

The following Motion and Document were considered by the GFC Facilities Development Committee at its Thursday, October 24, 2013 meeting:

Agenda Title: Landscape Plan for the Students' Union Building (SUB) Expansion

CARRIED MOTION: 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 Students' Union Building (SUB) Landscaping Design Development (set forth in Attachment 2) as the basis for further development of design documents.

Final Item: 4

R:\GO05 General Faculties Council - Committees\FAC\13-14\OC-24\Action\Motion-and-Final-Document-Summary.docx



For the Meeting of October 24, 2013

FINAL Item No. 4

OUTLINE OF ISSUE

Agenda Title: Landscape Plan for Students' Union Building (SUB) Expansion

Motion: 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 Students' Union Building (SUB) Landscaping Design Development (set forth in Attachment 2) as the basis for further development of design documents.

ltem

| Action Requested | Approval Recommendation Discussion/Advice Information |
|------------------|--|
| Proposed by | Ben Louie, University Architect, Office of the University Architect, |
| | Facilities and Operations |
| Presenters | Ben Louie, University Architect, Office of the University Architect, |
| | Facilities and Operations; Josh Le, Vice-President (Operations and |
| | Finance), Students' Union |
| Subject | Landscape Plan for Students' Union Building (SUB) Expansion |

Details

| Delans | |
|---|---|
| Responsibility | Vice-President (Facilities and Operations) |
| The Purpose of the Proposal is (please be specific) | To seek GFC FDC's approval for the landscape plans for the SUB expansion so that it may be tendered and constructed by the project |
| | general contractor. Attachment 2 is to be considered for approval, whereas Attachment 3 is included solely for information. |
| The Impact of the Proposal is | To create student friendly outdoor places that integrate campus pathways, reinforce open spaces, enhance campus experiences, and integrate into a larger vision of open space and pathway design for the North Campus. |
| Replaces/Revises (eg, policies, resolutions) | N/A |
| Timeline/Implementation Date | 2014 – 2015. |
| Estimated Cost | N/A |
| Sources of Funding | N/A |
| Notes | N/A |

Alignment/Compliance

| Alignment with Guiding Documents | Dare to Discover, Dare to Deliver, the Long Range Development Plan (LRDP), and the University of Alberta Comprehensive Institutional Plan |
|--|--|
| | (CIP) |
| Compliance with Legislation, Policy and/or Procedure Relevant to the Proposal (please <u>quote</u> legislation and include identifying section numbers) | 1. Post-Secondary Learning Act (PSLA) : The <i>PSLA</i> gives GFC responsibility, subject to the authority of the Board of Governors, over academic affairs (Section 26(1)) and provides that GFC may make recommendations to the Board of Governors on a building program and related matters (Section 26(1) (o)). Section 18(1) of the <i>PSLA</i> give the Board of Governors the authority to make any bylaws "appropriate for the management, government and control of the university buildings and land." Section 19 of the <i>Act</i> requires that the Board "consider the recommendations of the general faculties council, if any, on matters of academic import prior to providing for (a) the support and maintenance of the university, (b) the betterment of existing buildings, (c) the purposes of the university [and] (d) the furnishing and equipping of the existing and newly erected buildings [.] []" Section 67(1) of the <i>Act</i> |



For the Meeting of October 24, 2013

FINAL Item No. 4

| governs the terms under which university land may be leased. |
|---|
| 2. GFC Facilities Development Committee (FDC) Terms of Reference – Section 3. Mandate of the Committee: "[] |
| 2. Delegation of Authority |
| Notwithstanding anything to the contrary in the terms of reference above, the Board of Governors and General Faculties Council have delegated to the Facilities Development Committee the following powers and authority: |
| A. Facilities |
| 1. To approve proposed General Space Programmes (Programs) for academic units. |
| (i) To approve proposals concerning the design and use of all new facilities and the repurposing of existing facilities and to routinely report these decisions for information to the Board of Governors. |
| (ii) In considering such proposals, GFC FDC may provide advice, upon request, to the Provost and Vice-President (Academic), Vice-President (Facilities and Operations), and/or the University Architect (or their respective delegates) on the siting of such facilities. (GFC SEP 29 2003) |
| B. Other Matters |
| The Chair of FDC will bring forward to FDC items where the Office of the Provost and Vice-President (Academic) and/or the Office of the Vice-President (Facilities and Operations), in consultation with other units or officers of the University, is seeking the advice of the Committee." |
| 3. UAPPOL <i>Space Management Policy</i> and <i>Space Management Procedure</i> : The respective roles of GFC FDC and the Vice-President (Facilities and Operations) with regard to institutional space management are set out in this Board-approved policy and attendant procedure. |
| To access this policy suite on line, go to: www.uappol.ualberta.ca . |

Routing (Include meeting dates)

| Consultative Route | Students' Union Building (SUB) Project Steering Committee |
|--------------------------------|---|
| (parties who have seen the | |
| proposal and in what capacity) | |
| Approval Route (Governance) | GFC Facilities Development Committee (October 24, 2013) - for final |
| (including meeting dates) | approval |
| Final Approver | GFC Facilities Development Committee |



For the Meeting of October 24, 2013

FINAL Item No. 4

Attachments:

- 1. Attachment 1 (page 1) Briefing Note
- 2. Attachment 2 (pages 1 4) Students' Union Building (SUB) Expansion Landscape Plans
- 3. Attachment 3 (page 1) 89 Avenue 114 Street Landscape Improvements

Prepared by: Ben Louie, University Architect, Office of the University Architect, Planning and Project Delivery, Facilities and Operations, <u>ben.louie@ualberta.ca</u>



Landscape Plan for Students' Union Building (SUB) Expansion

BRIEFING NOTE Background

The Design Development Report for the Students' Union Building (SUB) Expansion was approved by the Facilities Development Committee on April 25, 2013, with the landscape plan to be developed at a later date. The Office of the University Architect has advanced some detailed planning for the Open Space concept for 114 Street (87th Avenue to 89th Avenue) and the west part of 89th Avenue. The design is to inform the larger integrated campus landscape plan, with a focus on providing welcoming, safe, and barrier free access to the entrances of SUB. The design will also provide student friendly outdoor spaces that integrate campus pathways and enhance the campus experience. The goal is to ensure there is a commonality of thought and design to all the new open space and developments occurring along these major corridors.

Issues

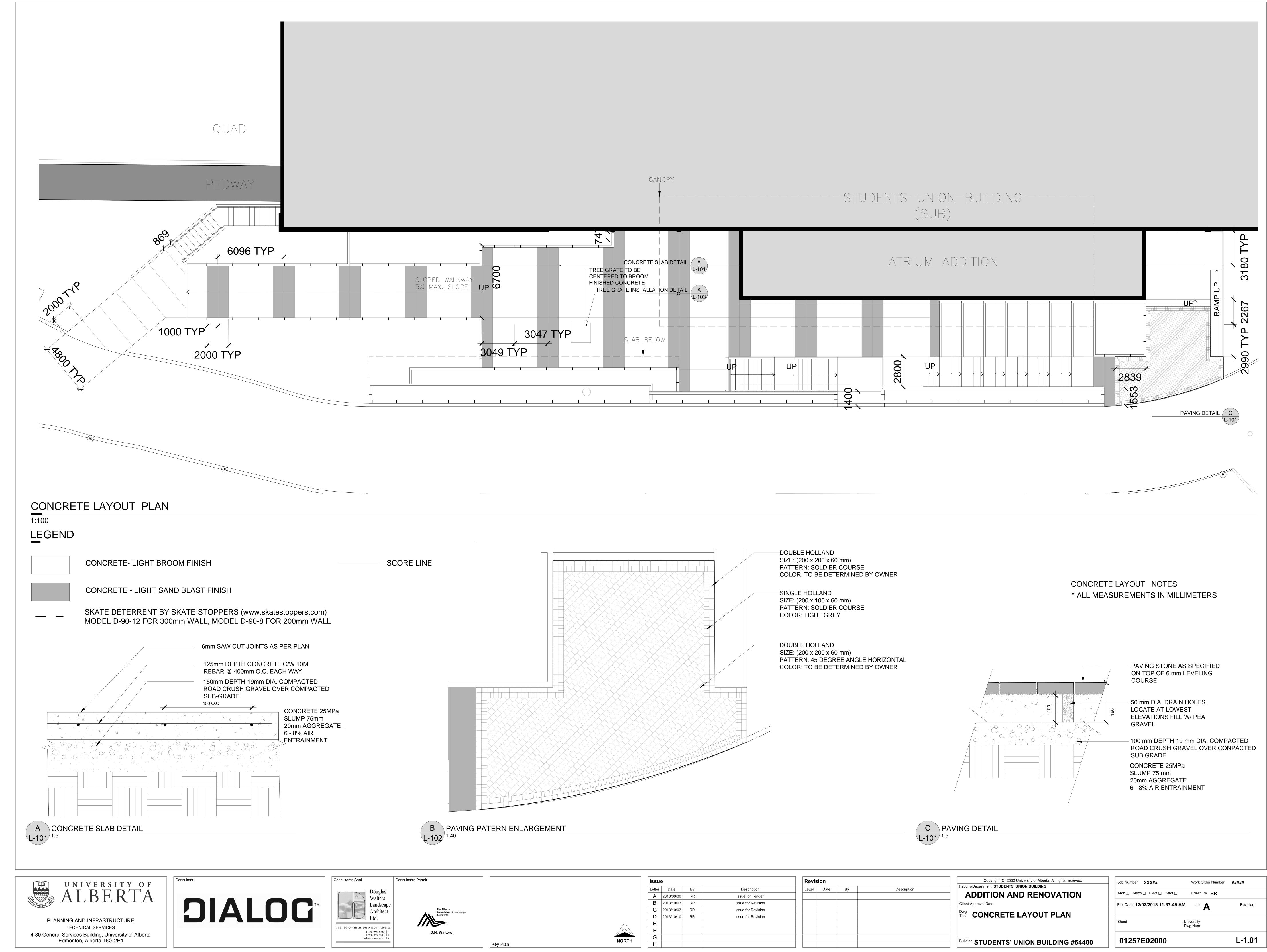
Respecting the defined scopes and budget realities for the project while attempting to realize a long term concept plan in a phased approach, the project team has adopted a strategy to provide the following (in this or future project phases as budgets permit):

- 1. Balancing soft landscaping and greenery with hard landscaping for programing and building entry;
- 2. Planting of new trees and shrubs to compensate for trees and shrubs removed for construction;
- 3. Creating "welcome mats" at new entrances of SUB with paving material that matches the existing paving patterns on 89 Avenue, when budget permits.
- 4. Soft landscaping to be selected from primarily indigenous native species and augmented with edible plant varieties.
- 5. Creating a lower plaza space for seating on the south side of SUB, across from the north entrance and patio of the Physical Activity and Wellness Centre (PAW).
- 6. Introducing five (5) new Brandon Elm trees to reinforce the signature Edmonton tradition of planting alley of trees along 89 Avenue.

The results of the landscaping interventions at this primary location, even though they are phased, will create a campus experience for the University community that is consistent with the health and wellness and character of the precinct.

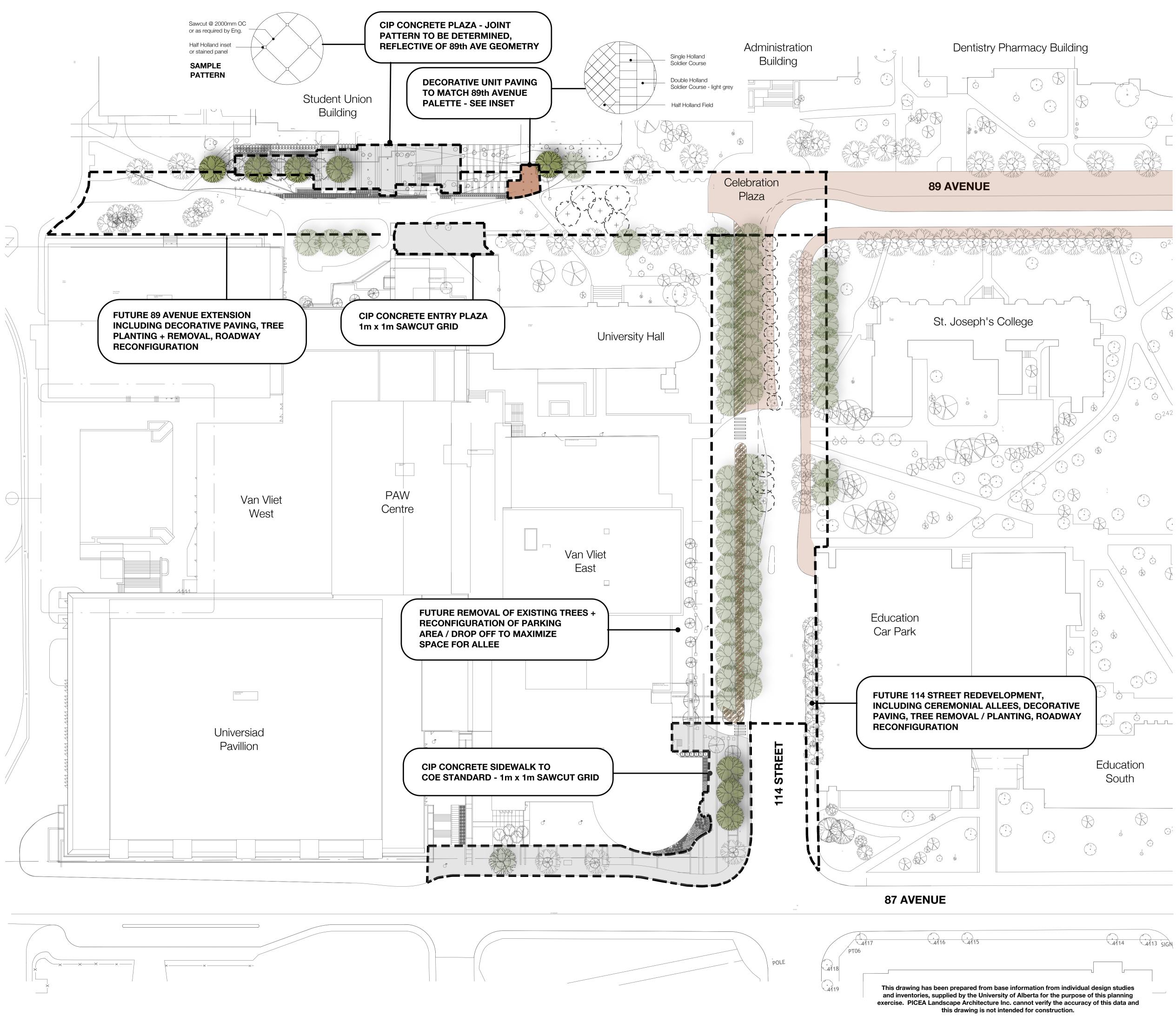
Recommendation

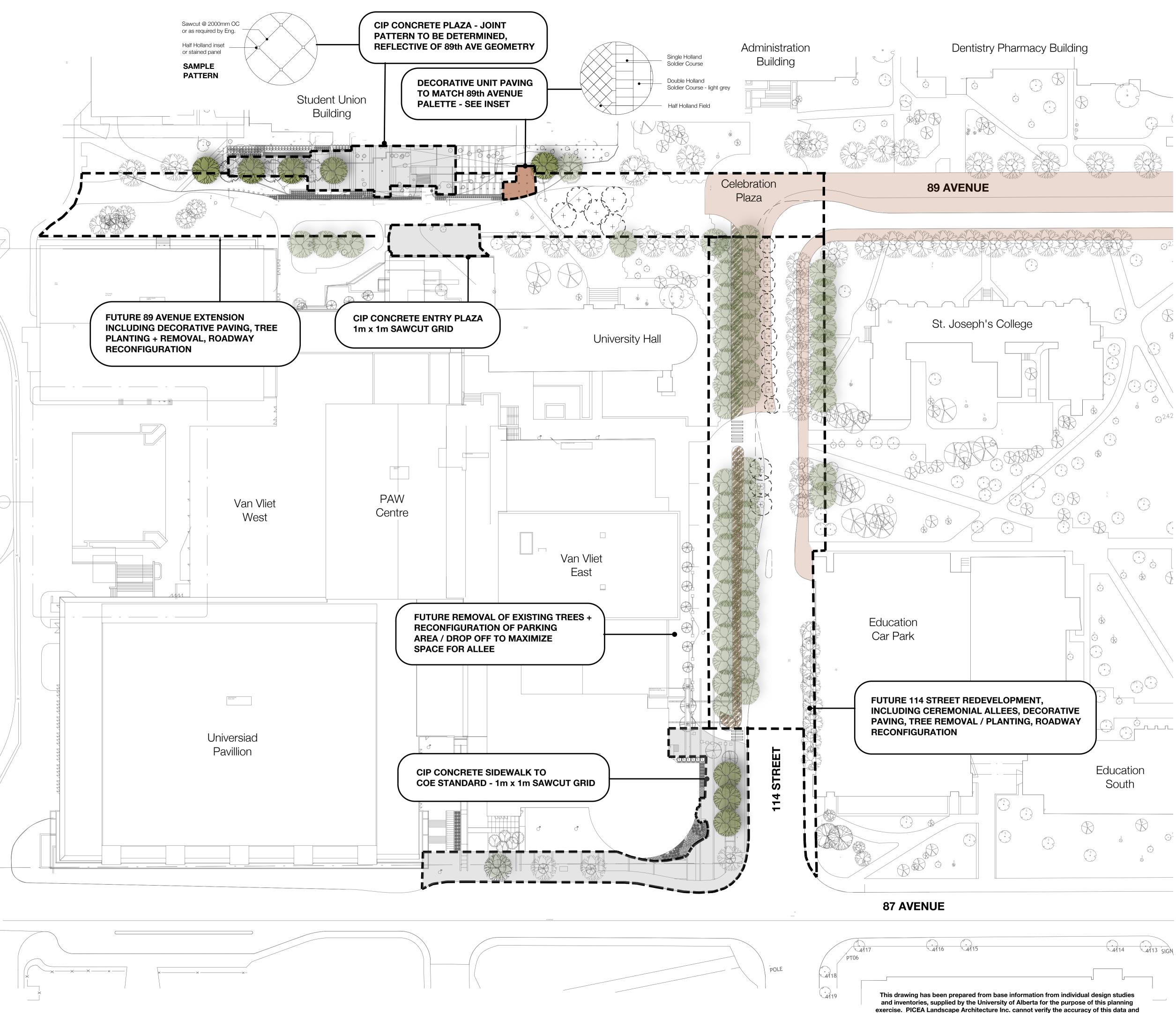
That the Facilities Development Committee approve the motion as presented in the Outline of Issues for the proposed Landscape Plan for the Students' Union Building (SUB) Expansion project.



| C PAVING DETAIL |
|----------------------|
| L-101 ^{1:5} |

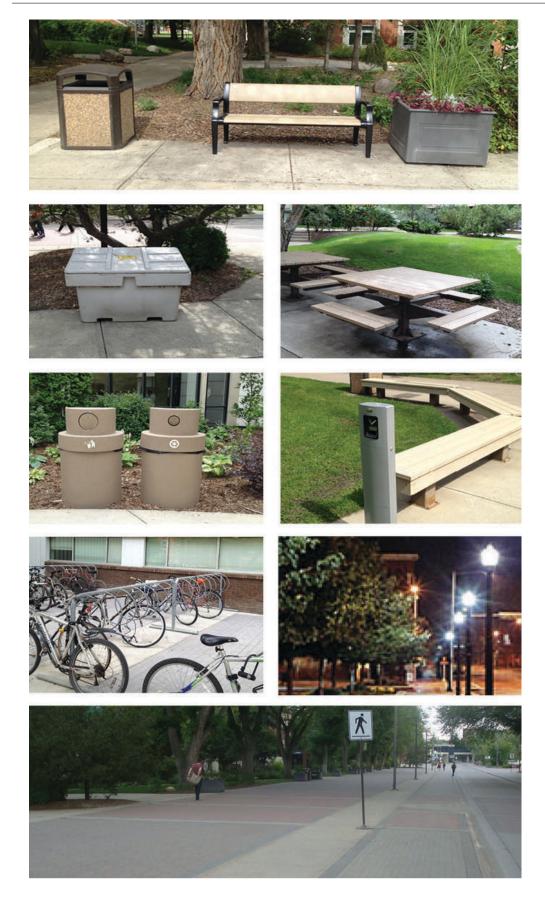
| | | | Revis | ion | | | Copyright (C) 2002 |
|--|----|--------------------|-------|-----|-------------|------------------------------|----------------------|
| DateByDescription013/08/30RRIssue for Tender | · | Letter | Date | Ву | Description | Faculty/Department STUDENTS' | |
| 013/10/03 | RR | Issue for Revision | | | | | Client Approval Date |
| 013/10/07 | RR | Issue for Revision | | | | | |
| 013/10/10 | RR | Issue for Revision | | | | | Title CONCRETE |
| | | | | | | | Building STUDENTS' L |



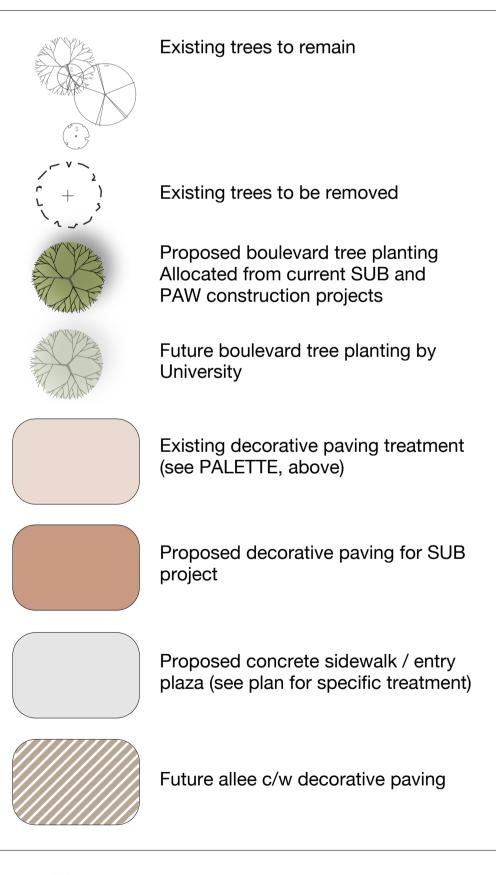


Attachment 2

CURRENT U of A DESIGN PALETTE



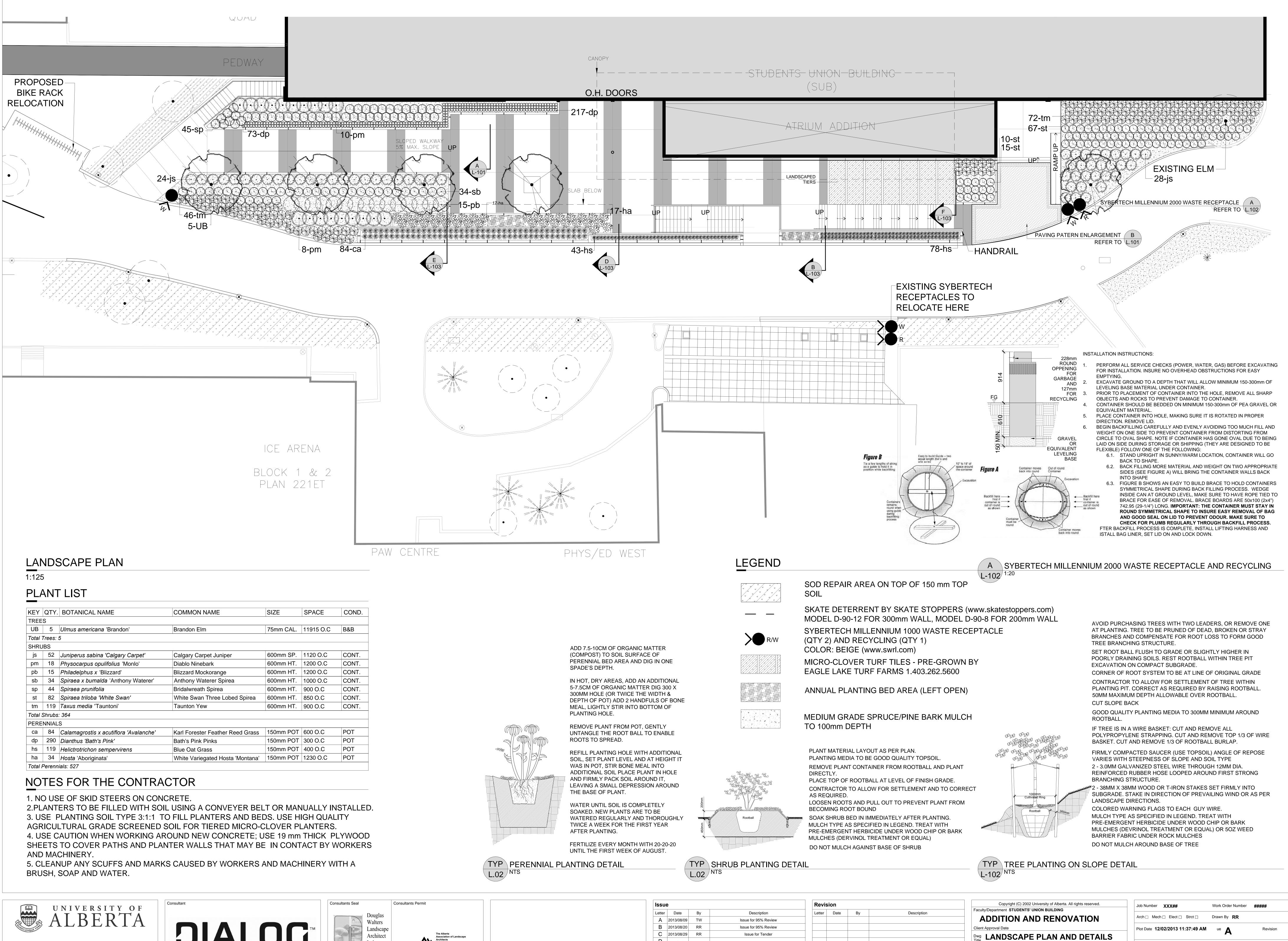
LEGEND





89 AVENUE / 114 STREET LANDSCAPE IMPROVEMENTS

NOT TO SCALE REV SEPT 12 / 2013 PICEA LANDSCAPE ARCHITECTURE INC / FOR INTERNAL REVIEW ONLY



| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACE |
|---------|--------|--|----------------------------------|-----------|---------|
| TREE | S | | | | · |
| UB | 5 | Ulmus americana 'Brandon' | Brandon Elm | 75mm CAL. | 11915 (|
| Total | Trees: | 5 | | | |
| SHRU | IBS | | | | |
| js | 52 | Juniperus sabina 'Calgary Carpet' | Calgary Carpet Juniper | 600mm SP. | 1120 O |
| pm | 18 | Physocarpus opulifolius 'Monlo' | Diablo Ninebark | 600mm HT. | 1200 O |
| pb | 15 | Philadelphus x 'Blizzard' | Blizzard Mockorange | 600mm HT. | 1200 O |
| sb | 34 | Spiraea x bumalda 'Anthony Waterer' | Anthony Waterer Spirea | 600mm HT. | 1000 O |
| sp | 44 | Spiraea prunifolia | Bridalwreath Spirea | 600mm HT. | 900 O.C |
| st | 82 | Spiraea triloba 'White Swan' | White Swan Three Lobed Spirea | 600mm HT. | 850 O.0 |
| tm | 119 | Taxus media 'Tauntoni' | Taunton Yew | 600mm HT. | 900 O.0 |
| Total S | Shrubs | : 364 | | | |
| PERE | NNIAL | S | | | |
| ca | 84 | Calamagrostis x acutiflora 'Avalanche' | Karl Forester Feather Reed Grass | 150mm POT | 600 O.0 |
| dp | 290 | Dianthus 'Bath's Pink' | Bath's Pink Pinks | 150mm POT | 300 O.0 |
| hs | 119 | Helictrotrichon sempervirens | Blue Oat Grass | 150mm POT | 400 O.0 |
| ha | 34 | Hosta 'Aboriginata' | White Variegated Hosta 'Montana' | 150mm POT | 1230 O |
| Total I | Perenn | nials: 527 | | | |





103, 3075-4th Street Nisku- Alberta

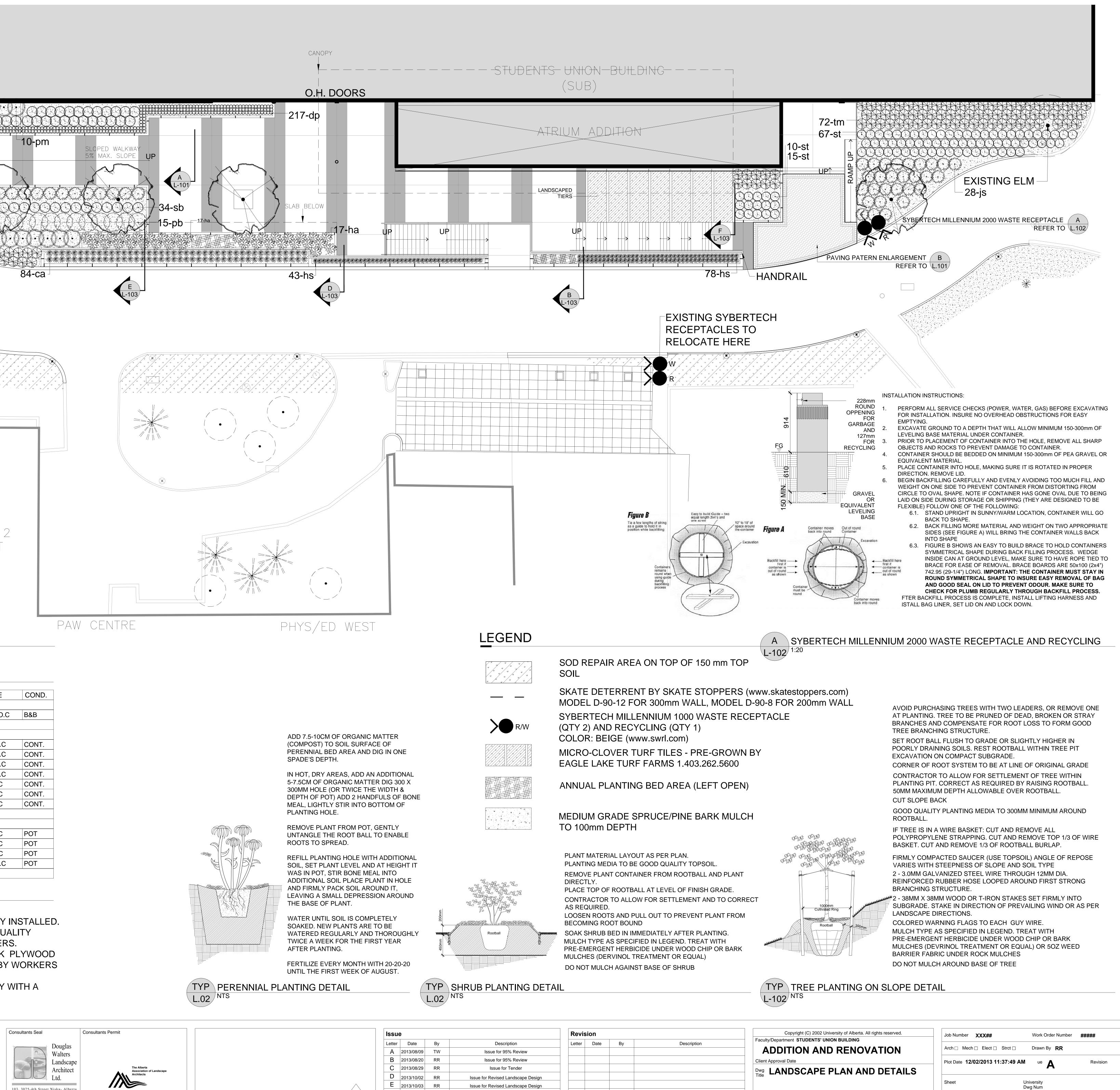
1-780-955-5009 P

1-780-955-5008

dwla@caisnet.com

D.H. Walters

PLANNING AND INFRASTRUCTURE TECHNICAL SERVICES 4-80 General Services Building, University of Alberta Edmonton, Alberta T6G 2H1



Key Plan

NORTH

E 2013/10/03 RR

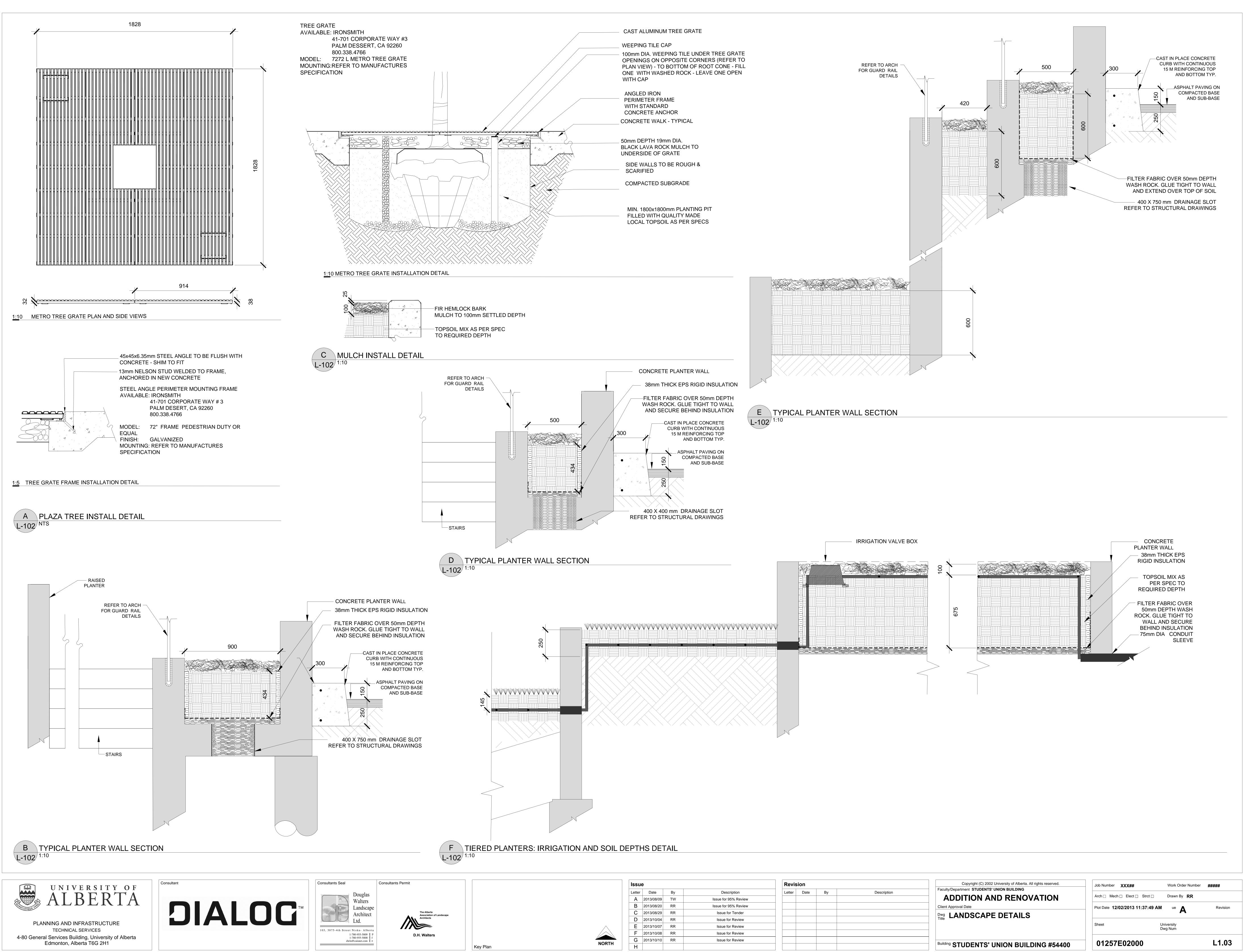
F 2013/10/07 RR

G 2013/10/10 RR

| - | Building STUDENTS' UNIC |
|---|-------------------------|
| | |

Issue for Revised Landscape Design Issue for Revised Landscape Design Issue for Revised Landscape Design

01257E02000



4-80 General Services Building, University of Alberta Edmonton, Alberta T6G 2H1

Key Plan

NORTH

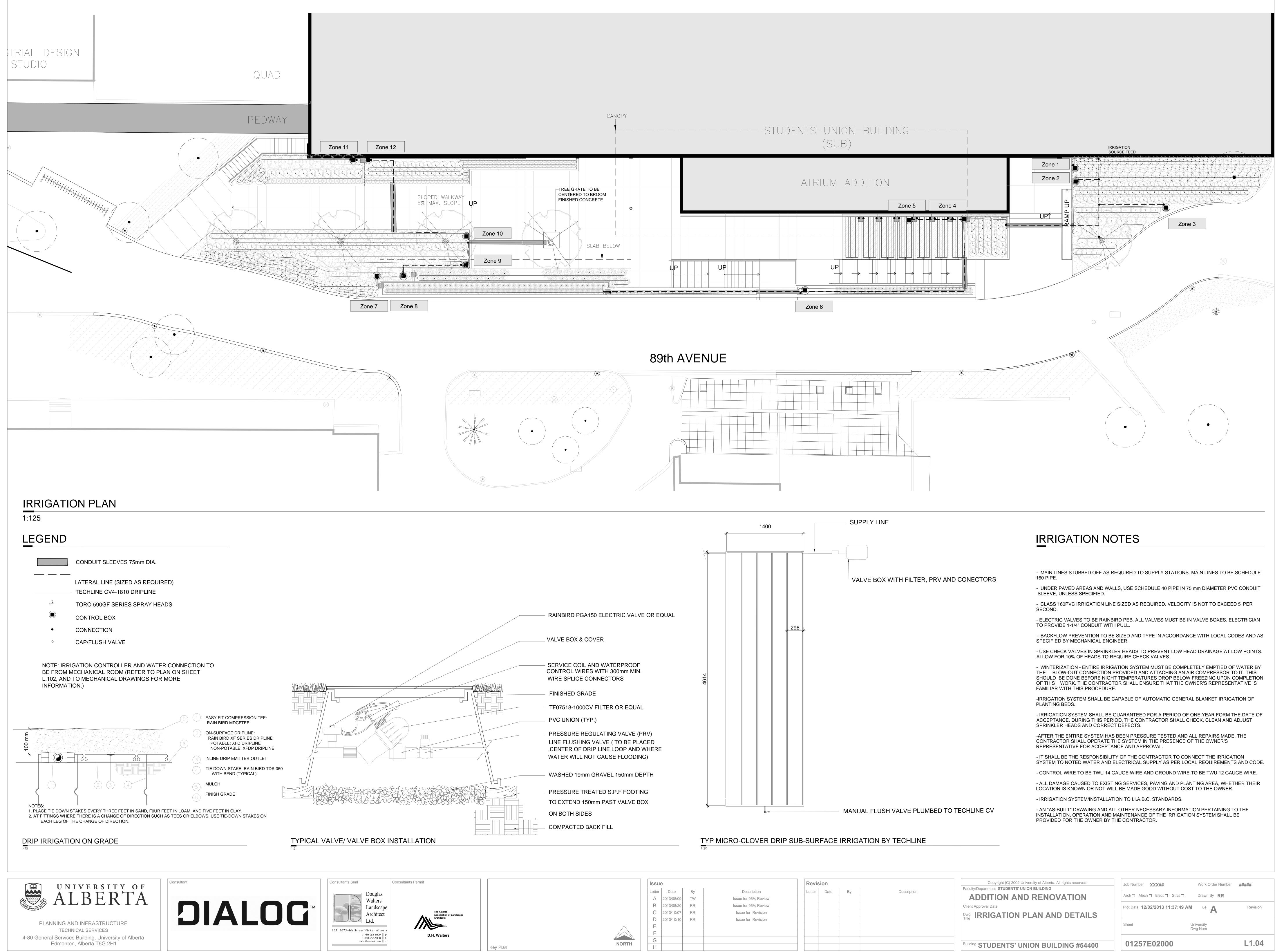
| • | (| 15 M REINFORCING TOP AND BOTTOM TYP. |
|---|-----|---|
| | 150 | ASPHALT PAVING ON COMPACTED BASE AND SUB-BASE |
| | 250 | |

| | | | Revis | sion | | | Copyright (C) 2002 |
|-----------|----|----------------------|--------|------|----|-------------|------------------------------|
| Date | Ву | Description | Letter | Date | By | Description | Faculty/Department STUDENTS' |
| 013/08/09 | TW | Issue for 95% Review | | | | | ADDITION AN |
| 013/08/20 | RR | Issue for 95% Review | | | | | Client Approval Date |
|)13/08/29 | RR | Issue for Tender | | | | | |
| 013/10/04 | RR | Issue for Review | | | | | |
| 013/10/07 | RR | Issue for Review | | | | | |
| 013/10/08 | RR | Issue for Review | | | | | |
| 013/10/10 | RR | Issue for Review | | | | | Building STUDENTS' L |

UNION BUILDING #54400

01257E02000

L1.03



| Consultants Seal Douglas Walters Landscape Architect Ltd. |
|---|
| 103, 3075-4th Street Nisku- Alberta 1-780-955-5009 P 1-780-955-5008 f dwla@caisnet.com e |

| | | | Revision | | | Copyright (C) 2002 University of Alberta. All rights reserved. | Job Number XXX## Work Order Numb | | ∍r ##### |
|----------|----|----------------------|-------------|----|-------------|--|----------------------------------|----------------------------|-----------------|
| Date By | Ву | Description | Letter Date | Ву | Description | Faculty/Department STUDENTS' UNION BUILDING | | | |
| 3/08/09 | TW | Issue for 95% Review | | | | ADDITION AND RENOVATION | Arch 🗌 Mech 🗌 Elect 🗌 | Strct □ Drawn By RR | |
| 3/08/20 | RR | Issue for 95% Review | | | | Client Approval Date | Plot Date 12/02/2013 1 | Revision | |
| 13/10/07 | RR | Issue for Revision | | | | Dwg IRRIGATION PLAN AND DETAILS | | | |
| 13/10/10 | RR | Issue for Revision | | | | | Sheet | University Dwg Num | |
| | | | | | | Building STUDENTS' UNION BUILDING #54400 | 01257E0200 | 00 | L1.04 |

| - MAIN LINES STUBBED OFF AS REQUIRED TO SUPPLY STATIONS. MAIN LINES TO BE SCHEDULE 160 PIPE. |
|--|
| - UNDER PAVED AREAS AND WALLS, USE SCHEDULE 40 PIPE IN 75 mm DIAMETER PVC CONDUIT SLEEVE, UNLESS SPECIFIED. |
| - CLASS 160PVC IRRIGATION LINE SIZED AS REQUIRED. VELOCITY IS NOT TO EXCEED 5' PER SECOND. |
| - ELECTRIC VALVES TO BE RAINBIRD PEB. ALL VALVES MUST BE IN VALVE BOXES. ELECTRICIAN TO PROVIDE 1-1/4" CONDUIT WITH PULL. |
| - BACKFLOW PREVENTION TO BE SIZED AND TYPE IN ACCORDANCE WITH LOCAL CODES AND AS SPECIFIED BY MECHANICAL ENGINEER. |
| - USE CHECK VALVES IN SPRINKLER HEADS TO PREVENT LOW HEAD DRAINAGE AT LOW POINTS. ALLOW FOR 10% OF HEADS TO REQUIRE CHECK VALVES. |
| - WINTERIZATION - ENTIRE IRRIGATION SYSTEM MUST BE COMPLETELY EMPTIED OF WATER BY THE BLOW-OUT CONNECTION PROVIDED AND ATTACHING AN AIR COMPRESSOR TO IT. THIS SHOULD BE DONE BEFORE NIGHT TEMPERATURES DROP BELOW FREEZING UPON COMPLETION OF THIS WORK. THE CONTRACTOR SHALL ENSURE THAT THE OWNER'S REPRESENTATIVE IS FAMILIAR WITH THIS PROCEDURE. |
| -IRRIGATION SYSTEM SHALL BE CAPABLE OF AUTOMATIC GENERAL BLANKET IRRIGATION OF PLANTING BEDS. |
| - IRRIGATION SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FORM THE DATE OF ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL CHECK, CLEAN AND ADJUST SPRINKLER HEADS AND CORRECT DEFECTS. |
| -AFTER THE ENTIRE SYSTEM HAS BEEN PRESSURE TESTED AND ALL REPAIRS MADE, THE CONTRACTOR SHALL OPERATE THE SYSTEM IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE FOR ACCEPTANCE AND APPROVAL. |
| - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONNECT THE IRRIGATION SYSTEM TO NOTED WATER AND ELECTRICAL SUPPLY AS PER LOCAL REQUIREMENTS AND CODE. |
| - CONTROL WIRE TO BE TWU 14 GAUGE WIRE AND GROUND WIRE TO BE TWU 12 GAUGE WIRE. |
| - ALL DAMAGE CAUSED TO EXISTING SERVICES, PAVING AND PLANTING AREA, WHETHER THEIR |