Report prepared for the Campus Planning Committee Prepared by the Office of Campus Planning and Sustainability

Re: Facilities Management Service Building – Program of Requirements and Schematic Design

Purpose:

The purpose of this report is to provide for a recommendation for the approval of the Program of Requirements and the Schematic Design for the new Service Building to support the operational needs of the Facilities Management Department.

Recommendation:

THAT the Campus Planning Committee recommend to the President, that the Program of Requirements and the Schematic Design for the Facilities Management new Service Building, be approved.

Background:

At the April 18th Campus Planning Committee (CPC) meeting, a recommendation was forwarded to the President to provide for the siting of a new Service Building for the Facilities Management Department (FMGT). It is to be located to the north of the Saunders Building, in the area where the two greenhouse structures are currently located, which are to be removed. The report also referenced planning and public engagement considerations related to the proposed new building.

This report provides a brief project update and addresses the work that has been undertaken on the Program of Requirements and the Schematic Design. It will be supplemented as well with a presentation at the meeting and the opportunity for questions and discussion on the project.

Project Overview and Update

The project involves the construction of a new service building, approximately 527 m2 in size in the area behind the main Saunders office building. It will house a vehicle repair shop, a fabrication and welding shop as well as grounds maintenance support space. The project cost is estimated at \$2.8 million.

The engagement approaches that are in the early stages of implementation are consistent with the campus consultation processes that are in place and with the Community Engagement Framework. Information on the project is available on the Campus Planning website and updates are to be provided to the Community Association Liaison Committee, the Gordon Head Resident Association and adjacent property owners, along with members of the campus community and those in nearby buildings.

Project development approvals from the District of Saanich will be required. In order to meet the Zoning Bylaw regulations, 10 parking spaces are to be constructed in the general proximity in the informal gravel yard area south of and adjacent to Q Hut. Stormwater management and landscaping plans will also be prepared to meet the District's requirements.

As no responses for the sale of the greenhouses were received as a result of a recent public proposal request, their removal will likely need to be coordinated with the construction phase of the project, targeted for the fall.

The site and the general building layout are outlined in the graphic below.

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Program of Requirements

A program of requirements and the schematic design, have been completed by the consultants, Jensen Chernoff Thompson Architects, in consultation with the FMGT Steering Committee for the project. The program, as the first stage of the process for new construction of a capital project, provides the detailed statement of requirements for building uses, spaces and services. It also confirms the budget and various space allocations.

The purpose of the CPC review is to ensure that the building programming follows the approved process for capital projects, considered input from a broad range of user representatives and responds appropriately to the parameters set out in the terms of reference for the program

The three space components for the project are comprised of:

1. Grounds Shop – 288 m2 gross area, along with an outside covered patio / meeting area

- Locker / shower / washrooms
- Kitchen / staff meeting
- Resource room for equipment, map layout and radios, Rain gear / drying / mud room
- 2 Offices
- 2. Mechanical / Welding 200 m2 gross area, along with a yard area
 - Vehicle repair, welding, storage
 - Small shop office, Staff room
- 3. Services 39m2 gross area
 - Janitorial, electrical, mechanical and telecommunications

The consultant's report references the space allocations with the following graphic.

NEW SERVICE BUILDING FUNCTIONAL USE PROGRAM



OUTSIDE COVERED PATIO / MEETING AREA 30.0 SM

NEW SERVICE BUILDING GROSS AREA : 529 SQ.M.

The mechanical / welding workshop is located at the east end of the building. It has access with overhead doors and a person door to an enclosed service yard. The yard will provide limited parking for vehicles in line for repair or servicing as well as a storage area and hazardous materials area. The interior space will provide a surface lift and appropriate exhausting for the vehicle bay and welding area.

The grounds shop is located at the west side of the structure. As it will serve as the home base for grounds maintenance workers, it provides space for a lunch room, male and female change facilities, and a transition 'mud' room from outdoors.

The project represents phase one of a three phase expansion and renovation program for the Facilities Management Department. The space descriptions, allocations and relationships outlined for the building have been validated by the Steering Committee through the project planning process.

Schematic Design

The Architect consultants, using the program of requirements for guidance, have prepared schematic design drawings in consultation with FMGT. The building plan is for a single storey structure with the potential for a future addition on the west side. They have also initiated planning for the Leadership in Energy and Environmental Design (LEED) gold certification process.

The existing Saunders buildings have a strong architectural horizontal element and major roof overhangs. They are also clad in wood siding which is due for replacement. The new Service building will complement the existing look by incorporating horizontal lines, a strip window expression and large overhangs. The exterior finish will be masonry walls with limited horizontal metal siding at entries, on soffits as well as roof fascias. The metal siding for the building will be of a style and profile that can be used as the replacement cladding on the existing older structures to create a continuity over time in the exterior treatments for all of the FMGT buildings. The new building with its low profile complements the look of the other adjacent buildings in the area.

Building elevations are outlined below and more detailed information and graphics of the project will be available at the Committee meeting.



a) West Elevation

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b) South (front) Elevation





c) East Elevation







The landscaping plans for the project include:

- The removal of two Garry Oak trees at the west side of the building site
- New landscaping and replacement trees at the east side of the project
- The possible removal of a Douglas Fir tree at the north side adjacent to the service yard, depending upon an arborist's assessment
- Other landscaping and storm water management measures as set out as part of the municipal development approval process

An assessment of the project and the proposed building design relative to the new Campus Plan and the Sustainability Action Plan for Campus Operations suggests that it meets the criteria outlined for a new operational type building in that part of the campus.

Conclusion:

The program of requirements for the new FMGT Service Building provided the design consultants and the Steering Committee with an understanding of the activities and the functional criteria to be addressed during the schematic stages of the building design process. The schematic design itself is functional and the new structure provides improved working spaces as part of a phased program to meet the Department's overall operational needs.

With the Committee's recommendation and program and schematic design approval from the President, the consultant team and the Department will be in a position to proceed to detailed design development and completion of the working drawings.

Construction of the project is targeted to start in the fall of this year. Municipal development approvals are to be finalized in the interim period along with the implementation of the campus community and public engagement measures.