



UNIVERSITY OF ALBERTA

UNIVERSITY GOVERNANCE

General Faculties Council
Facilities Development Committee
Approved Open Session Minutes

Thursday, April 25, 2013
3-07 South Academic Building (SAB)
1:30 pm to 4:30 pm

ATTENDEES:

Voting Members:

Colleen Skidmore	Ex-Officio Chair (Delegate), Provost and Vice-President (Academic)
Hugh Warren	Ex-Officio Member (Delegate), Vice-President (Facilities and Operations)
Naseeb Adnan	Ex-Officio Member, Graduate Students' Association Vice-President (Academic)
Andy Cheema	Ex-Officio Member (Delegate), Students' Union Vice-President (Academic)
Erasmus Okine	Elected Member, Academic Staff
Elisabeth Le	Elected Member, Academic Staff
Caitlin Marchak	Elected Member, Undergraduate Student-at-large

Non-Voting Members:

Ben Louie	Member, University Architect
Bernie Kessels	Member (Delegate), Vice-Provost and University Registrar

Presenter(s):

Bart Becker	Associate Vice-President (Facilities and Operations)
Stephen Boyd	Principal, Dialog
Andy Cheema	Vice-President (Operations and Finance), Students' Union
Anastasia Lim	Executive Director, University Relations
Ben Louie	University Architect and Director, Office of the University Architect
Colleen Skidmore	Vice-Provost and Associate Vice-President (Academic) and Chair, GFC Facilities Development Committee

Staff:

Garry Bodnar	Coordinator, GFC Facilities Development Committee
Emily Paulsen	Scribe

OPENING SESSION

1. Approval of the Agenda

Materials before members are contained in the official meeting file.

Motion: Le/Okine

THAT the GFC Facilities Development Committee approve the Agenda.

CARRIED

2. Approval of the Open Session Minutes of March 28, 2013

Materials before members are contained in the official meeting file.

A typographical error was noted.

Motion: Marchak/Becker

THAT the GFC Facilities Development Committee approve the Minutes of March 28, 2013, as amended.

CARRIED

3. Comments from the Chair

The Chair commented on a number of items of interest to members.

ACTION ITEMS

4. Students' Union Building (SUB): Lower Level Renovation – Design Development Report

Materials before members are contained in the official meeting file.

Presenters: Ben Louie, University Architect, Facilities and Operations; Andy Cheema, Vice-President (Operations and Finance), Students' Union; Stephen Boyd, Principal, Dialog

Purpose of the Proposal: To approve the Students' Union Building (SUB): Addition and Renovation – Schematic Design Report which expands student engagement activity, improves provision of student services, and enhances the long-term viability of SUB.

Discussion:

Aided by the support of a PowerPoint presentation, Mr Cheema opened by reviewing the history of the SUB lower-level renovations' development. He spoke about evident problems that currently exist in the space, such as constraints for deliveries, and with regard to the opportunities the renovations create, such as the expansion of space for student engagement and increases in efficiency. He noted that a referendum held amongst the undergraduate student body on this renovation yielded clear opinions that sustainable design and a net increase in common space were priorities.

Mr Louie continued the presentation by explaining that the design development phase is used to confirm that the program requirements align with building and system connections to allow the actual work to begin. He commented on several challenges, including the age of the building, the creation of the exterior and interior portions, and renovating while the space is in use.

Mr Cheema concluded by showcasing the latest floor plans of the project for the benefit of members, emphasizing that there have been small reorganizational changes to better support operational needs to ultimately transform SUB's existing basement space into a new second main floor.

Several members voiced their enthusiastic support for the renovation. Questions included clarification regarding how the renovation will affect other levels of SUB; the increase in lounge space; and the coordination of social space that is being created with the introduction of the new Physical Activity and Wellness (PAW) Centre.

Motion: Adnan/Becker

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: Lower Level Renovation – Design Development Report, as set forth in Attachment 2, as the basis for further engineering and development of contract documents.

CARRIED

5. Appendix XIX: South Campus Long Range Development Plan Amendment 2013

Materials before members are contained in the official meeting file.

Presenters: Bart Becker, Associate Vice-President (Facilities and Operations); Ben Louie, University Architect, Facilities and Operations; and Anastasia Lim, Executive Director, University Relations

Purpose of the Proposal: Concluding over four years of campus planning activities and in consultation with neighboring communities consistent with 'Appendix XVIII: University of Alberta Consultation Protocol', the purpose of the proposal before members is to amend the University's Long Range Development Plan (LRDP) and, more specifically, Sectors 12, 13, and 14 located at the University's South Campus.

Discussion:

Mr Becker explained to members that in order to facilitate consultation requirements most effectively, five independent amendments to the Long Range Development Plan (LRDP) were developed. Ms Lim continued, noting that there had been significant work done with the communities surrounding South Campus and with different focus groups. She stated that, starting in 2008, sector planning sessions had been held and that this project has continually gone above and beyond the requirements for consultations.

Mr Becker informed members that the LRDP sets the foundation for all future planning and that, after four years of consultation, it was now necessary to amend it. The nine strategic principles first established for the LRDP in 2002 would not be changed, but there have been significant changes to public parking on the campuses and a definition sheet had been added for clarity. Mr Louie commented that concerns had been expressed with respect to how construction will affect existing wildlife zones and wetland space. Plans for Sector 14 of South Campus were noted to include academic-partnered facilities, emergency vehicle and transit service access, residential development, and a mixed-use development area available for commercial use.

During the ensuing discussion, presenters addressed questions and comments from members, including, but not limited to, clarification on: how storm runoff would be directed into a ravine on South Campus; partnerships allowing for a balance of density; the increase in residential space from previous iterations of the Plan; and addressing concern from the community regarding increases in traffic and parking.

Motion: Adnan/Okine

THAT the GFC Facilities Development Committee recommends to the Board of Governors, on the recommendation of Planning and Project Delivery, the proposed Appendix XIX: South Campus Long Range Development Plan Amendment 2013, as set forth in Attachment 2, as the basis for further planning; and recommends to the Board of Governors the concurrent rescission of 'Section 6.2' of the Long Range Development Plan 2002.

CARRIED

DISCUSSION ITEMS

6. St Joseph's College (SJC) – Site Plan and Bridging Documents

Materials before members are contained in the official meeting file.

Presenters: Ben Louie, University Architect, Facilities and Operations

Purpose of the Proposal: For information/discussion.

Discussion:

The Chair invited Mr Louie to introduce the Site Plan and Bridging Documents for St Joseph's College. Mr Louie prefaced his report by explaining that before placing a tender call for the builder team, it was decided to come to GFC FDC to ask for input regarding the reasoning and challenges of the project. Once the design development is worked through, this project will return to members for approval.

Mr Louie explained that this item came forward in response to requests for separate housing facilities for men and women. This proposal is to construct a women's facility housing 282 beds as an expansion of St Joseph's College, including common areas, programmable space, and parking stalls. Several challenges were noted, such as the location (which included concerns about complementary campus architecture and adjacency issues), reduction of space, tree removal, traffic interface issues, and the LRT tunnel that runs underneath the building. He noted that although this project does not touch outer communities, consultation meetings have already been in progress with positive feedback.

During the ensuing discussion, members voiced questions and comments including, but not limited to: possible interference with the Education buildings, particularly the loading area; the facility being open to all female students, not just those of the Catholic faith; the process for determining a set rate for rent, which will depend on the building costs and the market; and operational and programming details that still need to be worked through, such as whether or not males would be allowed in the common areas and if the project is intended for undergraduate or graduate students.

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

There were no documents.

Presenter: 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:

- Physical Activity and Wellness (PAW) Centre: Construction is behind schedule by a couple of days, but work is being done to bring it back on schedule.
- Innovation Centre for Engineering: Construction continues.
- Pedway at the Health Sciences LRT Station: The pedway is open on May 1, 2013. An update will be provided with regard to how it affects traffic flow.
- 83 Avenue Closure and Landscaping: Leasing is still being worked out with Alberta Health Services (AHS).
- Dentistry/Pharmacy Building Renovations: The last researchers still in this building are vacating soon. Plans are going to the President's Executive Committee (PEC) soon, and construction is on

hold until funding become available.

- Michener Park Redevelopment: Community meetings are planned for the near future with a sector plan for this area hopefully completed in December, 2013.
- 89 Avenue and East Campus Village: Concept design will be reviewed over the summer with community involvement
- Varsity Field: The parking lot will be returned to green space with concept plans being prepared for the community before summer.
- Mr Louie noted that there are plans for Lister Centre dining hall renovations to be carried out and completed by September, 2013.

8. Question Period

There were no questions.

INFORMATION REPORTS

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

There were no items.

10. Information Items Forwarded to Committee Members Between Meetings

There were no items.

CLOSING SESSION

11. Adjournment

The Chair adjourned the meeting at 3:20 pm.