

The following Motions and Documents were considered by the GFC Facilities Development Committee at its Thursday, March 21, 2019 meeting:

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Agenda Title: **Dentistry Pharmacy Building Core and Shell Redevelopment - Schematic Design 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 schematic design report for the Dentistry Pharmacy building as the basis for further planning.

FINAL Item: 4

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FINAL Item No. 4

**Governance Executive Summary**  
**Action Item**

<b>Agenda Title</b>	<b>Dentistry Pharmacy Building Core and Shell Redevelopment – Schematic Design Report</b>
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**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.

**Item**

Action Requested	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Recommendation
Proposed by	Andrew Sharman, Vice-President (Facilities and Operations)
Presenter(s)	Andrew Sharman, Vice-President (Facilities and Operations) 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 <i>(please be specific)</i>	To provide members of the Facilities Development Committee with a summary of the project that will see the repurposing and renewal of the Dentistry Pharmacy Building under Phase 1 - Core and Shell.
Executive Summary <i>(outline the specific item – and remember your audience)</i>	<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"> <li>• Facility and resource stewardship</li> <li>• Space stewardship</li> <li>• Administrative effectiveness and efficiency</li> <li>• Academic / Institutional branding and recruitment</li> <li>• Campus crossroads and student life</li> </ul> <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 schematic design report summarizes planning and design explorations to date regarding the core and shell phase, including a detailed examination of the conditions and viability of adaptive reuse of the historic structure. The report culminates with a recommendation 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> <p>Preliminary programming space categories were developed to include University and public realm, student success, special character, general office and support services.</p>

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	<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. It is an overdue operation to give this treasured building a second life – to serve as a welcoming front door and a main stage of the University on North Campus.</p> <p>Construction activities will begin in April 2019.</p>
Supplementary Notes and context	<This section is for use by University Governance only to outline governance process.>

**Engagement and Routing** (Include meeting dates)

<p>Consultation and Stakeholder Participation (parties who have seen the proposal and in what capacity)</p> <p>&lt;For information on the protocol see the <a href="#">Governance Resources section Student Participation Protocol</a>&gt;</p>	<p><b><u>Those who are actively participating:</u></b></p> <ul style="list-style-type: none"> <li>• AVP, Planning and Project Delivery, Facilities and Operations</li> <li>• Office of the University Architect, Planning and Project Delivery</li> <li>• Space Management Office, Planning and Project Delivery</li> <li>• Design and Technical Services, Planning and Project Delivery</li> <li>• Project Management Office, Planning and Project Delivery</li> </ul>
	<p><b><u>Those who have been consulted:</u></b></p> <ul style="list-style-type: none"> <li>• AVP, Utilities, Facilities and Operations</li> </ul>
	<p><b><u>Those who have been informed:</u></b></p> <ul style="list-style-type: none"> <li>• Vice-President (Facilities and Operations)</li> </ul>
Approval Route (Governance) (including meeting dates)	

**Strategic Alignment**

Alignment with <i>For the Public Good</i>	<p>Please note the Institutional Strategic Plan objective(s)/strategies the proposal supports.</p> <p><b>BUILD...</b></p> <p>Build a diverse, inclusive community of exceptional students, faculty, and staff from Alberta, Canada, and the world.</p> <p>1. OBJECTIVE: Build a diverse, inclusive community of exceptional undergraduate and graduate students from Edmonton, Alberta, Canada, and the world.</p> <p>iv.Strategy: Ensure that qualified undergraduate and graduate students can attend the university through the provision of robust student financial support.</p> <p>5. OBJECTIVE: Build and strengthen trust, connection, and a sense of belonging among all members of the university community through a focus on shared values.</p>
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- i.Strategy: Support and enhance activities, initiatives, and traditions that bond alumni, students, staff, faculty, and professors emeriti to the university.
- ii.Strategy: Celebrate and support diversity and inclusivity.
- iii.Strategy: Identify and increase opportunities to engage alumni and volunteers as valued advisers, mentors, volunteers, and interested constituents.
- iv.Strategy: Appreciate and value the different roles staff, students, post-doctoral fellows, and faculty play on our campuses so that the institution as a whole can further benefit from their diverse skills, perspectives, and experiences.
- v.Strategy: Foster trust through mutually respectful dialogue between individuals, faculties, departments, administrative units, and campuses, and create opportunities to learn from each other's cultural variations.
- vi.Strategy: Encourage and support institution-wide initiatives, services, and programs, such as arts and cultural activities, intramurals, student groups, volunteering, clubs, and centres, which bring students from all faculties into community with each other.

6. OBJECTIVE: 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.

i.Strategy: Discover an institution-wide, comprehensive brand platform (reputation, identity, image, and component stories) around the core institutional narrative: its promise, its mission, and its impact.

**EXPERIENCE...**

Experience diverse and rewarding learning opportunities that inspire us, nurture our talents, expand our knowledge and skills, and enable our success.

8. OBJECTIVE: Create and facilitate co-curricular and extracurricular learning experiences for undergraduate and graduate students that enable their self-discovery and give them the skills to use their talents, creativity, and curiosity to contribute as future citizens and leaders.

ii.Strategy: Expand and encourage student mentorship programs

**EXCEL...**

Excel as individuals, and together, sustain a culture that fosters and champions distinction and distinctiveness in teaching, learning, research, and service.

11. OBJECTIVE: Advance the University of Alberta's reputation for research excellence by pursuing fundamental and original questions and ideas, pushing the frontiers of knowledge, inspiring creative experimentation, driving innovation, and advancing society.

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- i.Strategy: Encourage and champion achievements in a broad base of fundamental and applied research, scholarship, and creative activities.
- ii.Strategy: Support a culture of creativity, innovation, and entrepreneurship among students, faculty, and staff where contributions to all sectors of society are rewarded, valued, and celebrated.
- iii.Strategy: Nurture, enable, and reward public intellectuals
- v.Strategy: Advance the University of Alberta's reputation for excellence in research through a co-ordinated recognition, awards, and honours program.

**ENGAGE...**

Engage communities across our campuses, city and region, province, nation, and the world to create reciprocal, mutually beneficial learning experiences, research projects, partnerships, and collaborations.

16. OBJECTIVE: 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.

i.Strategy: Identify and embrace opportunities to build, strengthen, and extend the University of Alberta's connections to and engagement with external stakeholders, including the general public, neighbouring communities, ethnic and cultural communities, and other communities of practice.

iii.Strategy: Engage with government, community, industry, business, and the post-secondary sector to address shared local, provincial, national, and global challenges.

iv. Strategy: Continue to build mutually beneficial, authentic relationships with donors and alumni.

v.Strategy: Welcome increased community access, participation, and engagement at all University of Alberta sites.

17. OBJECTIVE: Facilitate, build, and support interdisciplinary, cross-faculty, and crossunit engagement and collaboration.

i.Strategy: Identify and remove systemic barriers to interdisciplinarity, and where necessary, expand or create policies resources, infrastructure, and strategies to encourage and reward academic and administrative partnerships and collaborations.

**SUSTAIN...**

Sustain our people, our work, and the environment by attracting and stewarding the resources we need to deliver excellence to the benefit of all Albertans.

20. OBJECTIVE: 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.

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	<p>ii.Strategy: Embed social, economic, and environmental sustainability into the development and care of the university's indoor and outdoor spaces.</p> <p>iii.Strategy: Enhance awareness of the university's environmental sustainability features, practices, and resources across University of Alberta campuses and external communities.</p> <p>21 OBJECTIVE: 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>iv.Strategy: Facilitate easy access to and use of university services and systems, reduce duplication and complexity, and encourage cross-institutional administrative and operational collaboration.</p> <p>22. OBJECTIVE: Secure and steward financial resources to sustain, enhance, promote, and facilitate the university's core mission and strategic goals.</p> <p>i.Strategy: Seek and secure resources needed to achieve and support our strategic goals.</p> <p>iii.Strategy: Ensure responsible and accountable stewardship of the university's resources and demonstrate to government, donors, alumni, and community members the efficient and careful use of public and donor funds.</p> <p>23. OBJECTIVE: 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>i.Strategy: Secure and sustain funding to plan, operate, expand, renew, and optimize the use of campus infrastructure to meet evolving teaching and research priorities.</p>		
<p>Alignment with Institutional Risk Indicator</p>	<p>Please note below the specific institutional risk(s) this proposal is addressing.</p> <table border="1" data-bbox="570 1465 1544 1675"> <tr> <td data-bbox="570 1465 1089 1675"> <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="1089 1465 1544 1675"> <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><b><u>Post-Secondary Learning Act (PSLA):</u></b></p> <p>The <i>PSLA</i> gives GFC responsibility, subject to the authority of the Board of Governors, over academic affairs (Section 26(1)) and provides that GFC may make recommendations to the Board of Governors on a building program and related matters (Section 26(1) (o)).</p> <p>Section 18(1) of the PSLA give the Board of Governors the authority to make any bylaws "appropriate for the management, government and control of the university buildings and land."</p>		

Section 19 of the *Act* requires that the Board “consider the recommendations of the general faculties council, if any, on matters of academic import prior to providing for (a) the support and maintenance of the university, (b) the betterment of existing buildings, (c) the construction of any new buildings the board considers necessary for the purposes of the university [and] (d) the furnishing and equipping of the existing and newly erected buildings [.] [...]”

Section 67(1) of the *Act* governs the terms under which university land may be leased.

**GFC Facilities Development Committee Terms of Reference**

**3. MANDATE OF THE COMMITTEE**

2. Delegation of Authority

Notwithstanding anything to the contrary in the terms of reference above, the Board of Governors and General Faculties Council have delegated to the Facilities Development Committee the following powers and authority:

A. Facilities

1. To approve proposed General Space Programmes for academic units.

2 (i) To approve proposals concerning the design and use of all new facilities and the repurposing of existing facilities and to routinely report these decisions for information to the Board of Governors.

(ii) In considering such proposals, GFC FDC may provide advice, upon request, to the Provost and Vice-President (Academic), Vice-President (Facilities and Operations), and/or the University Architect (or their respective delegates) on the siting of such faculties.

B. Other Matters

The Chair of FDC will bring forward to FDC items where the Office of the Provost and Vice-President (Academic) and/or the Office of the Vice-President (Facilities and Operations), in consultation with other units or officers of the University, is seeking the advice of the Committee.

**UAPPOL**

**[Space Management Policy and Space Management Procedure](#)**

The respective roles of GFC FDC and the Vice-President (Facilities and Operations) with regard to institutional space management are set out in the Board-approved Policy and attendant Procedure.

Cite reference to relevant legislation, policy, and governance committee(s) [title only is required].

Attachment:

1. [Dentistry Pharmacy Building Core & Shell Redevelopment Schematic Design Report \(pages 1 - 178\)](#)

*Prepared by:*

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