

UTS Staging During Construction

Community Meeting
August 2, 2017



The UTS Community is Committed

- 150 people willing to meet in the summer!
- Interest and engagement of students, staff, parents, alumni



This summer....

- University Admissions; SHAD
- 3 students on Canadian National Debate Team in Bali
- Students attending Olympiads, Envirothon, G20 - all representing Canada
- Internships supported by UTSPA and alumni
- Research opportunities at the University of Toronto
- Summer programs - visitors from top schools in Frankfurt, Beijing and Shanghai all partnered with the University of Toronto
- New alumni donations to bursary, outreach and research:

\$6 million over next 10 years





Apologies for not providing significant detail in communication sent July 27th.



Requirements of Renewed Affiliation

- UTS signed a renewed affiliation agreement with the University of Toronto on December 15, 2015 which provided:
 - a requirement to rebuild the eastern half of 371 Bloor St. West
 - a 50-year lease with a right to renewal
 - the right to maintain use of our name and marks for the length of the lease and a strengthened affiliation



UTS Contributes to University of Toronto

- The requirement to continue our affiliation activities with the University including:
 - Teacher education
 - Admission based on merit
 - Research with University partners
 - Innovation in teaching and curriculum for schools and the University



Without our Affiliation with the
University of Toronto, UTS
would not exist



Steering Committee

- January 2016: UTS formed a Steering Committee to guide the construction process and to make recommendations to the UTS Board.
- Steering Committee consisted of experts in:
 - Real Estate Law
 - Development/ Project Management
 - Architecture
 - Finance
 - Fundraising



Stakeholder Committee and Decision-Making

- A Stakeholder Committee of 15 parents, students, staff, and alumni was formed to provide feedback to the Steering Committee on possible staging options and issues
- The Stakeholder Committee input is passed on to the Steering Committee
- The Steering Committee makes recommendations to the UTS Board
- All decisions are made by the UTS Board



Options Considered

- Remain at 371 Bloor West and find additional space close by
- Rent a school site
- Rent a non-school site and renovate to accommodate our needs (e.g. adding a gym, art rooms, music rooms, and four science labs with ventilation)



Toronto District School Board (TDSB)

- October 5, 2016, UTS approached the TDSB/Toronto Lands Corporation (TLC) about possible rentals;
- The Board had no surplus properties available to rent, and renting to a “private school” was a final option for TLC. TDSB only interested in extended leases and our leasing period was viewed as too short.
- Rosemary contacted top officials on a regular basis until early June 2017.



Toronto Catholic District School Board (TCDSB)

- UTS approached the Associate Director, TCDSB in October 2016
- October 26, 2016 UTS met with TCDSB Planning/Corporate Partnerships
- Only one school that was available that was large enough to accommodate our population: 30 Humbert St.
- Others were interested in this property



Issues and Ideas Reported to the Stakeholder Committee

- Cohesiveness and co-curriculars are central to the UTS experience
- Staying entirely at 371 Bloor is not possible
- Candidate school sites must be TTC accessible
- Commute times must be considered
- Safety during construction (asbestos, air quality, noise, etc.)
- Splitting the population by grade to two sites is problematic for students and staff
- Attracting new students and retaining current students during construction should be considered



Issues and Ideas Reported by the Stakeholder Committee

- Candidate sites need gathering spaces for students and the community
- Timeframe for construction (2.5 - 4.5 years); shorter is preferred
- Specialized facilities (labs, music, art, phys. ed) are needed
- Costs of staging options need to be considered
- Consider portable classrooms
- Adjacency/access to the University is important
- Class schedules can be adjusted to accommodate transit times



Investigation and Analysis of Options

Option One : Remain at 371 Bloor

- Engineering studies indicated that the UTS building required significant structural reinforcement
- OISE increased the size of their Master of Teaching program and required more space in 371 Bloor
- Construction will result in significant noise, dirt, disruption and potential safety concerns for those on the site
- The University did not have space to accommodate UTS needs



Investigation and Analysis of Options

Option One : Remain at 371 Bloor

- Renting property near the school and dividing the population was investigated. Teachers did not want to teach in isolated locations across the campus.
- No suitable rental properties near the school
- Using portables on the school site was not feasible.



Investigation and Analysis of Options

Option One : Remain at 371 Bloor

- The costs of construction would be much higher:
 - construction would take longer, three stages - about \$7.5 million additional costs
 - retrofitting costs - \$100.00 - \$200.00 per square foot (depending on special spaces: science labs are more) within UTS and in rental properties.



Investigation and Analysis of Options

Option Two : Rent another school

- Only one school was available and large enough
- Retrofitting costs are minor, projected at \$250,000 - to vent science labs, modify classrooms *etc.*
- The TCDSB is not charging full commercial market rent
- The commute is an extra 20 minutes from UTS by TTC and about 10-15 minutes driving.
 - From Union Station: an extra 10 min
 - Via DVP: equivalent



Investigation and Analysis of Options

Option Two : Rent another school

- The TCDSB did not solicit bids until late March 2017
- There was a strong competing bid
- Confidentiality was required



Investigation and Analysis of Options

Option Three : Rent and retrofit

- The costs of retrofitting a commercial building depend on the site. To add classrooms and offices would be a minimum of \$100 per square foot. To add science labs, art, music, gym space, washrooms *etc.* would be considerably more. We need at least 60,000 square feet: about \$8,000,000.
- We investigated this option for several sites and dismissed it as undoable as our budget did not support it



Outcomes

- The Steering Committee refined criteria and recommended that the UTS Board negotiate a lease with TCDSB
- UTS Board decided in March to bid on renting the 30 Humbert St. site
- The School did not hear about the success of its bid until July 25, 2017
- The rental agreement was finalized on July 26, 2017
- Staff, students and parents were notified as soon as we were able to share the news and the name of the school - Building Update: July 27, 2017



Next Steps

- A year to plan our move and to prepare the temporary site
- Many opportunities for input from: Staff, Students, and Parents
- Opportunities to innovate: new spaces etc. to prepare for move to renew building at 371 Bloor - UTS staff have already started!
- Commitment to work together to make the new site work for everyone



The value of a UTS education

- UTS is recognized internationally for the quality of its programs and graduates
- Outstanding, award-winning staff who innovate and are deeply committed
- Students have diverse opportunities to distinguish themselves: locally, nationally, globally
- UTS is unique and a UTS diploma is for life!
- **You as a UTS family** will have ongoing value from the school's reputation and the building



The strength of UTS is in its people, not its walls. That being said, a better facility will buttress all the fantastic things happening here and make our community that much better.

-Owen Torrey '17



Thank you!

