

SUB Renovation Project

Design and Financing Update

24 January 2013

SUB History

SUB was constructed in 1967 as a collaborative project between the University and the Students' Union.

Year	Major Areas Affected	Project Synopsis	Lead Group	Approximate Cost
1993	Main Floor, Lower Level	Creation of food court, relocation of SU student services 100% SU funded	Students' Union	\$2.2 million (1993 \$) \$3.2 million (2012 \$)
1996	Second Floor	Centralization of University Student Services (USS) University funded	University	\$2.8 million (1996 \$) \$3.8 million (2012 \$)
2002	Infill of courtyard	Creation of additional USS and social space Jointly funded	Students' Union	\$6.9 million (2002 \$) \$8.3 million (2012 \$)

What are the **key goals** of the project?



Expand Student Engagement on Campus

Better use of space to encourage and support student engagement activity
Creation of an Involvement Centre



hidden



uninspiring



random



maze-like

Improve Provision of Student Services

Improve the quality of space of our student services
Make services more accessible



Enhance the long-term viability of SUB

A more vibrant and permeable building

More natural light, more *accessible* and *usable* lower level; promote more activity in SUB

What is the **strategic alignment** with the University's Academic Plan?

The renovation project is in alignment with three of the four Academic Plan cornerstones:

- **Talented People**

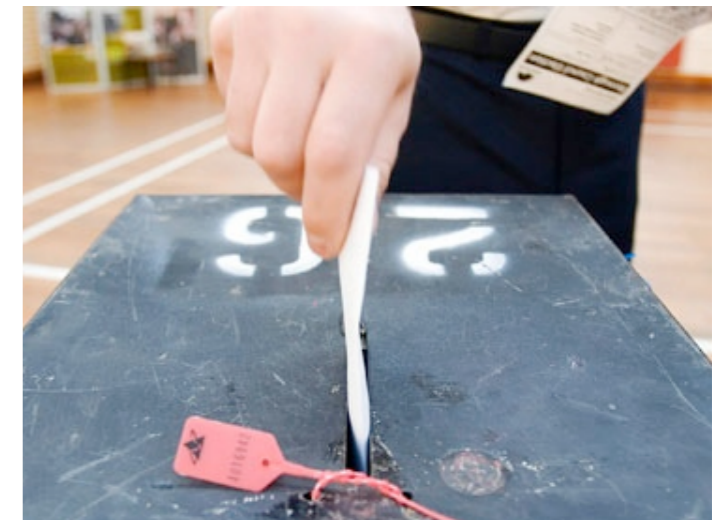
Specifically, supporting leadership development and diversity. The ‘involvement centre’ idea is also akin, conceptually, to the principles behind welcome centres.

- **Learning, Discovery, and Citizenship**

The SU’s focus on supporting student groups, and providing additional related services and leadership programming, is an effort to create the best possible leadership and citizenship experiences for our students. This is what the Students’ Union, in the abstract, is about.

- **Connecting Communities**

Global and local engagement are outcomes of the increased effort to support the incredibly diverse range of student groups and activities that this renovation represents. The renovation also seeks to develop more of the kind of social spaces that foster interaction and a sense of community on campus.



The Design

Exterior

Access, Integration, Opportunity

Interior

Engagement, Community, Usability



“The building combines the International Style influences of Mies van der Rohe (tower) with Corbusian traits on the lower two floors.”
Capital Modern, capitalmodernedmonton.com.

Architectural Significance

SUB is one of Edmonton’s few remaining pieces of 1960’s modernist “international” architecture. form follows function, truth to materials; idealistic, slightly utopian, pragmatic, and forward-looking



Respect the original design

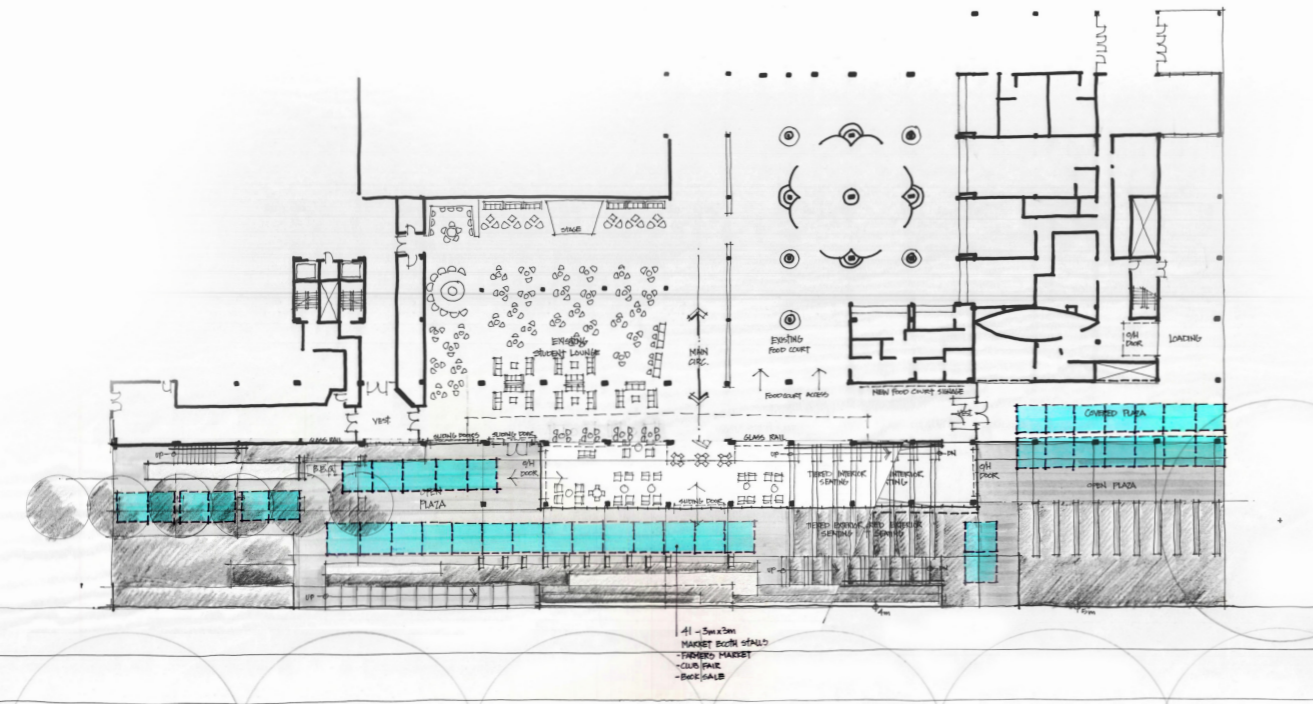
Renew for changing needs, but respect architectural tradition and history.

Add back the more humane scale and soft touches that were the shortfalls of the new Internationalist style; create a warmer, more approachable design, while still including dramatic elements that hint at our students' potential.

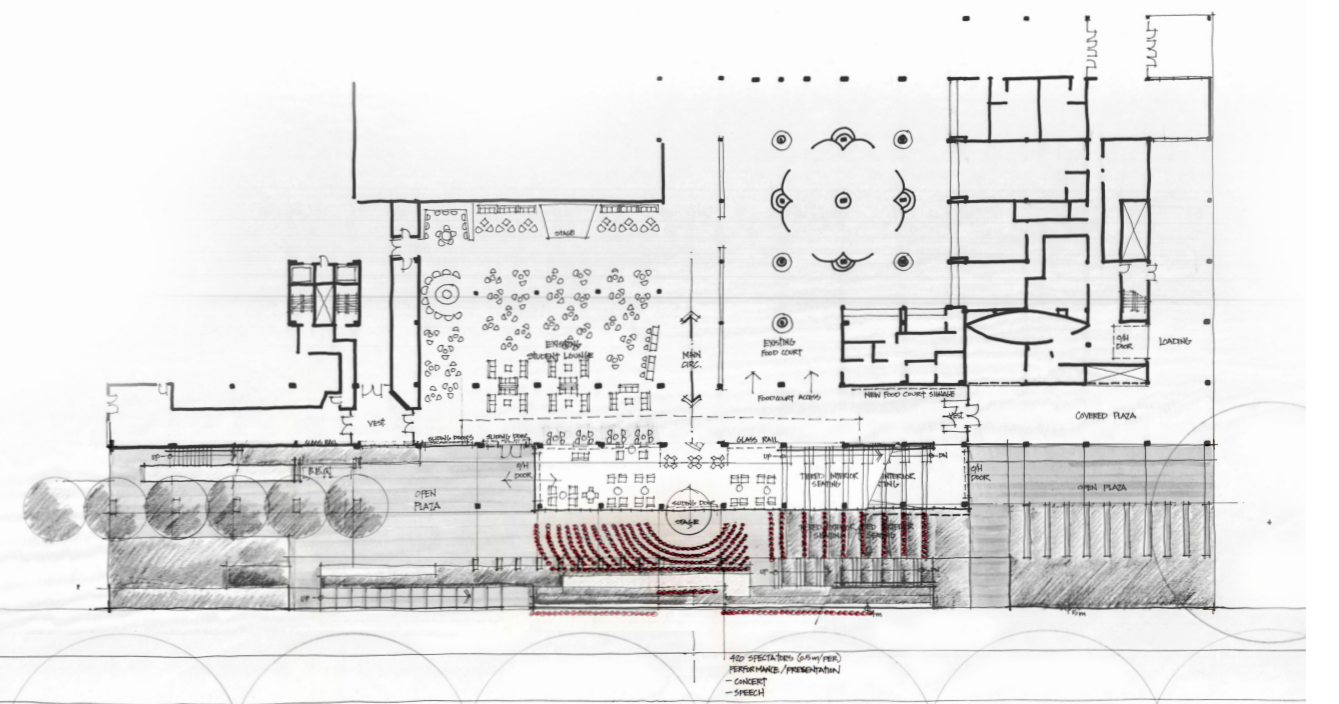


New opportunities

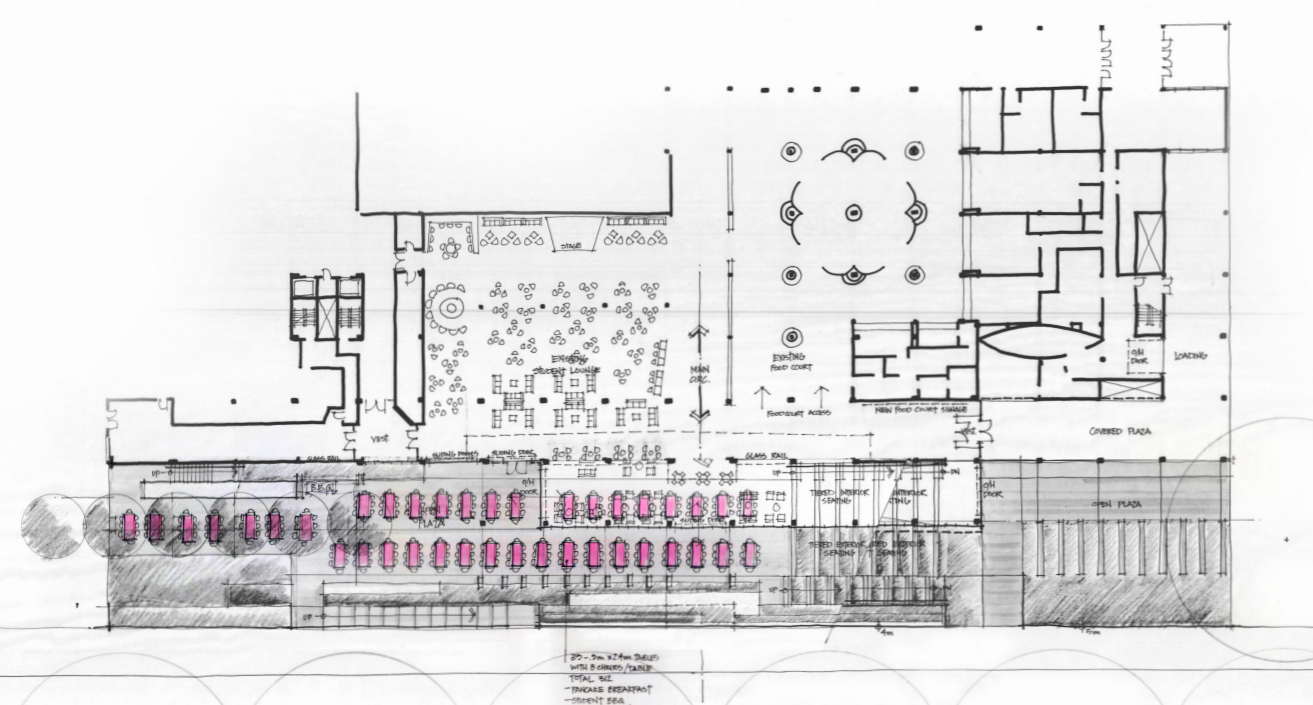
Creation of a forecourt or 'patio' provides new engagement programming opportunities.
Added and modified access points into building.
Integration with the long-term sector plan.



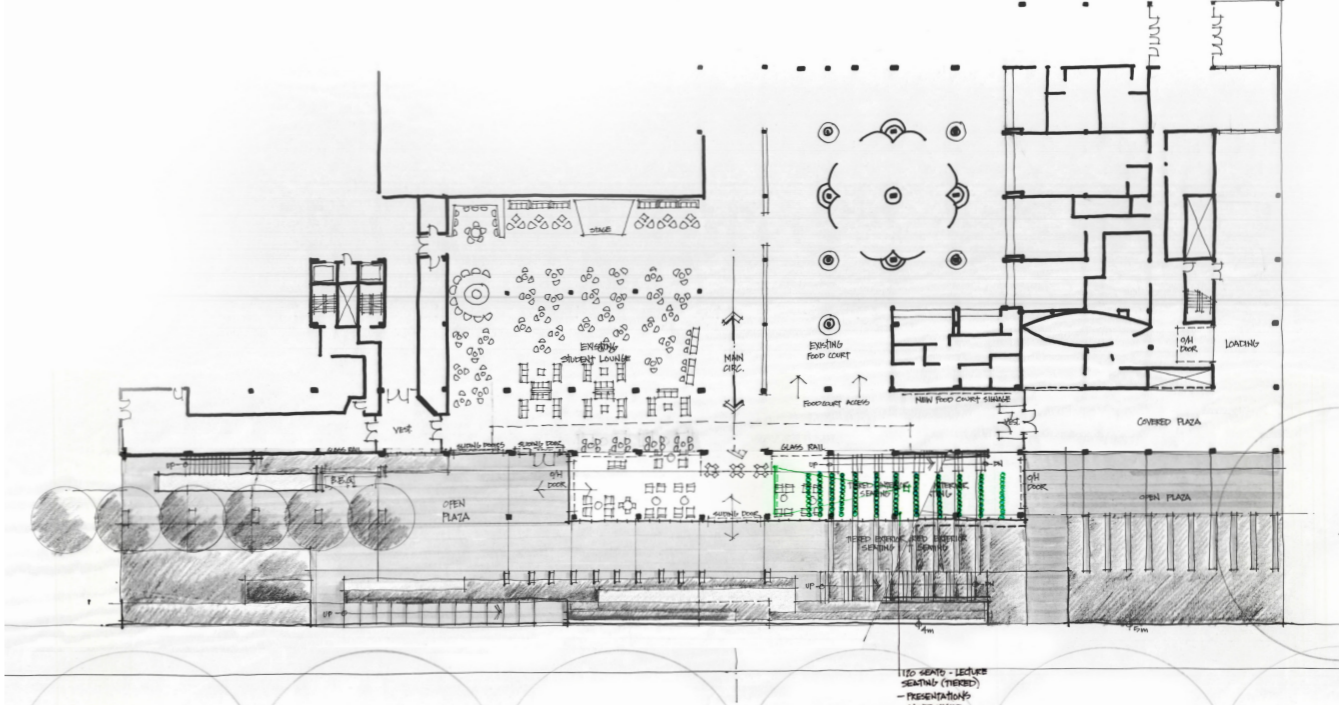
STUDENT ACTIVITIES FARMERS MARKET



STUDENT ACTIVITIES STAGE EVENT

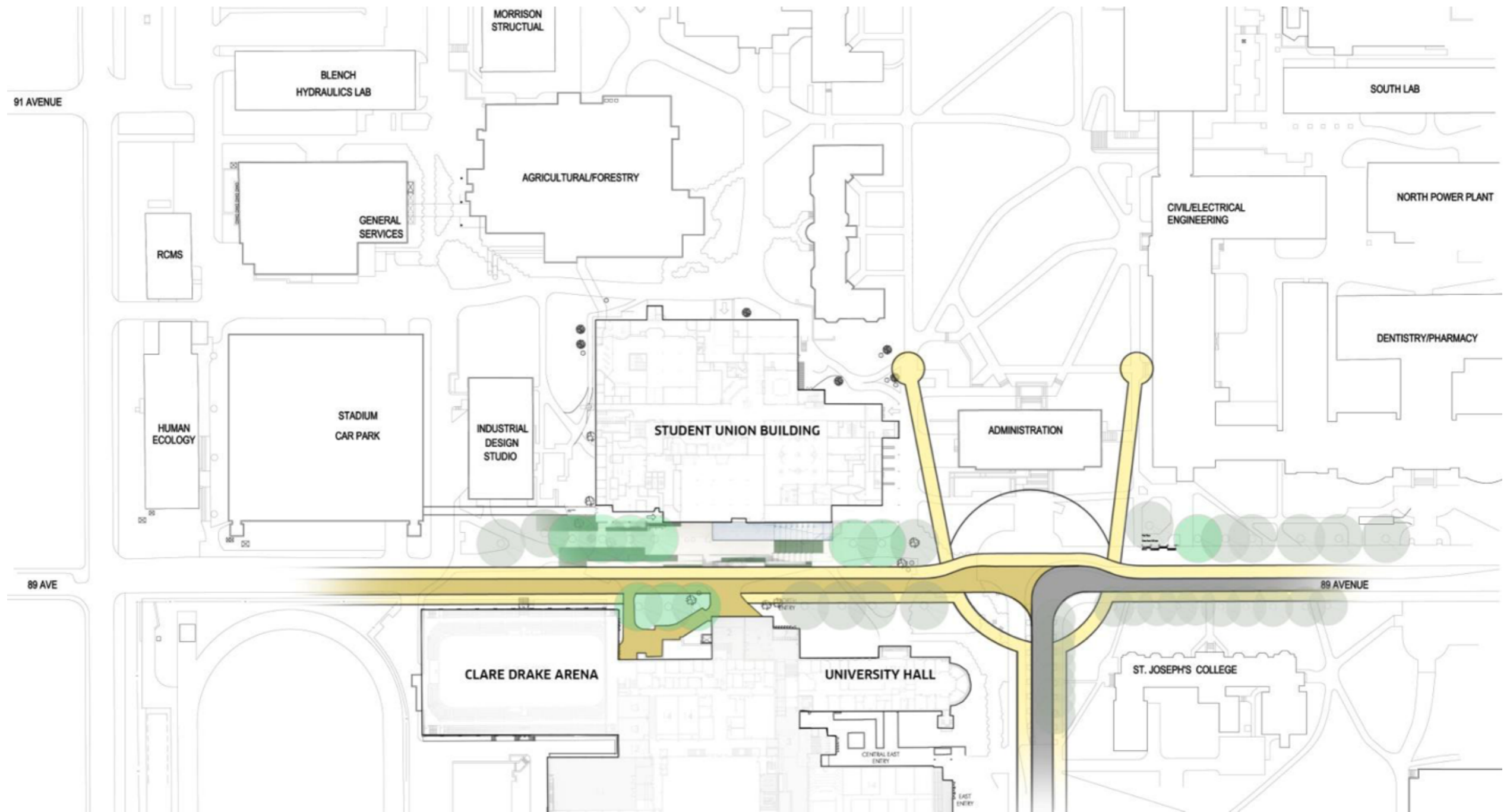


STUDENT ACTIVITIES PANCAKE BREAKFAST



STUDENT ACTIVITIES THEATRE

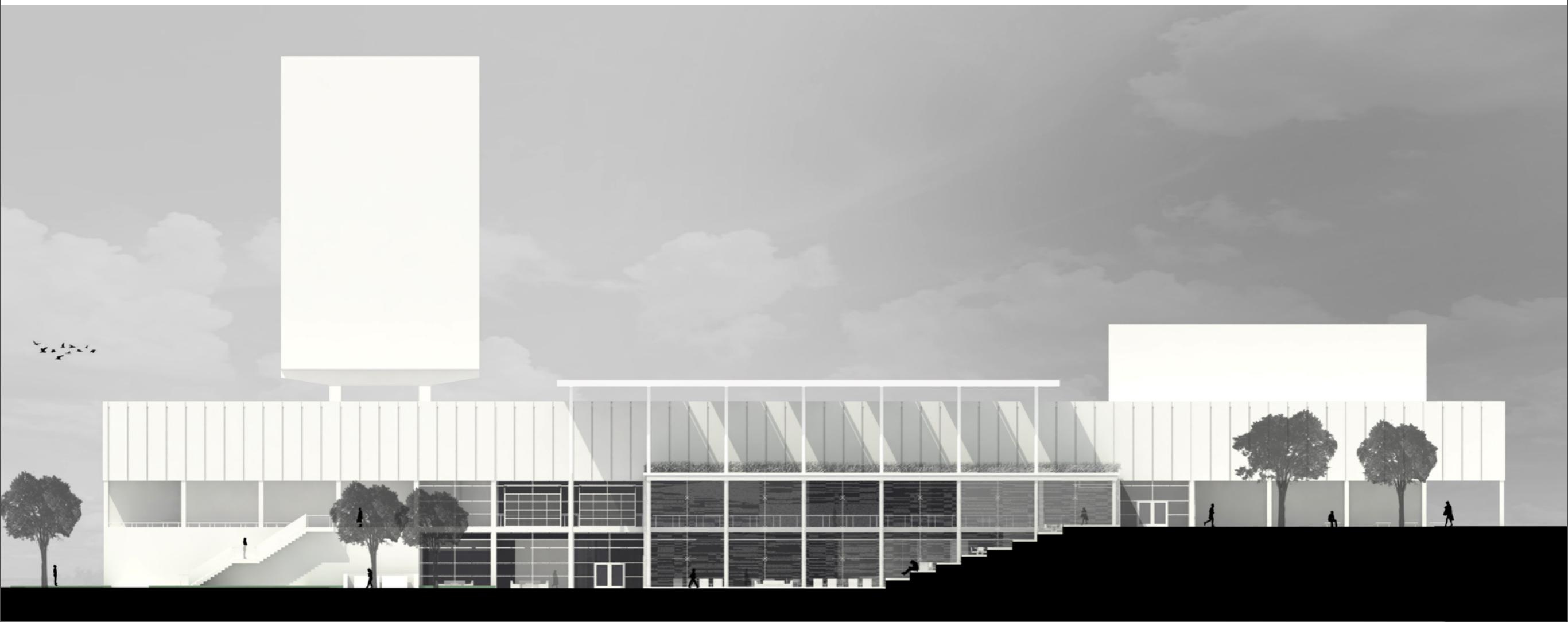
New opportunities
Forecourt programming possibilities



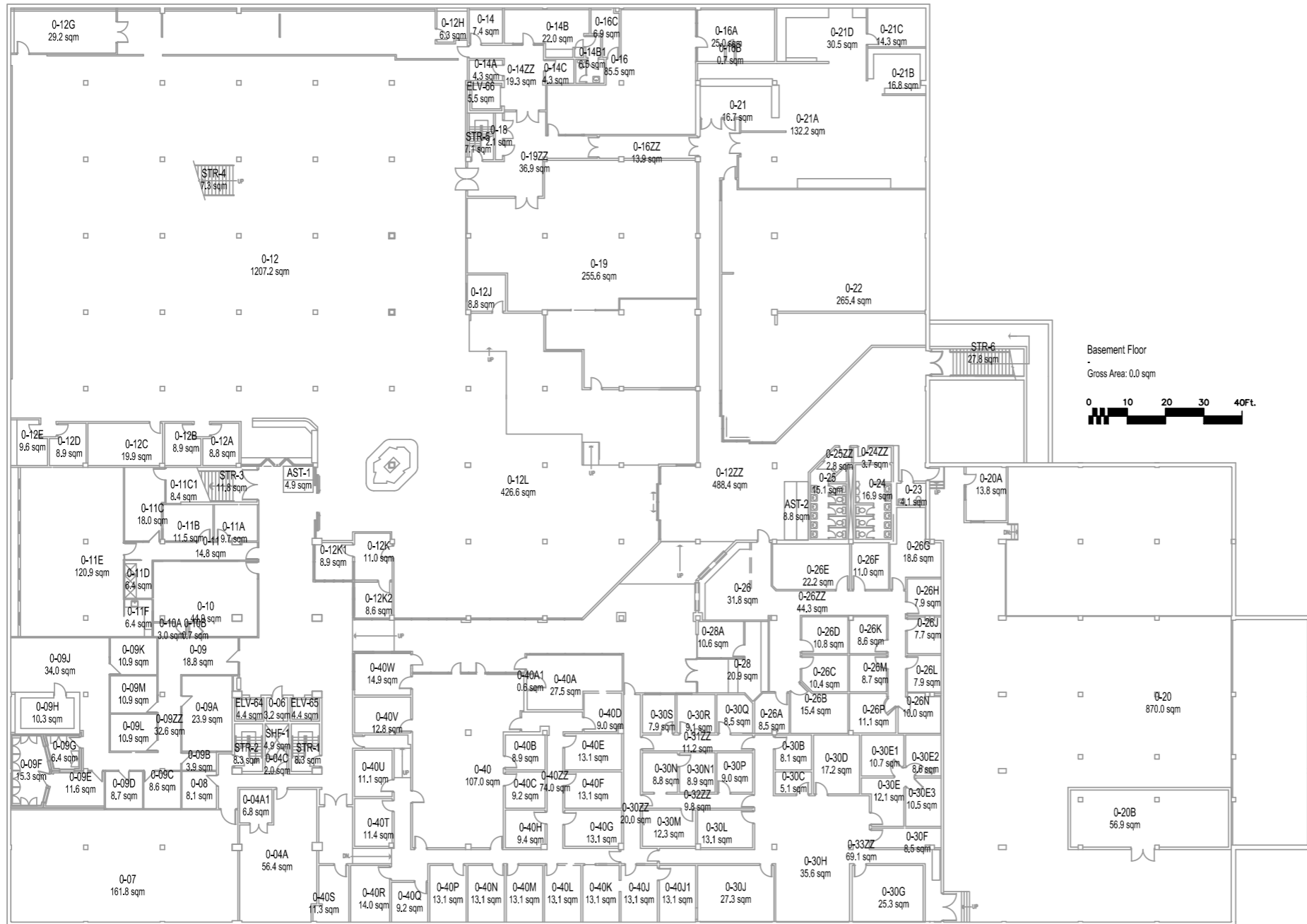
Integrate development with current and future development

Congruent with the long-term campus plan: Renewed 89th Avenue boulevard renewal and the front door to campus

Designed with an eye to the PAW Centre development







Planning & Infrastructure
Planning Services



Basement Floor Plan Students' Union Building - 54400

July 07, 2006
Scale: 1/32" = 1'-0"

Existing Lower Level Floor Plan

confusing, no social space, underutilized space, limited access points

Thinking about lower level 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?

How do we attract students to the lower level and make the environment inviting?

LEGEND

- Student Group Offices
- Student Services
- Common Space
- Retail Space
- Event and Meeting Space
- CJSR
- Technical Services
- Chaplains
- Dean of Students
- Student Governance (6th Floor)
- Student Health and Dental Plan



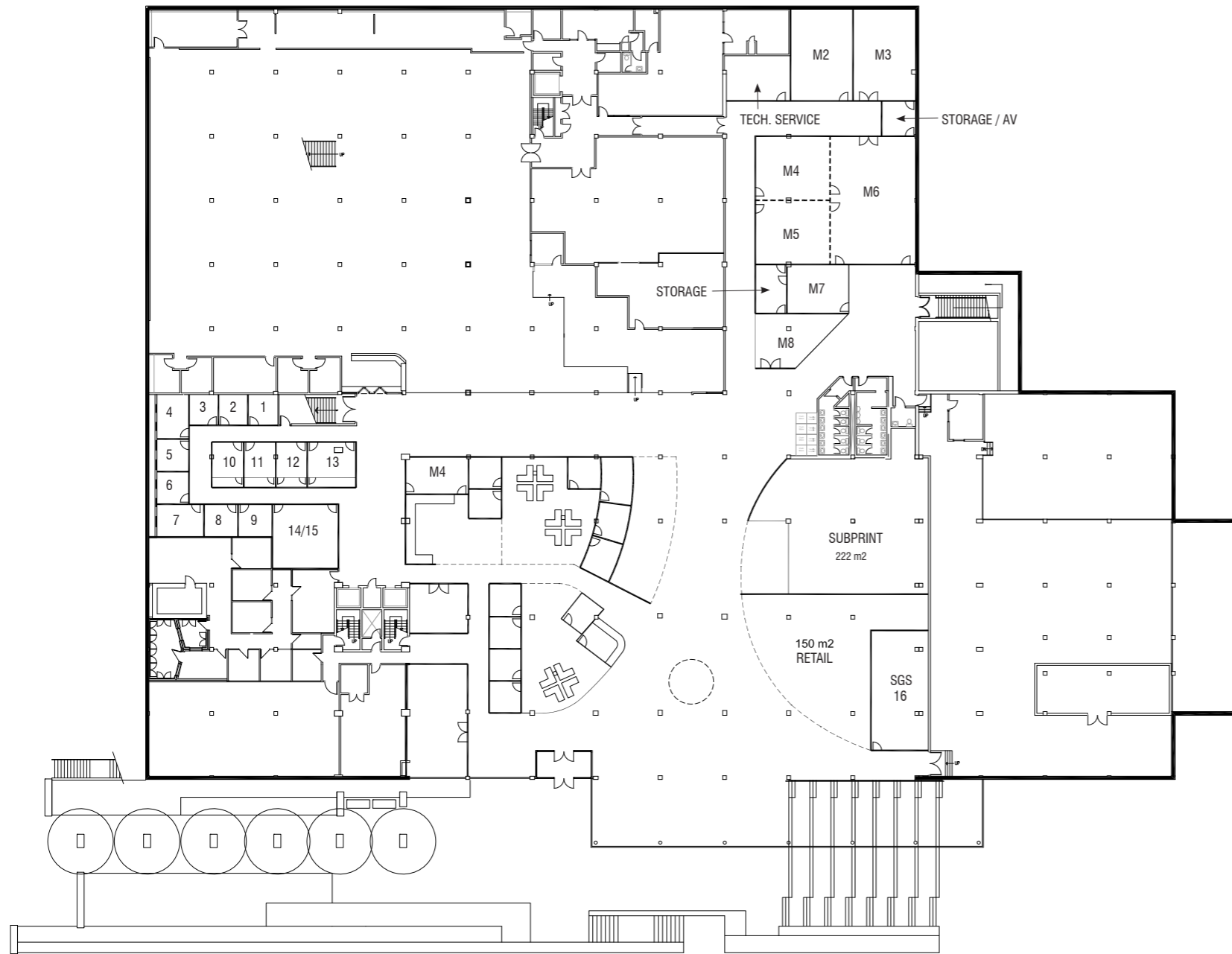
TOWER LEVELS



LOWER LEVEL

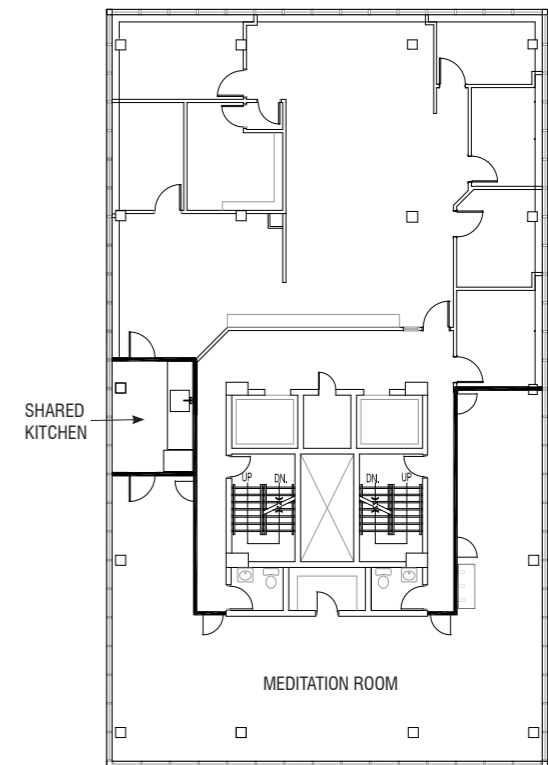
Revised Floor Plans

simplified wayfinding, improved access, new social/study space, new programmable space, student engagement focus: Student Involvement Centre, Student Governance Centre



LOWER LEVEL
1: 400

FLOORPLAN ADJUSTMENTS 15.01.13
U of A STUDENTS' UNION BUILDING

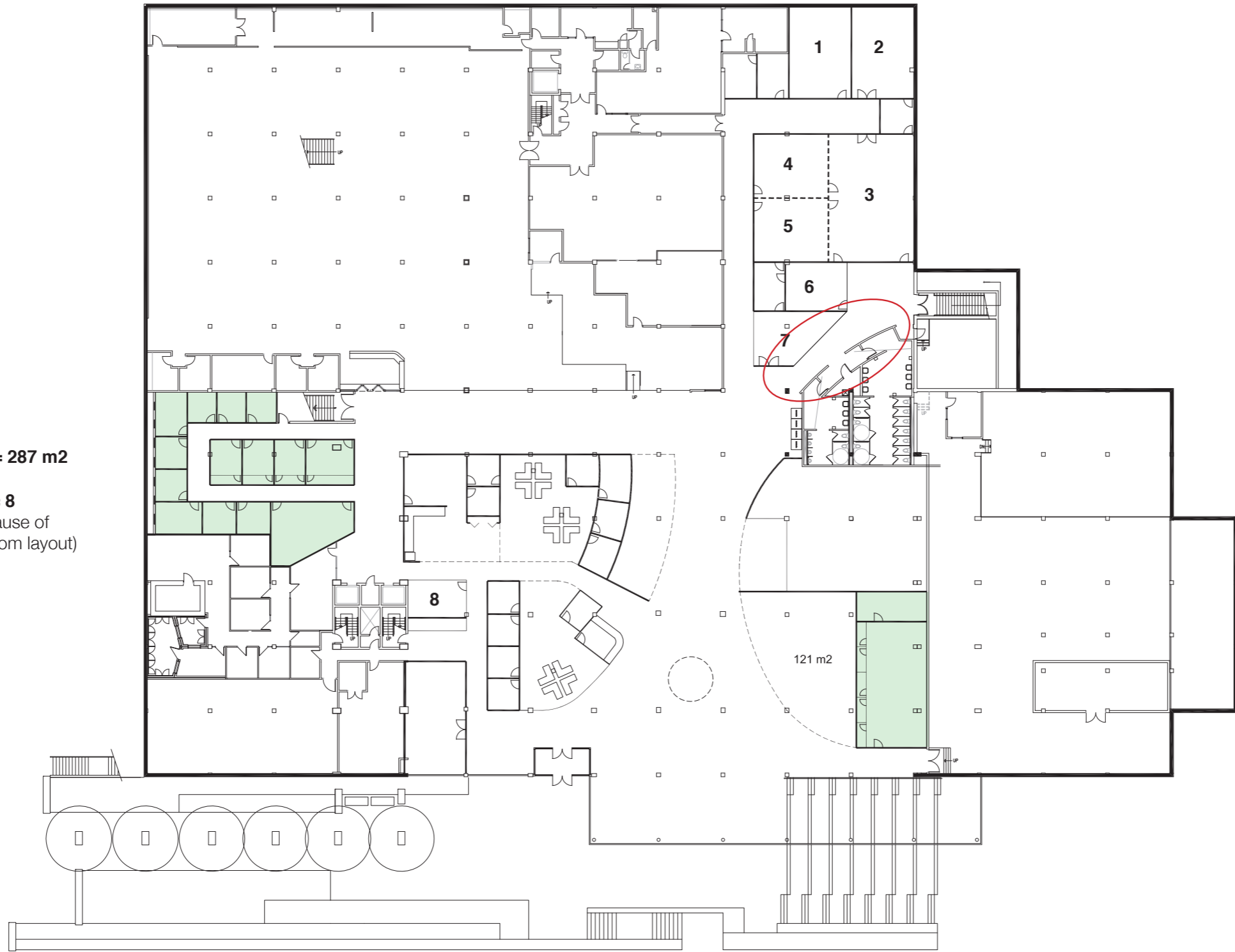


3RD FLOOR
1: 200

Revised Floor Plans

January 15 update.

Further update to come to reflect referendum constraints.



■ Student Groups = 287 m2

Meeting Rooms = 8

(Maybe only 7 because of increased washroom layout)

IN PROGRESS LOWER LEVEL

U OF A STUDENTS' UNION BUILDING

1:400

Revised Floor Plans

January 23 update (revisions in-progress)



Open, transparent

welcoming and bright: a basement no more

Function	Space <u>Increase</u>	Notes
Student Services	153+ sq. m 1647+ sq. ft	Includes new Student Involvement Centre and Student Governance Centre.
Study and Social Space	487 sq. m 5242 sq. ft	The number one space priority as identified by our members, undergraduate students.
Event and Meeting Space	180 sq. m 1938 sq. ft	Does not include new, programmable space in new forecourt area (approx. 5000 sq. ft.).

Priorities Better Reflected in Space Allocation

Expanded space for priorities provided by efficiency improvements (circulation optimization), atrium addition, and minor reductions for non-priority functions.

This does not reflect the full scope of renovated space, which is around 30,000 sq. ft.

Effective and vibrant **student centres** are key recruitment tools and central to student engagement.

They are viewed as so important that, in many US institutions, they are funded directly by the institution.

Extensive consultation

Met with all affected user groups multiple times:

- ▶ Over 40 stakeholder meetings

Road Show and Open House

Presentations:

- ▶ Kick-off stakeholder presentation
- ▶ Students' Council (several)
- ▶ Facilities Development Committee (x2)
- ▶ Edmonton PC Caucus
- ▶ Internal presentations

Broad Steering Committee representation

Where are we in the process?

January 2012

Student Council approved Concept document.

May 2012

Student Council approved proceeding with design and architectural work.

December 2012

U of A's Facilities Development Committee (FDC) approved Schematic Design.

March 2013

Design Development report to go to Students' Council and FDC.

April 2013

Project to be submitted to Board Finance and Property Committee

May 2013

Project to be submitted for final approval to the Board of Governors

June 2013 - July 2014

Construction

How is this being funded?

Cost is currently estimated to be in the range of \$12-13 million*.

Self-funded by students:

- ▶ Temporary capital fee of \$9/term will provide 60% of the funds
- ▶ General SU operating revenues will provide 40% of the funds.

Previous SU-funded renovations (1993, half of 2003) were funded without any student fees, but the mechanism that allowed that (commercial expansion of the food court) is tapped out, so a small fee was approved in a student referendum.

We plan to seek external funding to help upgrade the fit-out of the space.

How is this being funded?

Working with the University to secure Alberta Capital Finance Authority lending. This would reduce our borrowing costs 1-3%. There are timing and political issues still to resolve.

We are discussing interim financing with our bank.

For current and near-future expenses, we are using the Building and Unrestricted Reserve funds.

Original Reserve Allocation

On 29 May 2012, Council approved funding of \$215,000 for the Schematic Design and Design Development phases of work. This covered Architect and Project Management costs for those phases.

Design Development is now nearing completion, and the next round of funding will soon be needed. The next phase will overlap slightly with Design Development.

The next few slides explain this further.

Reserve Funds will be restored to their pre-existing level once the project is approved and the financing received. If the project is not approved, reserves will be rebuilt over time, from the surplus created in the operating budget.

Keeping Up the Pace

In order to maintain our schedule, minimizing cold-weather exterior work and reducing cost, we need to move into the next phase of planning, Construction Documents.

Schematic Design	12%	\$79,200
Design Development	13%	\$85,800
Contract Documents	48%	\$316,800
Bid and Contract Work	3%	\$19,800
Contract Administration	22%	\$145,200
Record Drawings	2%	\$13,200
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Total	100%	\$660,000

Keeping Up the Pace

In addition to funding for the Contract Documents phase, we need to extend the Project Manager budget to cover the next few months, and we need to cover the cost of bringing a Construction Manager on board to provide better cost estimates.

Project Manager Extension	\$20,000
Construction Manager	\$20,000
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Total	\$40,000

Total Additional Funding for Next Phase

In order to keep to schedule, approval of the next tranche of funding will be required at a future Council meeting.

Architect Fees	\$316,000
Project and Construction Managers	\$40,000
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Total	\$356,000

Thank you for your time.

We welcome your thoughts and comments.

Feedback is always welcome at:
subrenos@su.ualberta.ca