigned for its academic expansion. Renovations to the 3rd floor of Flavelle House to increase office space and to ground floor spaces to create additional high-quality student space followed, but funds to proceed with a larger vision were not available at the time.

Between 2002 and 2006, the Faculty and the University considered a number of development possibilities for Law, including a move to Site 12 on the St. George Campus. In light of other developments and the apparent intensification of areas adjacent to the University, the Dean's Advisory Committee recommended that the Faculty should plan for expanded facilities at the present site – 78 and 84 Queen's Park Crescent.

The Project Committee was reconstituted in 2006, and in 2007 an Interim Project Planning Report proposed that Falconer Hall be vacated to consolidate the Law program on an expanded Flavelle site. Following the approval of the 2007 Interim Planning Report, and the University's acquisition of the Planetarium site immediately north of Falconer Hall, a visioning exercise was undertaken to gain better understanding of the full precinct development potential, and to specifically address ways of moving the Faculty of Law expansion forward. Four teams were chosen to complete schemes for the precinct that ultimately resulted in the commission for the Faculty of Law expansion design being awarded to Hariri

Ponterini Architects Inc. Schematic design work completed by Hariri Ponterini has provided visual materials with which to fundraise for the project. Fundraising goals changed with the financial climate and the space program has been reduced from the initially proposed 9012nasm. This report describes the new space program and functional plan, which includes the continued use of Falconer Hall as part of the Law campus.

The Report of the Project Planning Committee was reviewed by the Vice President and Provost and the Vice President, University Operations at meetings of the Provost Advisory Group, the Executive Committee of CaPS (Capital Projects and Space Allocation Committee) and at the Agenda Committee of the Planning and Budget Committee and is being recommended for consideration.

HIGHLIGHTS:

The Faculty of Law is currently housed in two historic buildings, Flavelle House including the Bora Laskin Library addition and Falconer Hall, on the St. George Campus of the University of Toronto. Within these two buildings, the law school meets many of its needs, having its own classrooms, seminar rooms, and library and research facilities. Immediately adjacent to the law school grounds are Philosopher's Walk to the west, the Faculty of Music and the Royal Ontario Museum to the north and Hoskin Avenue, Queen's Park and the Parliament buildings to the south.

Over the past 15 years, the law school's academic, extra-curricular, and co-curricular programs have grown dramatically. The number of faculty members has more than doubled; senior managerial staff, program directors, and support staff have also increased. The tremendous growth of the law school has meant that it is bursting at its seams. The law school's physical space and existing facilities can no longer support its current programmatic needs or its anticipated future needs.

Furthermore, the state of the Faculty of Law's physical facilities has been a significant challenge. Since 2000, External Review Committees have evaluated the Faculty's program and reported inadequate physical space was the most pressing issue facing the Faculty. The 2000 External Review Committee concluded that the space and facility challenges faced by the Faculty were "stark and immediate". In their view, the problem could not be deferred "for the medium or long term", but tackled immediately, "with tangible results in the short-term". The Committee added that "the solution must match the magnitude of the problem. Refurbishment of existing space will not suffice". A further External Review in 2010 reiterated the findings of this committee and subsequent reviews, and stated that "completion of the building project is vital to the Faculty's future.

While Falconer Hall and Flavelle House (including the Bora Laskin Law Library) and the glorious precinct in which they reside, are beloved to legions of alumni, the site presents a significant challenge for the Faculty's growth. This challenge will be realized by renovating the existing buildings and with the construction of new facilities.

The proposed project will include modest renovations to Flavelle House, partial demolition and significant renovations and recladding of the Bora Laskin Library and the addition of a new 3-storey crescent building to the south. The University of Toronto St. George Campus Master Plan, approved by Governing Council in June 2011, identifies development in this location within the southern portion of Site A.

The existing context of low to mid rise institutional buildings establishes the overall built form pattern. An easement exists across the site to allow service vehicles to access both the Faculty of Music loading and the Royal Ontario Museum loading access. This access must be respected within all plans for the site.

Surrounding open spaces contain a rich network of pedestrian paths which merge with those of the adjoining campus. The site is in the position to serve as a “gateway” to Philosopher’s Walk, as well as to the South Campus.

Eighteen parking spaces exist on site. The spaces are expected to be taken out of service during construction to allow for staging space and will be reinstated upon the completion of the project.

The space program includes all the planned and requested additional spaces necessary to fully support the Faculty of Law in its existing and future envisioned state that includes increased faculty complement, graduate student enrolment, and student service support.

Because the 2009 schematic design work had carefully located program within the existing buildings and new construction, the space program includes building location as well as area, number and space allocation information based on the 3-story schematic plan. Recent alignment of the early schematic plans with the budget have allowed for a more accurate accounting of spaces to be delivered within the existing and new structures.

The current space program includes 2740nasm of newly constructed space in a ‘crescent wing’ and 4405nasm of program in renovated space within the existing Flavelle House and Bora Laskin Library. Additionally, 969nasm of space program will remain in Falconer Hall where no renovations are currently planned. These spaces, along with 68nasm of clinic space located at 655 Spadina Avenue comprise 8181nasm of space that will fully accommodate the Faculty of Law on the St. George campus.

FINANCIAL AND PLANNING IMPLICATIONS:

The project cost estimate, based on the original envelope, includes the addition of 5473gsm (2740nasm) of new space in the ‘Crescent’ building; partial demolition, new façade and interior renovation in the Bora Laskin Library ‘Pavilion’ building; and minimal renovation work in the Flavelle house. No renovations are contemplated within Falconer Hall. The total project cost estimate of the combined new and renovated spaces for the Faculty of Law is \$54,000,000.

PROJECT FUNDING:

The funding for this project has been assembled primarily from external sources. The Faculty of Law launched the public phase of its fundraising campaign in November 2011. The Faculty of Law worked closely with the Division of University Advancement and with a dedicated group of campaign volunteers, and is confident that the private fundraising goal of \$36 million will be achieved. To date, the Faculty has secured \$33.1 million in private funds. The funding sources for the project are as follows:

Capital Campaign pledges to date (Note 1)	\$33.1 M
Capital Campaign: remaining fundraising target (Note 1)	\$2.9 M
Long term borrowing	\$3.5 M
Provostial Central Funds	\$6.0 M
Provincial Graduate Expansion Funds	\$4.5 M
Faculty of Law Operating Funds	<u>4.0 M</u>
Total	\$54.0 M

Note 1: short term bridge financing to be arranged centrally

SCHEDULE:

Early construction works including remediation of existing buildings and demolition is targeted to begin as early as June 2013 immediately following the 2012-13 academic year. To do so, approval to move forward is required to allow time for construction drawings, municipal approvals and permitting to be achieved. The estimated schedule is as follows:

Governing Council approval	February 2013
Staging out of existing buildings	June 2013
Construction begins	June 2013
Substantial Completion	June 2015

RECOMMENDATIONS:

Be It Recommended to the Academic Board

- a) THAT the Project Planning Report for the Faculty of Law Expansion, dated December 11, 2012, be approved in principle.
- b) THAT the project scope to accommodate the Faculty of Law in 8,180 nasm of existing facilities, renovated space and newly constructed space, as identified in the Project Planning Report be approved in principle at a total project cost of \$54.0 million to be funded as follows:

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