

Leacock Space Project: Update and Proposals

Presentation to AUS Council February 10th, 2016

AUS President Jacob Greenspon

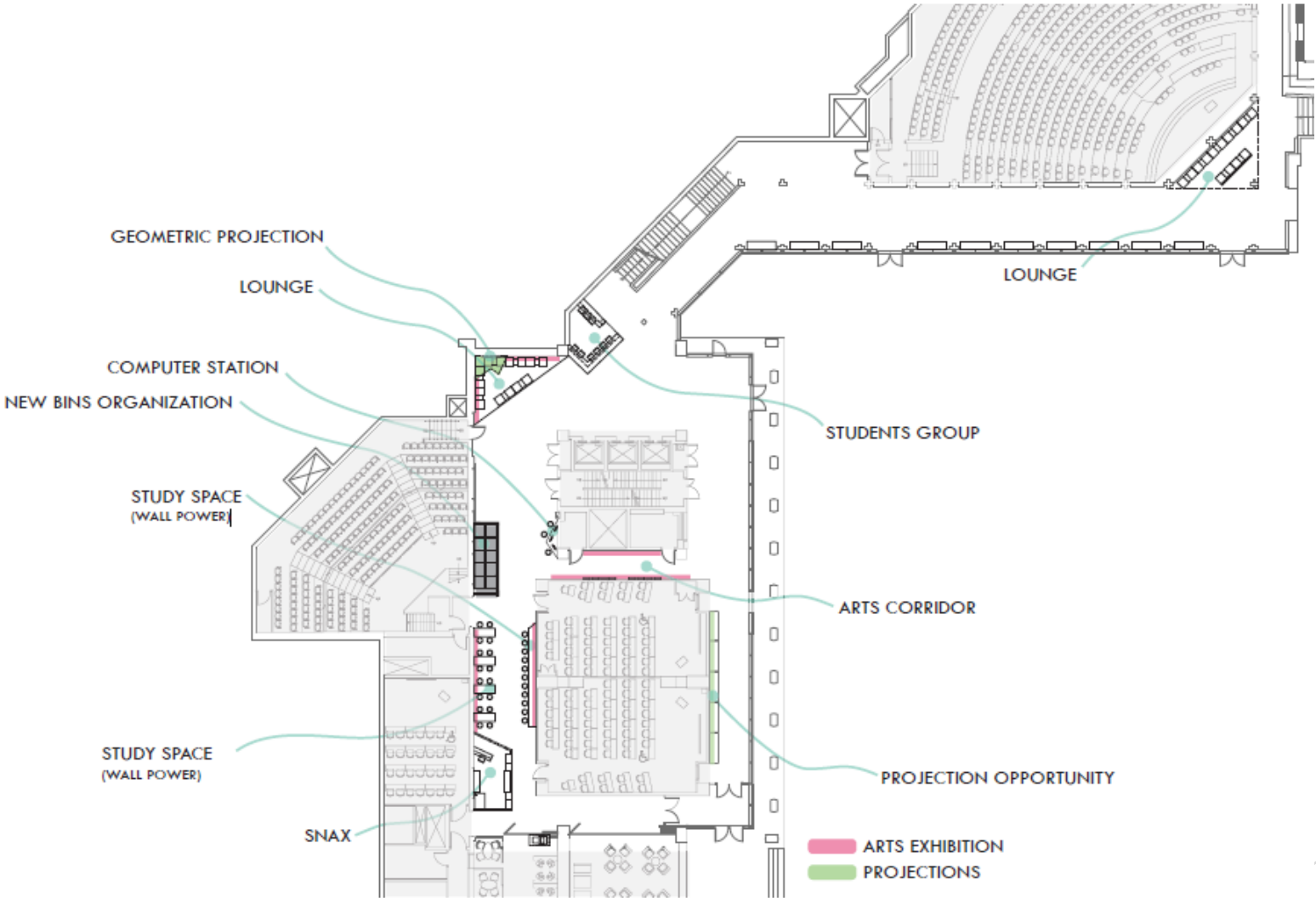
Background

- ▶ In 2014 AUS Executives began discussing how to sustainably use the AUS' "reserve funds" (then estimated to be around \$265 K) and decided to pursue space improvement following idea of student space as a "living service"
- ▶ In 2014 the AUS teamed up with McGill Campus Space and Planning (a McGill unit under Facilities Management and Ancillary Services) and the McGill Spaces Project (a student created and led group focused on working to optimize use of existing spaces on campus) to look at redesigns of Leacock
- ▶ The AUS paid McGill Campus Space and Planning \$3,000 for this consultative design services—ie. the production of the pre-design report—which was delivered to AUS in a meeting on November 20th, 2015
- ▶ From these efforts an "idea vault" of potential projects was developed—this serves as a 'menu' of projects for the AUS to select from in future years
- ▶ **NB all prices in this presentation are estimates and may differ by up to 30-50% (positively or negatively) from the final construction costs**

Project Overview

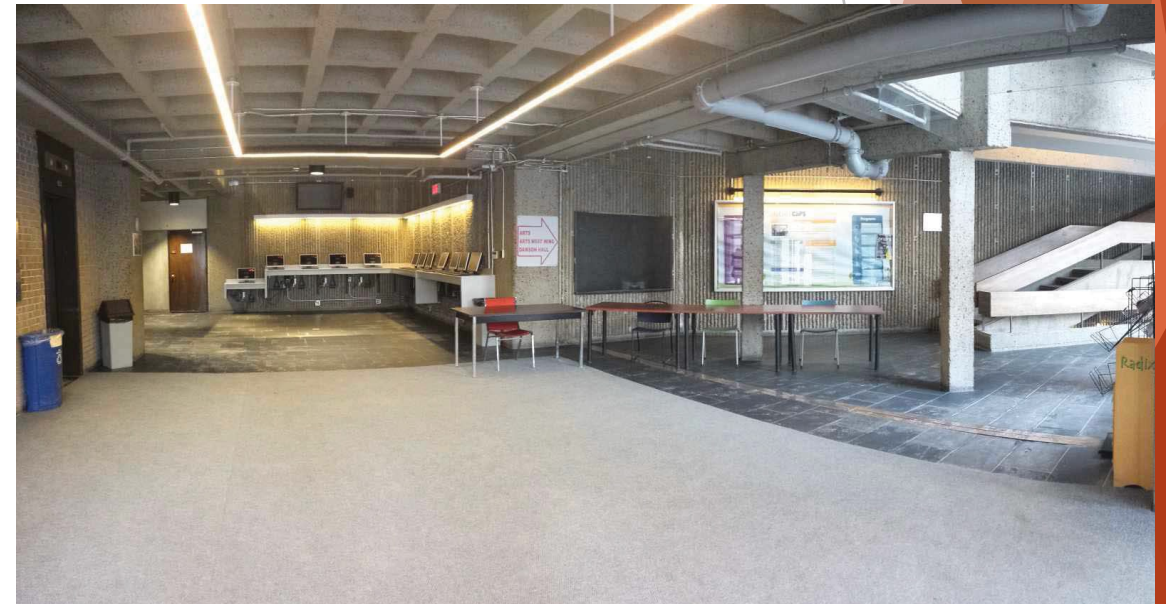
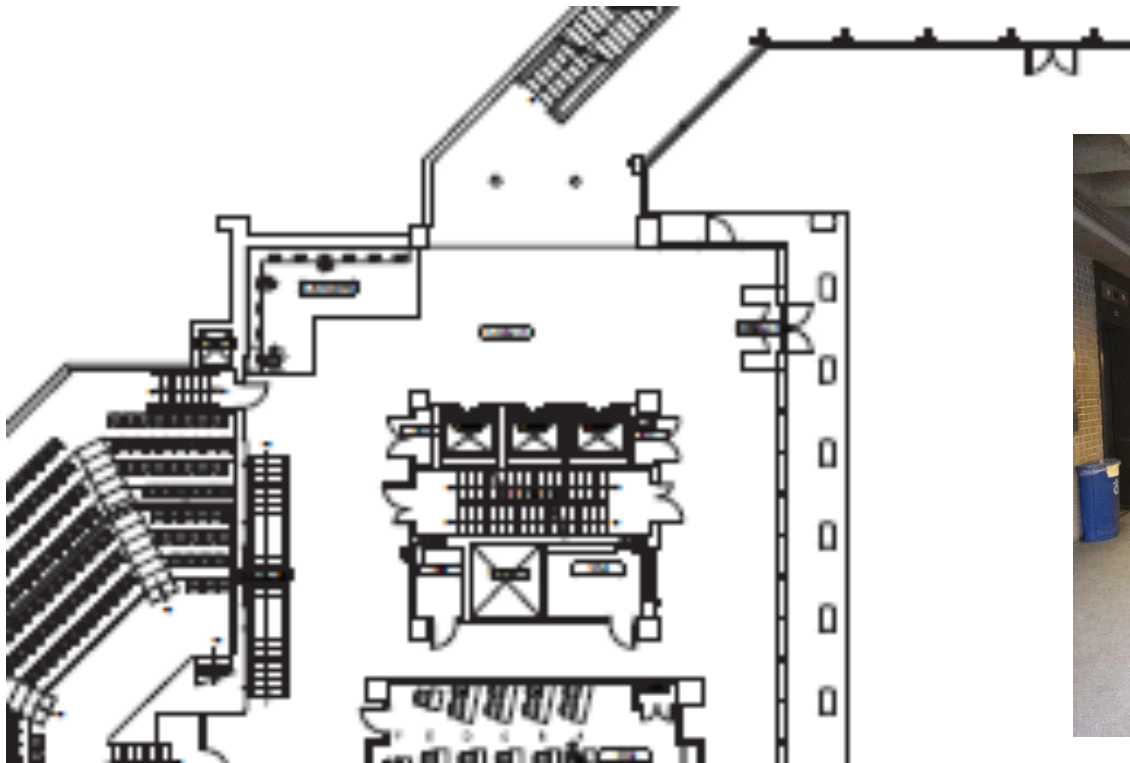
- ▶ From CSP Pre-Design Report “The project consists of the development of a conceptual design and a vision for the public spaces of the Leacock Building. **The study encompasses the corridors and lobby of the first floor of the Leacock building, as well as the mezzanine space on the second floor and the open space in the basement at the foot of the staircase.** The Leacock building is a main thoroughfare, accommodating the largest traffic volume of any building at McGill. While the Arts Faculty is the primary user of the building, the public spaces in Leacock are heavily used and occupied by the entire McGill community.” (emphases added)
- ▶ “The main objectives of this space reorganization should result in:
 - ▶ An improved and more efficient use of space
 - ▶ More appropriate infrastructure to meet students’ needs
 - ▶ The integration of a permanent, interactive art installation”

Proposed Projects: Leacock First Floor



Proposed Projects: Leacock First Floor (South; in Leacock Lobby)

Currently looks like:

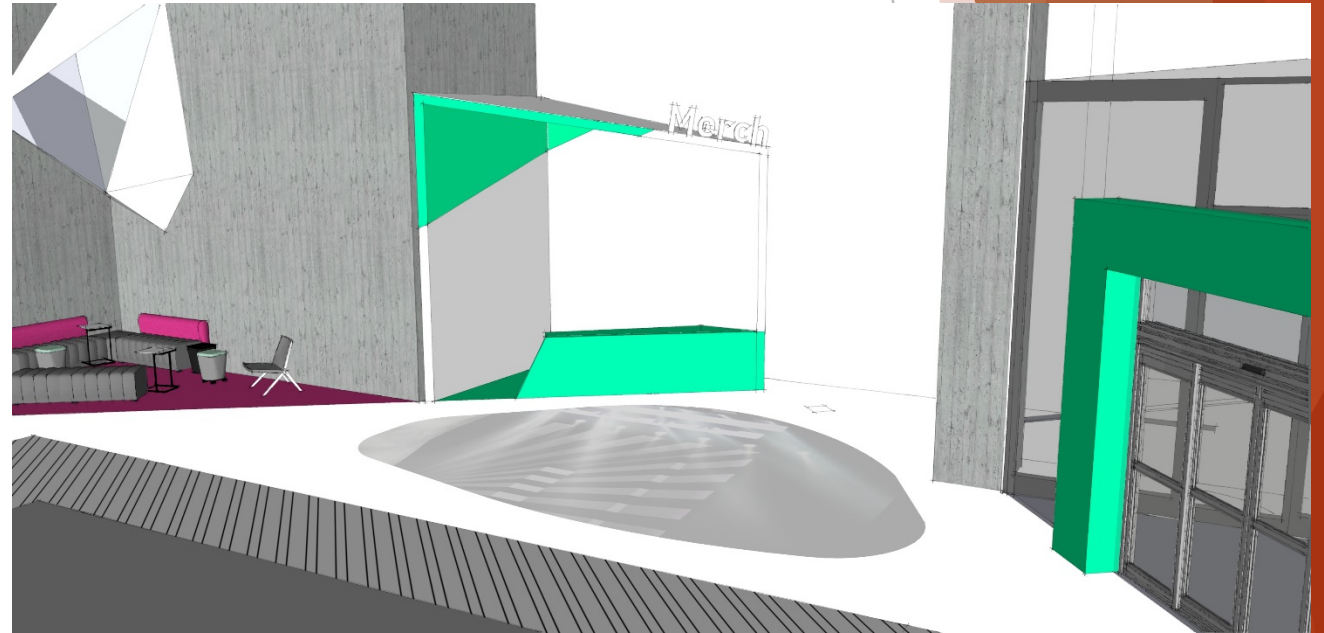
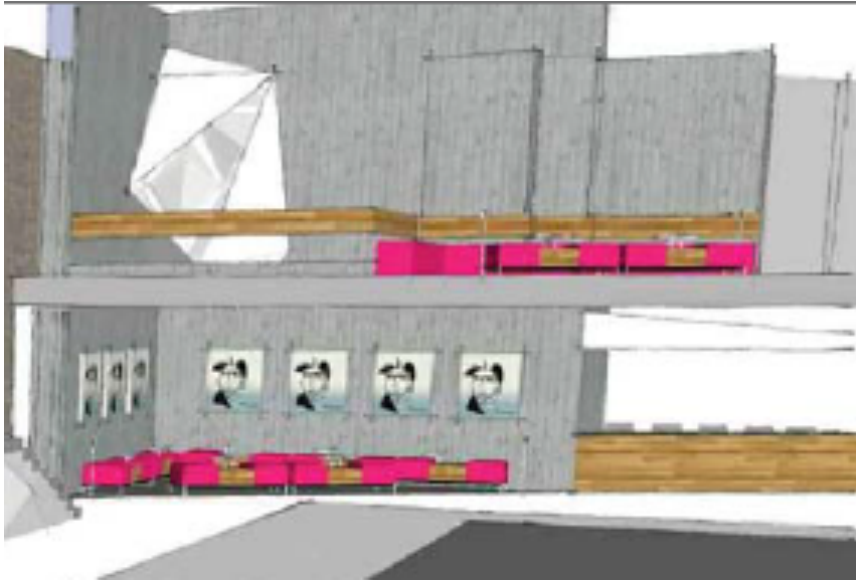


Proposed Projects: Leacock First Floor (South; in Leacock Lobby)

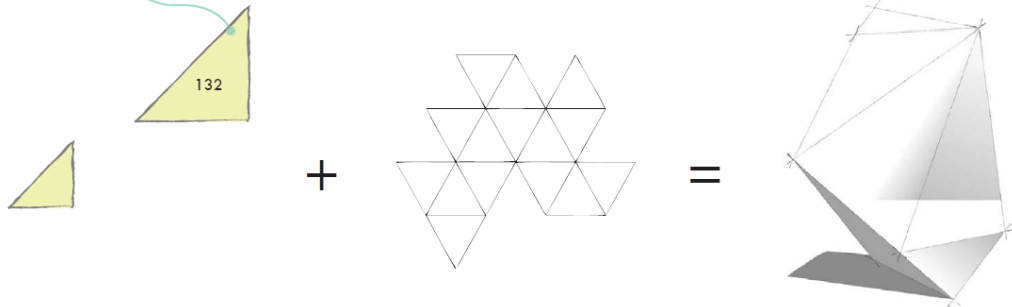
- ▶ 4 possible sub-projects:
 - ▶ Refinishing 5 existing benches in corridor
 - ▶ Removing 10 computers from corner area in Leacock Lobby and replacing with ‘informal lounge’: new furniture, new floor finish to delineate the space, addition of power outlets
 - ▶ Built-in stand for student groups to table in Leacock Lobby (permanent kiosk with closeable partitions)
 - ▶ Art installation (“multi-face projection box”)
- ▶ Total project cost: \$84,100 (estimated price)
 - ▶ Architectural work: \$56,000
 - ▶ Furniture (7 tables and seats): \$9,000
 - ▶ Mechanical work: \$1,500
 - ▶ Electrical work: \$12,100
 - ▶ “Thread” power supply system: \$5,500



Proposed Projects: Leacock First Floor (South; in Leacock Lobby)

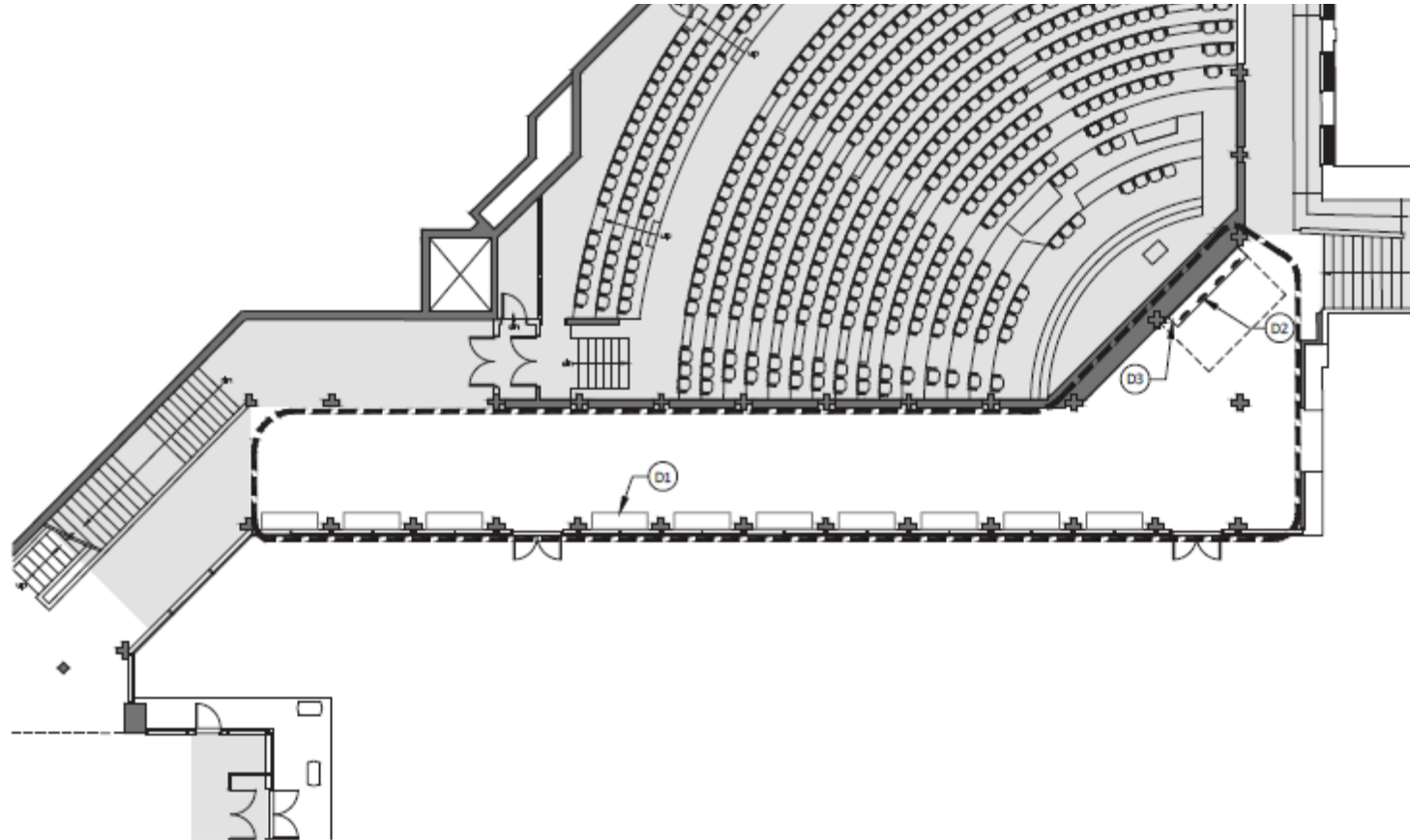


McGILL'S LARGEST ROOM



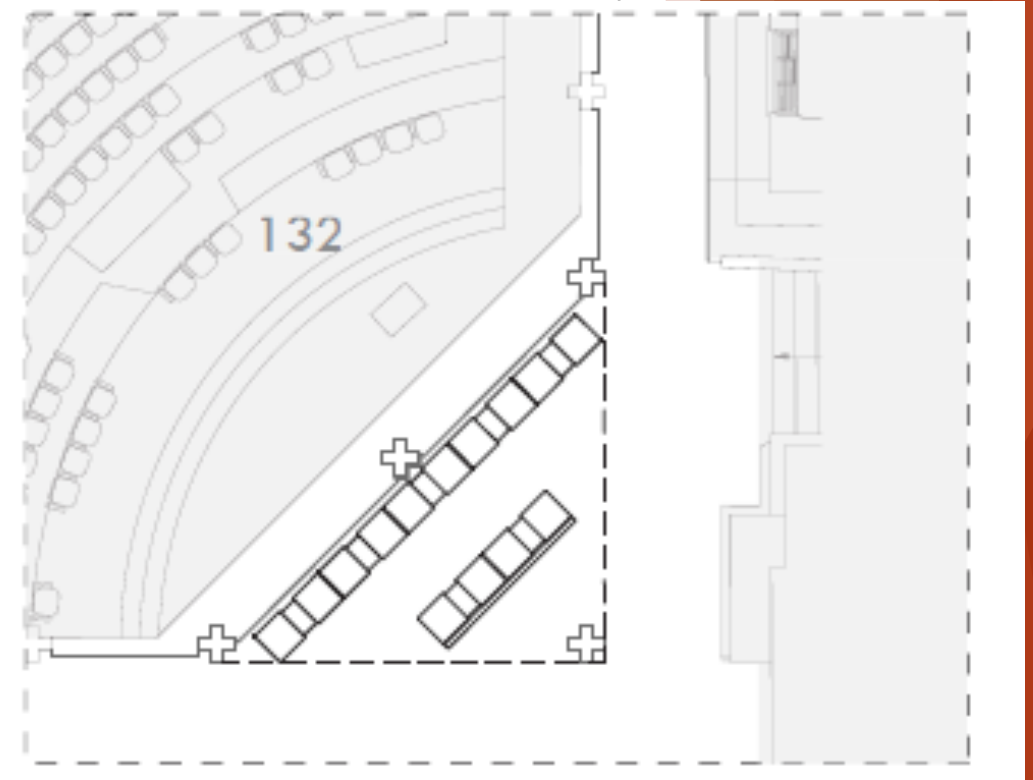
Proposed Projects: Leacock First Floor (North; in corridor from Leacock to Arts)

Currently looks like:



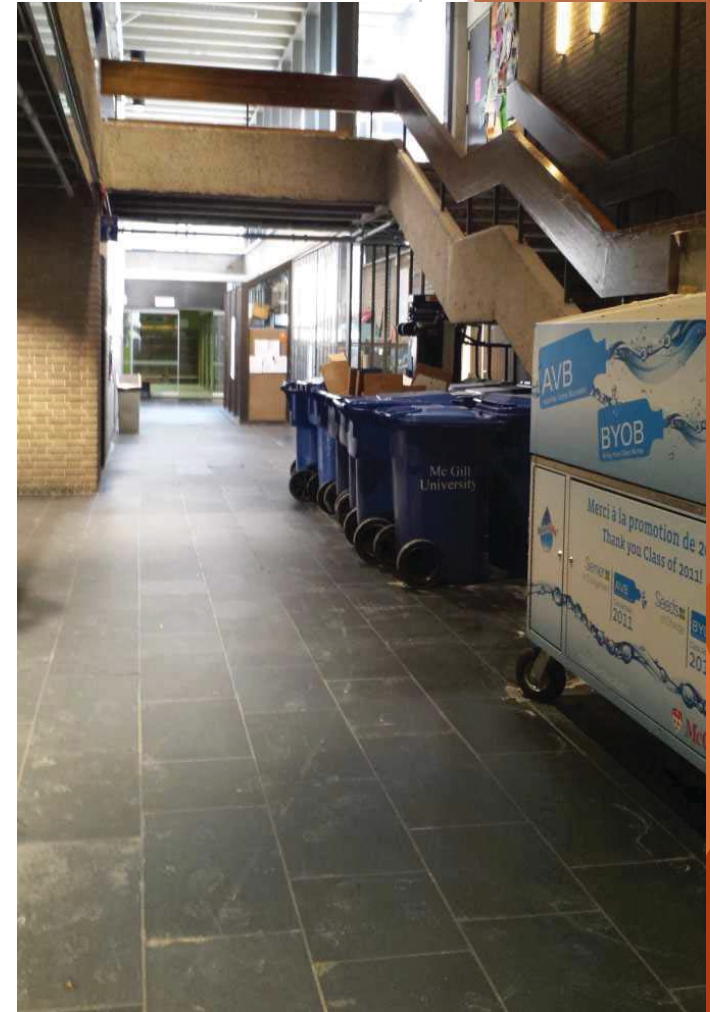
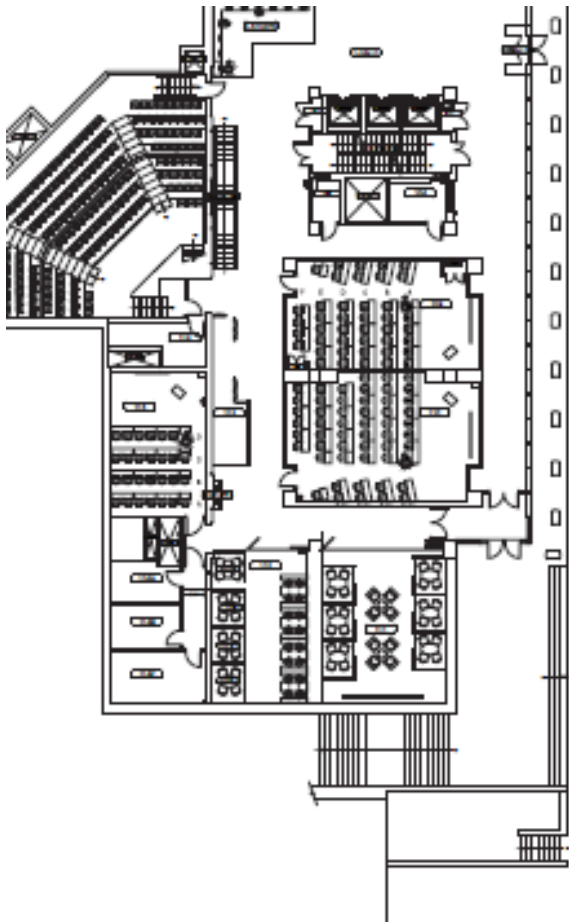
Proposed Projects: Leacock First Floor (North; in corridor from Leacock to Arts)

- ▶ 2 possible sub-projects:
 - ▶ Refinishing 10 existing benches in corridor
 - ▶ Removing 4 computers from the corner area in Leacock corridor and replacing with 'informal lounge': new furniture, new floor finish to delineate the space, addition of power outlets
- ▶ No mock-up available, but would look very similar to proposed lounge in Leacock Lobby
- ▶ Total project cost: \$30,000 (estimated price)
 - ▶ Architectural work: \$16,900
 - ▶ Furniture (7 tables and seats): \$9,000
 - ▶ Electrical work: \$4,100



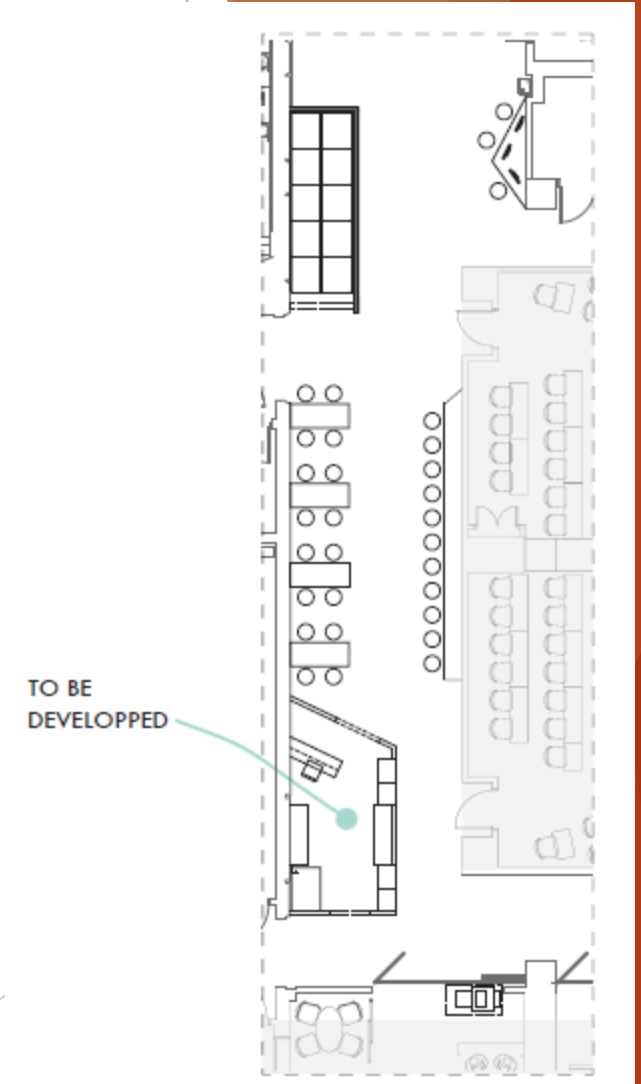
Proposed Projects: Leacock First Floor (SNAX)

Currently looks like:

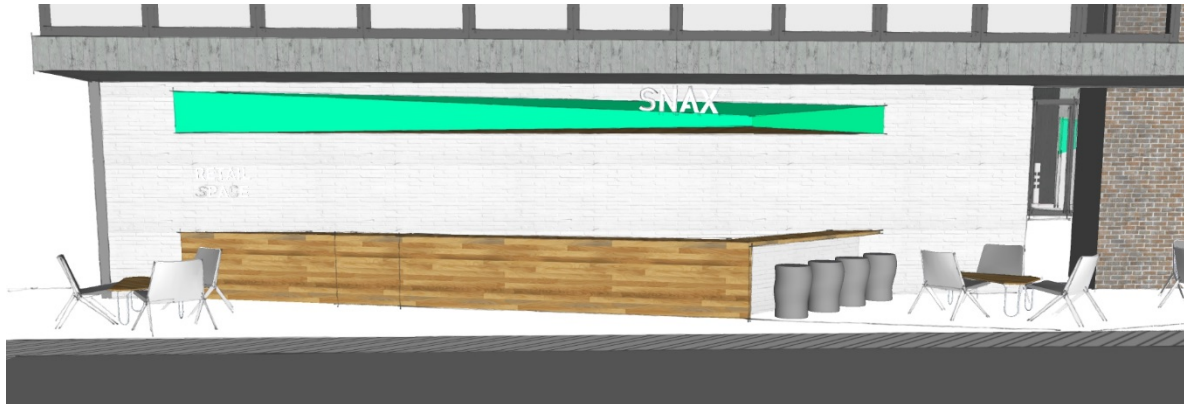


Proposed Projects: Leacock First Floor (SNAX)

- ▶ 3 possible sub-projects:
 - ▶ New SNAX booth (built space with new counter and display case)
 - ▶ Enclosure for the recycling bins under the stairs
 - ▶ Formal seating spaces (individual and communal) arranged in counter and standard height tables with fixed tables and chairs
- ▶ Total project cost: \$54,400 (estimated price)
 - ▶ Architectural work: \$27,900
 - ▶ Furniture (7 tables and seats): \$17,800
 - ▶ Electrical work: \$7,200
 - ▶ Mechanical work: \$1,500
- ▶ **MAJOR CAVEAT:** recent AUS-McGill MOA Letter of Permission states “SNAX may not create a seating area outside the SNAX location“. However may still be an option for the future (Letter of Permission expires Dec 2016)



Proposed Projects: Leacock First Floor (SNAX)



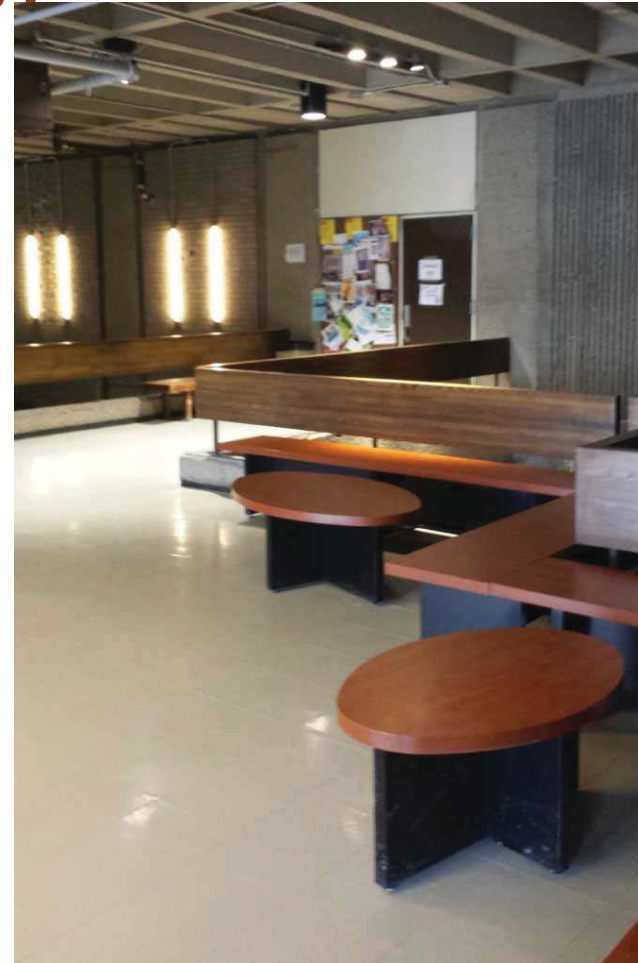
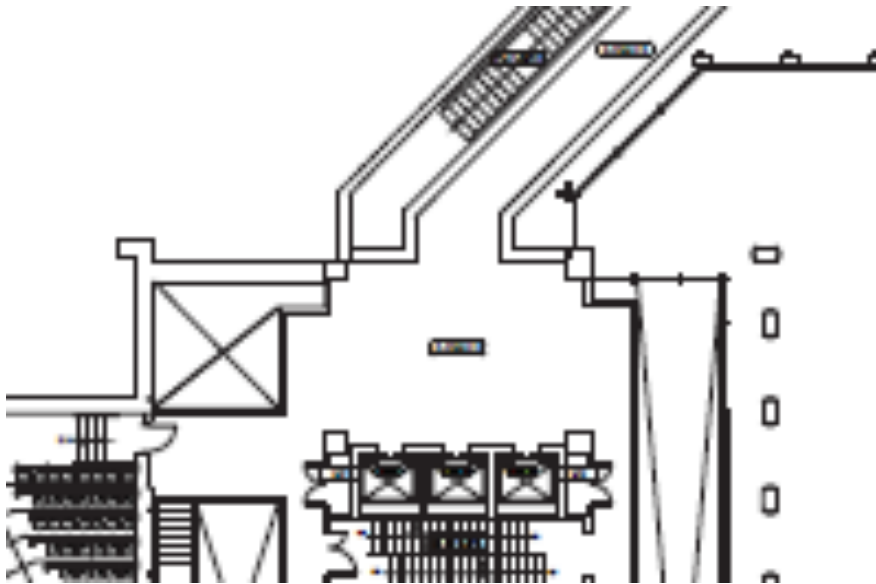
Option 1

Option 2



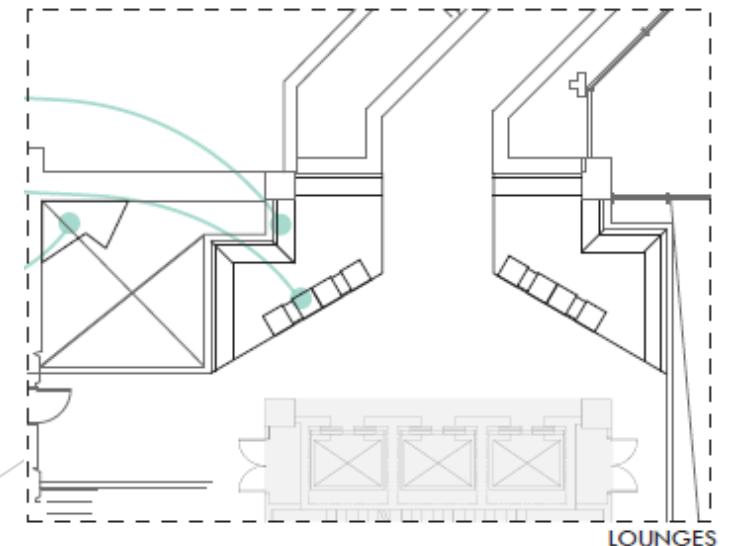
Proposed Projects: Leacock Second Floor (Mezzanine; by elevators)

Currently looks like:



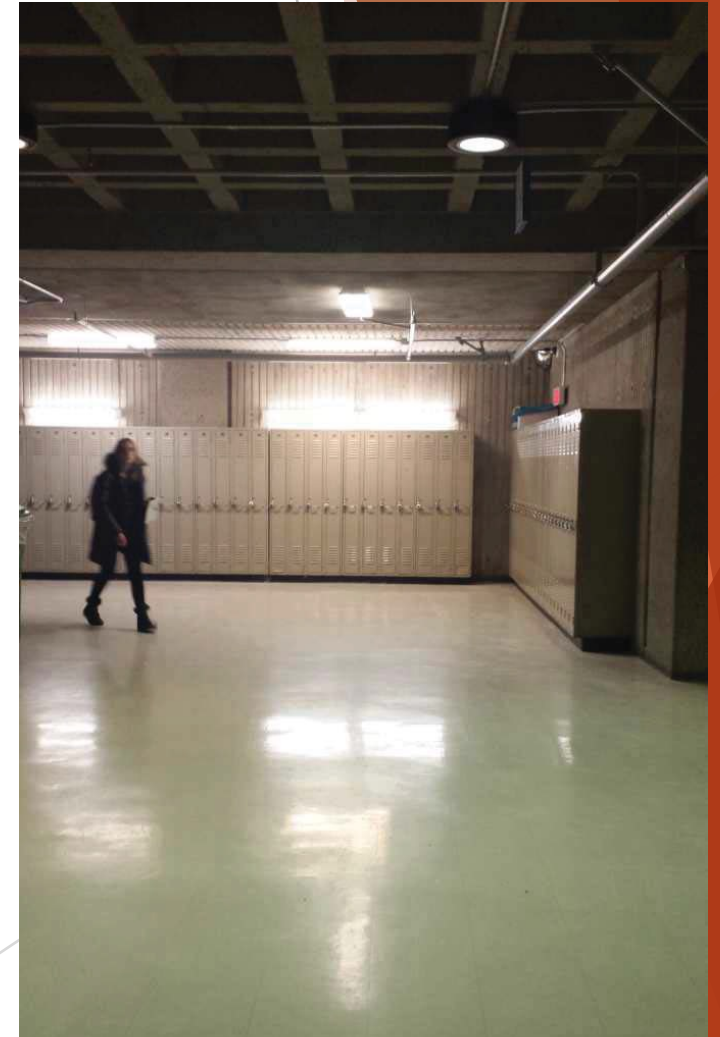
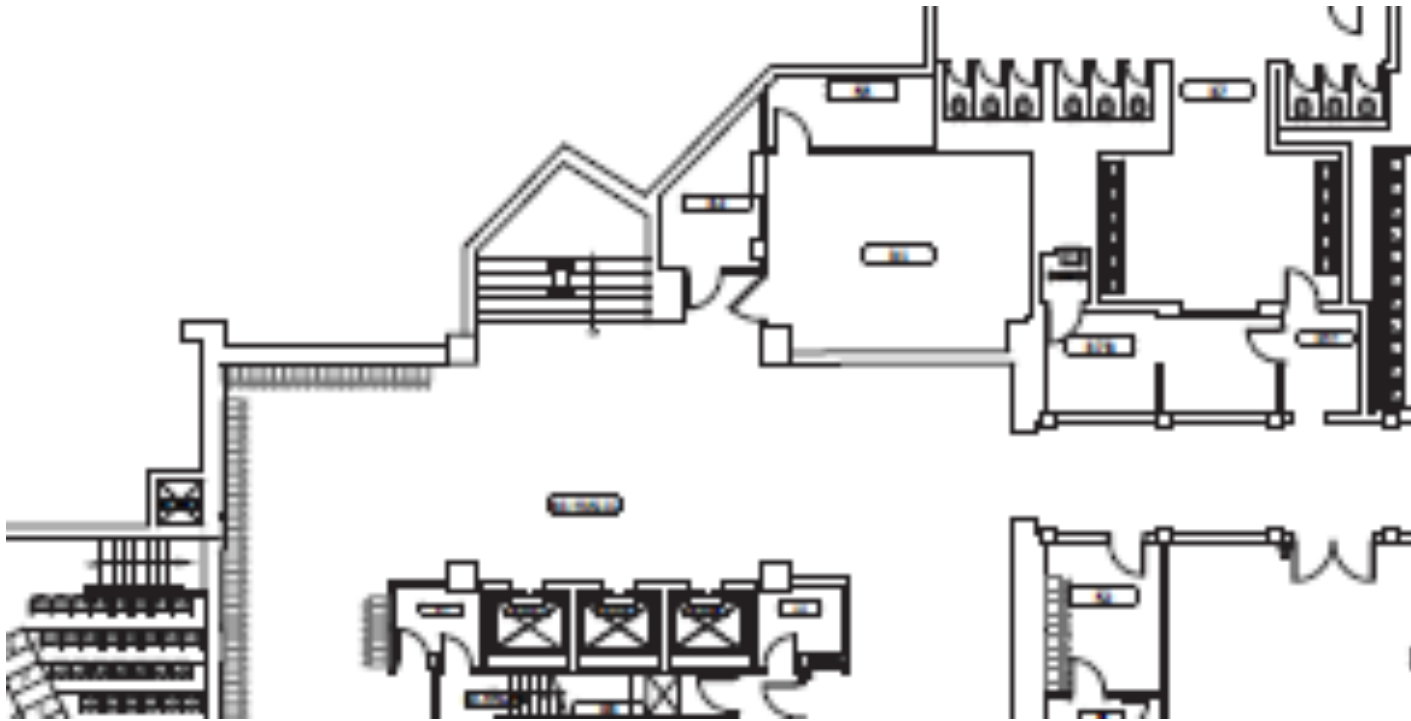
Proposed Projects: Leacock Second Floor (Mezzanine; by elevators)

- ▶ One sub project:
 - ▶ Informal lounge to replace the existing wooden and underused benches with new furniture, a new floor finish to delineate the space, and the addition of power outlets
- ▶ Total project cost: \$42,500 (estimated price)
 - ▶ Architectural work: \$27,500
 - ▶ Furniture (7 tables and seats): \$5,200
 - ▶ Electrical work: \$1,500
 - ▶ “Thread” power supply system: \$8,300



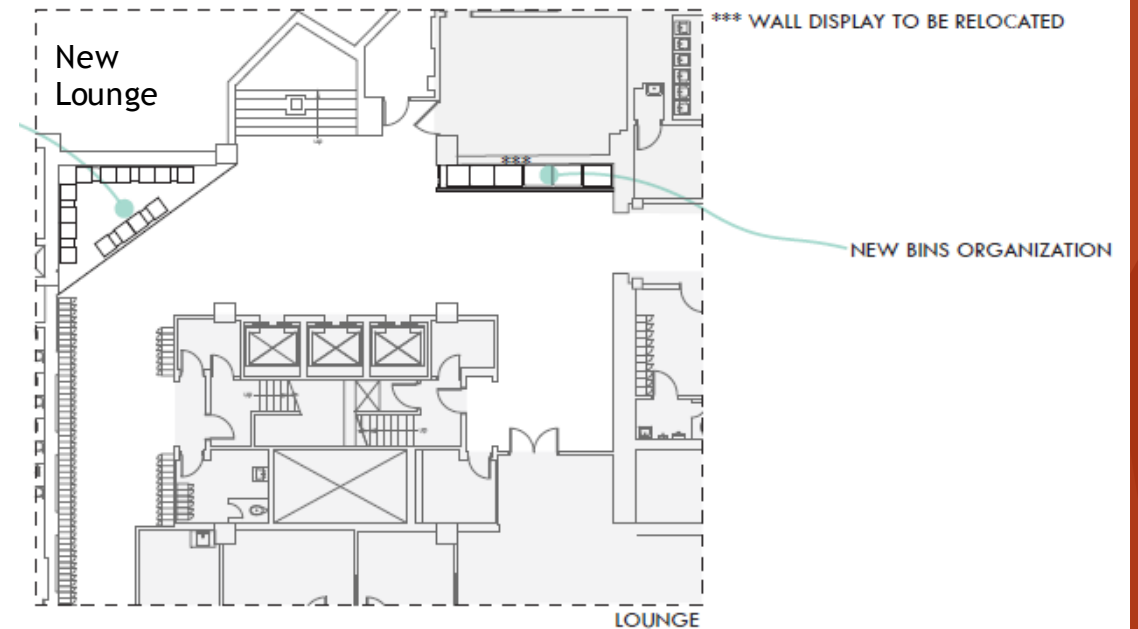
Proposed Projects: Leacock Basement (at foot of stairway toward Arts Lounge)

Currently looks like:



Proposed Projects: Leacock Basement (at foot of stairway toward Arts Lounge)

- ▶ Includes two sub-projects:
 - ▶ Informal lounge (new furniture, new floor finish to delineate the space, addition of power)
 - ▶ Enclosure for the recycling bins
- ▶ Total project cost: \$31,300 (estimated price)
 - ▶ Architectural work: \$14,400
 - ▶ Furniture (7 tables and seats): \$9,000
 - ▶ Electrical work: \$2,400
 - ▶ “Thread” power supply system: \$5,500



Project Overview: Summary of Costs

- ▶ Leacock First Floor (South ; in Leacock Lobby): \$84,100
- ▶ Leacock First Floor (North; in corridor from Leacock to Arts): \$30,000
- ▶ Leacock First Floor (SNAX): \$54,400
- ▶ Leacock Second Floor (Mezzanine; by elevators): \$42,500
- ▶ Leacock Basement (at foot of stairway toward Arts Lounge): \$31,300
- ▶ Total cost of all projects: \$242,300
- ▶ Again, note that all prices in this presentation are estimates and may differ by up to 30-50% (positively or negatively) from the final construction costs

Moving Forward...

- ▶ Currently at Pre-Design phase of project (phase 1 of 4, with 4 being construction)
- ▶ Campus Space and Planning is waiting for AUS to select which, if any, of these projects we want to consider going forward with before they proceed
 - ▶ NB: proceeding with entire project to next planning phase involves fees of \$40,200
- ▶ How can these projects be funded?
 - ▶ AUS ‘reserve funds’: currently at \$190,000 (mostly in form of GICs), however it’s likely a good idea to retain a substantial amount of this for a “rainy day fund”
 - ▶ Arts Undergraduate Improvement Fund: \$210,000 replenished per year from student fees, plus extra \$45,000 rollover from unallocated funds this year. However, AUIF is usually spent on new applications from Departmental Associations, parts of Faculty, AUS, etc.
 - ▶ Faculty of Arts Info Tech Fund: Fund raised from student fees but controlled by Faculty Admin (with student input on distribution decisions), with its use restricted to information or technology related projects in the Faculty
 - ▶ Arts Computer Lab Fund: Fund raised from student fees but controlled by AUS (with Faculty input on distribution decisions), with use restricted to improvements to Arts Computer Lab
- ▶ Also need to consider impact of implementing Leacock Space Project on planning and implementing and future renovations to Arts Lounge—both projects will compete for funding and for attention from AUS Executives responsible for implementing them

Questions and comments?