SUB Renovation Feasibility Study

Update to Students’ Council
6 December 2011
Today

What is the feasibility study?

How does SUB renovation fit into the Students’ Union’s strategy?

What have we discussed and discovered so far?

What’s next in the process?

Your feedback
<table>
<thead>
<tr>
<th>The Feasibility Study is...</th>
<th>The Feasibility Study is not...</th>
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<tbody>
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<td>• an assessment of needs, opportunities and strategy</td>
<td>• a final design</td>
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<td>• an assessment of resource requirements</td>
<td>• a complete solution</td>
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<td>• review of building code and building system issues</td>
<td>• set in stone</td>
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<td>• a starting point</td>
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What were the goals we identified for the project?
Engagement
Better use of space to encourage and support student engagement activity.
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?
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 our values: stewardship, innovation, compassion, sustainability, and citizenship
How did the concept evolve?
How did the concept 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
no longer a basement, now part of the core of the building’s social life
We also discussed how the building as whole should fit together.
How did the concept evolve?

Initial review of space usage
We began with a big-picture exploration of possible changes within the existing building envelope...
...but found that likely wasn’t the best solution.
We still wanted to allow for a visual internal connection between floors...
The best option to meet our goals is to build out slightly - cheaper and more effective
How did the concept evolve?

External design
We explored a number of concepts for this.
Before settling on one for further evaluation as part of the feasibility study. (This does not mean this is a final choice or design, only that we’re building the estimates based on this.)
Frontal schematic
To mitigate the use of glass, we would pursue higher-efficiency glass and use of the front atrium as a ‘solar chimney’.
This really shows how much we ‘open up’ the lower level and create a second primary floor out of what was definitely a ‘downstairs’ before.
The banners are actually shades that can be raised and lowered to manage solar loading on the building.
We expect that this project would open up discussion about what 89th Ave should look like on both sides.
How did the concept evolve?

Interior design
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?
Creating a hub for student engagement means providing the spaces and resources student groups need, plus unique social space - a ‘front porch.’
Here’s some context to compare with our existing space allocation. Note that some services have already moved or are moving, which makes repurposing the lower level just that bit easier.
We have reviewed many options, and are continuing to refine this - even though it’s just a feasibility study, the better we understand it now, the better off we’ll be later.
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Major changes: Relocation of services, major expansion of student group facilities and meeting/event spaces, and relocation of retail frontages.
December

- Reports on code issues, mechanical and electrical systems, and other background data

- Cost estimates

- Initial financing models

- Identification of related space impacts and opportunities
January

- Feasibility report completed
- Financial readiness assessment
- Assessment of outstanding issues

Council to decide:
- Do we proceed further?
- Do we pursue alternatives?
- What is the financing model?
Comments, Feedback, Questions?