



General Faculties Council
Facilities Development Committee
Approved Open Session Minutes

Thursday, September 26, 2019
2-31 South Academic Building (SAB)
1:30 PM - 4:00 PM

ATTENDEES:

Wendy Rodgers, Chair
Joanna Harrington
Kathleen Lowrey
Christopher Mackay
Gina Rayat
Sarah Ross
John Seubert
Andrew Sharman

Luke Statt
Anna Vocioni
non-voting
Meg Brolley
Marion Haggarty-France
Pat Jansen
Ben Louie

REGRETS:

Melinda Chisholm
Chantal Labonté

Staff:

Heather Richholt, Coordinator
David Epp, Scribe

OPENING SESSION

1. Approval of the Agenda

Materials before members are contained in the official meeting file.

Mover/Seconder: Ross/Harrington

THAT the GFC Facilities Development Committee approve the Agenda.

CARRIED

2. Approval of the Open Session Minutes of May 23, 2019

Materials before members are contained in the official meeting file.

Mover/Seconder: Ross/Sharman

THAT the GFC Facilities Development Committee approve the Open Session Minutes of May 23, 2019

CARRIED

3. Comments from the Chair (no documents)

Presenter(s): Wendy Rodgers, Deputy Provost and Chair of GFC Facilities Development Committee

The Chair introduced herself, welcomed members to the first meeting of the academic year, and asked members to introduce themselves.

4. Welcome and Committee Member Development and Orientation

- Governance and Committee Mandate including Terms of Reference
- Capital Projects Planning

Presentations before members are contained in the official meeting file.

Presenter(s): Marion Haggarty-France, University Secretary; Meg Brolley, Secretary to GFC and Manager of GFC Services; Ben Louie, University Architect; Pat Jansen, Associate Vice-President, Planning and Project Delivery; Lorna Baker-Perri, Director, Space Management

Discussion:

Ms Haggarty-France and Ms Brolley gave a presentation on the structure of academic governance at the University of Alberta, GFC foundational documents, resources for members, and the mandate, responsibilities and delegated authority of the committee. They noted that academic governance at the university had been transformed through the recommendations of the Ad Hoc Committee on Academic Governance including Delegated Authority, almost all of which had been implemented. A survey requesting feedback on the orientation session would be sent to members following the meeting.

Mr Jansen, Ms Baker-Perri, and Mr Louie gave a presentation on the capital projects planning process, that included the role of primary planning documents such as the Long Range Development Plan (LRDP), Sector Plans, and Faculty Academic Plans used for accommodating the growth of the university and the changing needs for program delivery. They spoke about the collaborative process that is undertaken as outlined in auxiliary strategic documents such as the Institutional Strategic Plan (ISP), the Comprehensive Institutional Plan (CIP) and the Integrated Asset Management Strategy (IAMS). It was noted that the University was classified as an alternative jurisdiction and was responsible to the *Post-Secondary Learning Act (PSLA)*, not to civic planning processes. The presenters also provided a summary of project implementation and the governance process, noting that FDC was mostly involved in the project assessment and definition phases and not consulted on any financial issues.

ACTION ITEMS

5. Election of Vice-Chair (no documents)

Presenter(s): Wendy Rodgers, Deputy Provost and Chair of GFC Facilities Development Committee

Dr Harrington was acclaimed as Vice-Chair.

6. Dentistry Pharmacy Building Core and Shell Redevelopment – Design Development Report

Materials before members are contained in the official meeting file.

Presenter(s): Pat Jansen, Associate Vice-President, Planning and Project Delivery; Ben Louie, University Architect; Lorna Baker-Perri, Director, Space Management

Purpose of the Proposal: 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.

Discussion: Mr Jansen noted that the full proposal of the Dentistry Pharmacy Building Core and Shell Redevelopment was 622 pages and from a high-level perspective, the design will result in a lot of flexibility in the final use of the building. A future proposal for FDC would focus on the programming and occupant fit-out phase. He then reviewed the five project drivers for the project.

Ms Baker-Perri reviewed the five general space type categories noting that there were no plans to set up wet-lab research facilities. Ms Baker-Perri noted that the gross area had reduced from earlier plans mainly due to efficiency of design and mechanical systems.

Mr Louie reviewed the design of the building renewal in terms of sustainable development and smart growth, and the conceptual reference to the Greek Agora, the Roman Forum, and a Campus Centre. Mr Louie provided background on the changes to the building since 1922 and highlighted several features that were revealed after

stripping subsequent renovations back to the original construction, noting that many of these original designs only have minimal damage and would be restored where possible. Mr Louie said that much thought was given to the connection between the old and new buildings including a campus crossroads and a social street, and that there would be 12 on grade access points. Mr Louie noted that in the new building that there would be connections between upper floors for community interactions and spreading programs. Mr Louie noted that iconic photos of the original façade would still be possible as the north office tower would not be visible from the south side. He concluded by noting that making the building look inviting in the evening was considered because the days are short during the academic year.

Discussion and comments included, but were not limited to: a definition of “vertical university”; the updating of all wiring, plumbing and mechanical systems; and timelines for functional space programming.

Mover/Seconder: Sharman/Ross

THAT the GFC Facilities Development Committee approve, with delegated authority from General Facilities 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.

CARRIED

DISCUSSION ITEMS

7. University of Alberta Botanic Garden: Entry Pavilion and the Diwan at the Aga Khan Garden– Substantial Development Community Open House #2

Materials before members are contained in the official meeting file.

Presenter(s): Emily Ball, Director, Community Relations; Ben Louie, University Architect

Purpose of the Proposal: To provide members of the Facilities Development Committee with the open house presentation material of the proposed site options for the Entry Pavilion and the Diwan, and the resulting community feedback.

Discussion: Ms Ball explained that, in accordance with the Long Range Development Plan (LRDP), two community engagement opportunities were required concerning proposed substantial development. The second open house took place on June 25, 2019 and incorporated comments from Open House #1, showed how the design was developed, and how the building would look. The overall community impression was very good. She noted that both projects were donor funded and that tinal stone from the Dentistry Pharmacy building would be utilized.

There were no questions.

8. Integrated Asset Management Strategy Update (no documents)

Presenter(s): Andrew Sharman, Vice-President (Facilities and Operations)

Discussion: Mr Sharman updated the Integrated Asset Management Strategy. He displayed a map that highlighted 5 or 6 smaller, non-teaching buildings in Sector 2 at 116 St and Saskatchewan Drive that would be closed and staff relocated. He noted that Alumni House was closed due to flooding from a burst pipe.

Mr Sharman reported that the university leased a lot of office space in Campus Tower and that the lease would expire in September 2020. Units would be moved to other areas on campus over the next 11 months and lease savings would be reinvested.

Mr Sharman noted that the J.W. Scott Health Sciences Library may be moved out of the hospital to provide more clinical space.

Mr Sharman reported that Enterprise Square included the decant space for the Stanley Milner library, which would re-open in November 2019. This space would be used for some university staff as part of the relocation from Campus Tower.

A member noted that the J.W. Scott Health Sciences Library move may be delayed due to a major conference in May 2021 and the resulting moratorium on all construction at the university during that time.

9. Projects Update from Facilities and Operations (no documents)

Presenter(s): Pat Jansen, Associate Vice-President, Planning and Project Delivery

Discussion: Mr Jansen presented the following projects update:

Past Projects – Construction Phase

As noted at the May FDC meeting, there are several larger construction initiatives that involve only infrastructure renewal (and therefore not submitted to FDC) – Electrical Vault replacement (several sites), Van Vliet shower, locker and washroom renewal, Brain and Aging Research Building mechanical systems, and Fine Arts Building mechanical systems. These are all ongoing and in various stages of design and or construction with some dependent on budget confirmation.

UA Botanical Garden (UABG) - Islamic Garden: Project is just now through the warranty phase – no future reporting.

Dentistry Pharmacy: The project is progressing through the various design phases (as noted in today's meeting DD), site activities include ongoing demolition, and detailed core and shell design activities will now advance to full detailed drawings. The next FDC involvement will be directed to programming activities.

Campus Utility Building – Electrical (CUBE): The project will advance into construction and is scheduled for completion this fall. This is a non-occupied building.

Central Academic Building (CAB): Lower level renewal is open and well received by students and staff.

Lister Renewal (as information): Large capital expenditure but framed around functional renewal with no change in use.

In Planning and/or Design Phase

Community Twin Arena: the project, as previously noted, has advanced to the SD phase (and approved). Any further design activities are dependent on funding confirmation.

Maskwa House: no change, project has reached design development phase (and approved at FDC) – awaiting financial support. No further reporting.

UA Pavilion (Garden and Entry Pavilion): Garden pavilion design is construction ready and awaiting funding confirmation. The **Entry Pavilion** (no space programming considerations) is construction ready and is proceeding.

Convocation Hall (no change from May meeting): Facilities & Operations is engaged in a detailed building condition assessment and concept development phase for this building. There is no planned change of use but

rather a renewal program. Should the project continue to develop it would be brought forward to FDC at appropriate design milestones.

Other considerations in early planning activities include: Mechanical Engineering Project Scope Confirmation Report (PSCR) has been completed and a formal Functional Programming exercise will soon be underway and be presented to FDC in 2020. Cameron Library PSCR planning phase will be underway in October. Functional Program – several Faculties in review.

10. Question Period

Presenter(s): Wendy Rodgers, Deputy Provost and Chair of GFC Facilities Development Committee

A member noted concerns with the buttons not working for disability access from the Timms/Telus parkade using the pedway and was told that maintenance was aware and working on the problem.

It was noted that for security reasons all doors to Hub Mall could only be opened by residents between 10 p.m. and 7 a.m.

Members anticipating missing a meeting are encouraged to send the Chair any comments on agenda items prior to the meeting.

INFORMATION REPORTS

11. Items Approved by the GFC Facilities Development Committee by E-Mail Ballots (no items to date)

There were no items.

12. Information Items Forwarded to Committee Members Between Meetings (no items to date)

There were no items.

CLOSING SESSION

13. Adjournment

The Chair adjourned the meeting at 3:20 p.m. and Mr Sharman invited interested members to attend a tour of the completed Central Academic Building renovations.