

FOR RECOMMENDATION

PUBLIC

OPEN SESSION

TO: Academic Board

SPONSOR: Professor Scott Mabury, Vice President, Operations and Real Estate Partnerships

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PRESENTER: See Sponsor

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DATE: May 19, 2022 for May 26, 2022

AGENDA ITEM: 5

ITEM IDENTIFICATION:

Capital Project: *Report of the Project Planning Committee for University of Toronto Centre for Drama, Theatre & Performance Studies (CDTPS) in University College Laidlaw Wing - Project Scope and Sources of Funding*

JURISDICTIONAL INFORMATION:

Pursuant to section 5.1 of the Academic Board's Terms of Reference, the Board considers reports of project planning committees (i.e. space plan, site, overall cost and sources of funds) with a capital cost as specified in the *Policy on Capital Planning and Capital Projects*.

The *Policy on Capital Planning and Capital Projects* provides that capital projects with costs between \$10 million and \$50 million (Approval Level 2) on the St. George campus, will first be considered by the Planning & Budget Committee, which shall recommend approval to Academic Board. Such projects will be confirmed by the Executive Committee of the Governing Council on the recommendation of the Academic Board. [Section 3(b)(ii)(1)(a)]

GOVERNANCE PATH:

A. Project Planning Report

1. Planning & Budget [for recommendation] (May 4, 2022)
2. **Academic Board [for approval] (May 26, 2022)**
3. Executive Committee [for confirmation] (June 14, 2022)

B. Execution of the Project:

1. Business Board [for approval] (June 21, 2022)

PREVIOUS ACTION TAKEN:

At the March 5, 2021, meeting of the Capital Project and Space Allocation (CaPS) Executive Committee, the project was brought forward to approve the Terms of Reference, and to formally strike the Project Planning Committee.

On June 29, 2021 CaPS Executive Committee approved consultant fees to engage consultants to the end of Construction Documents for Centre for Drama, Theatre and Performance Studies (CDTPS) at Laidlaw. Kohn Schnier Architects + Lett Architects were the selected proponents in September 2021.

On March 4, 2022 CaPS Executive Committee approved an increase in consultant fees for expenditure of early works to initiate abatement and demolition services.

HIGHLIGHTS:

The Centre for Drama, Theatre and Performance Studies (CDTPS) in the University College Laidlaw Wing project will consolidate spaces from the Koffler Student Services Centre, thereby making space available for the Health & Wellness Centre Renovation & Expansion, as well as spaces at University College Union to create new purpose-built studio and teaching space at a central location on the St. George Campus. The project incorporates innovations in technology and maximizes flexible spaces, contributing to the Centre's academic plan to further develop new areas of research and pedagogy including technology and performance. The value of the project lies in the integration and modernization of the Centre with new performance, research and teaching spaces serving a wide range of CDTPS needs.

The Centre for Drama, Theatre and Performance Studies (CDTPS) at the University of Toronto is a multidisciplinary, multi-divisional and multi-departmental unit offering rich, diverse, and rigorous academic programs for both undergraduate and graduate students. Formed in 2012 as a merger of the former Graduate Centre for the Study of Drama and the University College Drama Program, the unit since amalgamation has existed as a spatially divided and fragmented administrative and academic unit on the St. George campus. It currently exists in two locations, utilizing three theatres and three rehearsal spaces.

In the fall of 2020, the Faculty of Arts & Science was made aware of the need to relocate CDTPS from the Koffler Student Services Centre at 214 College Street in order to accommodate a new Provostial initiative to improve and increase student health services on campus. The Health and Wellness Centre (HWC) Renovation and Expansion was initiated in response to one of the recommendations provided by the University of Toronto's Presidential and Provostial Task Force on Student Mental Health (January 15, 2020), and is a major priority for the University. The schematic design phase identified the third floor, where CDTPS is located, as optimal space within the building to both expand in order to meet space program needs reflective of the increase in demand for services, and to bring together the Mental Health and Primary Care departments which are currently separated on the ground and second floors. Construction of the HWC Renovation and Expansion is anticipated to begin September 2022.

The Laidlaw Wing at University College, currently vacant as a result of extensive renovations that restored the College library to the East Wing of the building, was identified as suitable space for CDTPS which would bring the Centre closer to its other space on the St. George campus. The wing, constructed in 1964, is attached to the north side of the original University College building and currently houses the University of Toronto Art Centre (UTAC) on the ground and lower levels. The proposed space for this project is the second and third floors. Over half the floor area on the second floor of Laidlaw is double height at 18'-0", which lends itself well to theatrical performance, studio labs and flexible teaching space.

The project allows CDTPS to comprehensively consider solutions to its long-term development, not only in respect to location and integration within the unit, but also modernization and most importantly its new research and pedagogical identity as a cross-disciplinary unit re-envisioning its relations with arts and sciences in the third decade of the twenty-first century. The CDPTS Laidlaw Wing re-imagines the way performance, research and teaching is practiced today. The new purpose-built space employs innovations in technology and incorporates flexible spaces to serve a wide range of CDTPS needs.

The project provides three new studio spaces, all with wood sprung floors and lighting grids. Supporting space for the studios includes technical and audio visual control rooms, dressing rooms, and theatrical storage space. The smaller studio, Studio 1 Theatre, will accommodate movement and acting classes for up to 25 occupants. It contains a large sliding door to allow for spill over into the adjoining Event Space to facilitate flexible usage. The largest studio, Studio 2 Theatre, contains 96 movable seats on risers and will be used for performances, conferences, and colloquia. The BMO Lab, with a capacity of 30 occupants, will continue to serve numerous functions including technical/performance experiments, classroom space, workshop space, and performance space. A design studio, adjacent to a seminar room, will support teaching facilities and theatrical design classes. Also included in the space program are two small coaching studios for scene work that double as expanded dressing room space during performances, offices for faculty and staff, a total of two seminar rooms, and student lounge space.

CDTPS currently occupies 739 nasms of space on the third floor of the Koffler Student Services Centre to be relocated to the Laidlaw Wing. These spaces include the Robert Gill Theatre and BMO Lab with their associated support facilities, as well as the Centre's administrative suite, a seminar room and graduate student space. In addition, CDTPS will relinquish 368 nasms from a total of 759 nasms currently occupied within the University College Union building in order to consolidate these spaces at Laidlaw. Spaces to be relocated include offices, rehearsal space and student common rooms. The total space relinquished at both Koffler and UC Union is 1,107 nasms.

With construction at the Koffler Student Services Centre anticipated to begin in September 2022, CDTPS spaces will be temporarily staged at identified spaces on-campus within Sid Smith and University College Union. The BMO Lab is proposed to be housed temporarily at University College's Underwood Room (H012). Minimization of this staging period is an important factor in consideration of the UC Laidlaw Wing project schedule to deliver new purpose built space to CDTPS.

Project consultation has involved both undergraduate and graduate student representatives from initial Project Planning Committee meetings into Schematic Design and Design Development bi-weekly consultant presentations. Consultation has also included staff from the University's Art Museum as the project studies the impact of vibration and works to mitigate sound transfer to the UC Art Centre

directly below the project. An accessibility review was undertaken during Design Development to further incorporate feedback.

A total space program of 1,089.5 nasms is proposed, within the existing gross building area of 1,475 gsm. The space program includes the following types of spaces:

Studio Theatres

- Studio 1: 25 occupants
- Studio 2: 96 seats
- BMO Lab: 30 occupants

Studio Support Spaces

- Tech Booths
- Equipment Storage
- Change Rooms

Teaching Spaces

- Seminar Rooms
- Coaching Studios
- Design Studio

Offices

- Admin Offices
- Faculty Offices
- TA Offices

Shared Spaces

- Event Space
- Informal Meeting
- Student Lounge
- Kitchenettes

Schedule

The proposed schedule for the project is as follows:

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| • Consultant Selection | August, 2021 |
| • Letter of Award | September, 2021 |
| • Schematic Design | Mid Sept. 2021 – January 2022 |
| • Design Development | February - March 2022 |
| • Construction Documents | April – June 2022 |
| • Demolition and Abatement tender/award | April – May 2022 |
| • Demolition and Abatement | May – July 2022 |
| • Construction tender & contract award | July - August 2022 |
| • Koffler Construction to begin, CDTPS Vacates to Interim Staging Space Prior to Start | September 2022 |
| • Construction | September 2022 – June 2023 |
| • Fit Out (Furniture, Equipment) | June 2023 |

- Project Completion

July 2023

This schedule assumes all municipal approvals may be achieved within the timelines.

FINANCIAL AND PLANNING IMPLICATIONS:

Discussion of overall costs and sources of funds can be found in the *in camera* document for this project.

RECOMMENDATIONS:

Be It Resolved,

THAT subject to confirmation by the Executive Committee,

THAT the project scope of the Centre for Drama, Theatre and Performance Studies in the University College Laidlaw Wing, as identified in the *Report of the Project Planning Committee for University of Toronto Centre for Drama, Theatre & Performance Studies in University College Laidlaw Wing*, dated March 24, 2022, be approved in principle; and,

THAT the project totaling 1,089.5 nasm is proposed, with 1,475 gsm renovated space be approved in principle, to be funded by the Faculty of Arts & Sciences Operating Fund, Future Major Capital Projects Reserve, and Institutional Reserves.

DOCUMENTATION PROVIDED:

- *Report of the Project Planning Committee for University of Toronto Centre for Drama, Theatre & Performance Studies in University College Laidlaw Wing*, dated March 24, 2022