

SUB Renovation Project

Design Development Report Preview

12 March 2013

Design Development will come to the next Council meeting for approval. The Report will be circulated next week.

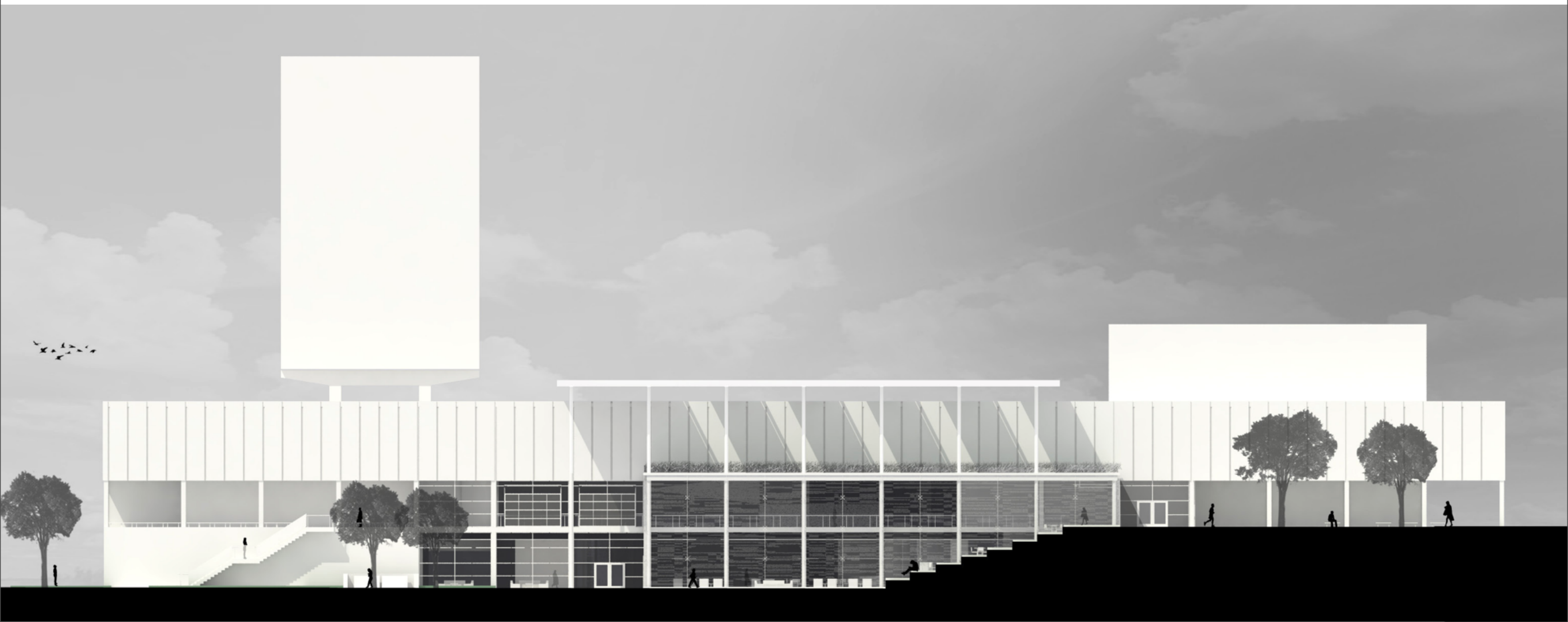
Two approvals will be required of Council:

- Design approval; and,
- Financing strategy approval.





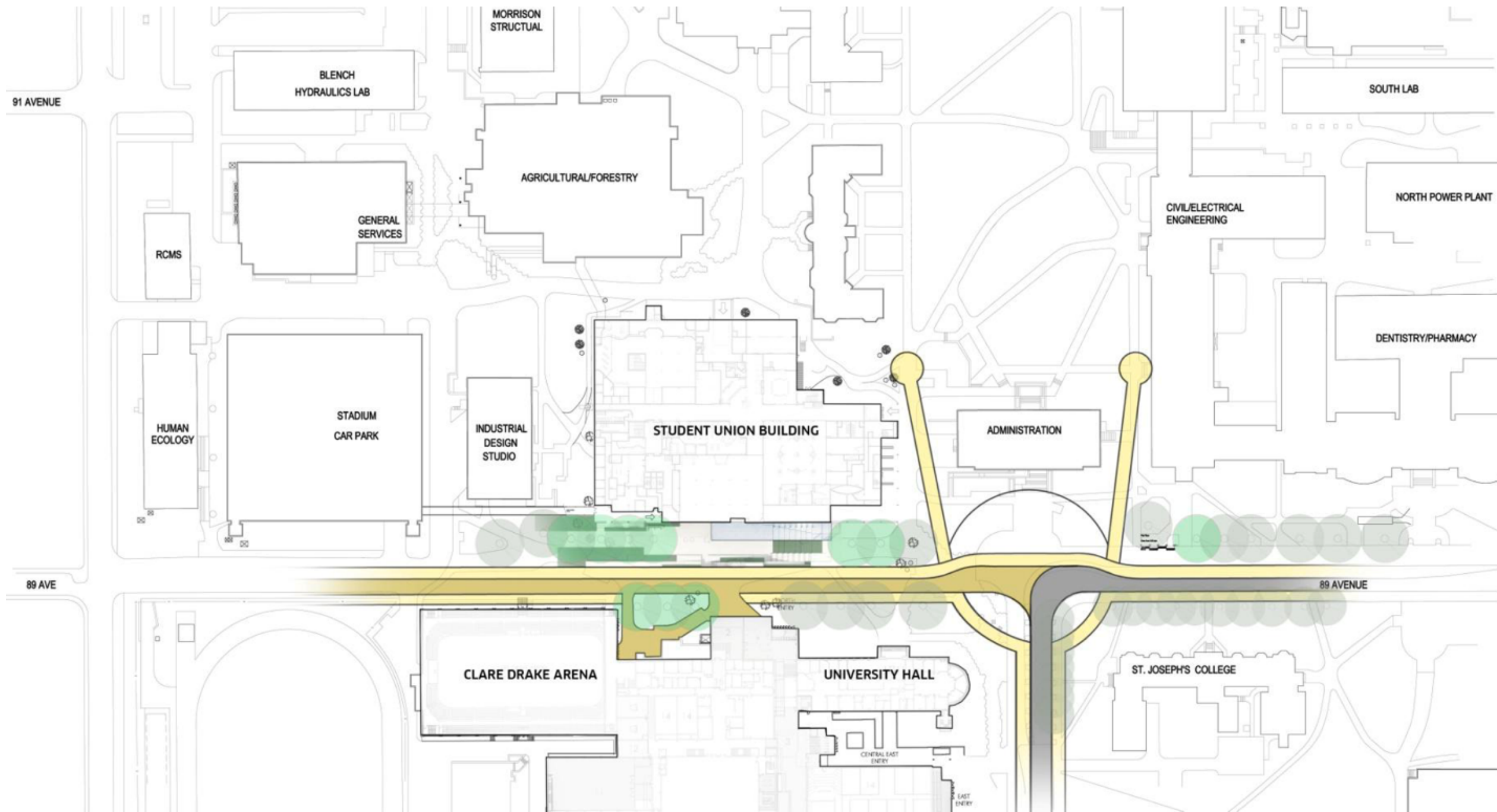


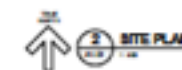
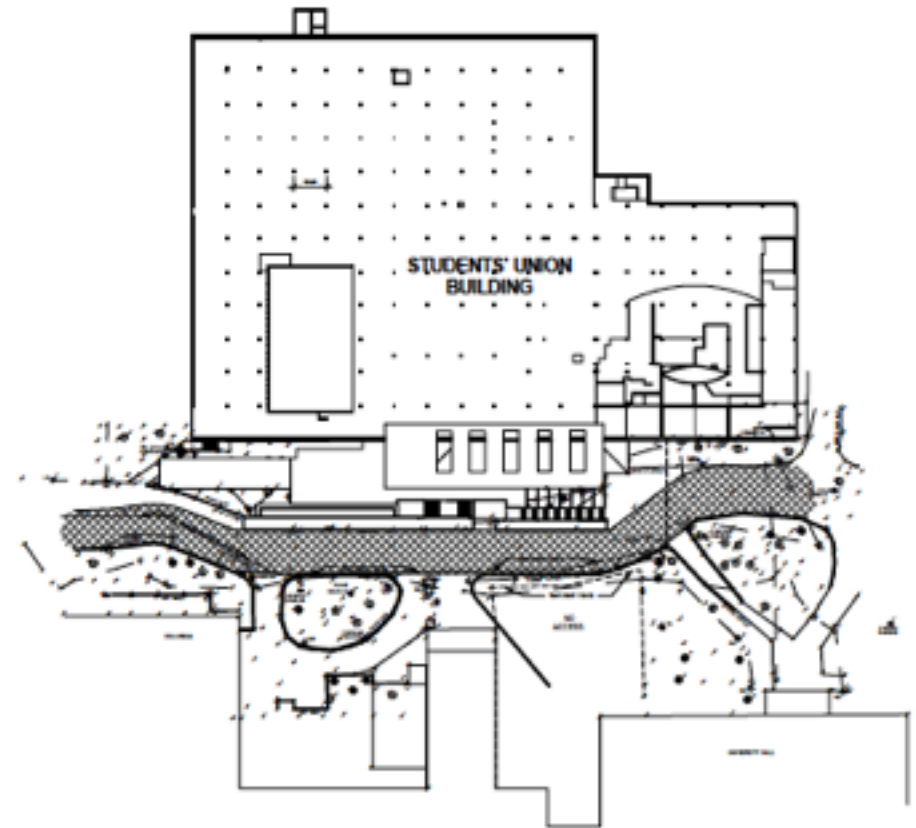
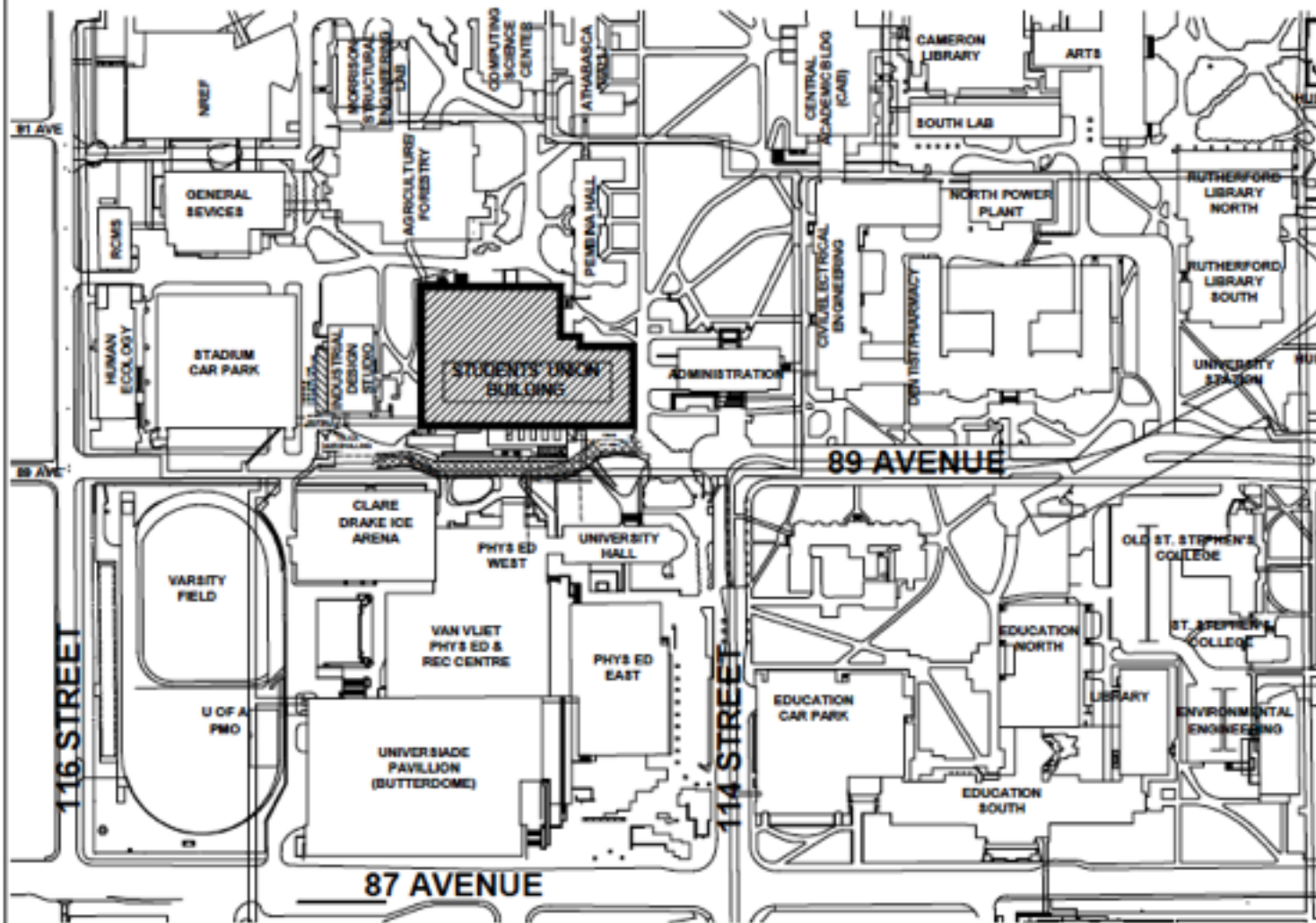




Open, transparent

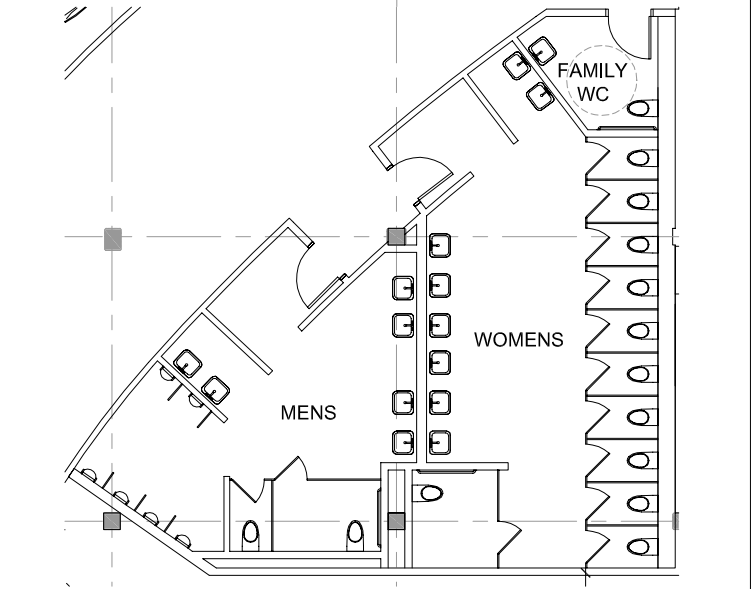
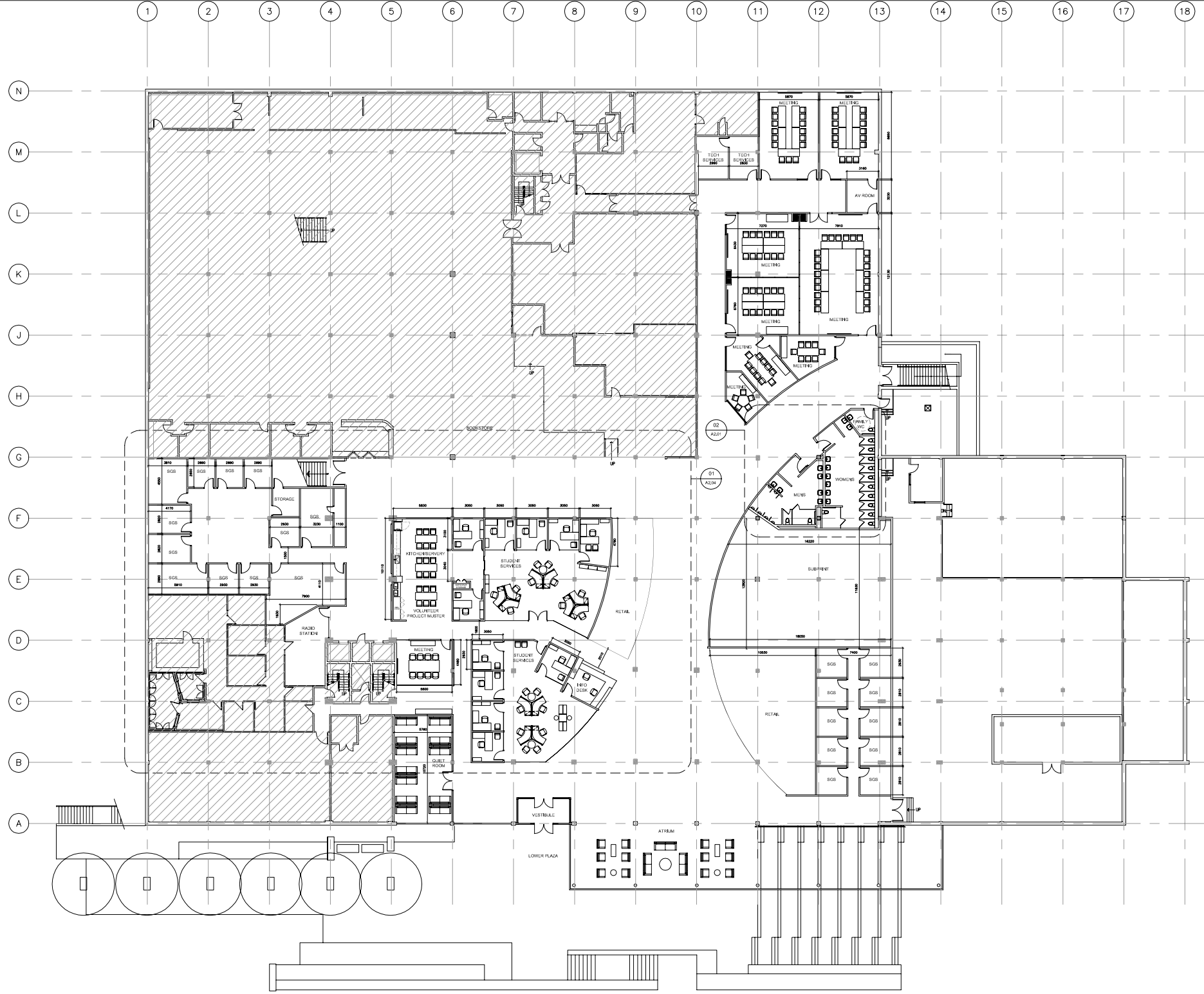
welcoming and bright: a basement no more





| REV | DATE | BY | DESCRIPTION |
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01 LARGE SCALE WASHROOM FLOOR PLAN - LEVEL 0
 A2.01 SCALE: 1:150
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TYPICAL INTERIOR PARTITIONS

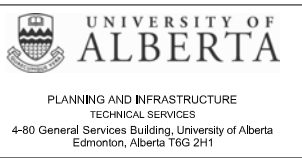
TYPICAL OFFICE PARTITION - 610-610N
 15mm GYP/PLUM BOARD
 15mm STEEL STUD AT 450mm O.C.
 BATT INSULATION TO FULL DEPTH OF STUD
 15mm GYP/PLUM BOARD

TYPICAL MEETING ROOM PARTITION - 610-610N
 2 LAYERS 15mm GYP/PLUM BOARD
 15mm STEEL STUD AT 450mm O.C.
 BATT INSULATION TO FULL DEPTH OF STUD
 2 LAYERS 15mm GYP/PLUM BOARD

TYPICAL PARTITION - 610-610N
 15mm GYP/PLUM BOARD
 15mm STEEL STUD AT 450mm O.C.
 15mm GYP/PLUM BOARD

TYPICAL ONE HOUR FIRE RATED PARTITION - 610-610N
 15mm FIRE RATED GYP/PLUM BOARD
 15mm STEEL STUD AT 450mm O.C.
 MINERAL FIBRE INSULATION TO FULL DEPTH OF STUD
 15mm FIRE RATED GYP/PLUM BOARD

01 LEVEL 0 FLOOR PLAN
 A2.01 SCALE: 1:150
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Consultants Seal
 Consultants Permit

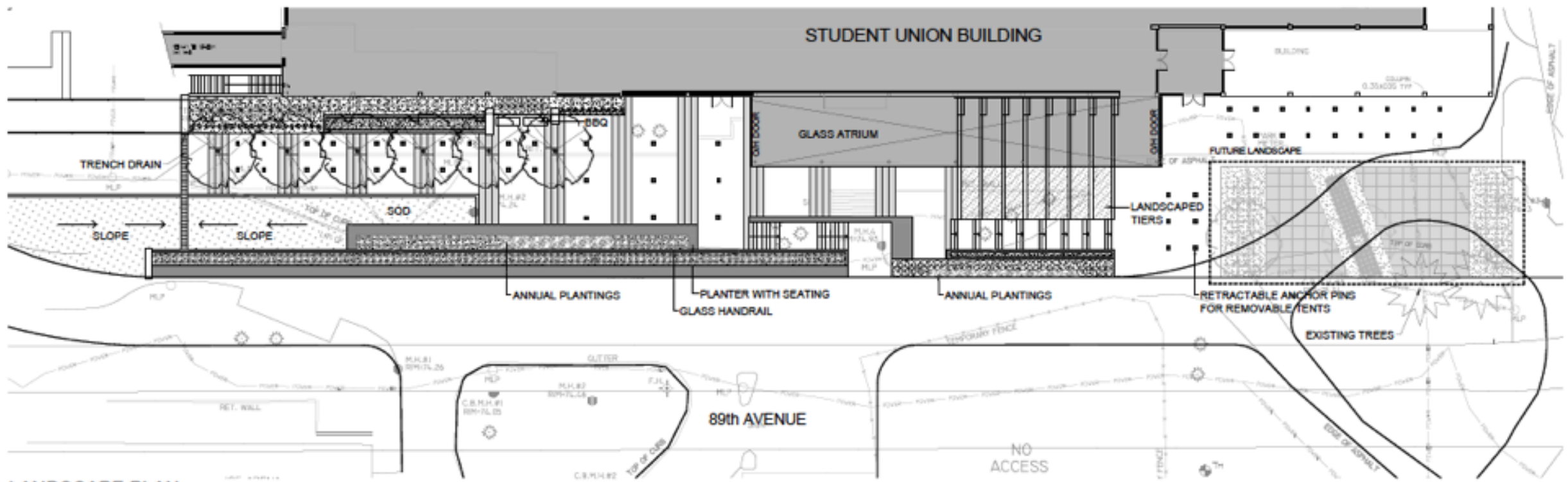
Key Plan

| Issue | | | |
|--------|------|----|-------------|
| Letter | Date | By | Description |
| A | | | |
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| Revision | | | |
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 Faculty/Department: STUDENTS' UNION BUILDING
ADDITION AND RENOVATION
 Client Approval Date:
 Dwg Title: **LEVEL 0 FLOOR PLAN**

Job Number: **XXX##** Work Order Number: **####**
 Arch: Mech: Elect: Struct: Drawn By: **Author**
 Plot Date: **15/02/2013** Issue: **A** Revision:
 Sheet: University Dwg Num
 Building: **STUDENTS' UNION BUILDING #54400** **01257E02000** **A2.01**



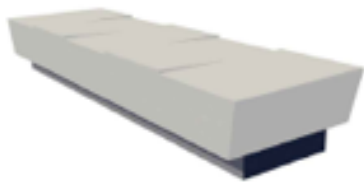
LANDSCAPE PLAN
1:125

HARD SURFACE

DECORATIVE / PERMEABLE STRIPS



SKATEBOARD DETERRENT WALL TREATMENT



SOFT SURFACE

MICRO-CLOVER / FESCUE SOD

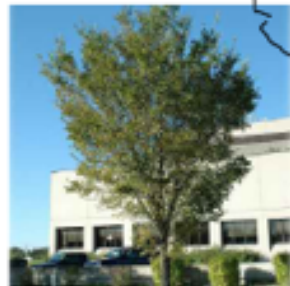


BARK CHIP MULCH



PLANT MATERIAL

Ulmus americana 'Brandon'
Brandon Elm



Calamagrostis x acutiflora
Karl Forester Feather Reed Grass



Physocarpus opulifolius 'Darts Gold'
Darts Gold Ninebark



Hemerocallis 'Stella D'or'
Stella D'or Daylily



Spirea japonica 'Goldmound'
Goldmound Spirea



Hosta 'Paradigm'
Paradigm Hosta



ACCESSORIES

RETRACTABLE ANCHOR PIN W/ COVER



Nepeta x faassenii 'Walkers Low'
Walker's Low Catmint



| Rev | Date | By | Description |
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UNIVERSITY OF ALBERTA
PLANNING AND INFRASTRUCTURE
4-80 General Services Building, University of Alberta
Edmonton, Alberta T6G 2H1

ADDITION AND RENOVATION
LANDSCAPE PLAN
STUDENTS' UNION BUILDING #6480

| | |
|------------------------------|--------------------|
| Job Number: 0208 | Sheet Number: 0000 |
| Project Name: King's College | Client: JK |
| Date: 2023/08/13 11:07:40 AM | Scale: A |
| Sheet: 01257E02000 | Page: L1.00 |

How does this meet **referendum requirements**?

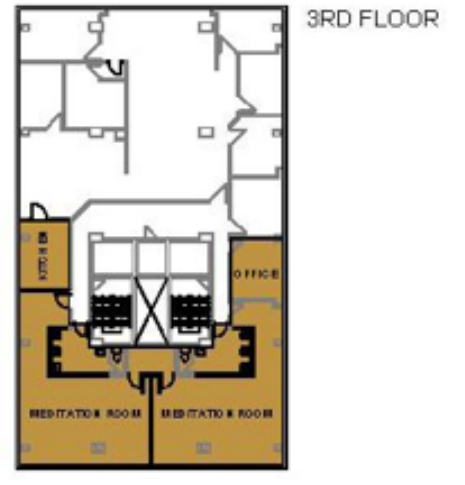
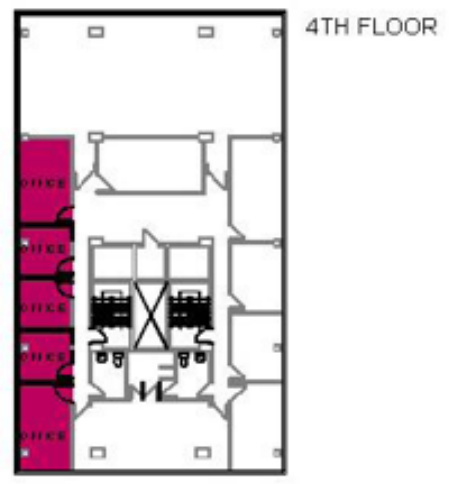
Referendum Requirements

- a. Increase and improve the student services and club space.
- b. Create more meeting rooms for student groups.
- c. Increase study, relaxation, and social space.

| Function | Space <u>Increase</u> | Notes |
|--|----------------------------|--|
| Student Services | 144+ sq. m 1550+ sq. ft | Includes new Student Involvement Centre and Student Governance Centre. |
| Study and Social Space | 458 sq. m 4930 sq. ft | The number one space priority as identified by our members, undergraduate students. |
| Event and Meeting Space | 146 sq. m 1572 sq. ft | Does not include new, programmable space in new forecourt area (approx. 5000 sq. ft.). Increases meeting rooms by two, from 8 to 10. |
| Student Group Office, Storage, and Workspace | 46 sq. m 495 sq. ft | Same or similar number of offices; more size options, plus a 'common office'. |



- LEGEND**
- Chaplains
 - CJSR
 - Common Space
 - Dean of Students
 - Event and Meeting Space
 - Retail Space
 - Student Governance (6th Floor)
 - Student Group Services
 - Student Health and Dental
 - Student Services
 - Tech. Services



LOWER LEVELS

TOWER LEVELS

FUNCTIONAL SPACE LOCATIONS

| Table 2: Functional Space Analysis | | | | | | |
|--|---|-----------------------------------|-------------|------------------------------|-------------|--|
| Function | Component | Current Location | NASM | Proposed Location | NASM | Notes |
| Student Services | All components | | 376 | | 520 | |
| | <i>Students' Union Services</i> | <i>Lower Level</i> | 298 | <i>Lower Level</i> | 345 | <i>Bike Library excluded</i> |
| | <i>Student Governance</i> | <i>Lower Level</i> | 47 | <i>6th Floor</i> | 152 | |
| | <i>Health and Dental Plan</i> | <i>Lower Level</i> | 31 | <i>6th Floor</i> | 23 | |
| Student Group Spaces | Group Offices | Lower Level and 6th Floors | 277 | Lower Level | 323 | |
| Common Space | Study, social and relaxation space | Main and Lower Level | 246 | Lower Level | 704 | <i>Includes Quiet Lounge</i> |
| Event & Meeting Space | | Lower Level and 6th Floors | 280 | Lower Level | 426 | |
| Retail Spaces | All components | | 3562 | | 3211 | |
| | <i>Bookstore</i> | <i>Main and Lower Levels</i> | 3086 | <i>Main and Lower Levels</i> | 2816 | |
| | <i>SUBprint</i> | <i>Lower Level</i> | 211 | <i>Lower Level</i> | 219 | |
| | <i>SUBtitles</i> | <i>Lower Level</i> | 266 | <i>Main</i> | 0 | <i>Merged with SUBmart</i> |
| | <i>Added Retail</i> | <i>Lower Level</i> | 0 | | 119 | |
| Other Tenants | All components | | 352 | | 299 | |
| | <i>University Chaplains</i> | <i>Lower Level</i> | 182 | <i>3rd Floor</i> | 133 | |
| | <i>CJSR</i> | <i>Lower Level</i> | 170 | <i>Lower Level</i> | 166 | |
| Building Services | All components | | 17 | | 25 | |
| | <i>Storage and service</i> | <i>No changes</i> | | | | <i>Additional washrooms not included</i> |
| | <i>Technical Services</i> | <i>3rd Floor</i> | 17 | <i>Lower Level</i> | 25 | |
| <p>Current Net Assignable Square Metres based on actual usage. Excludes circulation space.</p> <p>Legend NASM = Net Assignable Square Meters</p> | | | | | | |

Referendum Requirements

d. Minimize the environmental footprint of SU operations.

| Item | Impact |
|-------------------|--|
| Energy Management | <p>Triple-glazed atrium, glass fritting - improved comfort and environmental performance. Natural ventilation option for summer. Radiant heating and cooling in atrium area - more energy efficient than forced air. Renewed mechanical: VFD and VAV (variable vs. constant flow) BIG energy savings!] High albedo roof to reduce solar gain. Daylight and occupancy sensors.</p> |
| Construction | <p>Maximize use of recycled, locally-sourced, or sustainably-produced materials; avoid VOC-emitting materials. Diversion of construction waste; re-use where possible (e.g. Bookstore sliders)</p> |
| Water Management | <p>New washroom to use low-flow fixtures.</p> |
| Waste Management | <p>Better waste/recycling/composting receptacles; will also look at refits throughout SUB. (Not directly renovation related) Investigating development of 'minimum waste' strategy for the food court.</p> |

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

Challenges We Are Working On

Constructability

With PAW and U-Hall projects, significant challenges with 89th Avenue access and cost of alternatives (backslope v. shoring)

Noise, decant, and schedule strategies.

Funding and Budget

Difficult constructability causing some budgetary pressure; allocation of funding from University for particular aspects; ongoing maintenance; Government support.

Program

Still working on Bike Library solutions; some changes expected to partitions in Construction Documents phase

Design Details

Glazing; entrance identification

Thank you for your time.

We welcome your thoughts and comments.