

# SUB Renovation Feasibility Study

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**Update to Students' Council**

6 December 2011

# Today

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What is the feasibility study?

How does SUB renovation fit into the Students' Union's strategy?

What have we discussed and discovered so far?

What's next in the process?

Your feedback

## The Feasibility Study is...

- an assessment of needs, opportunities and strategy
- an assessment of resource requirements
- review of building code and building system issues
- a starting point

## The Feasibility Study is not...

- a final design
- a complete solution
- set in stone

What were the goals we identified for the project?



## Engagement

Better use of space to encourage and support student engagement activity.



## Quality of Service Space

Improve the quality of space of our student services



## Vibrancy of the Building

Lighter, more *accessible* and *usable* lower level; promote more activity in SUB

How does this align with the Students' Union's Strategic Plan?



## Strategic Goal 2

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Establish an environment that **promotes student spirit and involvement**, and **maximizes students' sense of ownership** of the Students' Union and their university experience.

## Strategic Goal 5

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Support the educational and university experience of students by **providing relevant programs and services**.



What we do and how we do it must also reflect our values:  
**stewardship, innovation, compassion, sustainability, and citizenship**



How did the concept evolve?

# How did the concept evolve?

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**Initial discussions and reviews of precedent images**

We began by talking about our goals, and also about how the building should feel...



**Open, transparent**  
welcoming and bright



**Fun and friendly**  
Your 'living room' on campus



**Connected and whole**

no longer a basement, now part of the core of the building's social life



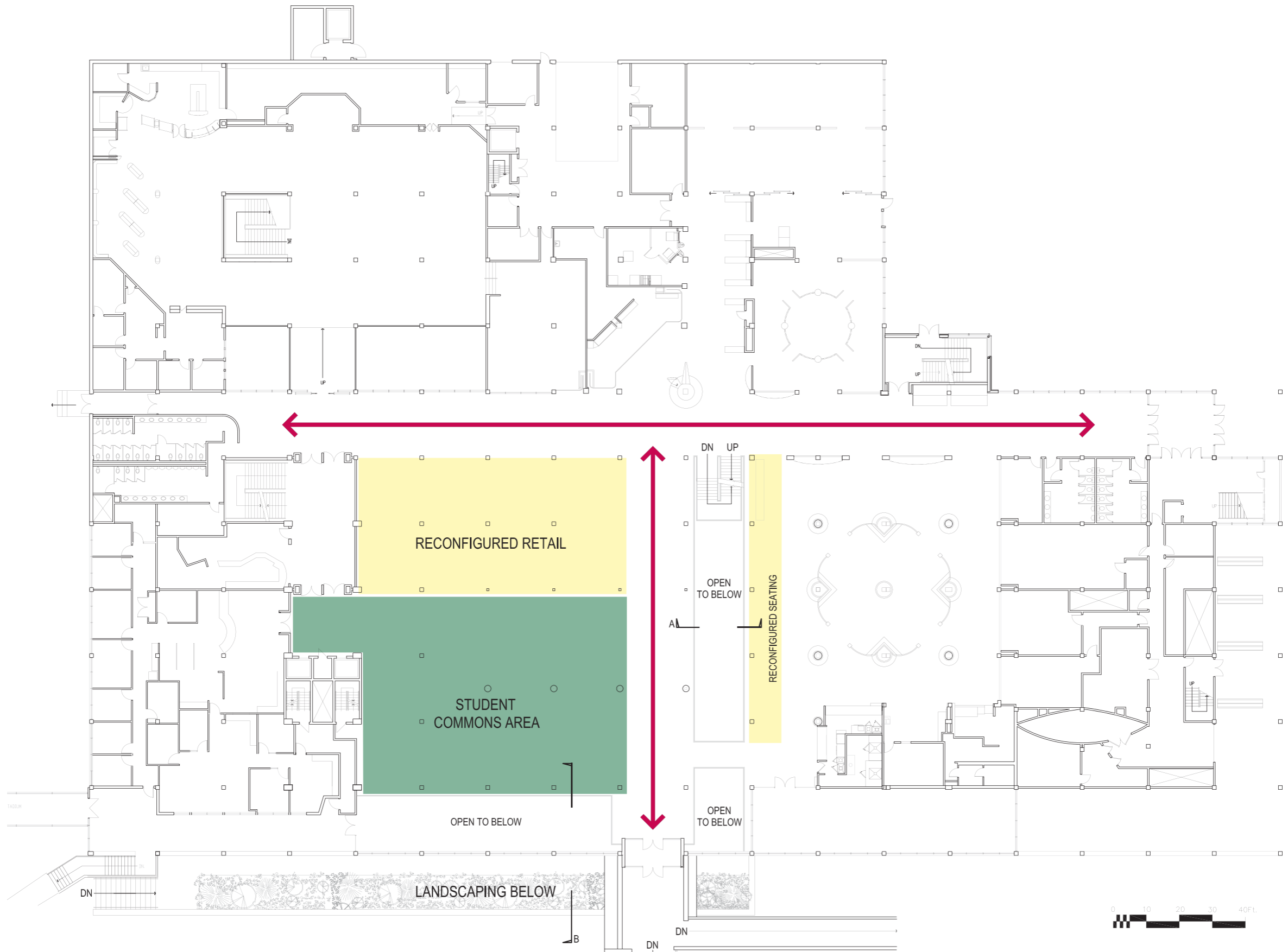


We also discussed how the building as whole should fit together.

# How did the concept evolve?

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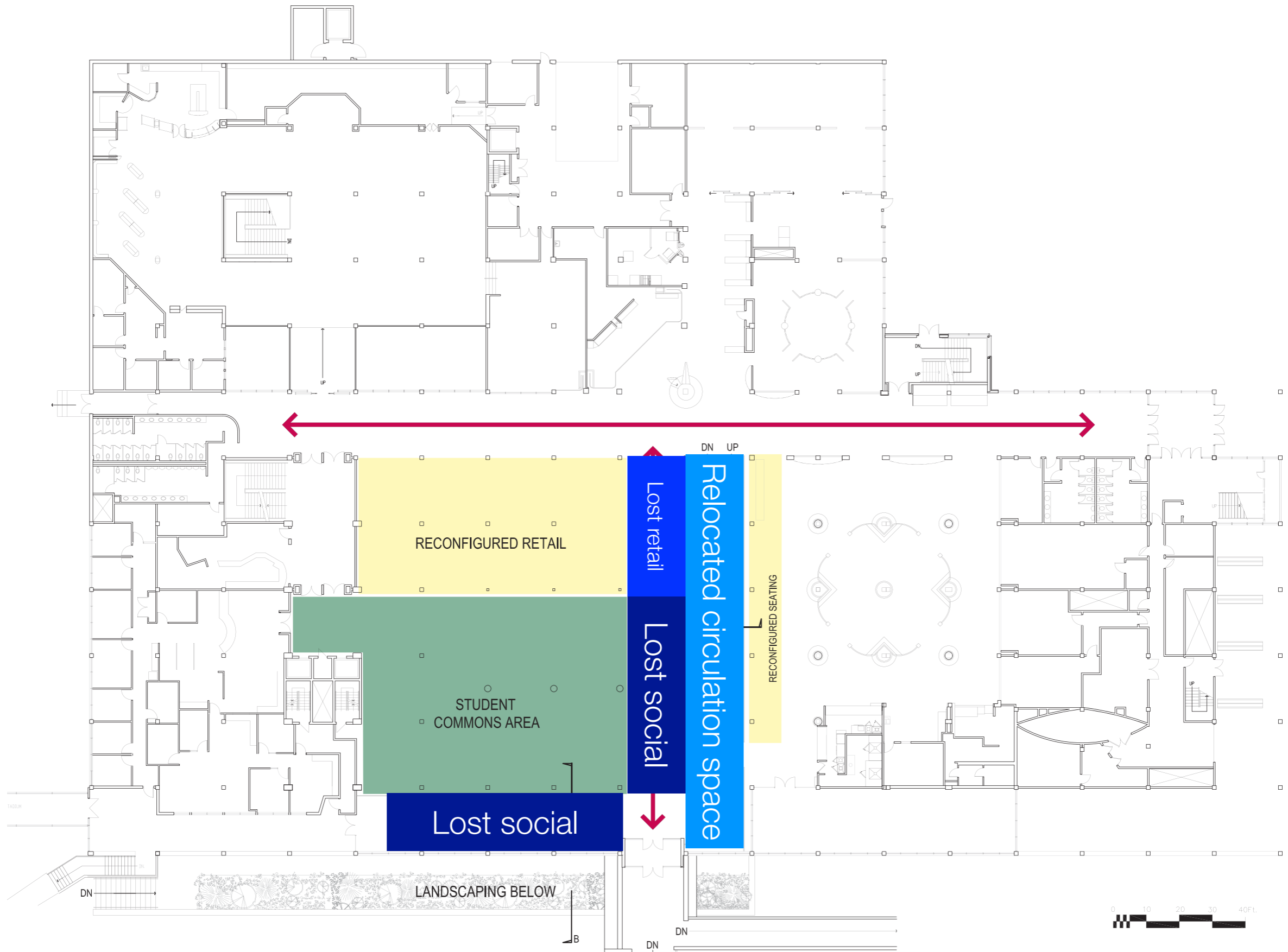
**Initial review of space usage**



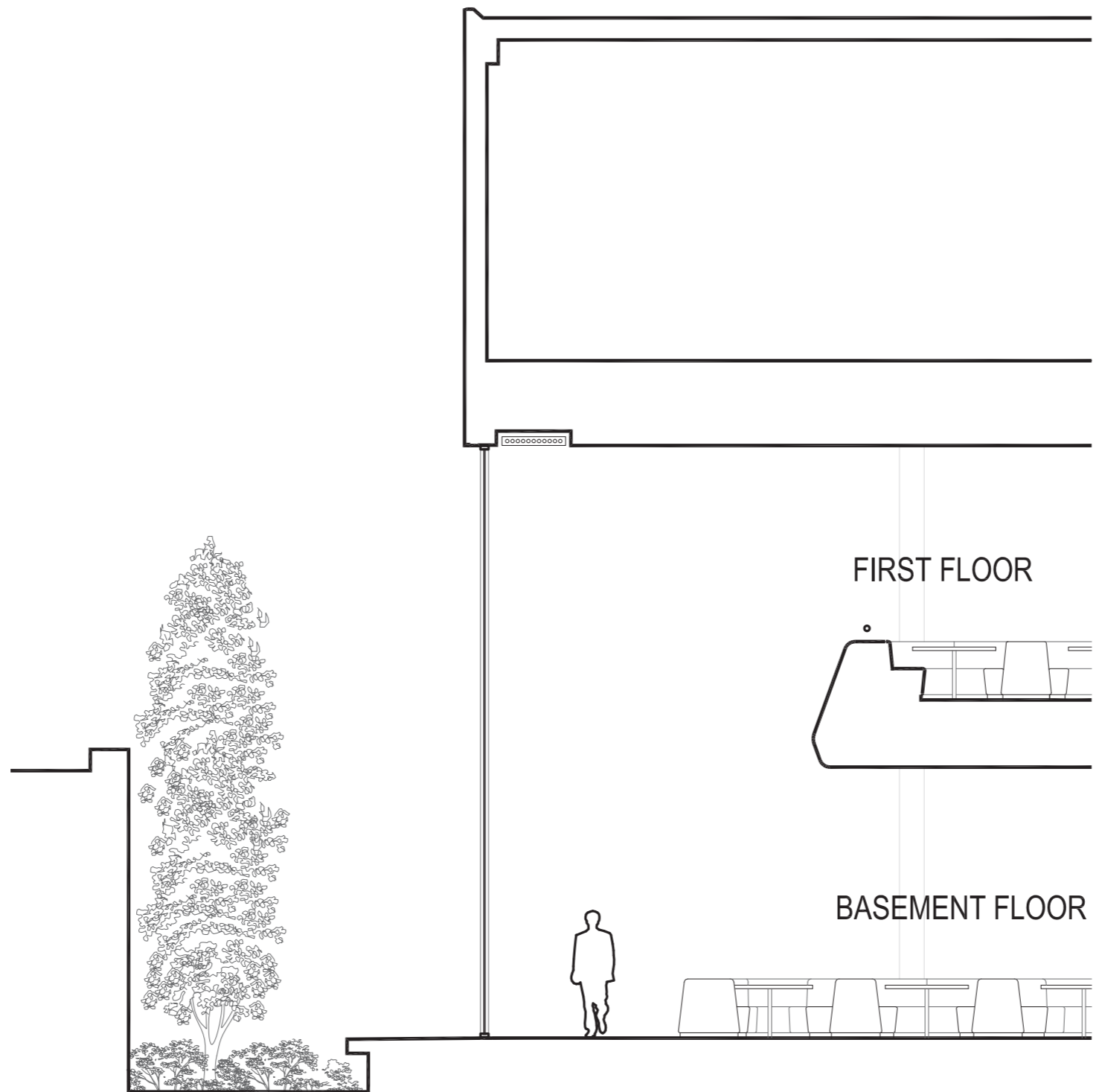
We began with a big-picture exploration of possible changes within the existing building envelope...



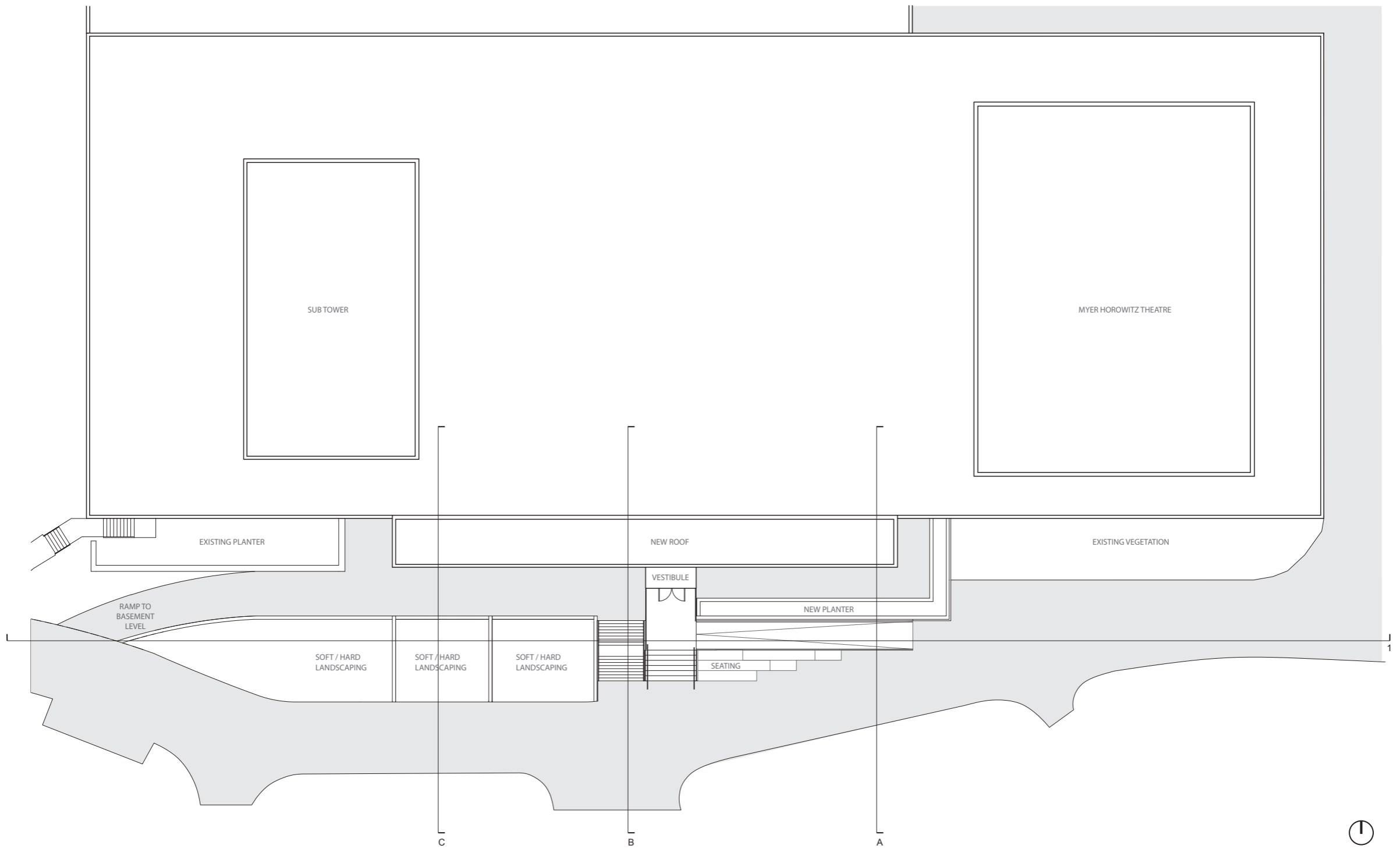
Student Union Building  
PROPOSED BASEMENT FLOOR



...but found that likely wasn't the best solution.



We still wanted to allow for a visual internal connection between floors...



**DIALOG**<sup>TM</sup>

**SUB** RENOVATION + ADDITION  
PRELIMINARY DESIGN PRESENTATION

NOVEMBER 2, 2011

SITE PLAN 1:300

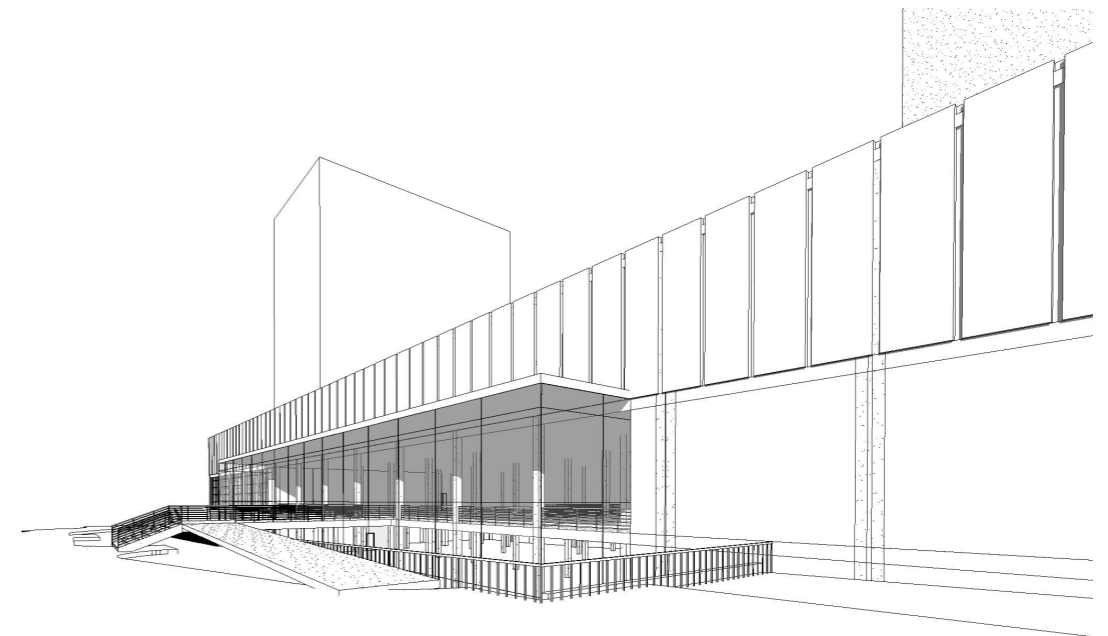
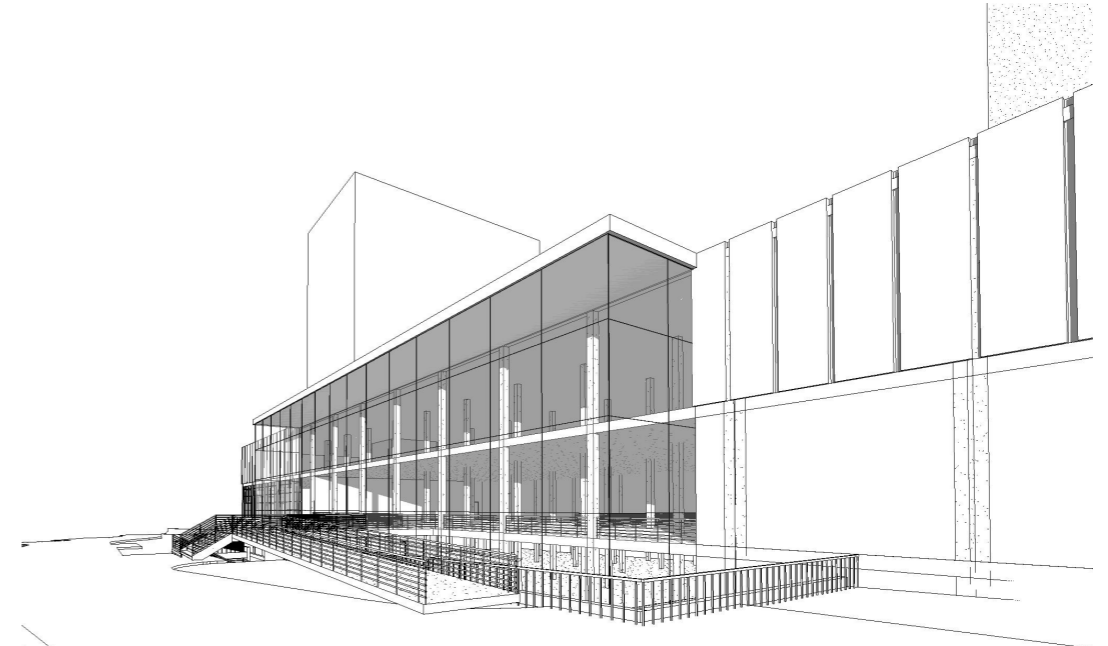
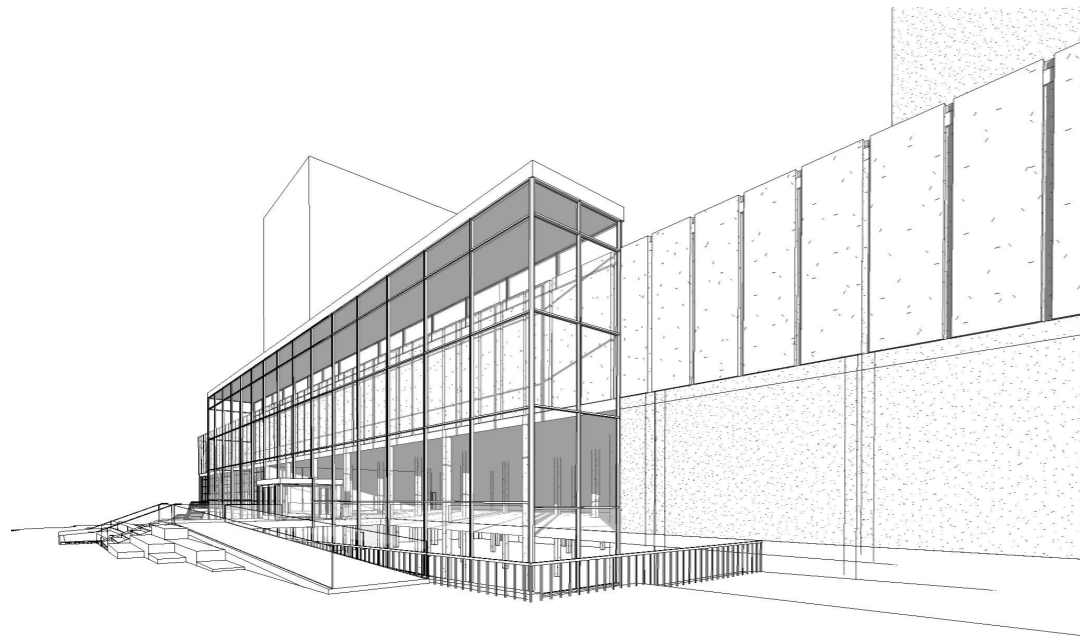
The best option to meet our goals is to build out slightly -  
cheaper and more effective

# How did the concept evolve?

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**External design**





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PRELIMINARY DESIGN PRESENTATION

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MASSING OPTIONS

We explored a number of concepts for this.



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Before settling on one for further evaluation as part of the feasibility study.  
(This does not mean this is a final choice or design, only that we're building the estimates based on this.)



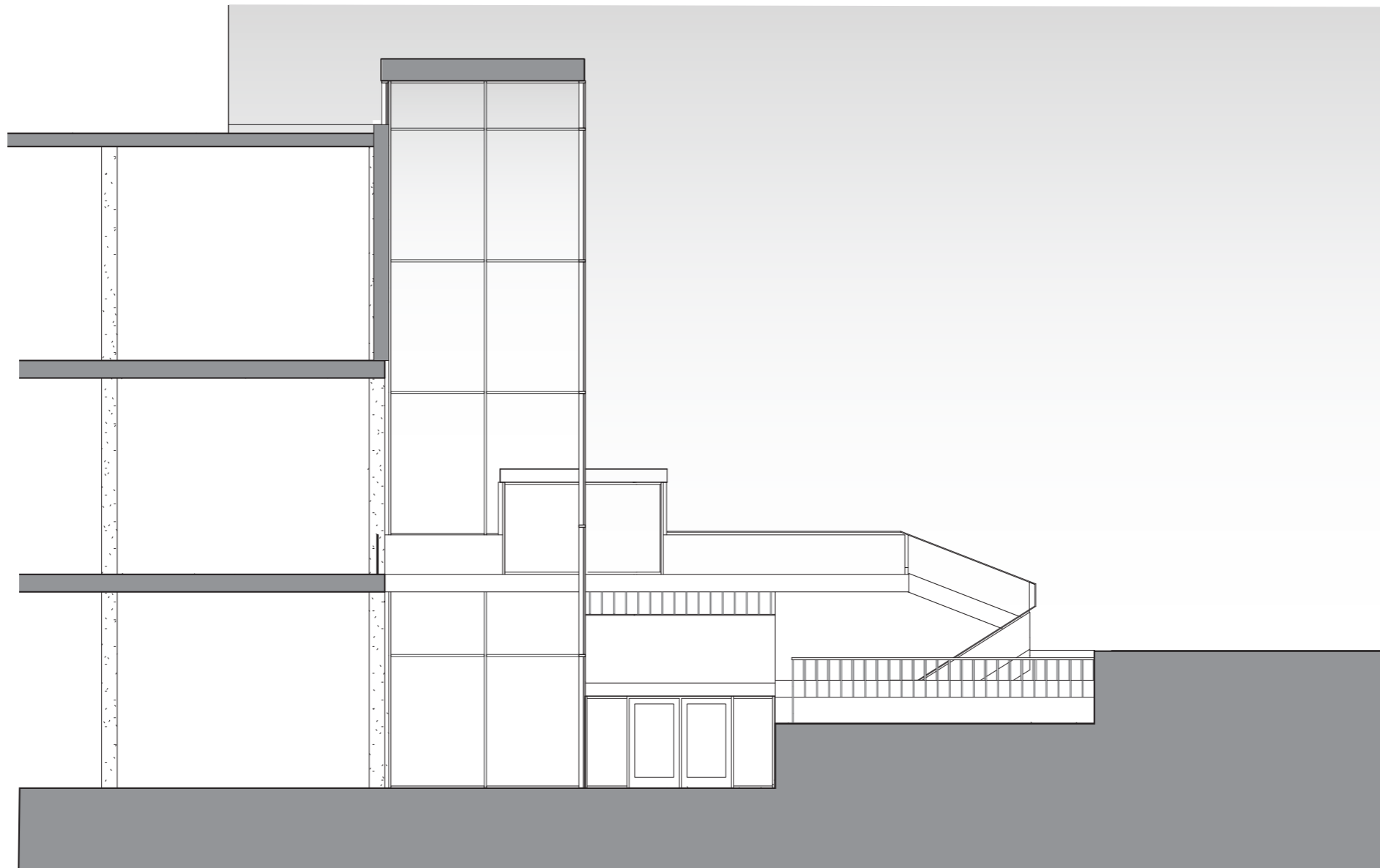
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SECTION 1 1:300

Frontal schematic



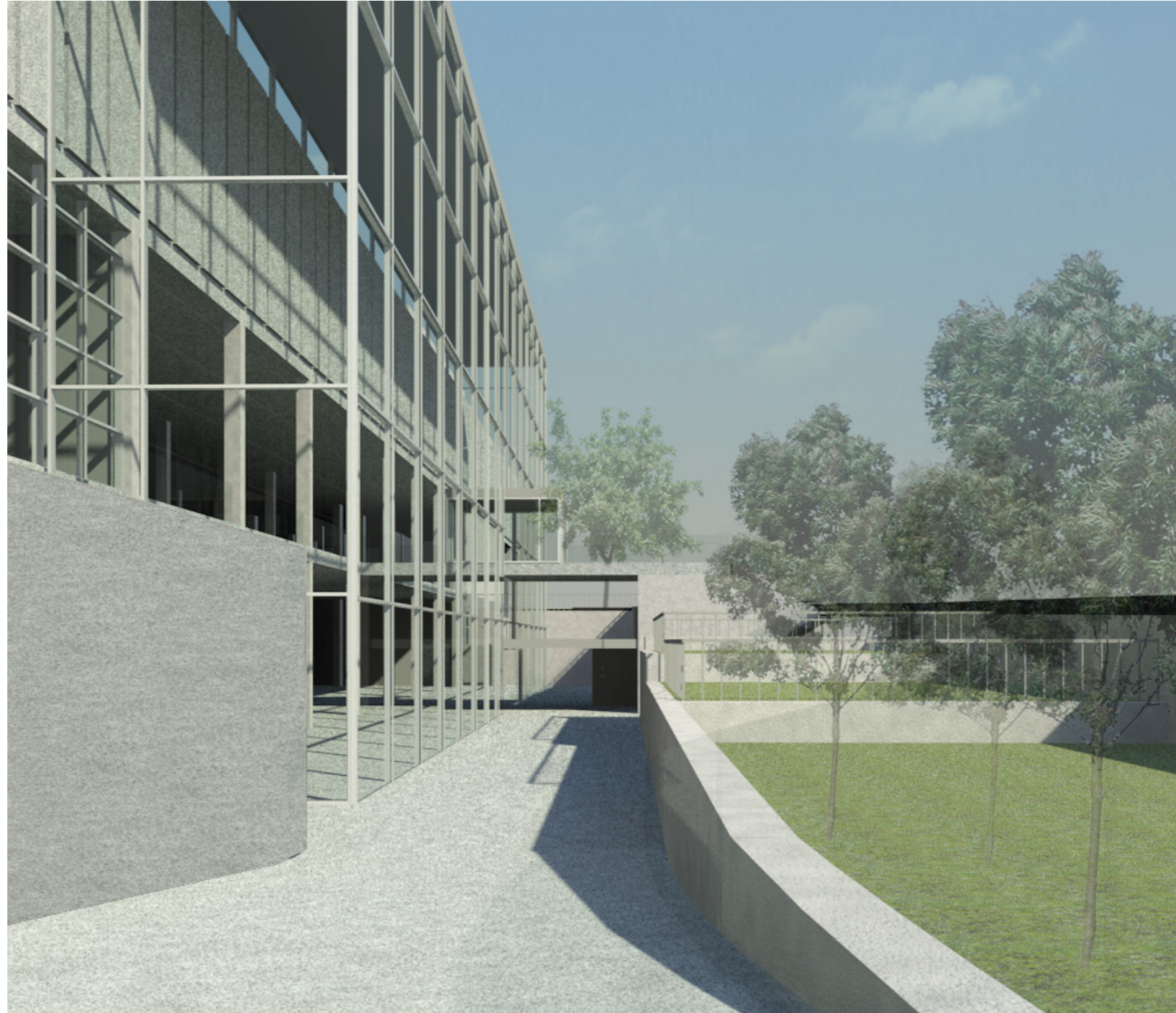
**DIALOG**<sup>TM</sup>

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PRELIMINARY DESIGN PRESENTATION

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SECTION C 1:100

To mitigate the use of glass, we would pursue higher-efficiency glass and use of the front atrium as a 'solar chimney'.

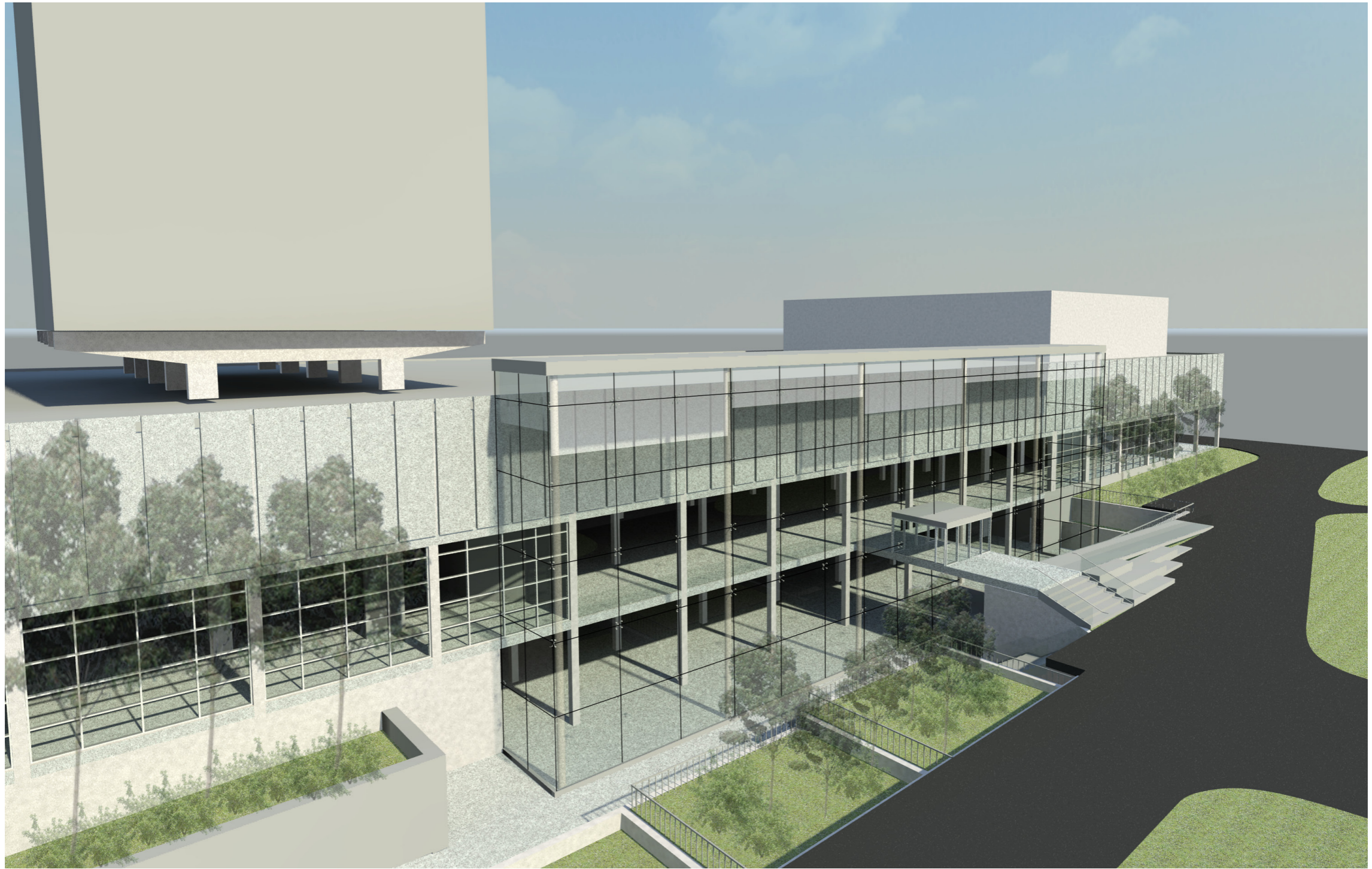


**DIALOG**<sup>TM</sup>

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PRELIMINARY DESIGN PRESENTATION

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EAST PERSPECTIVE

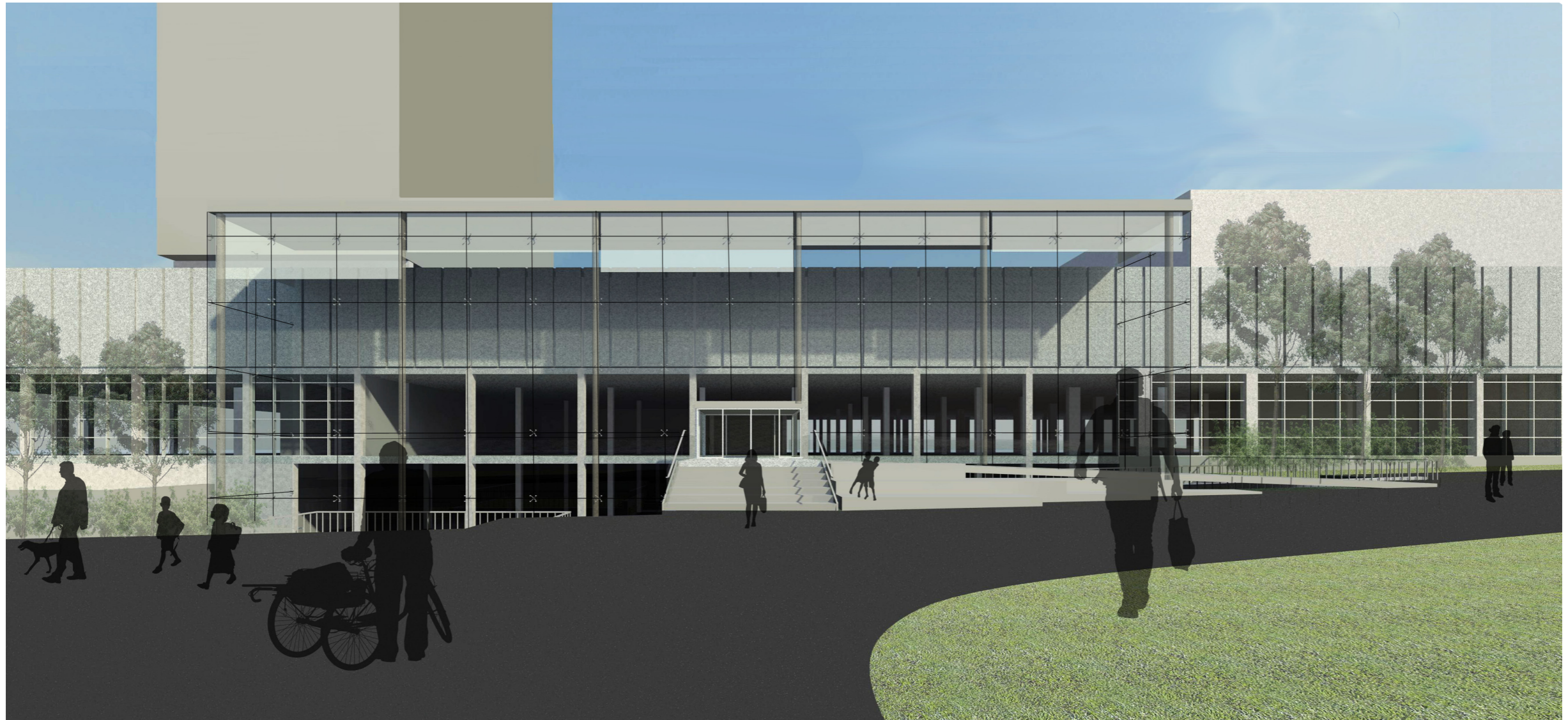


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DESIGN PRESENTATION

DECEMBER 5, 2011

This really shows how much we 'open up' the lower level and create a second primary floor out of what was definitely a 'downstairs' before.



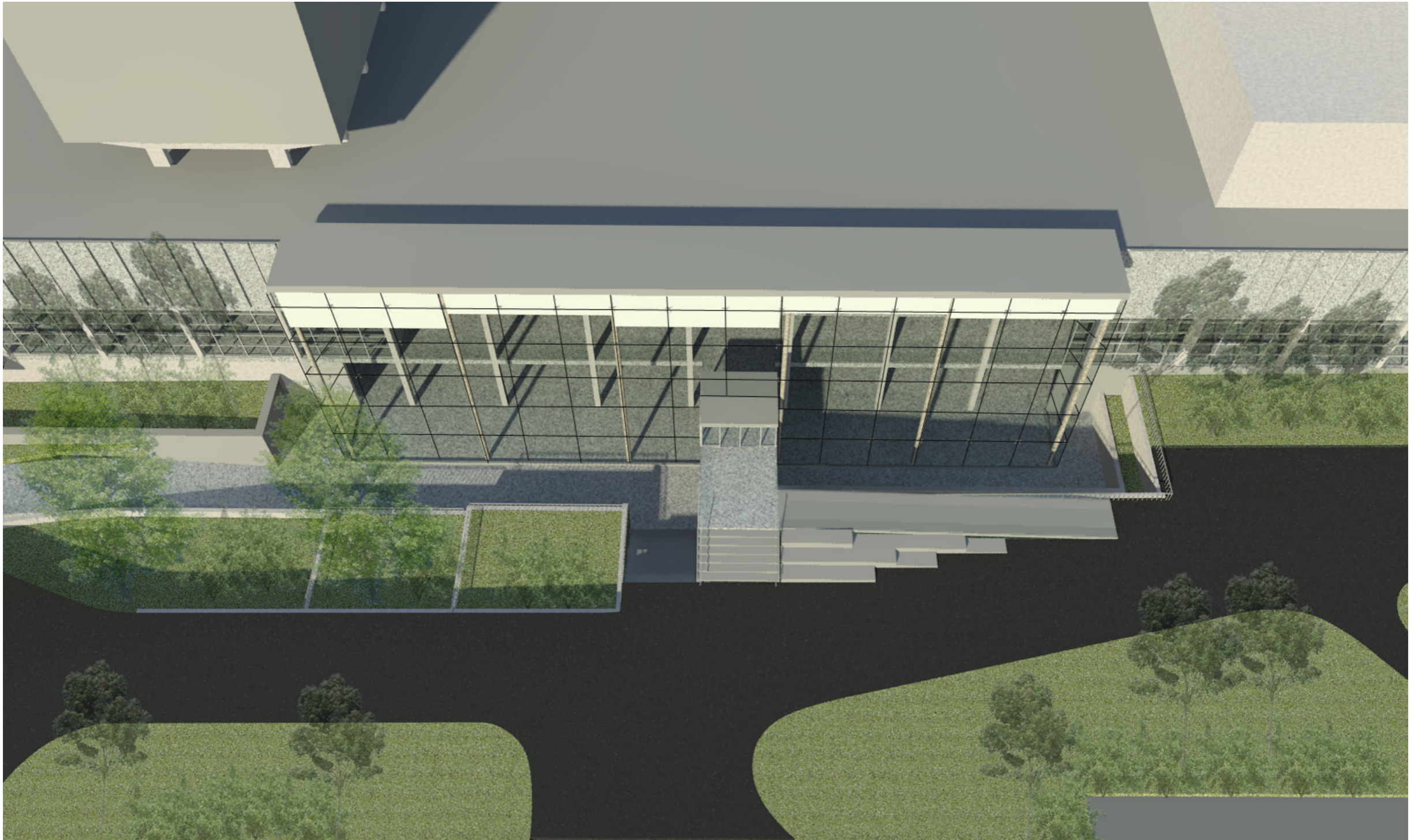
**DIALOG**<sup>™</sup>

**SUB** RENOVATION + ADDITION  
DESIGN PRESENTATION

DECEMBER 6, 2011

SOUTH PERSPECTIVE

The banners are actually shades that can be raised and lowered to manage solar loading on the building.



**DIALOG**<sup>TM</sup>

**SUB** RENOVATION + ADDITION  
DESIGN PRESENTATION

DECEMBER 5, 2011

AERIAL VIEW

We expect that this project would open up discussion about what 89th Ave should look like on both sides.



# How did the concept evolve?

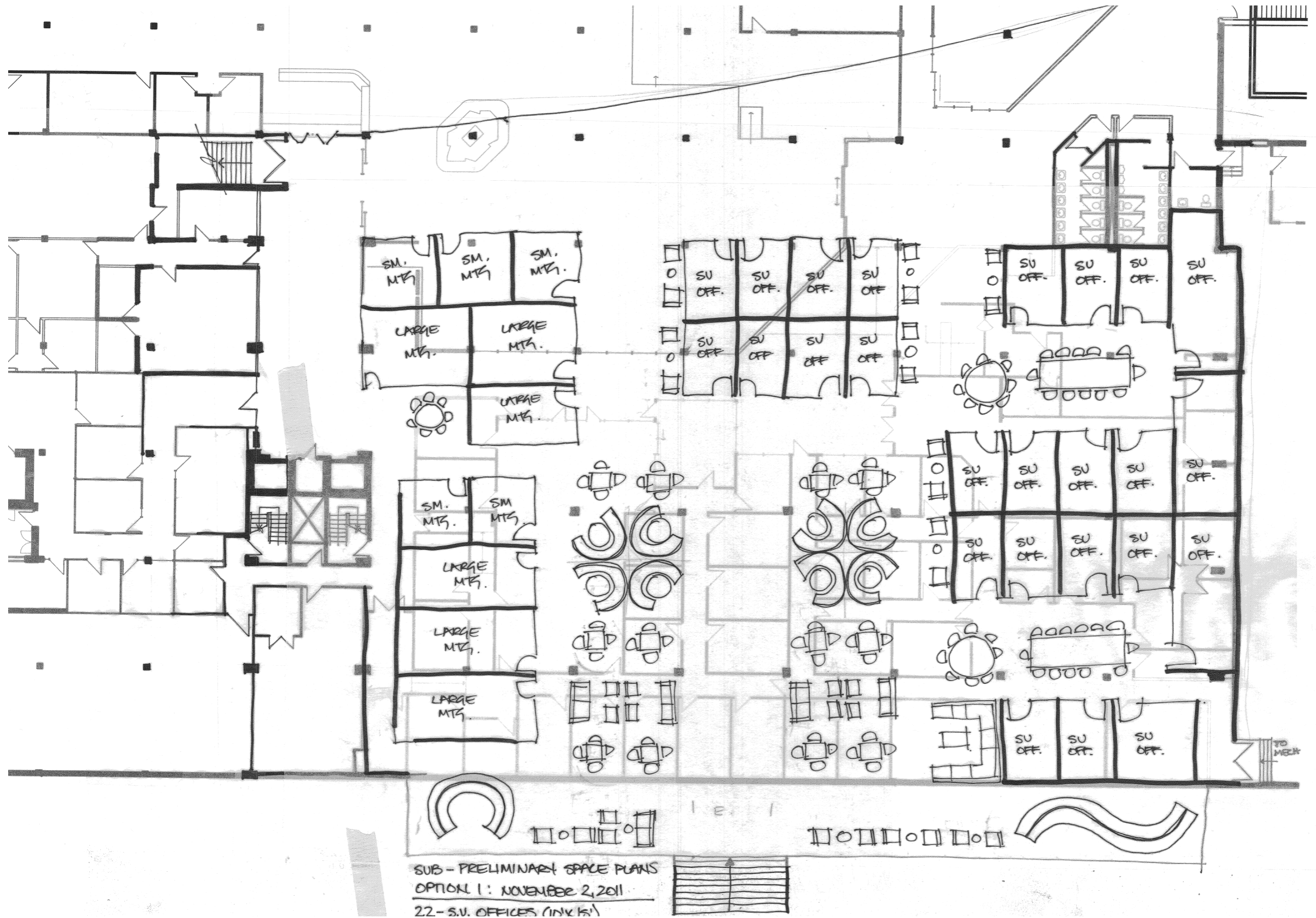
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**Interior design**

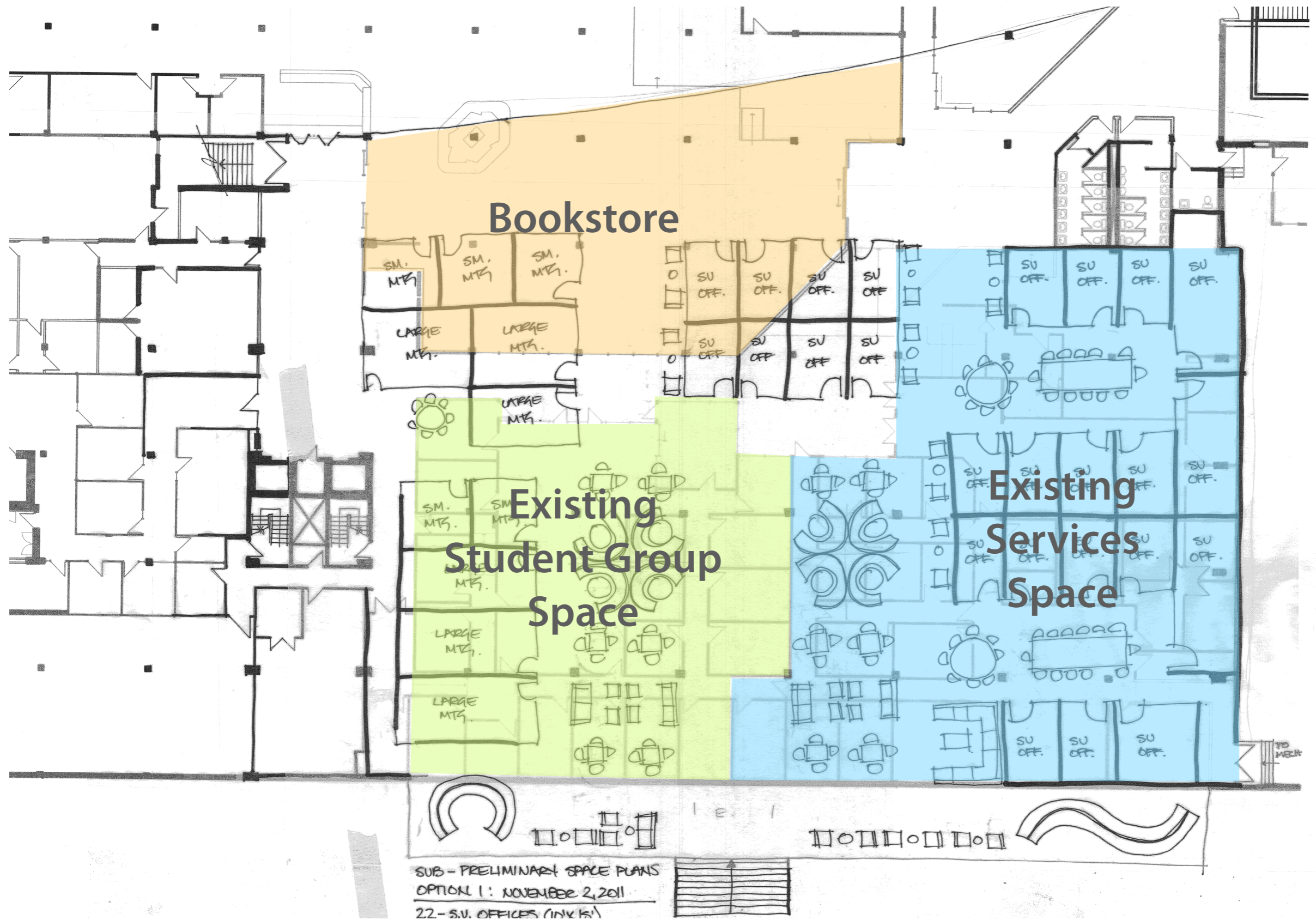
Create a different feel and have a unifying vision for the lower level:  
**student involvement and engagement.**

What can we do with the building to provide student groups with the support and space they need?

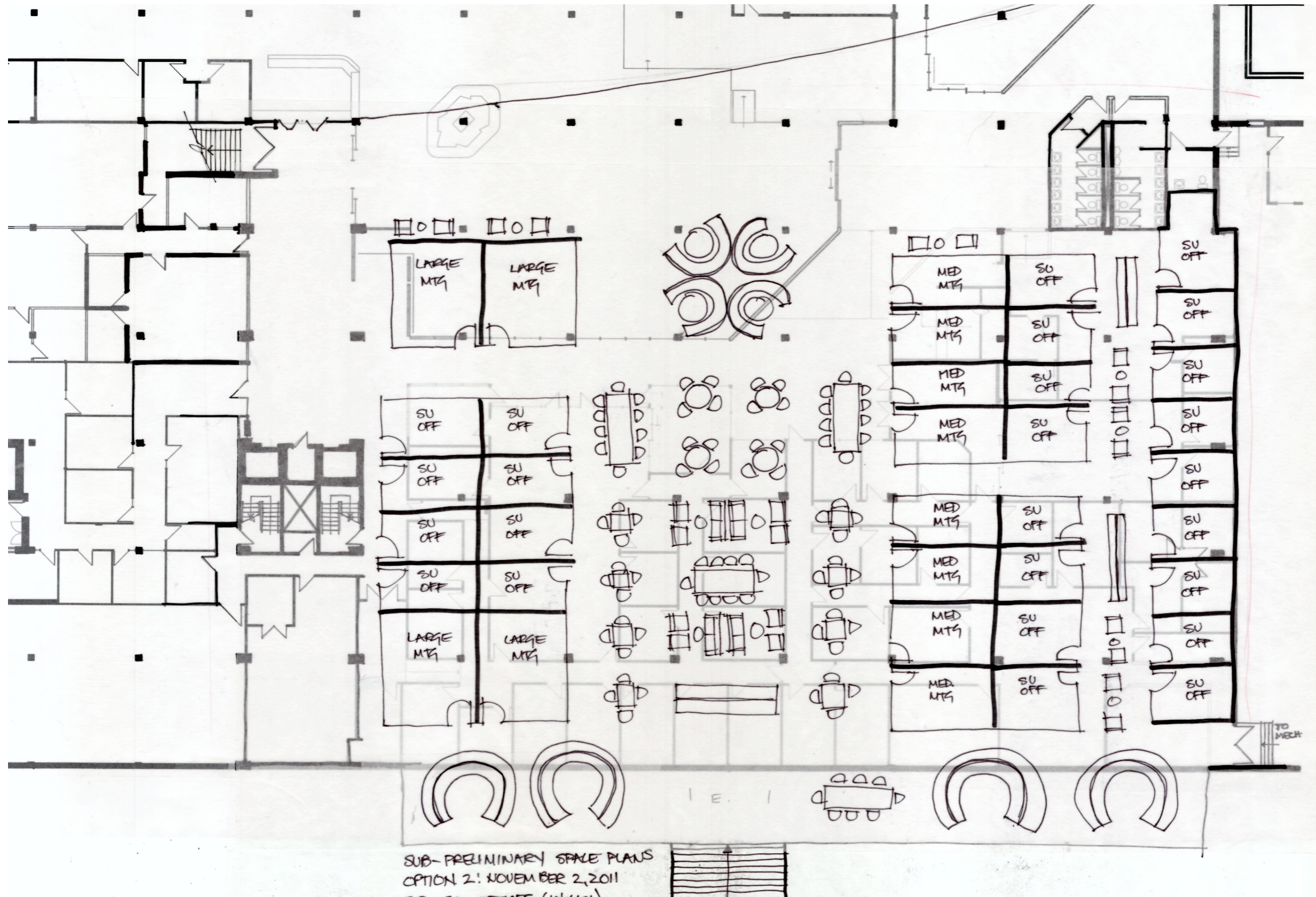
How do we help students find the clubs, volunteer programs, and extra-curricular opportunities they want?



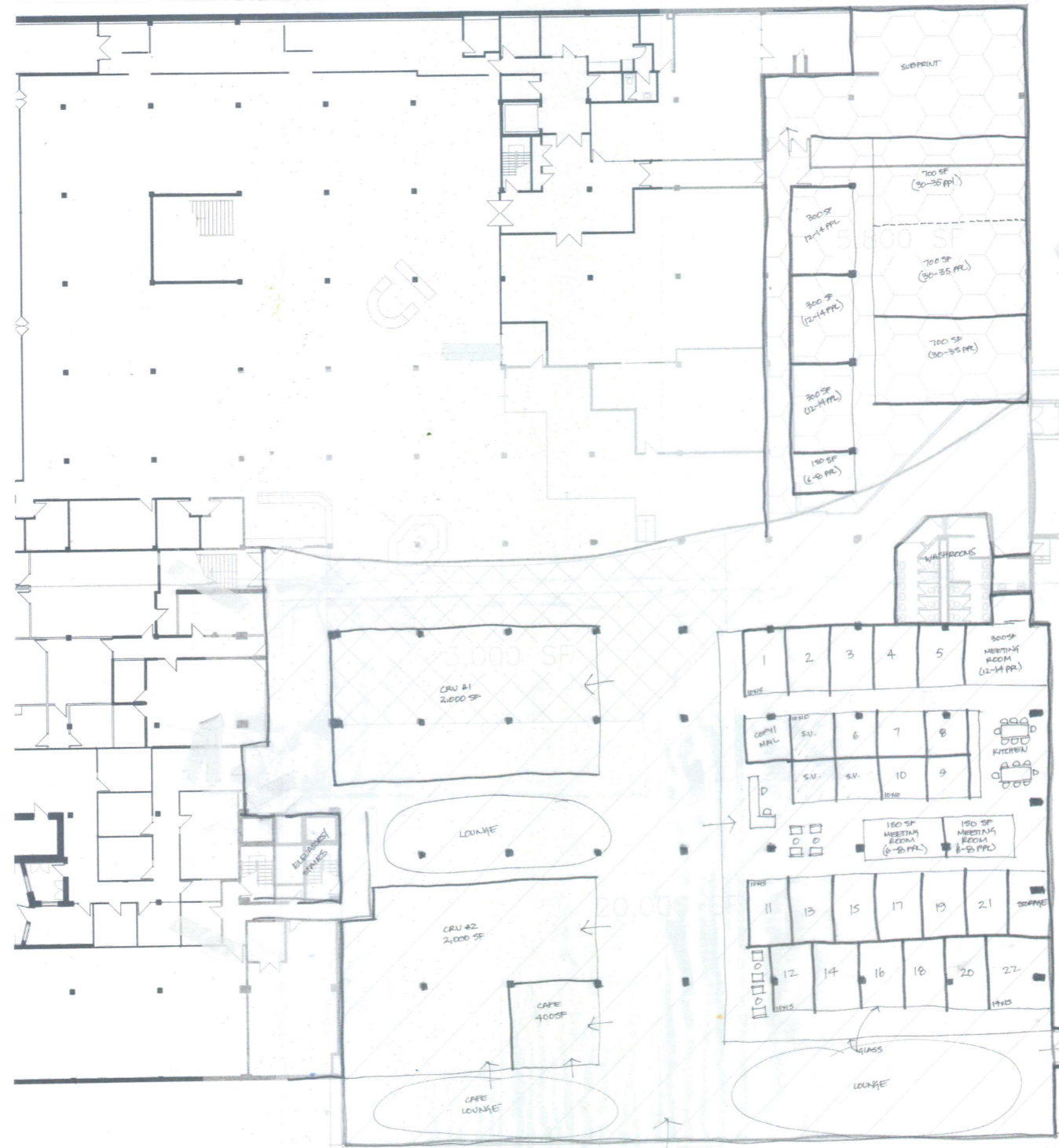
Creating a hub for student engagement means providing the spaces and resources student groups need, plus unique social space - a 'front porch.'



Here's some context to compare with our existing space allocation. Note that some services have already moved or are moving, which makes repurposing the lower level just that bit easier.



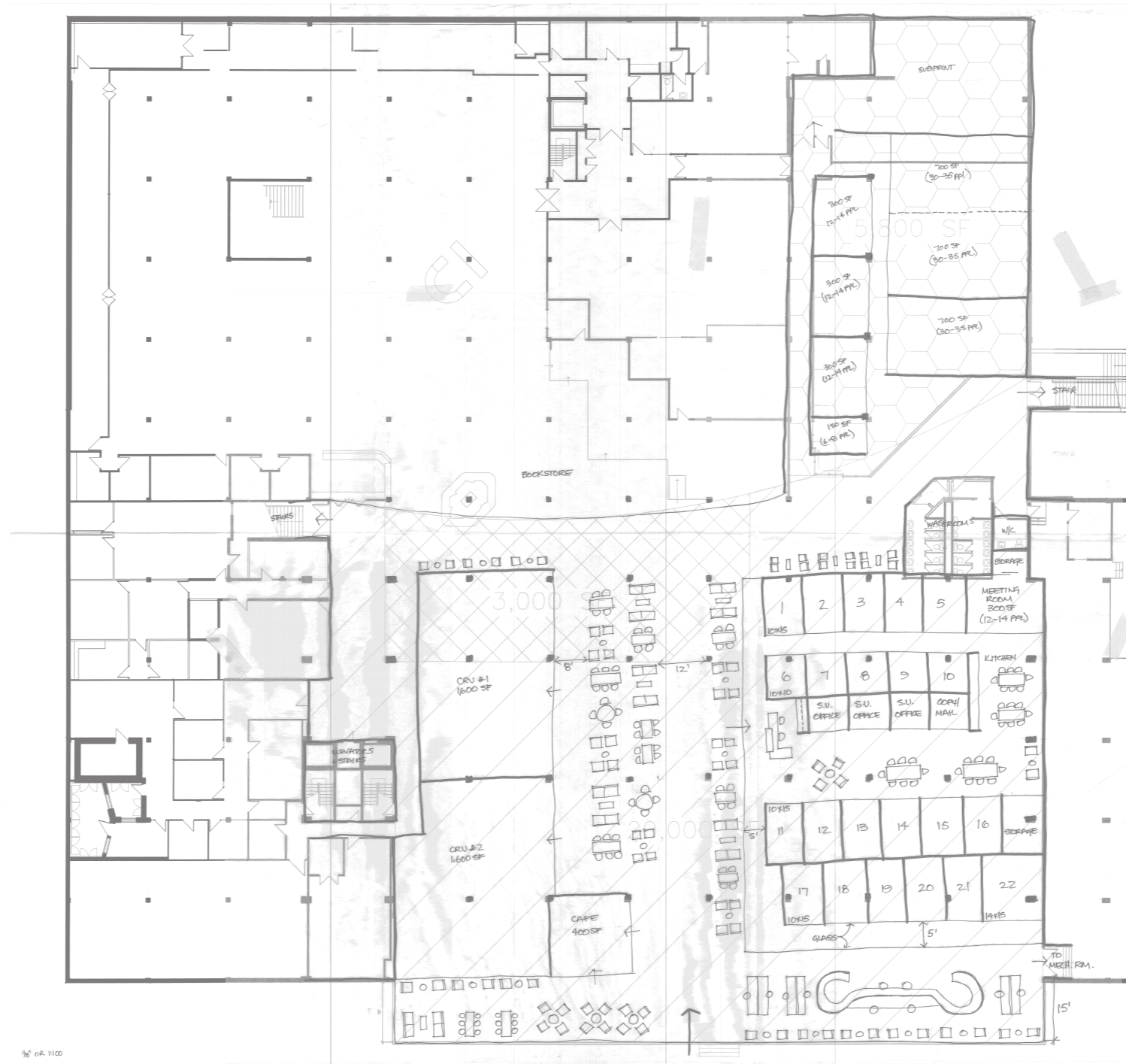
We have reviewed many options, and are continuing to refine this - even though it's just a feasibility study, the better we understand it now, the better off we'll be later.



NOV 30, 2011

SUB-PRELIMINARY SPACE PLANS  
OPTION 1

We have reviewed many options, and are continuing to refine this - even though it's just a feasibility study, the better we understand it now, the better off we'll be later.



Major changes: Relocation of services, major expansion of student group facilities and meeting/event spaces, and relocation of retail frontages.

# December

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- Reports on code issues, mechanical and electrical systems, and other background data
- Cost estimates
- Initial financing models
- Identification of related space impacts and opportunities





# January

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- Feasibility report completed
- Financial readiness assessment
- Assessment of outstanding issues
- Council to decide:
  - Do we proceed further?
  - Do we pursue alternatives?
  - What is the financing model?



Comments, Feedback, Questions?