



General Faculties Council
Facilities Development Committee
Approved Open Session Minutes

Thursday, November 28, 2013
3-07 South Academic Building (SAB)
1:30 PM - 4:30 PM

ATTENDEES:

Voting Members:

Elisabeth Le	Acting Chair
Roy Coulthard	Member (Delegate), Graduate Students' Association Vice-President (Academic)
Debbie Feisst	Member, Academic Staff
Phil Haswell	Member, Support Staff
Don Hickey	Member, Vice-President (Facilities and Operations)
Loren Kline	Member, Academic Staff, Cross-Representative from the GFC Academic Planning Committee
Adam Woods	Member (Delegate), Students' Union Vice-President (Academic)
Shannon O'Byrne	Member, Academic Staff
Joanne Profetto-McGrath	Member, Academic Staff

Non-Voting Members:

Bart Becker	Member, Associate Vice-President (Facilities and Operations), Observer
Bernie Kessels	Member (Delegate), Vice-Provost and University Registrar, Observer
Ben Louie	Member, University Architect, Observer

Presenter(s):

Bart Becker	Associate Vice-President (Facilities and Operations)
Kelly Hopkin	Senior Campus Planner/Architect, Office of the University Architect, Facilities and Operations
Ben Louie	University Architect, Office of the University Architect, Facilities and Operations
Elisabeth Le	Acting Chair
Len Rodrigues	Senior Principal, Stantec Architecture Ltd
Hugh Warren	Executive Director, Operations and Maintenance, Facilities and Operations

Staff:

Garry Bodnar, Coordinator and Scribe, GFC Facilities Development Committee
Marion Haggarty-France, University Secretary

OPENING SESSION

1. Approval of the Agenda

Materials before members are contained in the official meeting file.

Motion: Kline/Profetto-McGrath

THAT the GFC Facilities Development Committee approve the Agenda.

CARRIED

2. Approval of the Open Session Minutes of October 24, 2013

Materials before members are contained in the official meeting file.

Motion: Hickey/Haswell

THAT the GFC Facilities Development Committee approve the Minutes of October 24, 2013.

CARRIED

3. Comments from the Acting Chair

The Acting Chair commented on a number of items relevant to members.

ACTION ITEMS

4. St Joseph's College (SJC) Women's Residence Preliminary Design Development

Materials before members are contained in the official meeting file.

Presenter(s): Ben Louie, University Architect, Office of the University Architect, Facilities and Operations;
Kelly Hopkin, Senior Campus Planner/Architect, Office of the University Architect, Facilities and Operations

Purpose of the Proposal: This project will increase the amount of purpose built student residences on campus and is in alignment with the University's ultimate goal of accommodating 25% of students in residence housing; this project will provide 282 beds for female University of Alberta students and will add to the complement of other unit mixes (first year/international/graduate/married/men's/sustainability cohorts) the institution has across its inventory, bringing the University's accommodation to just under 14% of total enrolment.

Discussion:

The St Joseph's College (SJC) Women's Residence Preliminary Design Development was introduced to members by Mr Louie. He reminded members that the project had been previously discussed preliminarily in terms of its Site Plan and the accompanying bridging documents with members at the GFC FDC meeting of April 25, 2013.

At this point, Mr Hopkin continued, with the assistance of a PowerPoint presentation. In his commentary, he spoke to: the historic background associated with SJC; the general goals for student housing at the University of Alberta; the objectives of on-campus residences/housing; the background associated with this project's development; the programme developed for this facility, comprising 282 beds in total; illustrations of the units located within the facility, itself, and of the residence's floor plans (main floor; levels 2 to 5; and the upper two floors (levels 6 and 7)); illustrations of the exterior, from differing vantage points; issues associated with campus architecture and campus fabric, characteristics that reinforce the collegiate style of this facility; site impact mitigation issues, pre-award; illustrations of aerial views of the residence and approach representations; the construction layout plan; the site plan and landscaping around this facility; and information relevant to the project's timeline and implementation.

During the ensuing discussion, members provided questions and comments including, but not limited to, the following: clarification of the connections that would exist between SJC and the residence; a query as to whether or not there was any below-grade construction; the extension of compliments to leads on the design solutions for the project, which appears an attractive, affordable design-build project; clarification on the destruction of existing trees in the construction area and whether or not trees would be replanted as part of the residence's landscaping; queries regarding the deployment of common spaces in the residence and whether or not these are based on the number of residents in this facility; demand for the residence spaces, particularly given the targeting of rural and international students, and commentary that this facility will likely be oversubscribed; and clarification on parking availability and proximity for students in this residence.

Motion: Hickey/Kline

Abstention: Woods

THAT the GFC Facilities Development Committee approve, under delegated authority from General Faculties Council and on the recommendation of Planning and Project Delivery, the proposed St Joseph's College Women's Residence Preliminary Design Development, being part of the design build (as set forth in Attachment 2) as the basis for construction.

CARRIED

5. Dentistry Pharmacy Building Redevelopment - Shell and Core Development

Materials before members are contained in the official meeting file.

Presenter(s): Hugh Warren, Executive Director, Operations and Maintenance, Facilities and Operations; Len Rodrigues, Senior Principal, Stantec Architecture Ltd

Purpose of the Proposal: To bring forward as an approval item the Dentistry Pharmacy Building Redevelopment – Shell and Core Development. The 'Report' before members will provide the basis for the business case required by the Provincial Government to seek funding support for this project. In addition, this speaks to the renewal and repurposing of an aged facility that currently has limited functionality and

high deferred maintenance. With a pull back on capital funding after Design Development, the project will be placed "on hold." A pause document has been created to capture key constraints and decisions made to Design Development. The project will be implemented as funding becomes available.

Discussion:

The Dentistry Pharmacy Building Redevelopment - Shell and Core Development Report was introduced briefly to members by Mr Warren. Mr Becker commented this work allows the University to be ready to quickly engage on redevelopment of this facility as soon as money becomes available from the Provincial Government to proceed with the project.

At this point, Mr Rodrigues provided detail on the Shell and Core Development Report, with the assistance of a PowerPoint presentation. In his commentary, he spoke to: the history associated with the development, over the decades, of the Dentistry Pharmacy Building, extending from 1922 to 1957; the thinking associated with arriving at a solution for the design (ie, 'creating the core') which led to the development of the 'atrium insert'; explorations of the current structure (eg, windows; brickwork; layout; infrastructure; etc); how the redesign of this facility would serve to 'tell the University's stories', with consideration given to what kind of stories could begin to be told in a redeveloped building; refinements, reinterpretations, and restoration of the existing structure and its many attractive features; illustrations of the redeveloped interior (ie, the "modern" space), including the atrium; the plans for the basement and atrium levels and then gradual progression upward, concluding finally with the seventh level; illustrations of the mechanical and electrical systems and lighting studies (day vs night); description of the 'pause document'; and commentary on the allocation of space, which has not yet been determined at this preliminary stage of the project.

During the ensuing discussion, members provided questions and comments including, but not limited to, the following: clarification on the building's flow-through and wayfinding; a query regarding interstitial space and whether or not it was conditioned; a query regarding whether or not wet laboratory space would be located in the building; clarification around the complete overhaul of the mechanical systems and spaces; a query on whether there would be gender-neutral bathrooms in the facility; queries on the location of loading/delivery zones and the status of SLOWPOKE on a go-forward basis; clarification on the nature of the new Council Chamber in the building, its capacity, its sloping structure, and the timelines associated with its development and deployment; clarification on LRT access and its connectivity to this facility; commentary from a member that he would not be prepared to support this project without a confirmation of dedicated government funding for its development; whether or not there is a stale date on this project if funding is not provided in a timely manner; whether or not the 'pause document' would be made public; and commentary that the new design development appears to accommodate concerns raised by GFC FDC during its previous reviews of this massive project.

Motion: Kline/Hickey

THAT the GFC Facilities Development Committee approve, under delegated authority from General Faculties Council and on the recommendation of Facilities and Operations, the proposed Dentistry Pharmacy Building Redevelopment – Shell and Core Design Development (as set forth in Attachment 3) as the basis for further design and construction.

CARRIED

DISCUSSION ITEMS

6. Projects Update from the Associate Vice-President (Facilities and Operations)

There were no documents.

Presenter(s): Bart Becker, Associate Vice-President (Facilities and Operations)

Purpose of the Proposal: For information/discussion.

Discussion:

Mr Becker provided an update to members, which included the following items:

- An update on the status of the track located at South Campus.
- Gathering Place: the Schematic Design would be coming forward to GFC FDC at some point in the near future.
- Twin Arenas on South Campus: a business case for this facility is being developed; it is seen as a possible collaboration between the University of Alberta and the City of Edmonton.
- East Campus Village (ECV): commentary on the moving of existing houses in ECV.
- Innovation Centre for Engineering (ICE): commentary on the building's fit-up packaging.
- St Joseph's College (SJC) Women's Residence: site work has begun.
- Physical Activity and Wellness (PAW) Centre: this project is on schedule and proceeding well.
- Campus Open Spaces Master Plan: consultation and work on the Plan continues, with open houses planned at the Telus Centre.
- Camrose Performing Arts Centre (CPAC): this project is close to completion; it is anticipated it will be 'turned over' in May of 2014.

A member queried the status of the new student residences located in close proximity to the Law Centre. Another asked about the status of the ECV amenities building.

7. Question Period

There were no questions.

INFORMATION REPORTS

8. Items Approved by the GFC Facilities Development Committee by E-Mail Ballots

There were no items.

9. Information Items Forwarded to Committee Members Between Meetings

There were no items.

CLOSING SESSION

10. Adjournment

The Acting Chair adjourned the meeting at 3:10 pm.