The following Motions and Documents were considered by the GFC Facilities Development Committee at its September 26, 2013 meeting:

Agenda Title: Functional Program - Founders' Hall, Augustana Campus

CARRIED MOTION: THAT the GFC Facilities Development Committee approve, under delegated authority from the General Faculties Council and on the recommendation of Planning and Project Delivery, the Functional Program – Founders’ Hall, Augustana Campus, as set forth in Attachment 2, as the basis for further planning and design.

Final Item: 4

Agenda Title: Landscape Plan for the Physical Activity and Wellness (PAW) Centre

CARRIED MOTION: THAT the GFC Facilities Development Committee approve, under delegated authority from General Faculties Council and on the recommendation of Planning and Project Delivery, the proposed Physical Activity and Wellness (PAW) Centre Landscaping Design Development, set forth in Attachments 2 and 3, as the basis for further development of design documents.

Final Item: 5
OUTLINE OF ISSUE

Agenda Title: **Functional Program - Founders’ Hall, Augustana Campus**

**Motion:** THAT the GFC Facilities Development Committee approve, under delegated authority from the General Faculties Council and on the recommendation of Planning and Project Delivery, the Functional Program – Founders’ Hall, Augustana Campus, as set forth in Attachment 2, as the basis for further planning and design.

<table>
<thead>
<tr>
<th>Item</th>
<th>Action Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed by</td>
<td>Ben Louie, University Architect, Office of the University Architect, Facilities and Operations</td>
</tr>
<tr>
<td>Presenters</td>
<td>Allen Berger, Dean, Augustana Campus; Peter Osborne, Partner, GEC Architecture; Lorna Baker-Perri, Associate Director, Accommodation Planning and Programming, Office of the University Architect</td>
</tr>
<tr>
<td>Subject</td>
<td>Functional Program – Founders’ Hall, Augustana Campus</td>
</tr>
</tbody>
</table>

**Details**

- **Responsibility:** Vice-President (Facilities and Operations)
- **The Purpose of the Proposal is (please be specific):** To seek approval of the Functional Program for Founders’ Hall, Augustana Campus, as the basis for further planning and design.
- **The Impact of the Proposal is:** That it will allow Facilities and Operations to move forward with the planned interior renewal and backfill of Founders’ Hall based on the long-term vision for Augustana Campus.
- **Replaces/Revises (eg, policies, resolutions):** N/A
- **Timeline/Implementation Date:** Start Date - Fall of 2013.
- **Estimated Cost:** N/A
- **Sources of Funding:** N/A
- **Notes:** N/A

**Alignment/Compliance**

- **Alignment with Guiding Documents:** *Dare to Discover, Dare to Deliver*, the Long Range Development Plan (LRDP), and the University of Alberta Comprehensive Institutional Plan (CIP)

1. **Post-Secondary Learning Act (PSLA):** The *PSLA* 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)). 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.” 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.

2. **GFC Facilities Development Committee (FDC) Terms of Reference**
– Section 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 (Programs) 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 facilities. (GFC SEP 29 2003)

**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.”

3. **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 this Board-approved policy and attendant procedure.

To access this policy suite on line, go to: [www.uappol.ualberta.ca](http://www.uappol.ualberta.ca).

**Routing** (Include meeting dates)

<table>
<thead>
<tr>
<th>Consultative Route (parties who have seen the proposal and in what capacity)</th>
<th>Extensive Consultation with:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Augustana Campus - the Dean, Vice-Dean, and the Founders’ Hall Task Force and other stakeholders;</td>
</tr>
<tr>
<td></td>
<td>• Accommodation Planning and Programming, Facilities and Operations;</td>
</tr>
<tr>
<td></td>
<td>• Office of the Provost and Vice-President (Academic);</td>
</tr>
<tr>
<td></td>
<td>• Associate Vice-President (Facilities and Operations)</td>
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<th>Approval Route (Governance) (including meeting dates)</th>
<th>GFC Facilities Development Committee (September 26, 2013) – for approval</th>
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<tbody>
<tr>
<td>Final Approver</td>
<td>GFC Facilities Development Committee</td>
</tr>
</tbody>
</table>
Attachments:

1. Attachment 1 (pages 1 – 2) – Briefing Note
2. Attachment 2 (pages 1 – 34) – Functional Program – Founders’ Hall, Augustana Campus

Prepared by: Lorrina Belland, Planning Officer, Accommodation Planning and Programming, Office of the University Architect, Planning and Project Delivery, Facilities and Operations, lorrina.belland@ualberta.ca
Background

In the fall of 2012, an updated Condition Assessment Report for Founders’ Hall confirmed that it’s building envelope and mechanical systems were in marginal to poor condition. To address these issues, a project was approved to renew both the exterior and interior of Founders’ Hall. The Founders’ Hall Renewal Program was brought forward as an information item at the September 27, 2012 Facilities Development Committee meeting.

The building was constructed in 1912 and for decades it housed classrooms, offices, dorms, a library, and kitchen and laundry facilities. Most recently, academic and administrative offices as well as classrooms were accommodated. The renewal of Founders’ Hall, fondly known as “Old Main”, provides an opportunity for Augustana Campus to solidify its long term vision for this signature campus landmark.

Program Overview

GEC Architecture was retained to complete a Functional Program that would support and build upon Augustana’s long term vision for Founders’ Hall. Given that former and current students, staff and faculty are deeply attached to the building, this vision recognized the need for Founders’ Hall to remain an active destination and to become a “campus living room”; welcoming all guests and students, past and present. The potential occupants will ensure its symbolic value continues now and into the future. With this in mind, the Dean and the Founders’ Hall Task Force determined that it would serve multiple constituents; prospective students, alumni, faculty and current students. Solutions were to address key priority needs, cost-effective, functionally viable and support academic requirements.

GEC Architecture and Accommodation Planning and Programming interviewed potential stakeholders to understand their role and how they might support the vision for Founders’ Hall along with their current and future space needs. This work led to the completion of a Functional Program that was used to develop a set of Block and Stack plans. These plans identify the space-by-space requirements to accommodate the agreed-upon functions and all related building requirements. The completed document will be used to guide the detailed space planning and design work for the interior renewal of Founders’ Hall.

The proposed occupants include External Relations, Development, Academic Advisement, Learning and Beyond, Career Counseling, some academic offices and undergraduate student research space as well as a campus living room and multi-purpose space. The program requirements are outlined in the detailed space tables that identify existing space and projected space needs to 2018. The Functional Program proposes 989 m² of component gross area* within the existing building. This does not include the gross areas required for building systems, the new barrier free elevator/stair addition or washrooms, all of which are included in the Renewal Program Design Team’s project.

*component gross area=net assignable area + 20% for internal circulation

Lorna Baker Perri
Associate Director, Accommodation Planning and Programming
Facilities and Operations
Recommendation

The Functional Program - Founders’ Hall, Augustana Campus be approved as the basis for further planning and design.
A view of Founders' Hall front entry from the Augustana Campus quad
Letter of Support

The Consulting Team wishes to thank the contributions of many individuals and groups who provided input into the Functional Program for Founders’ Hall.

University of Alberta
Augustana Faculty & Students
- Allen Berger, Dean of Augustana
- Ric Johnson, Vice-Dean of Augustana, Taskforce Chair
- Alan Heyhurst, Assistant Dean Finance & Administration
- Dana Andreassen, Project Specialist
- Tim Hanson, Assistant Dean / External Relations
- Carmen Person, University Counsellor
- Roxanne Harde, Associate Professor and the Associate Dean, Research
- Tomislav Terzin, Assistant Professor
- Sarah Ross, Recorder, Executive Assistant to the Vice-Dean
- Shaun Dubash, Student
- Carlo Martin, Student

Facilities and Operations
- Lorna Baker-Perri, Associate Director, Accommodation Planning and Programming, Office of the University Architect, Planning and Project Delivery
- Lorrina Belland, Planning Officer, Accommodation Planning and Programming, Office of the University Architect, Planning and Project Delivery

Consulting Team
- Peter Osborne, Partner, GEC Architecture
- Lacey Pearn, Interior Designer, GEC Architecture
Executive Summary

GEC Architecture was retained by the University of Alberta to complete a functional program for the renewal of Founders’ Hall that would help achieve Augustana’s Vision for the future of this important historically significant building. Founders’ Hall is the signature building on the University of Alberta’s Augustana Campus and as the first building constructed on campus in 1912 it is fondly known as the Old Main. GEC developed a detailed functional program, high-level program adjacencies, as well as block and stack plans to form the Renewal Program Design Team’s detailed design work.

Vision

The Dean’s Vision, which was refined by the Founders’ Hall Taskforce, recognizes the need for Founders’ Hall to remain an active destination within the Augustana Campus. The building has to serve multiple constituents including: prospective students, alumni, faculty, and current students. Founders’ Hall holds a unique place in the memory of former and current students, staff and faculty and its renewal needs to reinforce its central role in campus life.

Methodology

The Founders’ Hall Task Force determined a list of potential occupants for the building. GEC and University Accommodation Planning and Programming interviewed representatives of current and potential future occupants to understand their departmental role and how they might support the Vision for Founders’ Hall along with their current and future space needs. This work informed the creation of a detailed functional program which was used to develop the blocking diagrams.

Guiding Design Principles

Through the interview process, all individuals involved with Founders’ Hall were extremely open to achieving the long term Vision. With the support of the Dean, the Founders’ Hall Taskforce, and University Planning a set of guiding design principles were established. These design principles provided a framework to test the various occupant mixes, and block and stack options that were developed throughout the functional programming process. It is recommended that these design principles continue to be referenced and used in the decision making process during the detailed space planning and design work to be completed by the Renewal Program Design Team.

Functional Program

A detailed functional program was established to ensure that the future occupants of Founders’ Hall would support the overall Vision and help reinforce the interdisciplinary nature of Augustana Campus. The new functional program is based on the Renewal Program Design Team’s Schematic Design Report and base building floor plans. These plans outlined the proposal for the new barrier-free entrance and elevator addition, services space allocations, and washroom distribution and count. The Recommended Functional Program Area proposes 989m² of component gross area within the existing building. This does not include gross area for building systems, the elevator/stair addition or washrooms, which are included as part of the Renewal Program Design Team’s project. The proposed occupants of Founders’ Hall include:

- External Relations
- Development
- Academic Advisement
- Learning and Beyond
- Career Counselling
- Academic Offices
- Multi-purpose Spaces
- Research Space

Block and Stack

High-level block and stack plans and proposed adjacencies were established. The block and stack plans allocated gross departmental areas within the building, this includes a component grossing factor of 20% for internal circulation and demising walls. The block and stack plans will help establish the overall distribution of the program and provide a starting point for the detailed space planning and design work to be completed by the Renewal Program Design Team.
1.0 Introduction

The University of Alberta, Augustana Campus were tasked to articulate and provide recommendations on the long term use of Augustana Campus’s Founders’ Hall. Solutions were to address key priority needs, be cost-effective, functionally viable, and based on academic requirements.

A project is currently underway for a complete renewal of Founders’ Hall, both its interior and exterior. The renewal of Founders’ Hall provides an opportunity for Augustana Campus to solidify its long term vision for this signature campus landmark. The functional program will help implement this vision. Upon its completion, the design team selected for the Renewal Program will undertake a Concept Design that will incorporate the functional program’s recommendations.

GEC Architecture assisted the University of Alberta, in a team approach that included the Accommodation Planning and Programming team, Augustana administration and staff and the Founders’ Hall Task Force, to develop a Functional Program based on the Dean’s Vision for Founders’ Hall.

1.1 Purpose and Scope

The broad terms of reference for this report are to provide the University of Alberta with information and recommendations on the program elements, size and adjacencies for Founders’ Hall that can be implemented by the Renewal Program Design Team. Founders’ Hall holds a deep attachment for alumni, staff and faculty, and as such, potential occupants should ensure its continued symbolic value. Through the functional program the following items are addressed:

- Development of priorities, guidelines and planning criteria that have led to the conceptual adjacencies and blocking diagrams.
- Information gathering and documentation in order to provide a general overview and core activities of each group, and if possible, their organizational structure.
- Identify current and future trends and how these trends will affect activities and influence space requirements.
- A comprehensive functional overview of all components to be accommodated within Founders’ Hall.
- Identify ideal functional proximity groupings for all components;
- Identify ideal proximity to other user groups.
- Identify special purpose space requirements based on specific needs of each user group.

1.2 Methodology

To create the program and functional requirements for the Founders’ Hall, GEC met with and interviewed representatives of current and potential occupants. Concurrently, our design team reviewed the current mission, academic plan, strategic plan and vision for Augustana Campus, along with the current General Space Program. The resulting information enabled GEC to understand the current and future needs of the University of Alberta, Augustana Campus and to assist in the development of a set of priorities, guidelines and planning criteria.

GEC led individual user group sessions to understand user group core activities, verify space requirements, and understand proximities required between groups. GEC presented detailed program summary charts back to the Founders’ Hall Taskforce and key stakeholders. Program summary charts were adjusted accordingly based on feedback from the taskforce. The resulting functional program was used to develop blocking diagrams to help provide guidance to the Renewal Program Design Team.
2.0 Physical Context

2.1 Site Plan

Augustana is a unique residential liberal arts and science campus located in Camrose, Alberta, approximately 100km southeast of Edmonton. The current enrolment is around 1000 students with about half of the student body living on campus. Projections suggest the campus will expand to 1200 students within the next four to five years with a goal of reaching 1600-2000 over the next decade. The campus is organized around a central quadrangle, anchored at the south end by Founders’ Hall and flanked by the Library and Student Forum to the east, Science Extension, Classroom Building, and the new Camrose Performing Arts Centre to the west, which is currently under construction.
3.0 Vision

The Project Team developed priorities, guidelines and planning criteria based on the consensus vision which was supported by the Dean and the Founders’ Hall Taskforce. The Vision recognizes the importance of this 1912 building and its role within the campus. The Vision also informed the possible occupants and their adjacencies within the building. The renewal of Founders’ Hall will allow Augustana Campus to solidify its long term vision for their signature building.

The Founders’ Hall Task Force determined that the building has to service the following constituents:
- Prospective Students,
- Alumni,
- Faculty, and
- Current Students.

The renewed building needs to have an active purpose and become a ‘campus living room’, welcoming all guests, including past, present and future students, to Augustana Campus.

3.1 Priorities, Guidelines and Planning Criteria

Based on the four priority groups, GEC interviewed current and potential occupants of Founders’ Hall to gather information, needs and to determine if their function contributes to the overall vision. The following are the key guiding principles that will form the basis of design for the Renewal Program Design Team.

- Provide an accessible ‘campus living room’ on the main floor as a welcoming space for alumni, prospective students, and other visitors.
- Provide opportunities that encourage the various departments and students to mix and interact.
- Provide multi-purpose space within Founders’ Hall.
- Student support spaces should be located on the garden, main and/or second floor.
- Faculty should continue to occupy the third and fourth floors.
- Create space for a future Career Counseling operation, ideally nearby other advising services.
- Include student research spaces to help keep Founders’ Hall active during the summer.
- Protective Services may require to be relocated based on the overall program areas for academics.
- Provide and incorporate a new barrier-free access.
- Provide spaces that meet the support space recommendations.
- Provide shared copy and storage areas on each floor.

*Original dedication of Augustana’s ‘Old Main’, now known as Founder’s Hall circa 1915 photo courtesy of the Glenbow Archives PA 3689-382*
4.0 Functional Program

4.1 Component Overview

The following provides a brief description of the key program areas planned for Founders’ Hall. The program is broken into three main areas: Prospective Students & Alumni, Current Students, and Faculty Spaces. A full space by space breakdown is included in Section 4.3 Space Summary Table. Please note, the recommended functional program area identified in the Space Summary Table may be higher or lower than the projected component gross area as it is based on the existing building conditions.

Prospective Students & Alumni

Four program groups address Prospective Students & Alumni: the Living Room, External Relations, Development, and the Multi-Purpose Space. The Living Room is the most important new program element to be introduced into Founders’ Hall. It will be the new heart of the building, the first place students arrive, an important gathering space while you are attending the University, and a special place to meet as a returning alumni. It will contain displays for awards and memorabilia associated with the University of Alberta and Augustana Campus.

External Relations is the largest program area within Founders’ Hall and as such is required to be split between two floors. External Relations can be split into Admissions and Prospective Students focused uses, and Alumni focused uses. Each area will have a small waiting area with the main reception associated with the Admission and Prospective Students uses. Ideally, support spaces like the workroom, mail service and switchboard should be collocated on a single floor. External Relations shares a program relationship with the Living Room.

Development is a relatively small program group consisting of two closed offices, an open workstation, and a small meeting room. The meeting room will be dedicated for Development’s use. It shares a program relationship with the Living Room.

A new Multi-purpose Space is to be introduced into Founders’ Hall. It will provide an additional gathering space as well as a part-time seminar room. The Multi-Purpose Space shares a program relationship with the proposed external patio space. This will allow activities to flow outside as well as provide the possibility for a dedicated after-hours entrance.

Current Students

Three program groups address current students: Learning and Beyond, Academic Advising, and the future Career Counselling. These program groups should be collocated on a single floor and share a waiting space. The new shared waiting should allow for new synergies to be formed between these program groups. Career Counselling is currently being planned as growth space as the program department currently does not exist on the Augustana Campus.

Faculty Spaces

Two program groups address Faculty: Academic Offices and Student Research Spaces. These two program groups should be collocated, however, their combined areas will require them to be split between multiple floors. Efforts should be made to standardize the size of all enclosed Academic Offices. However, if access to natural light for each enclosed office is a priority, the office sizes will not be standard sizes due to the window placement. A small dedicated meeting room should be integrated into the Academic Offices to allow for impromptu meetings between staff and students.

4.2 Functional Proximities

In order to determine the functional requirements of the individual departments and the interrelationships between groups, detailed interviews with stakeholders were held. Based on these stakeholder meetings some natural adjacencies surfaced based on the constituents:

- Prospective Students focused space:
  - External Relations
  - Living Room

- Alumni focused space:
  - Development
  - Living room
  - Alumni Office

- Faculty focused space:
  - Academic Offices
  - Research along with Academic Offices

- Current Students focused space:
  - Academic Advising
  - Learning and Beyond
  - Career Counselling
  - Multi-purpose space
  - Research space

From the natural constituent adjacencies, the following desirable Primary Adjacencies were identified:

Public/Alumni

- External Relations
- Living Room
- Development

Current Students

- Academic Advising
- Learning & Beyond
- Career Counselling
- Research along with Academic Offices

Faculty

- Academic Offices
- Research Space

Shared/Interdisciplinary

- Garden Patio
- Multi-purpose Space
### 4.3 Space Summary Table

**Summary of Space Projections by Department**

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>EXISTING SPACE ALLOCATION</th>
<th>IMMEDIATE SPACE NEEDS</th>
<th>PROJECTED 2018 SPACE NEEDS</th>
<th>TOTAL PROPOSED COMPONENT GROSS AREA1</th>
<th>RECOMMENDED FUNCTIONAL PROGRAM1 (in component gross area4)</th>
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All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

1 Recommended Functional Program Area may be higher or lower than the projected component gross area as it is based on the existing building conditions

2 Removed from Founders’ Hall Recommended Functional Program during the block and stack as there are no adjacency requirements with other departments

3 Department currently resides outside of Founders’ Hall

4 Component gross equals the total projected net assignable space plus 20%
### 4.4 Detailed Space Program by Department

#### External Relations

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>JOB TITLE / FUNCTION</th>
<th>NAME</th>
<th>EXISTING OFFICE</th>
<th>EXISTING Net Area</th>
<th>PROJECTED 2018 SPACE NEEDS</th>
<th>COMMENTS</th>
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<td>Assistant Dean</td>
<td>Hanson, Timothy</td>
<td>Founders’ Hall 1-20A</td>
<td>15.89 m²</td>
<td>16.00 m²</td>
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<td>Director of Admissions</td>
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<td>Gagnon, Dyane</td>
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<td>Founders’ Hall 1-20F</td>
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<td>Admissions to be in one large area with access to breakout meeting room</td>
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<tr>
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<td></td>
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<td>Financial Aid and</td>
<td>Brewer, Martina</td>
<td>Founders’ Hall 1-20E</td>
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<td>Awards Administrator</td>
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<td>Part-time Recruiter</td>
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<td>Comm. Officer</td>
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<td></td>
<td>Alumni and Special</td>
<td>Mohan, Donna [Harrison, Trina]</td>
<td>Founders’ Hall 1-03A</td>
<td>16.51 m²</td>
<td>9.00 ft²</td>
<td>Closed, Standing work station</td>
</tr>
<tr>
<td></td>
<td>Events Coordinator</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Switchboard</td>
<td>Turnbull, Bonnie/ Spelliscy, Jill</td>
<td>Founders’ Hall 1-05</td>
<td>9.75 m²</td>
<td>9.00 ft²</td>
<td>Open</td>
</tr>
<tr>
<td></td>
<td>General Office Clerk</td>
<td>Olafson, Debra</td>
<td>Founders’ Hall 1-03</td>
<td>29.57 m²</td>
<td>6.50 ft²</td>
<td>Open</td>
</tr>
<tr>
<td></td>
<td>Secretary</td>
<td>Willison, Audra</td>
<td>Founders’ Hall 1-20</td>
<td>45.91 m²</td>
<td>6.50 ft²</td>
<td>Open</td>
</tr>
<tr>
<td></td>
<td>Advisor</td>
<td></td>
<td></td>
<td></td>
<td>9.00 ft²</td>
<td>Admissions to be in one large area with access to breakout meeting room</td>
</tr>
<tr>
<td>External Relations</td>
<td>Student Program Coordinator</td>
<td>Klasen, Jason</td>
<td>Founders’ Hall 1-20</td>
<td></td>
<td></td>
<td>Share hoteling station (see above)</td>
</tr>
<tr>
<td>External Relations</td>
<td>Student Program Coordinator</td>
<td>Rudolph, Kirsten</td>
<td>Founders’ Hall 1-20</td>
<td></td>
<td></td>
<td>Share hoteling station (see above)</td>
</tr>
<tr>
<td>External Relations</td>
<td>Waiting Room</td>
<td>Reception</td>
<td>Founders’ Hall 1-20</td>
<td>20.00 m²</td>
<td>215.28 ft²</td>
<td>10 guest chairs, computer kiosk [6 for admissions 4 for alumni], area to be split between Main and Garden level</td>
</tr>
<tr>
<td>External Relations</td>
<td>Workroom</td>
<td>Workroom</td>
<td>Founders’ Hall 1-20</td>
<td>15.00 m²</td>
<td>161.46 ft²</td>
<td>Including 2x4-high file cabinets and storage cabinets for promo material</td>
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<tr>
<td>External Relations</td>
<td>Storage</td>
<td></td>
<td></td>
<td>18.00 m²</td>
<td>193.75 ft²</td>
<td></td>
</tr>
<tr>
<td>External Relations</td>
<td>Mail service</td>
<td>Mail Room</td>
<td></td>
<td>18.00 m²</td>
<td>193.73 ft²</td>
<td></td>
</tr>
<tr>
<td>External Relations</td>
<td>Meeting Room</td>
<td>Meeting Room</td>
<td></td>
<td>14.00 m²</td>
<td>150.69 ft²</td>
<td>4 person, for Admissions Advisors</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>164.61 m²</strong></td>
<td><strong>211.00 ft²</strong></td>
<td></td>
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</table>

All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

* to be located in the Garden Level

<table>
<thead>
<tr>
<th>TOTAL PROPOSED COMPONENT GROSS AREA</th>
<th></th>
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<tbody>
<tr>
<td>[m²]</td>
<td>[ft²]</td>
</tr>
<tr>
<td>253.20</td>
<td>2,725.42</td>
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### Development

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<tr>
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<th>NAME</th>
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<th>EXISTING Net Area [m²]</th>
<th>EXISTING Net Area [ft²]</th>
<th>PROJECTED 2018 Net Area [m²]</th>
<th>PROJECTED 2018 Net Area [ft²]</th>
<th>COMMENTS</th>
</tr>
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<tbody>
<tr>
<td>Development</td>
<td>Director of Development</td>
<td>Anderson, Bonnie</td>
<td>Forum 2-133</td>
<td>13.59</td>
<td>146.28</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed, 2 chairs</td>
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<tr>
<td>Development</td>
<td>Administrative Assistant</td>
<td>Shaw, Tamsin</td>
<td>Forum 2-131</td>
<td>8.90</td>
<td>95.80</td>
<td>6.50</td>
<td>69.97</td>
<td>Open office, transaction top</td>
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<td>Development Assistant</td>
<td>Urkow, Bree</td>
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<td>13.00</td>
<td>139.93</td>
<td>9.00</td>
<td>96.88</td>
<td>Closed</td>
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<td>Development</td>
<td>Meeting Space</td>
<td></td>
<td></td>
<td>10.00</td>
<td>107.64</td>
<td></td>
<td></td>
<td>Meeting table and seating for 4</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>35.49</td>
<td>382.01</td>
<td>37.50</td>
<td>403.65</td>
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All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

### Academic Advisement

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<tr>
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<th>NAME</th>
<th>EXISTING OFFICE</th>
<th>EXISTING Net Area [m²]</th>
<th>EXISTING Net Area [ft²]</th>
<th>PROJECTED 2018 Net Area [m²]</th>
<th>PROJECTED 2018 Net Area [ft²]</th>
<th>COMMENTS</th>
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</thead>
<tbody>
<tr>
<td>Academic Advisement</td>
<td>Supervisor and Academic Advisor</td>
<td>Anderson, Alexis</td>
<td>Forum L1-030D</td>
<td>11.31</td>
<td>121.74</td>
<td>11.00</td>
<td>118.40</td>
<td>Closed, 2 guest chairs</td>
</tr>
<tr>
<td>Academic Advisement</td>
<td>Academic Advisor</td>
<td>Brewer, Jayla</td>
<td>Forum L1-030C</td>
<td>9.62</td>
<td>103.55</td>
<td>10.00</td>
<td>107.66</td>
<td>Closed, 2 guest chairs</td>
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<td>Academic Advisement</td>
<td>Academic Advisor</td>
<td>Sawden, Kyla</td>
<td>Forum L1-030A</td>
<td>11.35</td>
<td>122.17</td>
<td>10.00</td>
<td>107.66</td>
<td>Closed, 2 guest chairs</td>
</tr>
<tr>
<td>Academic Advisement</td>
<td>Academic Advisor</td>
<td>Tregonning, Sarah</td>
<td>Forum L1-030B</td>
<td>9.15</td>
<td>98.49</td>
<td>10.00</td>
<td>107.64</td>
<td>Closed, 2 guest chairs</td>
</tr>
<tr>
<td>Academic Advisement</td>
<td>Waiting Area</td>
<td>Reception</td>
<td>Forum L1-030ZZ</td>
<td>15.94</td>
<td>171.58</td>
<td>11.00</td>
<td>118.40</td>
<td>4 guest chairs, computer kiosk, pamphlet display, task board, Information Centre</td>
</tr>
<tr>
<td>Academic Advisement</td>
<td>Storage for current and 5 year files</td>
<td></td>
<td></td>
<td>10.00</td>
<td>107.63</td>
<td></td>
<td></td>
<td>2x 4-high cabinets and 1 supply cabinet (5-high with doors) and 1 book case, 5 year file = 2x 4-high and 1x5-high cabinets,</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>57.37</td>
<td>617.52</td>
<td>62.00</td>
<td>559.72</td>
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All areas used are net assignable unless otherwise indicated and do not include a gross up factor.
### Learning and Beyond

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<th>NAME</th>
<th>EXISTING OFFICE</th>
<th>EXISTING</th>
<th>PROJECTED 2018 SPACE NEEDS</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td></td>
<td>Net Area (m²)</td>
<td>Net Area (ft²)</td>
<td>Net Area (m²)</td>
<td>Net Area (ft²)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>Director</td>
<td>Mundel, Karsten</td>
<td>Ronning House 104</td>
<td>11.73</td>
<td>12.00</td>
<td>129.17</td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>LaB Coordinator</td>
<td>Harke, Sarah</td>
<td>Ronning House 100</td>
<td>8.58</td>
<td>7.50</td>
<td>80.73</td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>LaB Coordinator</td>
<td>Johnson, Leah</td>
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<td>8.58</td>
<td>7.50</td>
<td>80.73</td>
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<td>Learning &amp; Beyond</td>
<td>LaB Coordinator</td>
<td>Wilhelm, Amy</td>
<td>Ronning House 100</td>
<td>8.58</td>
<td>7.50</td>
<td>80.73</td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>Student</td>
<td></td>
<td>Ronning House 103</td>
<td>2.92</td>
<td>4.00</td>
<td>43.06</td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>Student</td>
<td></td>
<td>Ronning House 103</td>
<td>2.92</td>
<td>4.00</td>
<td>43.06</td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>Student</td>
<td></td>
<td>Ronning House 103</td>
<td>2.92</td>
<td>4.00</td>
<td>43.06</td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>Growth LaB Coordinator</td>
<td></td>
<td></td>
<td>7.50</td>
<td>80.73</td>
<td>Open, 1 guest chairs</td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>Meeting Room</td>
<td></td>
<td>Ronning House 101</td>
<td>16.34</td>
<td>12.00</td>
<td>129.17</td>
</tr>
<tr>
<td>Learning &amp; Beyond</td>
<td>Reception</td>
<td></td>
<td></td>
<td>12.00</td>
<td>129.17</td>
<td>Open</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>65.48</strong></td>
<td><strong>704.82</strong></td>
<td><strong>82.00</strong></td>
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</tbody>
</table>

All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

* Currently in Ronning House

<p>| TOTAL PROPOSED COMPONENT GROSS AREA |</p>
<table>
<thead>
<tr>
<th>[m²]</th>
<th>[ft²]</th>
</tr>
</thead>
<tbody>
<tr>
<td>98.40</td>
<td>1,059.17</td>
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</table>
### Career Counselling (Future Operation)

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>JOB TITLE / FUNCTION</th>
<th>NAME</th>
<th>EXISTING OFFICE</th>
<th>EXISTING</th>
<th>PROJECTED 2018 SPACE NEEDS</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Career Counselling</td>
<td>Supervisor and Career Counsellor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Career Counselling</td>
<td>Career Counsellor</td>
<td></td>
<td></td>
<td>11.00 118.40</td>
<td>Closed, 2 guest chairs</td>
<td></td>
</tr>
<tr>
<td>Career Counselling</td>
<td>Career Counsellor</td>
<td></td>
<td></td>
<td>7.50 80.73</td>
<td>Open, 1 guest chairs</td>
<td></td>
</tr>
<tr>
<td>Career Counselling</td>
<td>File Storage</td>
<td>Storage</td>
<td></td>
<td>6.00 64.58</td>
<td>Allowed for 3 cabinets in open work area</td>
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</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>32.00 279.86</td>
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</table>

All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

* Future Operation at 100% growth

### Protective Services

<table>
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<tr>
<th>DEPARTMENT</th>
<th>JOB TITLE / FUNCTION</th>
<th>NAME</th>
<th>EXISTING OFFICE</th>
<th>EXISTING</th>
<th>PROJECTED 2018 SPACE NEEDS</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Protective Service</td>
<td>Community Peace Officer</td>
<td>Thompson, Tony</td>
<td>Founders’ Hall</td>
<td>L1-16 35.57 382.87</td>
<td>14.00 150.68</td>
<td>Closed, Requires privacy, firearm storage, security alarm, view of quad, pamphlet display area, private entry, alert warning system, 2 guest chairs.</td>
</tr>
<tr>
<td>Protective Service</td>
<td>Security Contractor</td>
<td></td>
<td>Founders’ Hall</td>
<td>L1-16 6.50 69.96</td>
<td>6.50 69.96</td>
<td>Closed, Contract employee</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td>35.57 382.87</td>
<td>20.50 220.66</td>
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</tr>
</tbody>
</table>

All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

* Removed from Founders’ Hall Recommended Functional Program during the block and stack as there are no adjacency requirements with other departments
### Academic Offices and Related

<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>JOB TITLE / FUNCTION</th>
<th>Net Area [m²]</th>
<th>Net Area [ft²]</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic Offices</td>
<td>Faculty Office</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
</tr>
<tr>
<td>Academic Offices</td>
<td>Faculty Office</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
</tr>
<tr>
<td>Academic Offices</td>
<td>Faculty Office</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
</tr>
<tr>
<td>Academic Offices</td>
<td>Faculty Office</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
</tr>
<tr>
<td>Academic Offices</td>
<td>Faculty Office</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
</tr>
<tr>
<td>Academic Offices</td>
<td>Faculty Office</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
</tr>
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<td>Academic Offices</td>
<td>Faculty Office</td>
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<td>129.17</td>
<td>Closed</td>
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<tr>
<td>Academic Offices</td>
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<td>129.17</td>
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<td>Academic Offices</td>
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<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
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<tr>
<td>Academic Offices</td>
<td>Faculty Office</td>
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<td>129.17</td>
<td>Closed</td>
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<td>Academic Offices</td>
<td>Faculty Office</td>
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<td>129.17</td>
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<td>129.17</td>
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<td>129.17</td>
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<td>129.17</td>
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<td>Academic Offices</td>
<td>Faculty Office</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
</tr>
<tr>
<td>Academic Offices</td>
<td>Faculty Office</td>
<td>12.00</td>
<td>129.17</td>
<td>Closed</td>
</tr>
<tr>
<td>Academic Offices</td>
<td>Breakout Space</td>
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<td>4 person breakout room</td>
</tr>
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</table>

**TOTAL** 178.00 1,915.97

All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

* Due to irregular floor plates, some Academic Offices in the block and stack are larger than standard.

<table>
<thead>
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<tbody>
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### Augustana Faculty

<table>
<thead>
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<th>JOB TITLE / FUNCTION</th>
<th>NAME</th>
<th>EXISTING OFFICE</th>
<th>EXISTING</th>
<th>PROJECTED 2018 SPACE NEEDS</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Net Area</td>
<td>Net Area</td>
<td>Net Area</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(m²)</td>
<td>(ft²)</td>
<td>(m²)</td>
</tr>
<tr>
<td>Support</td>
<td>Multi-Purpose Space</td>
<td>Multi-Purpose Space</td>
<td>Founders’ Hall L1-20</td>
<td>56.50</td>
<td>685.55</td>
<td>50.00</td>
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<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td>56.50</td>
<td>685.55</td>
<td>50.00</td>
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All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

### Research Space

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<th>EXISTING</th>
<th>PROJECTED 2018 SPACE NEEDS</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td></td>
<td></td>
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<td>Net Area</td>
<td>Net Area</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>(m²)</td>
<td>(ft²)</td>
<td>(m²)</td>
</tr>
<tr>
<td>Research Space</td>
<td>Student researchers x 10</td>
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<td>TOTAL</td>
<td></td>
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<td></td>
<td>40.00</td>
<td>430.56</td>
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All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

<table>
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<table>
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### Augustana Support Spaces

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<th>EXISTING</th>
<th>PROJECTED 2018 SPACE NEEDS</th>
<th>COMMENTS</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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<td>Net Area</td>
<td>Net Area</td>
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<td>[m²]</td>
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All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

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All areas used are net assignable unless otherwise indicated and do not include a gross up factor.

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5.0 Block and Stack

The following block and stack plans were developed with input from the Dean, Founders’ Hall Taskforce, and University Accommodation Planning and Programming Team. They were developed using the final Recommended Functional Program areas from the Summary Space Table in Section 4.3. The areas provided on the block and stack plans are component gross areas. Three block and stack options were developed and presented to the Founders’ Hall Taskforce on May 30, 2013.

The following are the final recommended block and stack plans. They reflect the Dean’s and Task Force’s Vision for the future of Founders’ Hall and achieve the priorities and adjacencies outlined in this document. Consideration was given to how the building would be stratified programmatically to achieve an interdisciplinary building that engages prospective students, alumni, faculty, and current students.

The block and stack plans were based on the base building plans developed by the Renewal Program Design Team. This included the location and size of building services, washrooms, and the proposed elevator, barrier-free entrance, and future pedway connection to the Forum Building. Generally, effort was made to stack new program service spaces in the northeast corner of Founders’ Hall based on the location of new base building services.

The Garden Level will contain a multi-purpose space, Development, and a portion of External Relations, including Alumni. The Multi-purpose space is to be located adjacent to the proposed sunken patio and new exterior entrance to the Garden Level. This will allow multi-purpose space to spill out into the patio thereby increasing the flexibility of indoor-outdoor programming and it will provide an additional gathering space for Founders’ Hall. Development is to be adjacent to the proposed elevator and barrier-free entrance to allow for ease of movement for visitors. Alumni focused program elements of External Relations have been identified to occupy the Garden Level. The occupants were selected by the Assistant Dean based on their operational relationship with Development.

The Main Floor will contain one of the most important new program spaces for Founders’ Hall: the Living Room. The Living Room is to be a new gathering space that will engage prospective students, alumni, faculty, and current students. It is to be the symbolic heart of the redeveloped Founders’ Hall and provides a new public space on campus. The remainder of the Main Floor will be occupied by External Relations. The mail room and switchboard functions will remain on the Main Floor and be located adjacent to the proposed elevator.

The Second Floor has been programmed to be a node for current students and will include Learning and Beyond, Academic Advising, and the future Career Counselling. All three of these program groups will share a common waiting area to help develop synergies between their service offerings. The second floor contains a future direct connection to the Forum Building via a proposed pedway.

The Third and Fourth Floors have been dedicated to Academic Offices and Student Research spaces. A total of 14 Academic Offices have been allocated to Founders’ Hall. Additionally, a Staff Lounge and small breakout room have been planned for the Third Floor.

The fourth floor will not be accessible by the new elevator which partially drove the decisions to distribute the student research spaces across both floors. In addition, this will mean that faculty with offices on the fourth floor will need to utilize the small breakout room on the third floor to meet with students who cannot utilize the stairs.
Block & Stack Plans

Legend

- External Relations
- Career Counselling
- Development
- Academic Offices
- Research
- Learning and Beyond
- Academic Advisement
- Augustana Faculty
- Augustana Support Spaces
- Building Support

Fourth Floor
Third Floor
Second Floor
First Floor
Garden Level
Garden Level

Legend
- Red: External Relations [70 m²]
- Purple: Development [45 m²]
- Pink: Multi-purpose Space [60 m²]
- Blue: Building Support [8 m²]
- Orange: Augustana Support Spaces [8 m²]

* All areas above are component gross square meters.
First Floor

Legend
- External Relations (184.6 m²)
- Augustana Support Spaces (61 m²)
- Building Support (2.4 m²)

* All areas above are component gross square meters.
Legend

- Career Counselling (36 m²)
- Learning and Beyond (98.4 m²)
- Academic Office (23 m²)
- Academic Advisement (74.4 m²)
- Building Support (2.4 m²)
- Augustana Support Spaces (9.6 m²)

* All areas above are component gross square meters.
Legend

- Academic Offices (150.6 m²)
- Research (24 m²)
- Building Support (2.4 m²)
- Augustana Support Space (50.4 m²)

*All areas above are component gross square meters.*
Fourth Floor

Legend

- **Academic Office (54.8 m²)**
- **Research (24 m²)**

*All areas above are component gross square meters.*
Appendix 1: Existing Floor Plans and Space Summary Tables for Founders’ Hall

The following are the existing floor plans for Founders’ Hall provided by the University of Alberta.
## Appendix 2: User Group Meeting Summaries

### Function Program, Founders' Hall, Augustana Campus

**DATE:** 2013.03.11  
**PROJECT #:** S320  
**PAGE(S):** 2

### USER GROUP MEETING SUMMARY

#### TEXT

**PROJECT NAME:** Functional Program, Founders' Hall, Augustana Campus  
**MEETING #:** 1.0

**ATTENDEES:**  
- Tim Hanson  
- Peter Osborne  
- Tanya Laurance  
- Lisa Feng  
- Audra Willison  
- Debra Olafson  
- Jacqueline de Montarnal  
- Tyson Lazaruk  
- Lisa Feng  
- Christopher Thrall

**SUMMARY**

**EXISTING SPACE ALLOCATION AND UTILIZATION**

- **Alumni Affairs**: Seating for 4 in large club chairs and display of alumni materials in display cases or bookcases. There is no need for a break out room. Currently resides in Founder’s Hall.
- **Communications Officer**: Currently resides in Founder’s Hall. Works closely together but have private conversations. Currently at main reception desk with counter for mail including postage machine and weigh scale. The above are considered to be a true and accurate account of the items discussed in the meeting. Please report any errors, discrepancies or omissions to the project architect GEC Architecture.
- **Genera Office Clerk**: Currently have a desk and a book shelf in a shared office with Alumni Coordinator.
- **Financial Aid and Awards Administrator**: Secondary adjacency to Admissions as students often see both in a visit.
- **Admissions Advisors**: Together but have private conversations. Associate Dean still acts as an advisor to cover off when required.
- **Student Recruiters**: Recruiter and temp recruiter off site most of the time.
- **Associate Dean External Relations**: Primary adjacency for day to day operations. Works with the Development Office.
- **Waiting area**: Needs to be near admissions advisors and alumni coordinator.
- **Financial Aid and Awards Administrator**: Secondary adjacency to Admissions as students often see both in a visit.
- **Alumni Coordinator**: Distance to the living room.
- **Central reception**: Gathering area for 20+ people when required. Currently in the living room.
- **Display cases**: Mostly resides in Founder’s Hall.
- **Historic feel to the living room is desired**.
- **Soft seating**: Soft seating is required.
- **Large office with meeting table**: Helps for small meetings. The above are considered to be a true and accurate account of the items discussed in the meeting. Please report any errors, discrepancies or omissions to the project architect GEC Architecture.

### ADJACENCIES

**Waiting area**

- **Nearby offices or work spaces**
- **Shared Offices**
- **Private offices**

**Communications Officer**

- **Office with meeting table**
- **Open touchdown work station**

**Alumni Coordinator**

- **Office with meeting table**
- **Open touchdown work station**

**Student Recruiters**

- **Office with meeting table**
- **Open touchdown work station**

**Future Growth**

- **Central reception**
- **Display that change and are mixed within**
- **较大复制/打印机区域**

**SITE OBSERVATIONS**

Tours of offices were conducted March 11, 2013.
USER GROUP MEETING SUMMARY

PROJECT NAME: Functional Program, Founders' Hall, Augustana Campus
DATE: 2013.03.19
GROUP: Faculty
ATTENDEES: Roxanne Harde
Augustana
Lorma Bellard
U of A
Loray Pearn
GEC

SUMMARY
EXISTING SPACE ALLOCATION AND UTILIZATION
Currently resides in Founders' Hall
Large office allows for meetings with students and faculty and storage of reference material
Research programs vary year to year
Currently shares office with research assistants (not required but they need access to reference materials)
IRA’s could be in open work space adjacent to office
Currently students come for office hours and wait in the hall
Research programs vary year to year

ADJACENCIES
Faculty need to be accessible to students
Students will need faculty as prominent location is not required
Required primary adjacency to research assistants/directed studies students

STORAGE AND FILING
Personal office allows for meetings with students and faculty and storage of reference material
Long term files must be kept for 5 years elsewhere
Research programs vary year to year

MEETING ROOM REQUIREMENTS
More and more collaborative grants increases the need for small to medium meeting space (4-8 people)
Assistant Dean of Research meeting a few times a year (8 people), currently happens in library
Small lockable storage for confidential filing required
Required primary adjacency to research assistants/directed studies students

ACCESS CONTROL AND SECURITY
Primary adjacency (required)
Secondary adjacency to Alumni Coordinator and Communications
Primary adjacency between all 3

FUTURE GROWTH
Faculty number and research assistant number is linked to student body and funding
Research programs vary year to year

SUPPORT SPACES
Shared coffee/kitchen area is required for employees use
Currently uses a small coffee maker in the office for guest in the office that are served in the living room
Lounge space is utilized

LIVING ROOM CONCEPT

Lively social space

FUTURE GROWTH

THE ABOVE ARE CONSIDERED TO BE A TRUE AND ACCURATE ACCOUNT OF THE ITEMS DISCUSSED IN THE MEETING. PLEASE REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE PROJECT ARCHITECT.
Tours of offices were conducted March 25, 2013.

**SITE OBSERVATIONS**

- Barrier free access is critical for this group's guests
- Might be a good idea to have panic buttons
- Potential for one additional office in future as it is best to keep number of students per advisor around 300
- Current advisors are not full time, to accommodate immediate growth positions would have extended hours

**FUTURE GROWTH**

- Need for public display of resource materials for services offered
- Need for private meeting space for sensitive matters (2-4 people) currently held in Director's office
- Big events hosting 40-50 people: acoustics are important

**LIVING ROOM CONCEPT**

- Students could use central reception because there is not the sensitivity like counseling
- Could be used as a hosting and reception space

**STORAGE AND FILING**

- Shared copy area near group due to sensitive nature of documents (security checks and personal info)

**SUMMARY**

The above are considered to be a true and accurate account of the items discussed in the meeting. Please report any errors, discrepancies or omissions to the project architect: GEC Architecture.
USER GROUP MEETING SUMMARY

PROJECT NAME:   Functional Program, Founders’ Hall, Augustana Campus
DATE:  2013.03.25
GROUP:  Protective Services
ATTENDEES:  Tony Thompson  Augustana
Lorrina Belland  U of A
Peter Osborne  GEC
Lacey Pearn  GEC

SUMMARY

EXISTING SPACE ALLOCATION AND UTILIZATION

1-Community Peace Officer (Tony Thompson)
Desk in large office shared with after-hours security guard, 4 guest chairs

1-Security Contractor
Desk in large office shared with Peace officer
Peace Officer works for risk management on main north campus
Office doubles as firearm storage
Office is alarmed
Office currently has a good view of the quad and most of campus
Pamphlet display (internal to office space)

ADJACENCIES

Ideal to be centrally located with a private entrance

STORAGE AND FILING

Gun storage room with gun storage vault inside would be ideal. Security contractor does not need access to the vault.
Minimum 4 lockers for notable storage
Store keys to the entire campus

MEETING ROOM REQUIREMENTS

Meetings held in office as required

SUPPORT SPACES

Printer/ copier for extremely confidential material
Servery including coffee, fridge and microwave for afterhour’s contractor (preferred to be in the space)

LIVING ROOM CONCEPT


FUTURE GROWTH

Add additional contact hours

ACCESS CONTROL AND SECURITY

Preference is a front and rear entry for visibility and anonymity
Office should be alarmed
Alert warning system clock required
 ‘Bird’s eye’ view of campus is desired

SITE OBSERVATIONS

Tours of offices were conducted March 25, 2013.

THE ABOVE ARE CONSIDERED TO BE A TRUE AND ACCURATE ACCOUNT OF THE ITEMS DISCUSSED IN THE MEETING.
PLEASE REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE PROJECT ARCHITECT.

USER GROUP MEETING SUMMARY

PROJECT NAME:   Functional Program, Founders’ Hall, Augustana Campus
DATE:  2013.03.25
GROUP:  Faculty
ATTENDEES:  Neil Haave  Augustana
Ric Johnson  Augustana
Lorrina Belland  U of A
Peter Osborne  GEC
Lacey Pearn  GEC

SUMMARY

EXISTING SPACE ALLOCATION AND UTILIZATION

Currently very tight on teaching space and seminar rooms
Large class room spaces in need
Lack of round table meeting spaces

EMPHASIS

Emphasis on flexible teaching space meaning flat floored class rooms with technology that is not tied to one location in the room
Rooms and furniture that can reconfigure from lecture to collaborative group environments
Emphasis on the idea of mixing student and faculty space for increased traffic and interaction with faculty

ADJACENCIES

Importance placed on the idea of mixing student and faculty space for increased traffic and interaction with faculty

STORAGE AND FILING

Personal office has 2 desks, book shelves and file cabinets

MEETING ROOM REQUIREMENTS

Lack of round table meeting space was expressed
Need for larger space (up to 24 people)

SUPPORT SPACES

Common shared print and copy space
Kitchen area

LIVING ROOM CONCEPT

Could be a cool space that students want to go to

FUTURE GROWTH

Need for more class room space as student body and faculty grow

ACCESS CONTROL AND SECURITY

Afterhours access to class rooms
Student clubs use classrooms afterhours

SITE OBSERVATIONS

Tours of offices were conducted March 11, 2013.

THE ABOVE ARE CONSIDERED TO BE A TRUE AND ACCURATE ACCOUNT OF THE ITEMS DISCUSSED IN THE MEETING.
PLEASE REPORT ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE PROJECT ARCHITECT.
## OUTLINE OF ISSUE

**Agenda Title:** Landscape Plan for the Physical Activity and Wellness (PAW) Centre

**Motion:** THAT the GFC Facilities Development Committee approve, under delegated authority from General Faculties Council and on the recommendation of Planning and Project Delivery, the proposed Physical Activity and Wellness (PAW) Centre Landscaping Design Development, set forth in Attachments 2 and 3, as the basis for further development of design documents.

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<td>Ben Louie, University Architect, Office of the University Architect, Facilities and Operations</td>
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**Details**

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<th>Vice-President (Facilities and Operations)</th>
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<td>The Purpose of the Proposal is (please be specific)</td>
<td>To seek GFC FDC’s approval for the landscape plans for the Physical Activity and Wellness (PAW) Centre so that it may be tendered and constructed by the project general contractor. Attachments 2 and 3 are to be considered for approval, whereas Attachments 4 and 5 are included solely for information.</td>
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<tr>
<td>The Impact of the Proposal is</td>
<td>To create student-friendly outdoor places that integrate campus pathways, reinforce open spaces, enhance campus experiences, and integrate into a larger vision of open space and pathway design for the North Campus.</td>
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**Alignment/Compliance**

| Alignment with Guiding Documents | Dare to Discover, Dare to Deliver, the Long Range Development Plan (LRDP), and the University of Alberta Comprehensive Institutional Plan (CIP) |
| Compliance with Legislation, Policy and/or Procedure Relevant to the Proposal (please quote legislation and include identifying section numbers) | 1. **Post-Secondary Learning Act (PSLA):** The PSLA 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)). 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.” 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 |
2. **GFC Facilities Development Committee (FDC) Terms of Reference – Section 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 (Programs) 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 facilities. (GFC SEP 29 2003)

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.”

3. **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 this Board-approved policy and attendant procedure.

To access this policy suite on line, go to: [www.uappol.ualberta.ca](http://www.uappol.ualberta.ca).

---

**Routing (Include meeting dates)**

<table>
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<th>Physical Activity and Wellness (PAW) Centre Project Steering Committee</th>
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<td>Approval Route (Governance) (including meeting dates)</td>
<td>GFC Facilities Development Committee – August 29, 2013 (for approval)</td>
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<td>Final Approver</td>
<td>GFC Facilities Development Committee</td>
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Attachments:

1. Attachment 1 (page 1) – Briefing Note
2. Attachment 2 (pages 1 – 3) – Physical Activity and Wellness (PAW) Landscape Renderings
3. Attachment 3 (pages 1 – 5) – Physical Activity and Wellness (PAW) Landscape Plans
4. Attachment 4 (page 1) – Students’ Union Building (SUB) Landscape Plans
5. Attachment 5 (page 1) – 89 Avenue – 114 Street Landscape Improvements

Prepared by: Ben Louie, University Architect, Office of the University Architect, Planning and Project Delivery, Facilities and Operations, ben.louie@ualberta.ca
Landscape Plan for Physical Activity and Wellness (PAW) Centre

Background

The site for the new Physical Activity and Wellness (PAW) Centre at the corner of 87 Avenue and 114 Street can be described as a “crossroads” between the Health Sciences district and the inner entry to North Campus. The site development maintains the current access for vehicles and mass transit, as well as builds upon the existing pedestrian linkages and bicycle paths.

The Design Development Report for the PAW Centre was approved by FDC on October 27, 2011. The integration of the landscape plan with the North Campus Central Quadrangle Conceptual Design (October 2007) was deferred for further study and design to effect an integrated campus landscape plan with welcoming, safe and barrier free access to the entrances of both of these facilities as well as the provision of student friendly outdoor spaces that integrate campus pathways and enhance campus experience.

Issues

Respecting the defined scopes and budget realities for the project while attempting to realize a long term concept plan in a phased approach, the project team has adopted a strategy to provide the following (in this or future project phases as budgets permit):

1. Balancing soft landscaping and greenery with hard landscaping for programing and building entry;
2. Planting of new trees and shrubs to compensate for trees and shrubs removed for construction;
3. Creating “welcome mats” at new entrances at PAW Centre with the intent to have paving material match or compliment existing paving patterns on 89 Avenue.
4. Provision of an entry plaza at the north-west corner of 87 Avenue and 114 Street that complements the cone shaped form of the climbing wall pavilion. The materiality of this entry plaza will be built of concrete to be consistent with landscape features along 87 Avenue.
5. Soft landscaping to be selected from primarily indigenous native species and where feasible, augmented with edible plant varieties.
6. Creating a patio space for outdoor activities at the revised main north entrance of the Van Vliet Centre.

The landscaping design creates a positive campus experience for the University community that is consistent with the Health and Wellness character of the precinct and connects the PAW Centre to the history, tradition and spirit of the institution. This plan also considers the proposed landscape plan for the Students’ Union Building (SUB) renovation and addition project (Attachment 4), and is the starting block towards the ultimate vision for this key area of the North Campus (Attachment 5).

Recommendation

THAT the GFC Facilities Development Committee approve the proposed Landscape plan for implementation for the PAW Centre project.
MATCH SANDBLASTED CONCRETE
STRIPS TO EXISTING
PROVIDE 300mm WIDE LIGHT BROOM
FINISH CONTROL BAND BETWEEN EXISTING AND NEW PAVING PATTERNS

SPRINKLERED SOD
D3
A1.05f
200mm THICK
RETAINING WALL
FOUNDATION WALL BELOW EXTENT OF EXISTING CURB

1:20 SLOPE
BUS SHELTER
E2
A1.05f
A1
A1.04f
A5
A1.03f
D2
A1.04f
82 AVENUE
114 STREET

SCOPE OF WORK
EXTENT OF EXISTING CURB
EXTENT OF EXISTING SIDEWALK - PARKING LOT
SLOPE BEGINS EXTENT OF EXISTING SIDEWALK
EXTENT OF EXISTING CURB
EXTENT OF EXISTING SIDEWALK & PLANTING BED

200mm WIDE 150mm HIGH CURB

RETAIN EXISTING EXPOSED AGREGGATE TILE TO BE RE-INSTALLED AFTER CONSTRUCTION IS COMPLETE

675.09 TOW
675.10 TOW
675.90 TOW
675.29 TOW

MULCH BED

ALL SANDBLASTED CONCRETE STRIPS 305mm WIDE

SOLID GREY HATCH REPRESENTS CHARCOAL COLOURED CONCRETE FINISH SEPARATED BY CONTROL JOINTS

LIGHT BROOM FINISH
CONCRETE SEPARATED BY CONTROL JOINTS
PLANTING BED
EXISTING ELM PRESERVED

PLANTING BED ROUGHED IN

EXTENT OF SCOPE

EXISTING RETAINING
WALL CUT BACK

150 HIGH CURB

NORTH ENTRANCE

BUILDING FOOTPRINT

EXTENT OF EXISTING CURB

NEW RETAINING WALL

A1.05f

TYPICAL UofA FREE STANDING PLANTER; BY OWNER

LIGHT BROOM FINISH w/ CONTROL JOINTS 1m x 1m

LIGHT BROOM FINISH

CONCRETE BAND, ALIGN EDGES WITH CAP OF EXISTING UNIVERSITY HALL RETAINING WALL.

EXISTING RETAINING WALL

LIGHT BROOM FINISH w/ CONTROL JOINTS 1m x 1m

SOD

20326

THICKENED SLAB FOR EXTENDED STAY OF DELIVERY TRUCKS

LIGHT BROOM FINISH w/ CONTROL JOINTS 3m x 3m

LIGHT BROOM FINISH w/ CONTROL JOINTS 3m x 3m

NEW 200mm CONCRETE SLAB w/ CONTROL JOINTS AT 3m

LIGHT BROOM FINISH w/ CONTROL JOINTS 1m x 1m
Planting Schedule

<table>
<thead>
<tr>
<th>Keynote</th>
<th>Type</th>
<th>Description</th>
<th>Size</th>
<th>Count</th>
</tr>
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<tbody>
<tr>
<td>Grasses</td>
<td>AR</td>
<td>Avalanche</td>
<td>Reed Calamagrostis x actuflora</td>
<td>150mm pot, 2 yr. min.</td>
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<tr>
<td></td>
<td>BO</td>
<td>Blue Oat</td>
<td>Helictotrichon sempervirens</td>
<td>150mm pot, 2 yr. min.</td>
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<td>HM</td>
<td>Heavy Metal</td>
<td>Switch Grass Panicum virgatum</td>
<td>&quot;Heavy Metal&quot;</td>
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<td></td>
<td>KF</td>
<td>Karl Foerster</td>
<td>Calamagrostis x acutiflora</td>
<td>&quot;Karl Foerster&quot;</td>
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<tr>
<td>Perennials</td>
<td>CF</td>
<td>Cone Flower</td>
<td>Echenacea purpurea</td>
<td>150mm pot, 2 yr. min.</td>
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<td>SH</td>
<td>Siberian-Hyacinth</td>
<td>Bergenia cordifolia</td>
<td>150mm pot, 2 yr. min.</td>
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<tr>
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<td>WA</td>
<td>Windflower</td>
<td>Anemone Anemone sylvestris</td>
<td>150mm pot, 2 yr. min.</td>
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<tr>
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<td>YR</td>
<td>Yarrow</td>
<td>Achillea millefolium L.</td>
<td>150mm pot, 2 yr. min.</td>
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<tr>
<td>Shrubs</td>
<td>AW</td>
<td>Anthony Waterer</td>
<td>Spirea Spiraea x burmalda</td>
<td>&quot;Anthony Waterer&quot;</td>
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<td></td>
<td>BB</td>
<td>Burning Bush</td>
<td>Euonymus alatus</td>
<td>'compactus'</td>
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<td></td>
<td>DW</td>
<td>Red Osier Dogwood</td>
<td>Cornus sericea</td>
<td>750mm ht. min., #5 container</td>
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<td>FS</td>
<td>False Spirea</td>
<td>Sorbaria sorbifolia</td>
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<td></td>
<td>ML</td>
<td>Meyer Lilac</td>
<td>Syringa meyeri</td>
<td>750mm ht. min., B&amp;B</td>
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<td>NB</td>
<td>Nannyberry</td>
<td>Viburnum lentago</td>
<td>750mm ht. min., B&amp;B</td>
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<tr>
<td>Trees - Deciduous</td>
<td>BE</td>
<td>Brandon Elm</td>
<td>Ulmus americana</td>
<td>&quot;Brandon&quot;</td>
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<tr>
<td>Trees - Conifer</td>
<td>LP</td>
<td>Lodgepole Pine</td>
<td>Pinus contorta</td>
<td>3600mm ht. min., B&amp;B</td>
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Grand total: 527
NOTES FOR THE CONTRACTOR

1. NO USE OF SKID STEERS ON CONCRETE.
2. PLANTERS TO BE FILLED WITH SOIL USING A CONVEYOR BELT OR MANUALLY INSTALLED.
3. USE PLANTING SOIL TYPE 3:1:1 TO FILL PLANTERS AND BEDS. USE HIGH QUALITY AGRICULTURAL GRADE SCREENED SOIL FOR TIERED MICRO-CLOVER PLANTERS.
4. USE 200MM MINIMUM AROUND THE BASE OF PLANT.
5. CLEANUP ANY SCUFFS AND MARKS CAUSED BY WORKERS AND MACHINERY WITH A BRUSH, SOAP AND WATER.