

An aerial photograph of the University of Toronto campus, showing various buildings, streets, and green spaces. The text is overlaid on the top right portion of the image.

# UNIVERSITY OF TORONTO

John H. Daniels Faculty of Architecture, Landscape, and Design

Expression of Interest April 2009



## EXPRESSION OF INTEREST FOR CONSULTING SERVICES

The University of Toronto is inviting expressions of interest from qualified consultant teams to undertake the design of the expansion of the John H. Daniels Faculty of Architecture, Landscape, and Design. Included in the team will be the necessary disciplines of architecture and landscape architecture. Proponents from outside Ontario are encouraged, but will be required to identify associated local firms. The University plans to engage up to three consultant teams, through a two-stage process that will result in the final selection of a consultant team to undertake this important expansion project.

For Stage 1, the University will invite a maximum of six firms for a presentation and interview. The shortlisted firms will be given time to submit a fee proposal for Phase 1 of the project and assemble a full consultant team to include structural, mechanical and electrical engineering. In the case of structural, mechanical and electrical engineering firms, the University prefers that alternate firms be identified. Full proposals will be submitted prior to the presentation and interview.

For Stage 2, an intensive design exercise is required of 3 consultant teams which will culminate in a second round of presentations, and preparation of a model and renderings. There will be an honorarium of \$60,000 paid to the consultant teams for their work in this stage.



## PLANNED SELECTION SCHEDULE

March 31, 2009	Issuance of Expression of Interest (EOI)
April 17, 2009	Receipt of EOI submission due
April 21, 2009	Notification of shortlisted teams for Stage 1
May 5, 2009	Receipt of full proposals
May 8, 2009	Interviews with selected teams
May 11, 2009	Selection of three teams for Stage 2
June 19, 2009	Design submissions due
Week of June 22, 2009	Presentation and exhibit

## RECEIVING OF EXPRESSION OF INTEREST FOR CONSULTING SERVICES

Sealed submission must be received by 12 noon on April 17th, 2009, addressed to:  
Julian Binks, Director, Planning and Estimating, Capital Projects  
University of Toronto, Real Estate Operations  
255 McCaul Street, Room 421  
Toronto, Ontario M5T 1W7 Canada





## INTRODUCTION

The John H Daniels Faculty of Architecture, Landscape and Design was renamed recently to reflect a major gift directed at assisting the Faculty in renewing its facilities as well as providing financial support to its students. The Faculty now seeks to fulfill its aspiration to have a home that is both an exemplar of what it strives to teach its students and an accommodating laboratory for leading edge research in the allied disciplines of architecture, landscape architecture and urban design.

The Faculty offers three masters level programs and provides service teaching for the BA, Architectural Studies Program (BAAS). Both the Masters of Architecture and the Masters of Landscape Architecture programs are accredited—architecture by the Canadian Architectural Certification Board, and landscape architecture by the Canadian Society of Landscape Architects. The curricula for all three Masters programs place an emphasis on design studio teaching, which is unique to the design disciplines, and are enriched by an ambitious programme of exhibitions and lectures that are accommodated in the building.

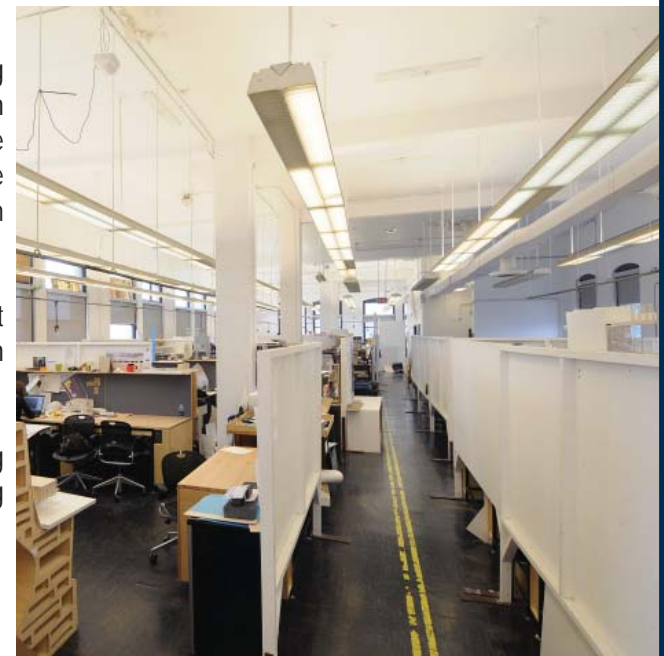
This expansion and renovation project is a rare opportunity to build upon the Faculty's long and distinguished history of professional design education in Canada and create a home for the Faculty that is an exemplar of architecture, landscape architecture and urban design. In doing so, it looks forward to working with the project designers to creatively engage the challenges of the future, positioning the Faculty at the forefront of professional design schools in this new century.

## PROGRAM AND BUDGET

The project is expected to be phased in such a way that the Faculty may remain and function within the building throughout construction. The first phase of the project should provide the additional space needs as set out in the program. Renovations of the existing space, including library expansion are to be accommodated in phase two. The proposed space program identifies a total of 5728 nasm (net assignable square metres) of space to be accommodated through expansion and renovation of the existing building. Phase 1 is approximately 2000 gsm (gross square metres) of new construction. This project is subject to full-funding being in place.

A construction budget of approximately \$14,100,000 is to be applied for Phase 1 of the project. Commencement of construction is anticipated for the fall of 2009 for occupancy in mid-2011. Project delivery will likely be on an extremely fast track. A construction management solution should be assumed.

Preparatory work has identified two feasible options for expansion: expanding vertically on top of the existing building; and creating an addition to the north over the existing parking ramp. The options may be used as guiding framework for the consultant team's design activities.





## THE BUILDING

The Faculty of Architecture, Landscape and Design currently occupies approximately 6530 gross square metres within its building located at 230 College Street, on the St. George campus of the University of Toronto. The existing building was purpose-built for the Royal College of Dental Surgeons and its Infirmary in 1909, by the architecture firm of Burke, Horwood & White. It was enlarged to its current size in 1920 by Molesworth, West and Secord. Significant improvements and modernization took place when the School of Architecture took possession of the building in 1961, including a reconfiguration of the front stairs, reduction of the lobby height and the construction of a library in the basement. Few changes were implemented in the building until 1998 when the first floor offices were renovated and the library was relocated to a new space on the second floor. In 2001, improvements to the exhibition spaces were completed.

The building is a four-storey structure, with a partial fifth floor. The original 1909 structure is composed of solid masonry shell and interior steel frame structure, and forms an "L" shape aligned with the street edges to the south and west. The 1920 addition filled in the north east corner of the site with a concrete frame structure with masonry shell. The upper portions of the composite building contain studios wrapping an east facing roof top courtyard above the centrally located library. Adding to the complexity of the project, the building site is small and affords very few possibilities for expansion. Options for expansion are limited to two possible directions, upward and northward.

Treating the existing building at 230 College as a material resource to be reused, rather than abandoning it for a new building, is consistent with first principles of sustainability. Expansion, which is expected to include re-skinning of the existing building, offers a great opportunity for design research and innovation that could potentially serve as a demonstration project for buildings of comparable age on campus and across the country. As well as positioning the Faculty at the forefront of design schools in North America concerned with pressing issues of climate change and sustainability, it would demonstrate in the design of the building how the three disciplines might "practice what they preach" in course work concerned with sustainability.





## PROJECT GOALS AND INITIATIVES

## EXPANDED FACILITIES

The existing building is deficient in space as required for the school's current population. In contrast to typical horizontally-disposed architecture schools, the urban location and building type has resulted in a vertical organization of space and program, which presents challenges for a collaborative, open environment. Growth in the number of academic programs at the graduate level, coupled with a planned increase in research endeavors within the school, will increase the Faculty's space needs in general.

The School provides permanent studio space for each graduate student enrolled in its MArch, MLA and MUD programs. Students are provided with individual workstations and shared modeling tables that are arranged in conjunction with moveable partitioning to subdivide the space according to the needs of each studio class.

As a result of overcrowding, there is a lack of "flex space" that could be used for group meetings, and impromptu design critiques of large format projects. The main lecture room, used for classes, symposiums, and other events is in need of renewal, lacking air conditioning as well as adequate environmental control. The library facilities are well-used and an adequate amount of study space within the library is lacking.

This project seeks to rectify the space deficiencies noted above, and to create a flexible, open environment that facilitates creative and communal interaction. This is to be accomplished in a way that will demonstrate the best practices of the art and science of building, as well as be conducive to contemporary teaching modes.





## ENVIRONMENTAL

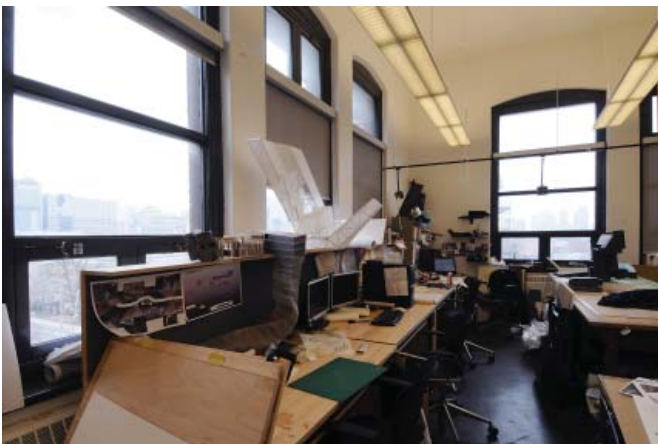
The existing building is a dynamic place that in many ways is responsive to cyclical environmental change and the varying rhythms of use and activity of its occupants. Although user comfort is difficult to control and many of its building systems are rudimentary – including thermal resistance of the envelope and insufficient mechanical and electrical systems – its generous opening windows, ample daylighting and robust masonry mass have made the building a workable environment, and contributed to one of the lowest energy intensities on campus. Renewal and expansion offers a once in a generation opportunity to address the building's deficiencies, while taking advantage of its underlying qualities.

The Faculty seeks to take advantage of the expansion and renovation project to create a building with an exemplary standard of environmental performance. Specific issues to be addressed should include energy performance, Interior Environmental Quality (IEQ) and minimization of effects on the wider environment and climate change.

Ideally the renewed facility would be both “net zero” and “carbon neutral”. At the very least, it should be designed to be consistent with the commitment of the Canadian and American professions to address issues of the environmental performance of buildings by endorsing the 2030 Challenge and should be expected to perform at the level of LEED Gold.

Design teams undertaking the project are expected to possess the experience and expertise to achieve a high performance, environmentally responsive building that takes advantage of opportunities for natural daylighting, passive solar design and hybrid natural and mechanical ventilation.

The Faculty has retained Transsolar Klimat Engineering as a consultant. Transsolar will analyze design concept submissions with respect to energy conservation potential and will participate in the consulting team selection. Once a successful team has been selected, Transsolar will continue to represent the Faculty by assisting that team in developing concepts for the building envelope, space conditioning and energy supply, including strategies for the integration of renewable resources. Their work will include: work sessions with the design team to identify scenarios likely to optimize performance; dynamic thermal simulation and evaluation of annual energy and maintenance costs and carbon footprint for the scenarios; and ranking scenarios for the purposes of recommending a direction most consistent with the team's design vision and the Faculty's objectives for exemplary environmental performance.





## SUBMISSION REQUIREMENTS

Responding teams should be comprised of expertise in the following disciplines: architecture, and landscape architecture. Teams are asked to submit information about the following:

### 1. Understanding of the Project and Methodological Approach

- A statement of the team's design philosophy and particular strengths
- A description of the team's understanding of the built and programmatic opportunities/constraints and how it intends to approach this project.
- A description of the team's approach to maximization of environmental performance and control

### 2. Experience

- A description of lead and supporting firms, including key personnel
- A history of the team's experience, including number of projects, years of operation, range of project types and sizes, awards, prizes and any other relevant information. Please note that the University is expecting that roles on joint ventures will be properly credited, that all images are captioned, and that the individual firm's contribution is clearly stated.
- Resumes for each firm and for key personnel.
- Preference will be given to teams that demonstrate capability to combine overall design excellence with a high level of environmental performance

### 3. Relevant Sample Projects

- Up to 6 sample projects that the team has completed in the areas of architecture and landscape architecture in the last 5 years. Include a description of the project, size and complexity of the work, and client reference. Client references should include organization name, contact persons and telephone numbers.

Submissions should be formatted to 8-1/2" x 11" and should be limited to 20 pages, single-sided. 12 copies are requested.





## EVALUATION PROCESS AND SELECTION

The University of Toronto is seeking a diverse range of design approaches to this project. Submissions are encouraged from teams of various sizes, with local, national or international experience. Knowledge and experience in sustainable and innovative design is essential. Senior Faculty at the Daniels Faculty have decided that members of its core faculty and their associates will not be eligible for selection as architects for the project.

The criteria for the selection of teams will be based on an overall quality of the respondent's submission and its appropriateness to this project. Demonstrated ability to address existing urban form and landscape in a sustainable and thoughtful manner will be an important consideration in the submission review. Proponents must have significant experience in projects with innovative environmental controls, daylighting/solar design and modeling.

Following review of the EOI submissions, it is anticipated that up to six teams will be interviewed by the Selection Committee. These interviews will further assess the team's expertise and compatibility for this project. Three consultant teams will then be selected for Stage 2 of the process.

Stage 2 will consist of a six week intensive design exercise during which teams will develop conceptual structural, architectural, and landscape design proposals for the comprehensive expansion and renewal of the Daniel's Faculty building facility, including identification of a Phase 1 construction project designed to meet the currently available budget and a master plan for a subsequent phase to satisfy all space program requirements. Consultant teams will be paid a \$60,000 fee to complete this portion of the work. At the end of this process it is expected that consultant teams will produce the following deliverables:

- Scale Model (1:200) showing massing of built form, landscape features and open space, pedestrian access, streetscapes, parking, and servicing access
- 4 Presentation Boards, 24" x 36", showing plan, section and perspective views of the same
- 10 page brief describing the design concept in detail, and including the images and drawings used on the presentation boards
- A Powerpoint Presentation, which will be presented twice: first to the University of Toronto, and secondly to the broader community.

## APPENDICES

Those consultant teams selected for Stage 2 will be provided with the following additional supporting material:

- Interim Project Planning Report, Daniels Faculty of Architecture, Landscape and Design
- Drawings, surveys, descriptions of existing conditions: building and site





## QUESTIONS

All questions concerning the proposal should be directed in writing to:

Julian Binks, Manager Capital Projects Planning

Email: [julian.binks@utoronto.ca](mailto:julian.binks@utoronto.ca)

In order to maintain consistency of information and responses, no other persons at the University will receive or respond to questions concerning this call. During the proposal period, questions & answers will be published and updated regularly on the same website, without revealing the source of the questions.