

CAMPUS PLANNING AND DEVELOPMENT COMMITTEE
REPORT TO SENATE
October 23, 2008

Since its last report to Senate (October 18, 2007), members of the Campus Planning and Development Committee (CPDC) have met four times (November 30, 2007, March 7, 2008, May 2, 2008 and October 3, 2008). Noted below is a description of the capital projects that were considered by CPDC (including appointment of architects, allocation of funds, approval of design and awarding of tender). This report also describes other projects, studies and initiatives currently being undertaken by the University. These matters were presented to and discussed by CPDC.

Part 1. Major New Capital Construction and Major Renovations (Completed and /or In Progress/Planning Stage)

University Avenue Renovation

Project Cost: \$7.7million plus \$1 million endowment (\$8.7 million)

Architect: du Toit Allsopp Hillier

General Contractor: T.A. Andre

Project Description: Rebuilt University Avenue consistent with the recommendations of the 2002 Queen's University Campus Plan to restore the streetscape and create a more pedestrian friendly environment. The roadway has been reconstructed with no median, creating a narrower street, trees behind the sidewalk, light posts along the street side, new tree plantings and raised flower beds, site art opportunities, and other characteristics. As part of the discussions with the City of Kingston an agreement was reached that utility services under the street was replaced as part of the project with the City reimbursing the University for these costs over a number of years. The safety audit was completed during the fall of 2005 with the implementation of the City recommendations for pedestrian safety.

Status: Complete September 2008

Artificial Field/Parking Structure

Project Costs: \$34.7 million

Architect: CS&P Architects

General Contractor: Pomerleau Inc.

Project Description: The project addressed the need for an artificial field on the main campus and replacement of parking being lost as the campus has developed over the years. A new permit parking structure was developed under the former Mackintosh-Corry parking lot with a new artificial field over the structure.

Status: The Tindall Field opening was on September 27th. The field and track will be completed October 2008 and the underground parking garage will open mid-November 2008.

Queen's Centre Project

Phase 1 Cost: \$169 million (excluding the underground parking, \$11.840 million)

Architect: Bregman + Hamann Architects, Sasaki Associates Inc. and Shoalts & Zaback

General Contractor: PCL

Project Description: New School of Kinesiology and Health Education, 3 gyms, locker room, fitness area and pool.

Status: Phase 1 started in August 2006. The initial value engineering exercise is complete with a savings of \$29.6M found. Value engineering continues. Queen's converted to a stipulated bid and Design Build option for the School of Kinesiology and Health Studies. The work on the gymnasiums, athletics administration, pool, common ground, AMS and clubs continues. The new Phase 1 facility is scheduled to be occupied September 2009.

Phase 2 and 3 planning started spring of 2008 and is continuing.

Richardson Hall Renovation

Project Costs: \$12.25 million

Architect: GRC Architects/Gansen Lindsay Design Consultants Inc.

General Contractor: T. A. Andre and Sons

Project Description: Renovated facilities to address major building deficiencies including the need to make the building fully accessible. Exterior masonry re-pointing and repair is complete. The interior finishing is proceeding on all levels with substantial completion scheduled for early November with move-in scheduled for mid-November 2008. This project will provide accommodations for the senior administrative management team of the University; providing offices for the Principal, Vice-Principals, University Secretariat, Institutional Planning, Internal Audit and Research Services, the Associate Vice-Principal (Finance) and the associated staff within the Financial Analysis and Budgeting group.

Status: Move-in planned to commence November 2008.

Performing Arts Campus

Project Costs: \$3,837,000 (land purchase \$1,787,000, planning costs \$2,050,000)

Architects: Snohetta and ema

General Contractor: TBA

Project Description: This project will provide learning, performing and associated space primarily for the departments of Art, Drama, Music and Film and Media. Secondary users of the performance venues would be the Performing Arts Office and other Queen's groups and Kingston arts organizations.

Status: The architects have completed the project schematic and design development phase and have submitted the Design Basis Memorandum for review and comment to the Building Committee.

Department Heads and the Building Committee are continuing to hold schematic design workshops.

Queen's and the Kingston Heritage Committee are working on the final draft of the site-specific Heritage bylaw, which defines the Character Defining elements of the Stella Buck Building and the Domino Theater.

Goodes Hall Expansion

Planning Costs: \$1,715,000

Architect: Ventin Group Architects

General Contractor: TBA

Project Description: The physical expansion (6930SM) will provide the necessary space for Queen's School of Business program to expand enabling the School to help fulfill Ontario's critical demand for business education.

Status: The Ventin Group architects and design team have completed the 95% design for review and comment. The cost consultant has updated their 95% design construction cost estimate, which is under the stipulated project construction budget of \$26M. The site plan and rezoning applications have been completed and submitted to the City Planning department for their review and comment.

New Medical School Building

Planning Costs: \$625,000

Architect: Diamond + Schmitt/Shoalts and Zaback Architects

Contractor: TBA

Project Description: To provide a new medical student teaching building on the parking lot adjacent to Abramsky Hall on Arch Street. The new building will provide administration space, student teaching and simulation laboratories and a student lounge.

Status: Planning continues with the architects submitting the design concept and massing for review.

Part 2: Planning Studies, Reports and Other Items Submitted to the CPDC for Approval and/or Information:

Ban Righ Hall

Project Costs: \$694,000

Consultant: Morrison Hershfeild

General Contractor: Semple Gooder Roofing

Project Description: The original slate roof (1923) tile was replaced as part of the Residence deferred maintenance program. The slate was replaced with a similar green colour as the existing tile. The existing copper flashing was also replaced.

Status: Completed August 2008.

Kingston Hall Walkway

Costs: \$700,000

Architect: du Toit Allsopp Hillier Architects

General Contractor: T.A. Andre and Sons

Project Description: To redevelop the pedestrian walkways and lighting in front of Kingston Hall that connects University Avenue to the area in front of Summerhill and add benches and bicycle racks. Enhanced vehicular approach apron and turning circle at Theological Hall.

Status: Pedestrian walkway was completed September 2008. The laneway and circle in front of Theological Hall is to be completed by October 31, 2008.

40 Sir J. A. Macdonald Boulevard

Planning Costs: \$3,277,018 (land purchase, \$2,977,018, planning costs \$300,000)

Architect: CS&P Limited, Architects

Status: The property at 40 Sir John A. Macdonald Blvd. Closed on March 28, 2008. Canada Lands Company did the final work, of leveling the site and general clean up Spring 2008. Exterior security lighting has been installed. Landscaping as per the Agreement between Queen's University and Canada Lands Company is in progress.

West Campus

Status: HOK Architects will be developing a Master Plan for the West Campus Fields. Advancement is fundraising for the Stadium Project.

Residence Redevelopment Project

The Residence Redevelopment Project began with the renovation of McNeill House in the summer of 2007.

Residence has reviewed new trends in residence programming which suggests a move toward value-added opportunities such as living-learning centers and residential colleges. Queen's has an opportunity to become a leader in residential living by incorporating unique design elements including academic sustainability, aesthetic sensibility, diversity and to provide for multi-constituent use.

Residences are currently exploring how to engage these opportunities to bring about a significant decrease to the staging period while balancing fiscal responsibility and concerns over fee increases.

Advanced Research Innovation Park (ARIP)

The University received \$21M from the Provincial Government to create a research and development campus to bring together researchers from industry, academe and government laboratories. The purchase of 49 acres adjacent to the ARIP site at Novelis closed on March 14, 2008.

Cogeneration Facility

During the winter months the cogeneration units were running more often at higher outputs to satisfy the University's increasing steam and electrical requirements. The cogeneration units are fuelled by clean natural gas and generate electricity and steam at high thermal efficiencies. In the months of November and January the cogeneration units ran 311 hours and 605 hours respectively.

216 Earl Street

The University acquired this property July 2007. This property was converted to a parking lot and was complete December 2007.

Energy Management Initiatives

Physical Plant Services continues to implement energy management initiatives across campus. Lighting retrofits have been completed in McArthur Hall main lobby, Ellis Hall undergraduate teaching lab, Jackson Hall graduate office space, McLaughlin Hall room 217, Walter Light, Dupuis Hall and Humphrey Hall (exit fixtures) and Dupuis hall 1st and 2nd floor corridors and Stirling Hall lecture theatres and Grant Hall.

A brochure for the "Earth Hour" initiative was prepared with participation from ITS, Residences, and building custodians. During Earth Hour, March 29, power levels were monitored at the University's main transformer substation. At approximately 7:50 pm, just 10 minutes before Earth Hour was to begin power demand on campus began to decrease. By 8:15 pm the electrical demand dropped nearly 5% compared to the power that was demanded through the substation just 25 minutes earlier. The power level remained relatively constant for the next hour reaching a low point for the hour at 8:45 pm.

Three submissions for provincial funding through the OPA (Ontario Power Authority) program called ERIP (Electricity Retrofit Incentive Program) were submitted in December and all three were approved for funding. Several more applications under this program are planned. Federal funding from Natural Resources Canada (NRCan) was approved for \$10,000 and several new lighting projects were added to complement the proposal and were initiated over the summer.

Sustainability

A Sustainability Office is now in place within the Physical Plant Services group working under Campus Planning and Development. A website for the office has been launched and can be found at <http://www.queensu.ca/sustainability>.

The AMS Sustainability office and Student Affairs office have been working with Queen's Sustainability to move forward projects for the Residence Challenge, the Flick Off campaign, and exploration of a student levy. The Sustainability office was a key partner in the first ever "Paperless Orientation" for this year's frosh week orientation package.

Physical Plant Services and the City of Kingston are discussing synergies in the area of infrastructure upgrades in conjunction with City work planned for next spring.

Queen's/City of Kingston Joint Housing Committee

The Mayor's Task Force requested a review of all rental housing in the City. This Committee will address student rental housing and will focus on the City and Queen's relationship and how they work together and respect the roles and relationships with community residents. The Committee has met a number of times over the summer and will make recommendations for City Council review.

City of Kingston Draft Official Plan

April 2008 Queen's met with the City of Kingston Planning department to review the revised Official Plan. It was a productive meeting with discussion regarding current rights to expand to the north and potential expansion to the west. City staff will advise when the next draft will be ready for review.