



NOTICE OF MEETING

There will be a Special meeting of the

Board of Governors

Saturday, January 18, 2020

1:05 pm

Heritage Room, Assumption Hall, University of Windsor

SPECIAL MEETING

AGENDA

ITEM	DESCRIPTION	DOCUMENT/ACTION
	<i>Declaration of conflict of interest</i>	
1	Approval of the Agenda	
2	Resource Allocation Committee	
	2.1 Transforming Windsor Law (TWL)	Chetty-Approval BG200118-2.1
3	SMA3 Update	Gordon-Information
4	Adjournment	

[Bylaw 1, Section 2.6 – Consent Agenda: Items that normally do not require debate or discussion either because they are routine, standard, or noncontroversial, shall be “starred” (identified by an asterisk (*)) on the agenda. “Starred” items will not be discussed during a meeting unless a member specifically requests that a “starred” agenda item be ‘unstarred’, and therefore open for discussion/debate. A request to “unstar” an agenda item can be made at any time before (by forwarding the request to the Secretary) or during the meeting. By the end of the meeting, agenda items which remain “starred” (*) will be deemed approved or received by the Board, as the case may be. No individual motion shall be required for the adoption of “starred” agenda items.]

**University of Windsor
Board Executive Committee**

2.1: Transforming Windsor Law

Item for: **Approval**

Forwarded by: **Resource Allocation Committee**

MOTION: That Board of Governors approve that the University proceed with the renovation of the Ron W. Ianni Law Building with a total project cost not to exceed \$30,000,000.

GENERAL DESCRIPTION OF THE PROJECT

The *Transforming Windsor Law (TWL)* represents a complete renovation of the Ron W. Ianni Faculty of Law building (the *Building*) that will transform its spaces and its impact on the Windsor Law academic program. Opened in 1970, the *Building* exhibits a robust architectural design language of the time, but it is in need of updates to bring it up to current cultural and educational standards.

The fundamental design considerations of *TWL* addresses operational challenges and qualitative deficiencies within the *Building*. These challenges include lack of natural light, areas of inaccessibility, outdated spaces for current teaching and learning pedagogies, and limited useful classroom space and meeting rooms. In addition, many of the aging mechanical and electrical systems are at the end of life and require partial or full replacement.

Natural Light

At present, many of the classrooms and workspaces do not have access to natural light. *TWL* will address this in several ways. More classrooms and teaching spaces will have an adjacency to an exterior wall, which will allow new windows to be introduced to ensure access to natural light and views. The planning for new offices will allow access to natural daylight, through existing or new glazing. This will be accomplished by relocating offices, which are currently internal to the perimeter of the building, to adjacencies to an exterior wall. Existing skylights currently provide limited access to daylight. *TWL* will maximize the penetration of light into the *Building* by removing the solid walls of the light shafts and introducing new interior glazed screens. Natural light will enhance the student experience of renovated classrooms. Introducing new curtainwall glazing to previously solid exterior walls will improve the connection of the *Building* to the campus, to nature, and to the greater Windsor community beyond.

Accessibility

The *Building* was designed with multiple floor levels in public and educational spaces, however, many of these levels are inaccessible and non-inclusive. A small extension was built on the West façade to provide elevator access to the front of the Moot Court and ground floor seminar room to address this challenge. *TWL* resolves the accessibility challenges by removing and replacing many of the multi-level stepped spaces and replacing them with new flat, fully accessible floors. A new elevator will be installed to provide access to all floors of the Library. This new elevator, in addition to new accessible ramps, will ensure the building, for the first time, will be fully accessible.

Teaching & Learning Environment

While the *Building* satisfied the pedagogy of 1970, much has changed in educational facilities and in the legal realms in the last 50 years. Students no longer sit passively, listening and uploading information from a lecturer. Increasingly, learning environments support multiple methodologies, promoting collaboration and discussion. Learning is active.



Self-directed learning and collaborative problem solving must be supported by academic facility design. Traditional models are being replaced with experiential, dynamic, and informal teaching arrangements. The learning spaces outlined in *TWL*'s design respond to these expectations by accommodating multiple class layouts and allowing greater instructor/student interaction.

Flexible class arrangements will allow spaces to accommodate and acknowledge the fundamental layout of the non-hierarchical circle. This simplest of shapes is a customary gathering tradition in Indigenous culture and will be important to incorporate at differing scales throughout the renovated learning spaces.

Limited Classroom and Meeting Space

Currently, there are eight classrooms within the *Building*, three of which connect to form the larger capacity Moot Court. In addition, there are five dedicated meeting rooms. *TWL* will provide eleven classrooms, including a 275 seat Moot Court, and eighteen bookable meeting/study rooms that will provide students, faculty, and staff with multiple opportunities for gatherings for 4 to 16 participants. This increase in classroom and meeting rooms will improve the student experience by providing an expanded range of flexible teaching and learning spaces.

ALIGNMENT WITH WINDSOR LAW STRATEGIC PRIORITIES

TWL aligns with and will deliver on [Windsor Law's Strategic Plan](#) (2018-2023). Priority 2 - "Building a Welcoming Learning Space" provides a mandate to:

- a) *Plan for future space* – Revision and renovate the current Faculty of Law building.
- b) *Resource for future space* – Fundraise the money necessary for a state-of-the-art law school.
- c) *Communicate progress towards achieving future space* – Ensure stakeholders are kept apprised as the process unfolds.

While *TWL* will specifically accomplish Priority 2, it will support the achievement of the Windsor Law's other Strategic Priorities, namely Enriching the Student Experience, Supporting Cutting-edge Research, Teaching and Service-excellence, and Investing in the Law School Community and Sharing our Story.

GOVERNANCE STRUCTURE

TWL continues to build on the capital transformation that the campus has undergone over the last decade. The University has developed a robust project implementation plan and governance structure with a proven success record. The University's approach to delivering projects is truly a collaborative and team-oriented structure, leveraging partnerships at all levels to provide project success.

For *TWL*, the University procured the services of Diamond Schmitt Architects and Colliers Project Leaders as key team members of *TWL*. In addition to these external partners, there is representation from key stakeholders from Windsor Law and other departments on campus. A Steering Committee and numerous user groups have provided oversight and direction to *TWL* since its inception.

One of the first tasks completed by the Steering Committee included the development of guiding principles that would provide the framework for decision making during the entire project. The following guiding principles have been approved by the Steering Committee, widely communicated, and applied throughout the design:

1. Create a welcoming and accessible place that instils pride in Windsor Law.
2. Increase usable building space in a way that puts the student experience at the centre and that supports dynamic teaching, research, experiential learning, and service.



3. Design flexible and multi-purpose spaces that are forward-looking and open to change.
4. Connect the building to our local Indigenous peoples, communities, heritage, and physical environment.
5. Promote environmental sustainability, health, and well-being.

RELOCATION OF WINDSOR LAW PROGRAM

During the construction, Windsor Law will be required to relocate due to the extensive transformation of the building. The extent of the renovations, including the demolition of the current mechanical system, would be far too disruptive and detrimental to students, faculty, and staff for them to remain during the construction.

A Committee has been reviewing the needs of Windsor Law and evaluating options. Currently, the following is a summary of the relocation strategy:

1. Classes will be accommodated on campus except for a few classes which will be held downtown in Windsor Hall. Special attention will be given to leaving enough time for students and faculty to get to and from campus for these classes.
2. Four hubs will accommodate non-classroom activity:
 - i. Student and Student Support Spaces – A hub will be established in the CAW Student Centre which will house the Student Services, Career Services, and the Academic Coordinators along with dedicated social and meeting space for Law students;
 - ii. Faculty and administrative staff – A hub for faculty and administrative staff will be established in Vanier Hall (Winclare);
 - iii. Dean, Associate Deans, and supporting staff – An area in Lambton Hall will accommodate the Dean, Associate Deans, and supporting staff.
 - iv. Law Library will be relocated to the Leddy Library.

An extensive communication plan continues to be developed to ensure students, faculty, and staff are well-informed and have opportunities to ask any questions that may arise. The plan includes regular communications during the planning and moving stages, continuing once the move has occurred. Town halls have already occurred for students, faculty, and staff. As details are finalized, information will be provided to all stakeholders, including prospective students, through a variety of medium. A dedicated website has been developed to communicate the progress of the project.

An estimated cost of relocation has been included in the budget. These costs include moving costs (out of the existing and back into the transformed building), storage costs, renovation costs of temporary space, and other related costs.

PRELIMINARY TIMELINE

The preliminary timeline for *TWL* is as follows:

1. Schematic Design - complete
2. Detailed Design – complete
3. Prequalification of General Contractors – in progress; to be completed by December 2019
4. Issuance of tender to prequalified general contractors – April 2020
5. Ron W. Ianni Building Vacated – to begin following end of 2019/20 academic year; total vacate by May/June 2020
6. Award of stipulated sum contract – June 2020
7. General Contractor Mobilization – July 2020
8. Occupancy/Substantial completion – June/July 2022



TOTAL PROJECT BUDGET

Construction Cost (<i>Stipulated Sum Contract</i>)	\$ 21,500,000
Construction Contingency (12%)	2,580,000
Cash Allowances (<i>Furniture, AV, IT & other equipment, Testing & Inspection, Other</i>)	<u>1,705,000</u>
	\$ 25,785,000
Consultants' Costs: Diamond Schmitt Architects, Colliers Project Leaders, other specialty consultants	\$ 2,309,000
Relocation of Windsor Law during construction	800,000
Miscellaneous	117,000
	<u>\$ 29,011,000</u>
	HST @ 3.41% <u>\$ 989,000</u>
TOTAL PROJECT COST	\$ 30,000,000

FUNDING FOR THE PROJECT

The total project budget of \$30,000,000 will be funded from the following sources:

1. \$13M - Available bond proceeds; 2018 issuance
2. \$10M - Internal loan to be established; principal and interest payments funded by Windsor Law (annual payment - \$700,000; 17 years, 2% interest)
3. \$ 1M – One-time contribution from Windsor Law
4. \$ 6M – Fundraising

Should fundraising surpass the \$6M goal, the amount of the internal loan will be reduced accordingly. An evaluation of alternative financing vehicles to support the internal loan will be completed in 2020. If external financing is the preferred option, required Board approval will be sought.

The operating costs of the *Building* are currently included in the University's operating budget. Utility savings are anticipated due to the installation of new mechanical and electrical systems.

FUNDRAISING STRATEGY

To support the Strategic Plan noted above and the fundraising efforts for *TWL*, Windsor Law has hired a Major Gift Officer, produced a Case for Support, and assembled a Campaign Cabinet (www.uwindsor.ca/law/campaign-cabinet). The fundraising program is currently in its silent phase of the campaign yet pledges to date exceed \$2 million towards the *TWL* project. These include pledges from alumni, law firms, and friends of Windsor Law. At Windsor Law alumni dinners in November and December 2019, we will launch the open phase of the campaign where we will be asking for the support of Windsor's loyal alumni. Electronic materials, including a video, have been prepared for the launch (i.e., <https://youtu.be/96rwtc9fG7k>). Contributions to the campaign will be recognized through naming opportunities in the various spaces and a prominent donor wall. To date, we have made 21 visits to law firms in Toronto and Windsor and many more are planned for 2020.

