



The following Motions and Documents were considered by the GFC Facilities Development Committee at its Thursday, September 26, 2019 meeting:

Agenda Title: **Dentistry Pharmacy Building Core and Shell Redevelopment – Design Development Report**

CARRIED MOTION:

THAT the GFC Facilities Development Committee approve, with delegated authority from General Faculties Council, and on the recommendation of Planning and Project Delivery, the design development report for the Dentistry Pharmacy building as the basis for further planning.

Final Item: 6

FINAL Item No. 6

**Governance Executive Summary
Action Item**

Agenda Title	Dentistry Pharmacy Building Core and Shell Redevelopment – Design Development Report
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Motion

<p>THAT the GFC Facilities Development Committee approve, with delegated authority from General Faculties Council, and on the recommendation of Planning and Project Delivery, the design development report for the Dentistry Pharmacy building as the basis for further planning.</p>

Item

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Andrew Sharman, Vice-President (Facilities and Operations)
Presenter(s)	Pat Jansen, AVP, Planning and Project Delivery, F&O Ben Louie, University Architect, OUA, P&PD, F&O Lorna Baker-Perri, Director, Space Management, P&PD, F&O

Details

Responsibility	Vice-President (Facilities and Operations)
The Purpose of the Proposal is	To provide members of the Facilities Development Committee with a design resolution for the repurposing and renewal of the Dentistry Pharmacy building under phase one - core and shell.
Executive Summary	<p>The repurposing and renewal of the Dentistry Pharmacy building was identified as an institutional priority capital project, to address significant building deficiencies, space use and asset management issues at the centre of North Campus.</p> <p>Five project drivers and deliverables are identified and supported:</p> <ul style="list-style-type: none"> • Facility and resource stewardship • Space stewardship • Administrative effectiveness and efficiency • Academic / institutional branding and recruitment • Campus crossroads and student life <p>The project implementation is divided into two specific phases, the core and shell phase (this submission) and the programming and occupant fit-out phase (future submission). This strategy was necessary due to building decant logistics and funding cash flow profiles.</p> <p>This design development report summarizes planning and design resolution regarding the core and shell phase, including a detailed examination of the conditions and viability of adaptive reuse of the historic structure. That is consistent with the governance approved schematic design report to retain the 1922 wing and to demolish the 1946, 1947 and 1958 wings, (consistent with the sector plan), with a preferred option recommendation for the design and construction of a new north wing.</p>

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	<p>Preliminary programming space categories were developed to include University and public realm, student success, special character, general office and support services.</p> <p>The result will be a transformation of a prized piece of University of Alberta history into a new campus crossroads, centrally located, easily accessible to the University community, a porous public realm with a presence on 89 Ave Students Blvd, supporting student success, and connected to the rest of the campus in geography, history, purpose, and meaning. This building renewal will give this treasured asset a second life – to serve as a welcoming front door and a main stage of the University on North Campus.</p>
Supplementary Notes and context	<p><i>At its meeting of March 21, 2019, GFC FDC approved the schematic design report for the Dentistry Pharmacy Building. During the discussion members expressed several comments and questions, including but not limited to: modern and traditional architecture and concerns about finding the most pleasing balance; the concept of a vertical university; access, open space and light in the design; the plans for "university public realm" space; building code requirements; the potential to incorporate wellness space, including pleasant stairwells; consideration of the people who use the building; the goal to restore as much of the original elements as possible; and honoring the past while also planning and building for the future.</i></p>

Engagement and Routing (Include meeting dates)

<p>Consultation and Stakeholder Participation</p> <p><For information on the protocol see the Governance Resources section Student Participation Protocol></p>	<p><u>Those who are actively participating:</u></p> <ul style="list-style-type: none"> • AVP, Planning and Project Delivery, Facilities and Operations • Office of the University Architect, Planning and Project Delivery • Space Management Office, Planning and Project Delivery • Engineering and Technical Services, Planning and Project Delivery • Project Management Office, Planning and Project Delivery • Operations Building, Operations and Maintenance • Buildings, Grounds and Environmental Services, Operations and Maintenance • Trade Infrastructure and Maintenance, Operations and Maintenance • Energy Management and Sustainable Operations, Utilities • Utilities Services – Mechanical, Utilities • Utilities Services – Electrical, Utilities <p><u>Those who have been consulted:</u></p> <ul style="list-style-type: none"> • AVP, Utilities, Facilities and Operations • AVP, Operations and Maintenance, Facilities and Operations. <p><u>Those who have been informed:</u></p> <ul style="list-style-type: none"> • Vice-President (Facilities and Operations)
Approval Route (Governance)	March 21, 2019 GFC Facilities Development Committee

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	<p>FINAL Item: 4: Dentistry Pharmacy Building Core and Shell Redevelopment - Schematic Design Report</p> <p>CARRIED MOTION: THAT the GFC Facilities Development Committee approve, with delegated authority from General Faculties Council, and on the recommendation of Planning and Project Delivery, the schematic design report for the Dentistry Pharmacy building as the basis for further planning.</p>
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Strategic Alignment

<p>Alignment with <i>For the Public Good</i></p>	<p>OBJECTIVE 5: Build and strengthen trust, connection, and a sense of belonging among all members of the university community through a focus on shared values.</p> <p>OBJECTIVE 6: Build and support an integrated, cross-institutional strategy to demonstrate and enhance the University of Alberta’s local, national, and international story, so that it is shared, understood, and valued by the full University of Alberta community and our many stakeholders.</p> <p>OBJECTIVE 16: Enhance, increase, and sustain reciprocal, mutually beneficial community relations, community engagement, and community-engaged research and scholarship that will extend the reach, effectiveness, benefit, and value of our university-community connections.</p> <p>OBJECTIVE 20: Continue to build and support an integrated approach to social, economic, and environmental sustainability that incorporates teaching and learning, research, outreach, capacity building, and the operations that support them.</p> <p>OBJECTIVE 21: Encourage continuous improvement in administrative, governance, and risk management systems, procedures, and policies that enable students, faculty, staff, and the institution as a whole to achieve shared strategic goals.</p> <p>OBJECTIVE 22: Secure and steward financial resources to sustain, enhance, promote, and facilitate the university’s core mission and strategic goals.</p> <p>OBJECTIVE 23: Ensure that the University of Alberta’s campuses, facilities, utility, and information technology infrastructure can continue to meet the growth needs and strategic goals of the university.</p>
<p>Aligns with the Integrated Asset Management Strategy</p>	<p>Aligns with fourteen principles regarding Student Success, Life Experience, Research and Scholarship, Asset Management, Campus Character and Decision Making.</p>

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	<p>Also aligns with the goals of strengthening campus planning process and outputs to consider further events, innovation and risks; meeting end-users' space needs while enabling a positive experience.</p> <p>Optimizing operations to strategically re-invest funding to maintenance programs and/or capital renewal effects to better manage the growing deferred maintenance budget, the renewal, repurposing and end-stage of assets or their components will inform decision as part of an integrated process.</p>		
<p>Alignment with Institutional Risk Indicator</p>	<p>Please note below the specific institutional risk(s) this proposal is addressing.</p> <table border="0" data-bbox="570 630 1542 840"> <tr> <td data-bbox="570 630 1088 840"> <input checked="" type="checkbox"/> Enrolment Management <input checked="" type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure </td> <td data-bbox="1088 630 1542 840"> <input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input checked="" type="checkbox"/> Student Success </td> </tr> </table>	<input checked="" type="checkbox"/> Enrolment Management <input checked="" type="checkbox"/> Faculty and Staff <input checked="" type="checkbox"/> Funding and Resource Management <input type="checkbox"/> IT Services, Software and Hardware <input type="checkbox"/> Leadership and Change <input checked="" type="checkbox"/> Physical Infrastructure	<input type="checkbox"/> Relationship with Stakeholders <input type="checkbox"/> Reputation <input type="checkbox"/> Research Enterprise <input type="checkbox"/> Safety <input checked="" type="checkbox"/> Student Success
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<p>Legislative Compliance and jurisdiction</p>	<p><i>Post-Secondary Learning Act</i> GFC Facilities Development Committee Terms of Reference UAPPOL Space Management Policy and Procedure</p>		

Attachments:

1. [Dentistry Pharmacy Building Core & Shell Redevelopment Development Design Report Volume 1 \(136 pages\)](#)
2. [Dentistry Pharmacy Building Core & Shell Redevelopment Development Design Report Volume 2 - Appendices \(510 pages\)](#)

Prepared by:
Ben Louie, University Architect
Office of University Architect, Planning and Project Delivery
ben.louie@ualberta.ca