SUB Renovation Project

Background for Stakeholders
4 June 2012
Today

History

Goals

Feasibility Study

What’s Next?

Questions and Comments
The history of SUB and this renovation project
History of SUB

Constructed in 1967 as a collaborative project between the University and the Students’ Union.

Renovated in 1993 (SU)
   Added food court

Renovated in 1998 (University)
   Student Services centralized; second floor renovated

Expanded in 2003 (Joint)
   Enclosed courtyard; second floor space added
Changing needs identified

2009
Increasing space pressures; began exploring options

2010
General Space Programme validates the need for more space.
Expansion discussed, but dismissed after consultations with F&O.
How do we improve the building and make better use of what we have?

2011
Renovation Feasibility Study
What were the goals we identified for the project?
Engagement
Better use of space to encourage and support student engagement activity
Creation of an Involvement Centre
Quality of Service Space
Improve the quality of space of our student services
Vibrancy of the Building

Lighter, more *accessible* and *usable* lower level; promote more activity in SUB
How does this align with the Students’ Union’s Strategic Plan and the University’s Academic Plan?
Strategic Goal 2

Establish an environment that promotes student spirit and involvement, and maximizes students’ sense of ownership of the Students’ Union and their university experience.

Strategic Goal 5

Support the educational and university experience of students by providing relevant programs and services.
What we do and how we do it must also reflect Students’ Union values: stewardship, innovation, compassion, sustainability, and citizenship.
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.
A Feasibility Study was conducted in the fall of 2011 to assess cost and viability of the project.
About the Feasibility Study

The Feasibility Study was:

- an assessment of needs, opportunities and strategy
- an assessment of resource requirements
- review of building code and building system issues
- a starting point

The Feasibility Study was not:

- a final design
- a complete solution
- set in stone
How did the Study evolve?

Initial discussions and reviews of precedent images
We began by talking about our goals, and also about how the building should feel...
Open, transparent
welcoming and bright
Fun and friendly
Your ‘living room’ on campus
Connected and whole
Lower level no longer a basement, but rather part of the core of the building’s social life
We also discussed how the building as whole should fit together.
How did the Study evolve?

Initial review of space usage
We started off looking, in very broad strokes, at what some of the issues were and how we might address them.
We wanted to allow for a visual internal connection between floors...
There were problems with this approach: We lost space, and it would be very expensive.
The alternative option identified was to build out slightly - cheaper and more effective
We explored a number of concepts for this, and selected one of them for cost analysis.
How did the Study evolve?

Preliminary Design Model for Cost and Feasibility Assessment
Dynamic and Transparent
Lighter, more *accessible* and *usable* lower level; invite students into SUB
Connect with the street
Currently, SUB is bunkered in behind concrete planters.
Connect with the street
Currently, SUB is bunkered in behind concrete planters.
Thinking about the interior

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?
We reviewed many interior layout options, reflecting our key priority of creating a hub for student engagement.

That means providing the spaces and resources student groups need, plus unique social space - a ‘front porch.’

We believe that the right design, combined with direct access to the lower level, will bring more students into SUB. These ones were interesting, but didn’t excite us.
The final design we decided to use for the Feasibility Study was more radical, but had a warm and open feel.
This is, however, just one possibility, and will evolve based on feedback from stakeholders and students.
More humane and organic feel to the space.
(Renderings do not represent interior design, but rather the shape of the space.)
More humane and organic feel to the space.
(Renderings do not represent interior design, but rather the shape of the space.)
More humane and organic feel to the space.
(Renderings do not represent interior design, but rather the shape of the space.)
Operable windows or motorized opening dampers will be provided at the low level at the courtyard and on the upper level of the Atrium. The Trombe wall shade will be configured to absorb solar energy near the top of the Atrium, which will assist in creating a natural thermal plume through the space. The radiant cooling will provide an isolated zone of comfort at areas adjacent to the Atrium.

The following is a description of the Natural Ventilation modelling performed for the proposed Atrium:

Two openings are considered, one at the top (facing north) and the other one at the bottom of the atrium (facing south). The IES program is used to determine the impact of opening area on annual cooling energy use (Figure 8) and the variation of air temperature along a vertical plane in the atrium (Figure 9).

The Feasibility Study also assessed mechanical, structural, and electrical systems. No major obstacles were discovered.
Process

What Happens Next?
What has happened so far?

In January, the Feasibility Study was presented to Students’ Council.

Council approved a referendum question on 24 January.

In March, students passed the referendum, approving a potential fee of $9 per term to help pay for a renovation.
Project Scope

The Feasibility Study dealt only with the lower level, but our budget parameters anticipate adding additional scope:

• Renovations to 3rd, 4th, and 6th floors.
• Will explore mitigation of existing issues (heat in the tower; sound isolation on second floor).
• SU office renovations.
Going forward - timeline

June - July
   Stakeholder consultations

August - September
   Schematic Design Report

October - November
   Student consultations

December - January
   Design Development Report

January
   Students’ Council decides whether to proceed.

Mid-2013 - Summer 2014
   Construction
Notes on Process

Collegial and collaborative approach, reflective of University and SU values.

Active involvement of the community.

Overall project guidance by a Steering Committee.

Design Subcommittee to manage consultations with stakeholders.

F&O and Dean of Students representation on Steering Committee and on the Design Subcommittee.

Experienced project manager, Russell Steffes; was involved in 1993 and 2003 projects.

Dialog is the Architect for the project.
Referendum provisions form the foundational principles of the project:

a. minimize environmental impact;
b. improve student services and club space;
c. create more/better meeting and event space; and
d. increase study, relaxation, and social space.

All major decisions to follow this route:
   Steering Committee
   Executive Committee
   Students’ Council

After Council approval, the project will be sent through University governance.
Stakeholder Consultations

We want your ideas!

Stakeholder consultations begin this week, and occur every Wednesday and Thursday for the next 7-8 weeks.

Consultations with stakeholders will take two or more meetings.

• Meeting 1: Discussion of stakeholder’s current and future needs, airing of concerns, and sharing of ideas.

• Meeting 2+: Discussion of concrete options.

Dialog will use the information from these consultations to draft the Schematic Design Report.
Stakeholder Consultations

How do you arrange a renovation consultation meeting?

Three ways:

Sign up now at the table in the lobby.

E-mail us at subrenos@su.ualberta.ca

Call us at 780-492-4236

Key SU contacts:

Andy Cheema
Margriet Tilroe-West
Marc Dumouchel
Jane Lee
Zach Fentiman
Opportunity
Comments, Feedback, Questions?