

Campus Living Reimagined

University of the Fraser Valley
Abbotsford Campus
Student Housing Project

Wednesday March 6th, 2024



Project Overview

UFV is adding student housing to the Abbotsford campus.

148,400 sqft floor area

~80,000 sqft site area

396 beds

10 study rooms

6 social spaces

1 multipurpose space



Project Values

INTEGRITY | letse o sqwelewel

This housing will create purposeful and intentional living opportunities, that are reflective of the whole student, builds resilience, instills safety, comfort and offers individualized flexibility by creating a sense of belonging.

COMMUNITY | st'let'elawtexw

We will create a “community within a community”. It will be a hub for the University Campus with the comfort and conveniences of home. It will be a home away from home, with dynamic spaces that allow privacy and personal well-being balanced with a vibrant social interaction. The building itself will promote integrated experiences and seamless learning opportunities.

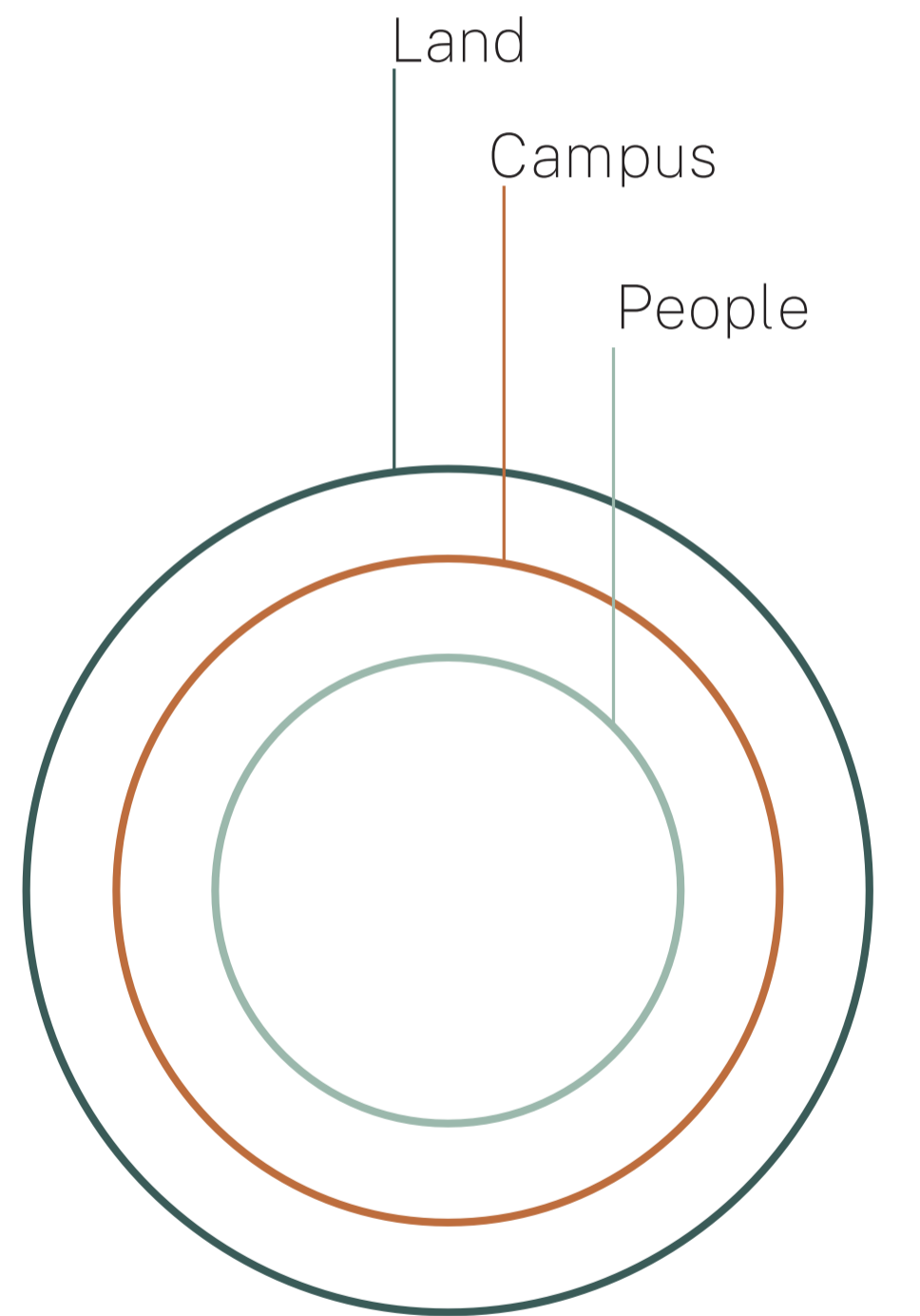
INCLUSIVITY | lexwsq'eq'ostexw

This housing will connect students with learning, with a multitude of diverse communities, with Stó:lō Temexw and with the university environment. It will be inviting, universally inclusive by design, rich with supportive technology and functionally relevant.

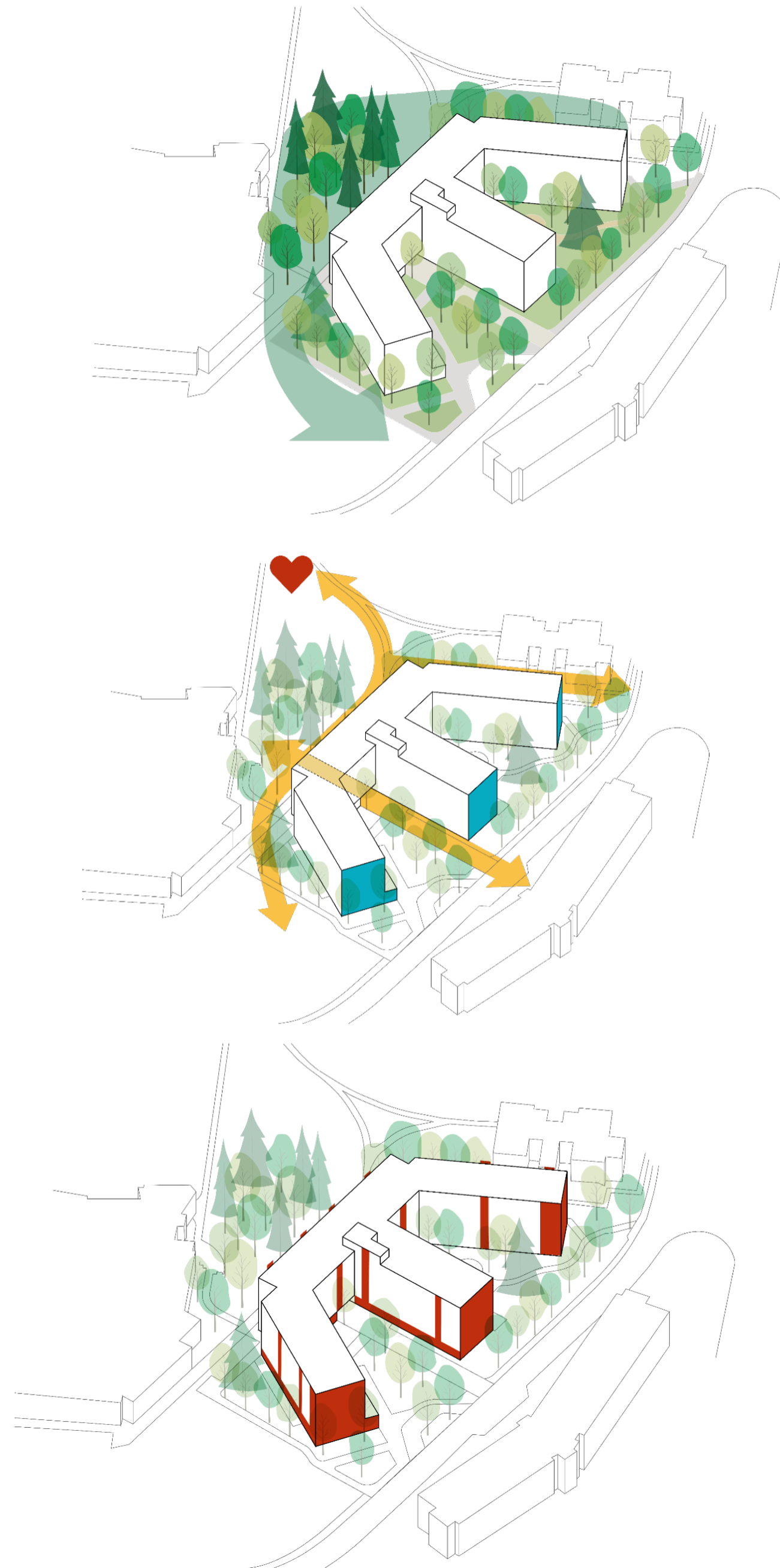
EXCELLENCE | ey shxweli

We will build a facility that is visually and viscerally inspirational where students want to be. Achieving excellence in project delivery. This project and building will be sustainable in the broadest terms: ecologically and honouring Stó:lō Temexw.

Design Principles



Scales of Connection



Connect with Land



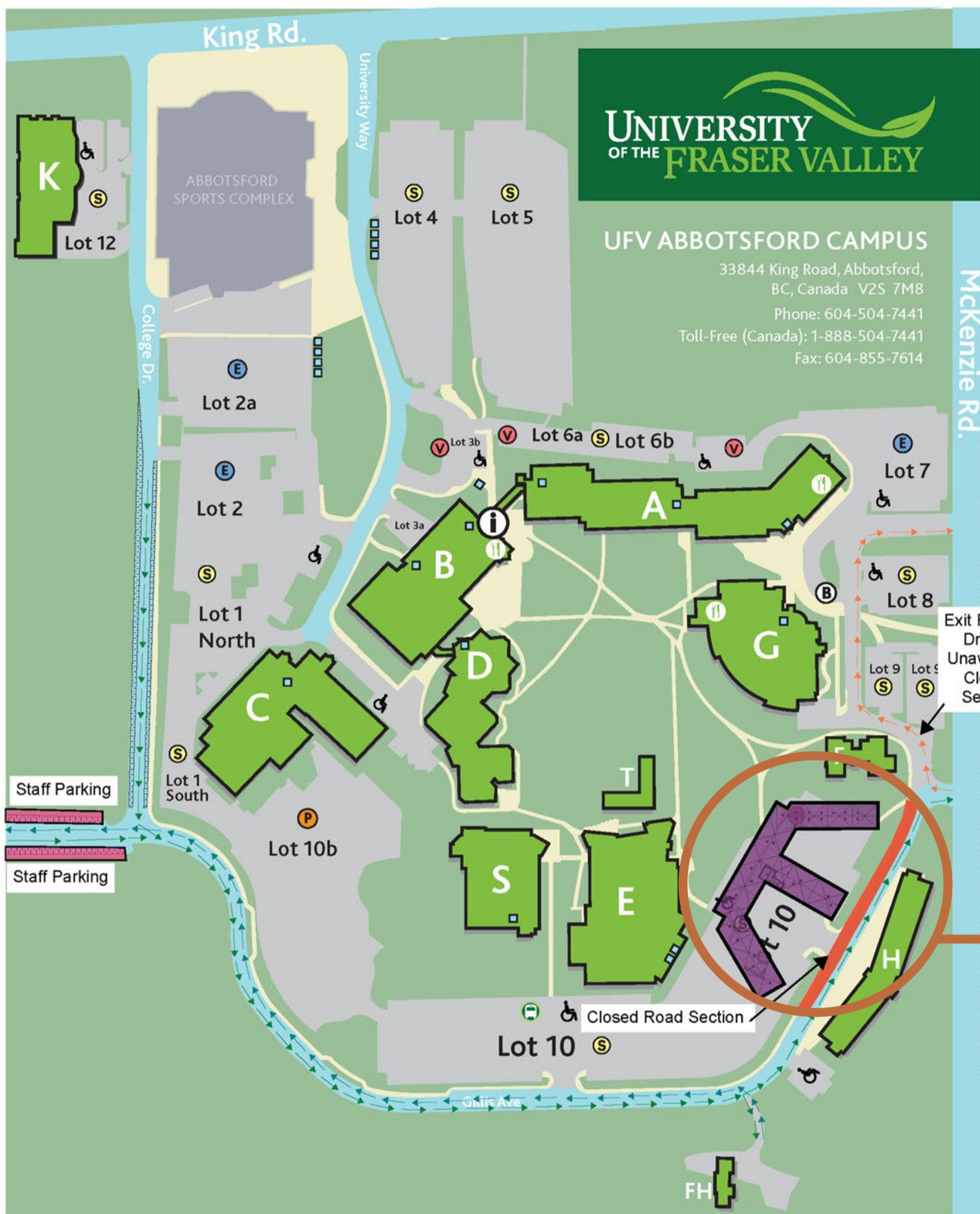
Connect with Campus



Connect with People

Campus Context

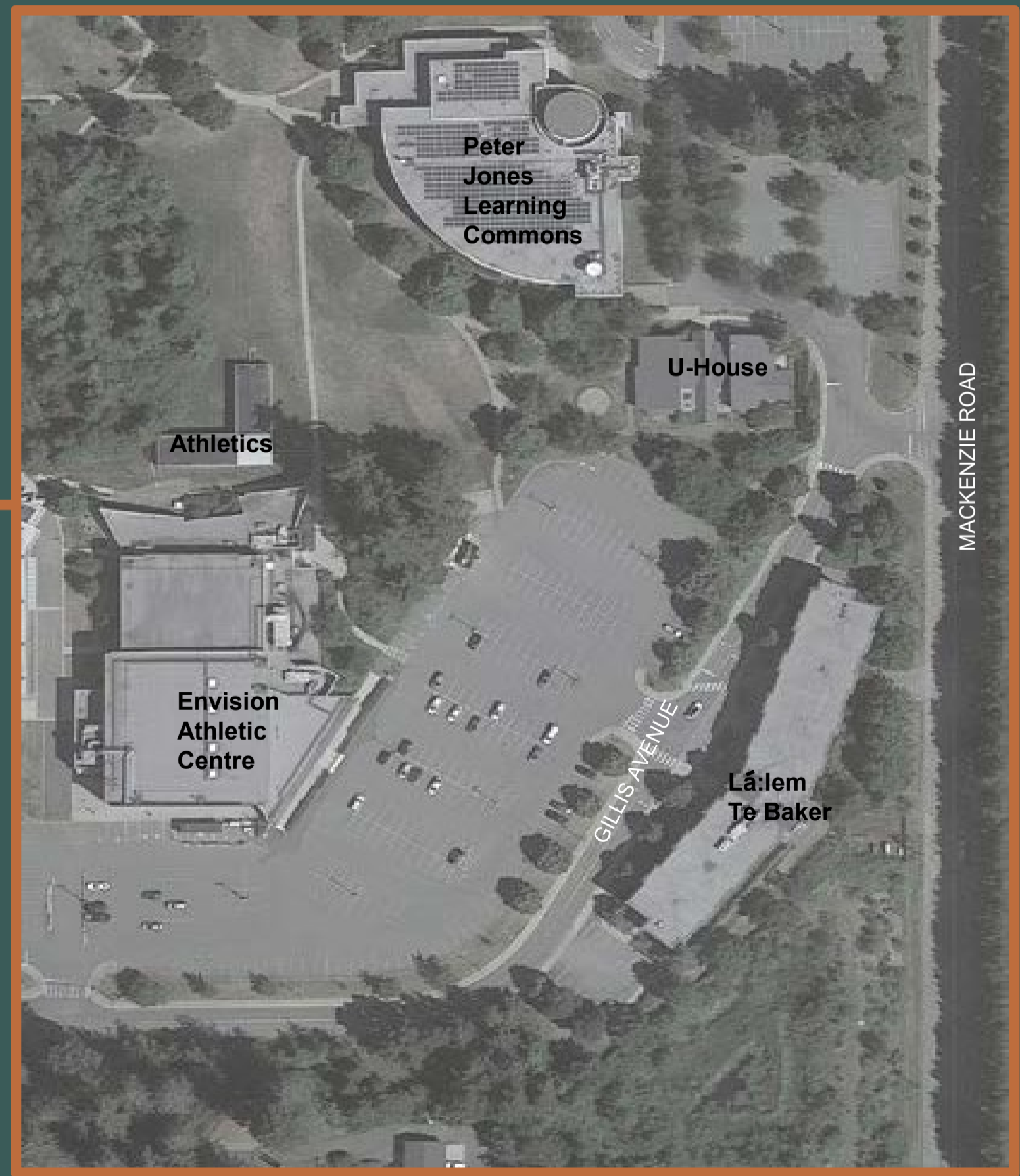
The location of the new student residence is close to the campus heart, located in an area with views to Mount Baker and adjacent to the Student Recreation Centre.

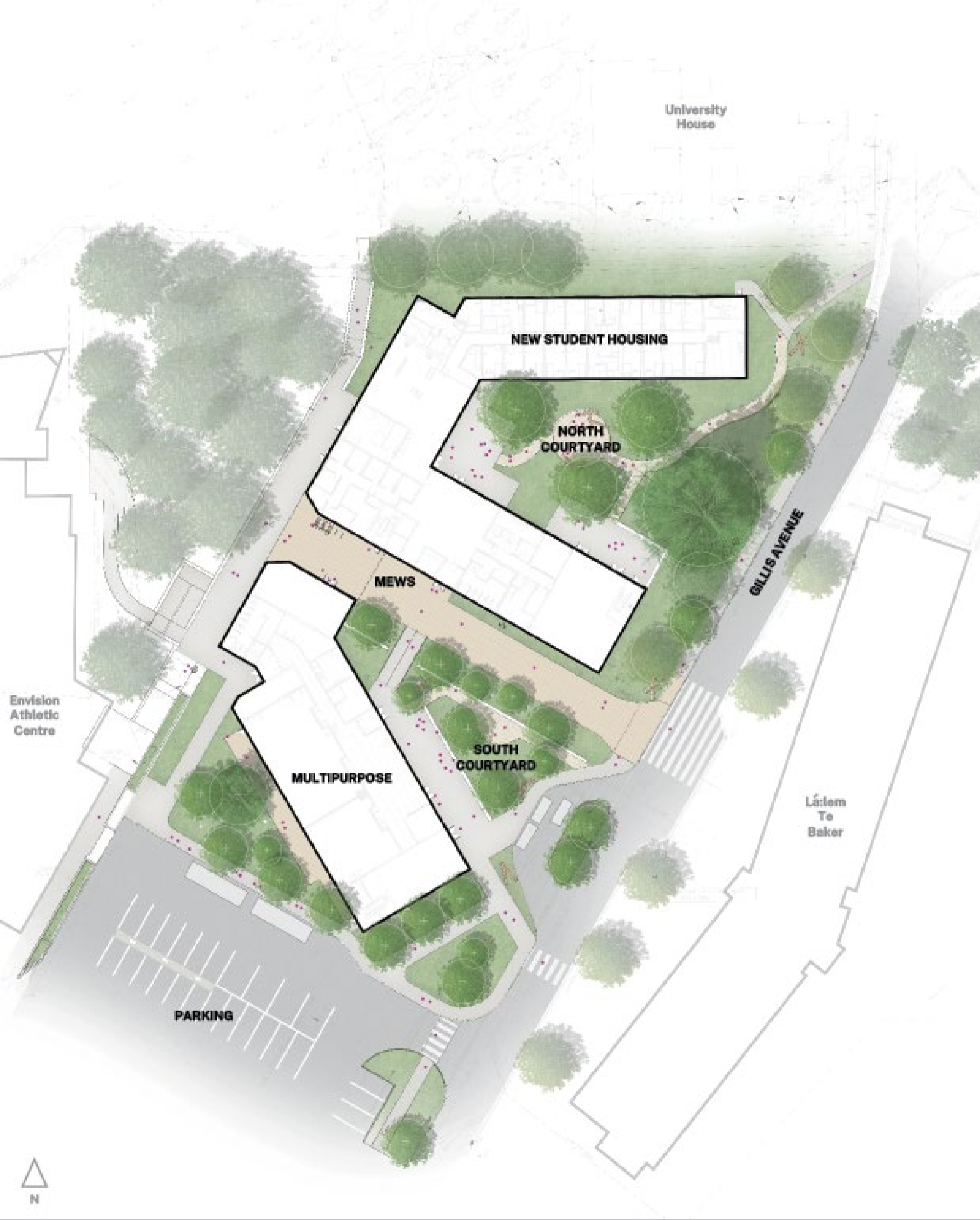


- UFV Campus Connector shuttle bus stop
- Public bus stop
- Pay Station
- Pay parking is in effect at UFV.**
The cost of parking is \$1 per 2-hour period (subject to change without notice).
- Student Short-term visitor Employee SPARC Pass
- Permit Only Off campus (daily pay parking)
UFV Student and Employee Permits not valid.

ufv.ca

- Legend**
- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A - ELS Help Centre
- Finance & Administration
- Human Resources
- Spirit Bear Cafe | D - Theatre | G - Peter Jones Learning Commons
- Academic Success Centre
- Computer Lab
- Library
- Math & Stats Centre
- Tim Hortons | S - Student Union Building
- Advising Centre
- Assessment Services
- Career Centre
- Campus card office
- Cascade Newspaper
- CIVL Radio
- Evered Hall
- Indigenous Student Centre
- Student Life
- Student Union Society
- Fair Grounds coffee shop
- Supported Learning Groups |
| B - Alumni Association
- Art Gallery
- Cafeteria (Cascade Café)
- Facilities & Project Management
- Financial Aid
- Future Students Office
- ITS HelpDesk
- Lecture Theatre
- Office of the Registrar
- Security, Risk, & Safety
- Shipping & Receiving
- Student Services
- UFV International | E - Envision Athletic Centre
- Gymnasiums | H - Lâ:lem te Baker
- Bookstore
- Parking Services
- Student housing | T - Athletics |
| C - Academic Integrity & Appeals
- School of Business
- Visual Arts | F - University House
- South Asian Studies Institute
- Conference Services | | |





Site Plan

The new Student Housing building includes two courtyard spaces, bike storage and a mews that connect through to the heart of campus.

Street View (Gillis Avenue looking north)



North Courtyard

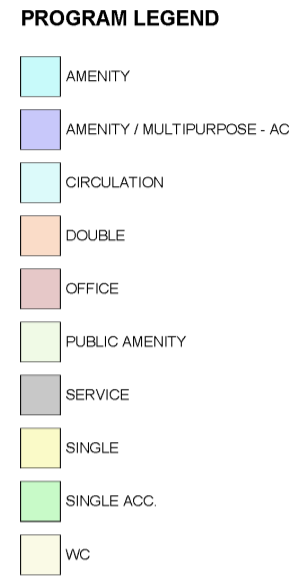
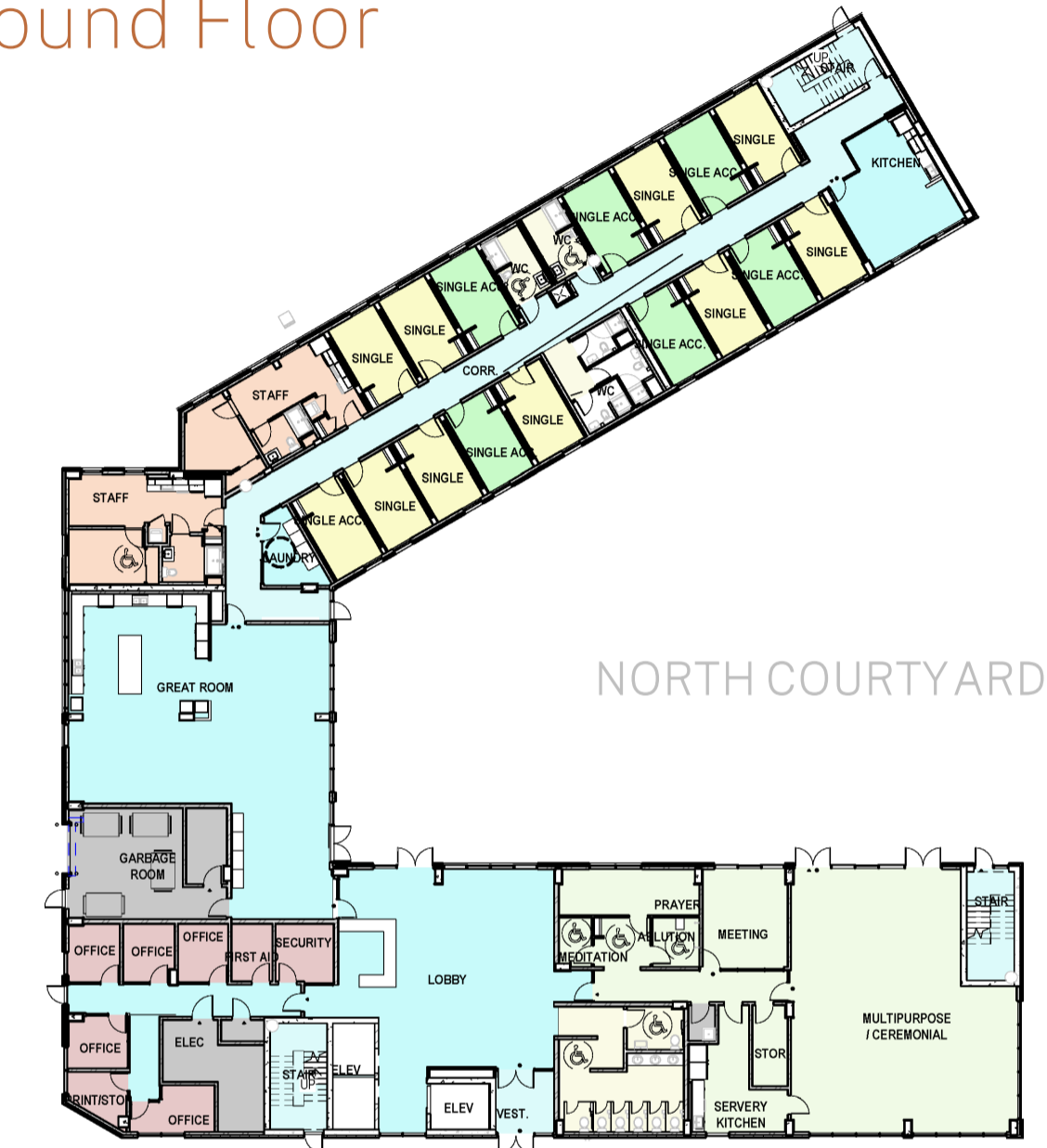


South Courtyard

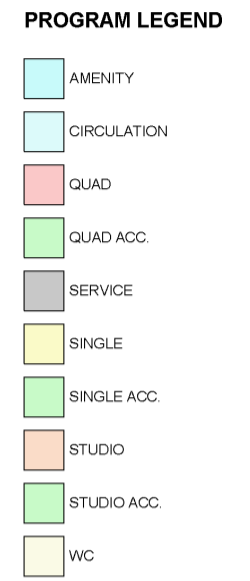
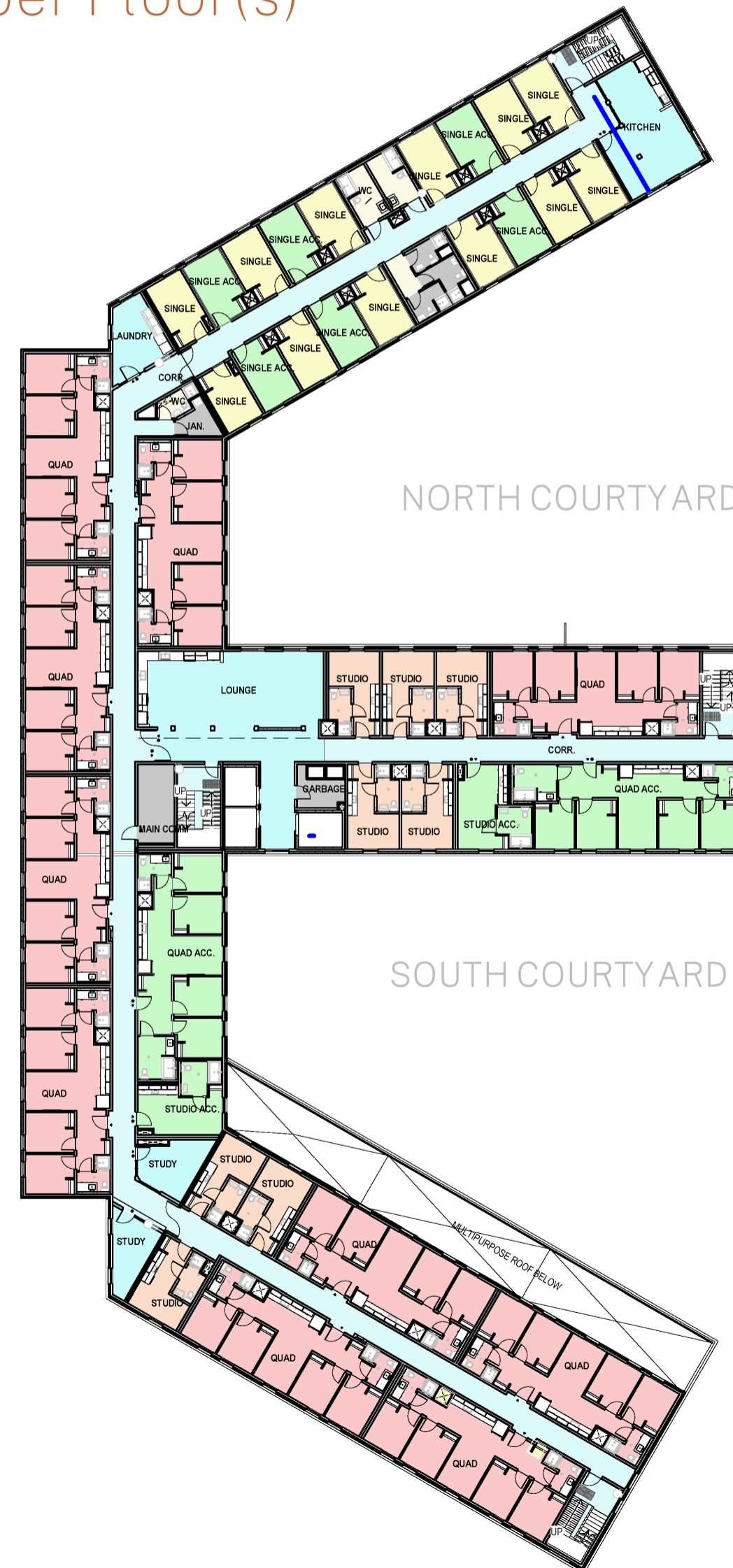


Building Floor Plans

Ground Floor



Upper Floor(s)



Unit Plans

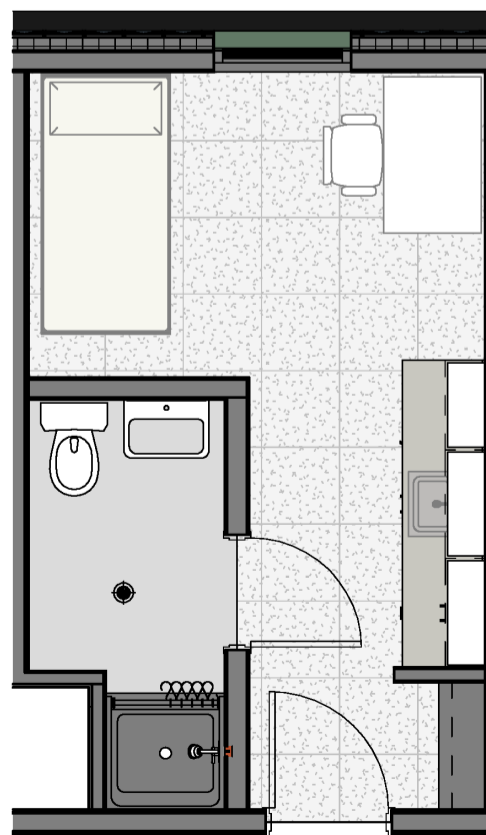
Quad Suite



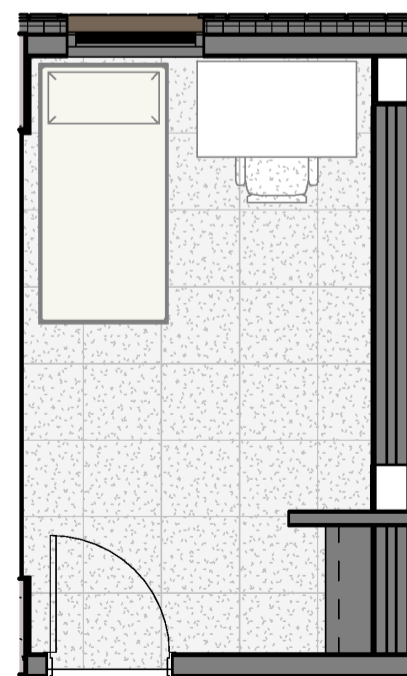
Quad Suite (Barrier Free)



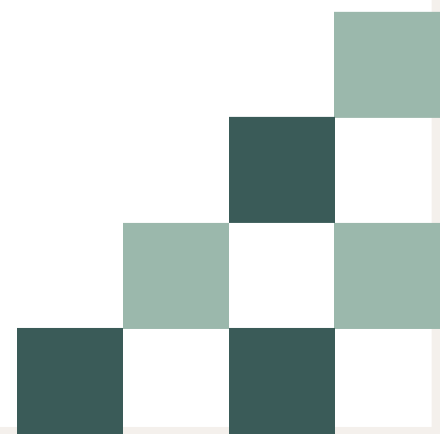
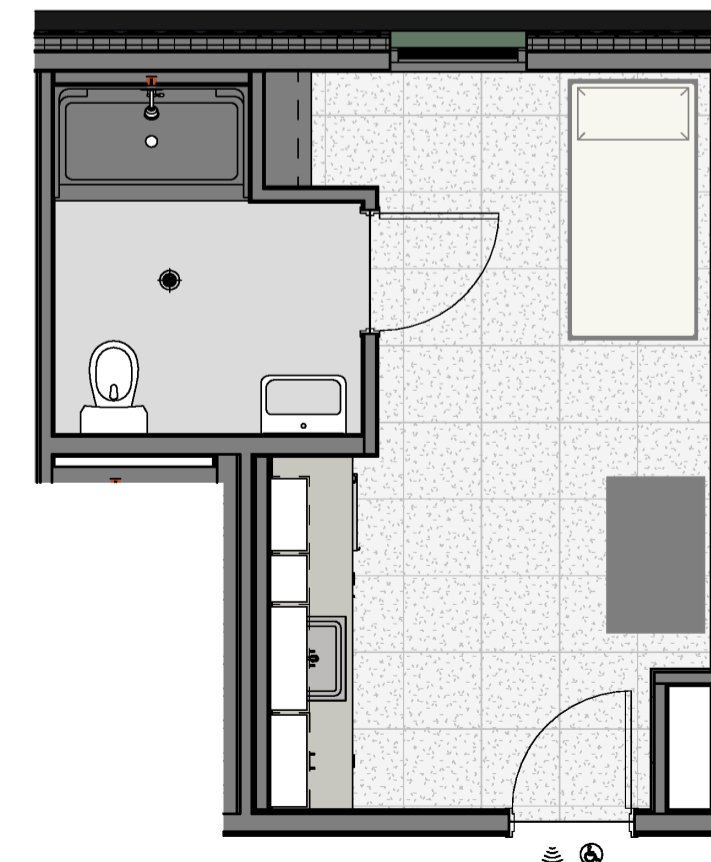
Studio



Single Suite



Single Suite (Barrier Free)



SCALES OF COMMUNITY: ARRIVAL & GATHERING

Places of arrival and gathering on the ground floor could look like the images below.

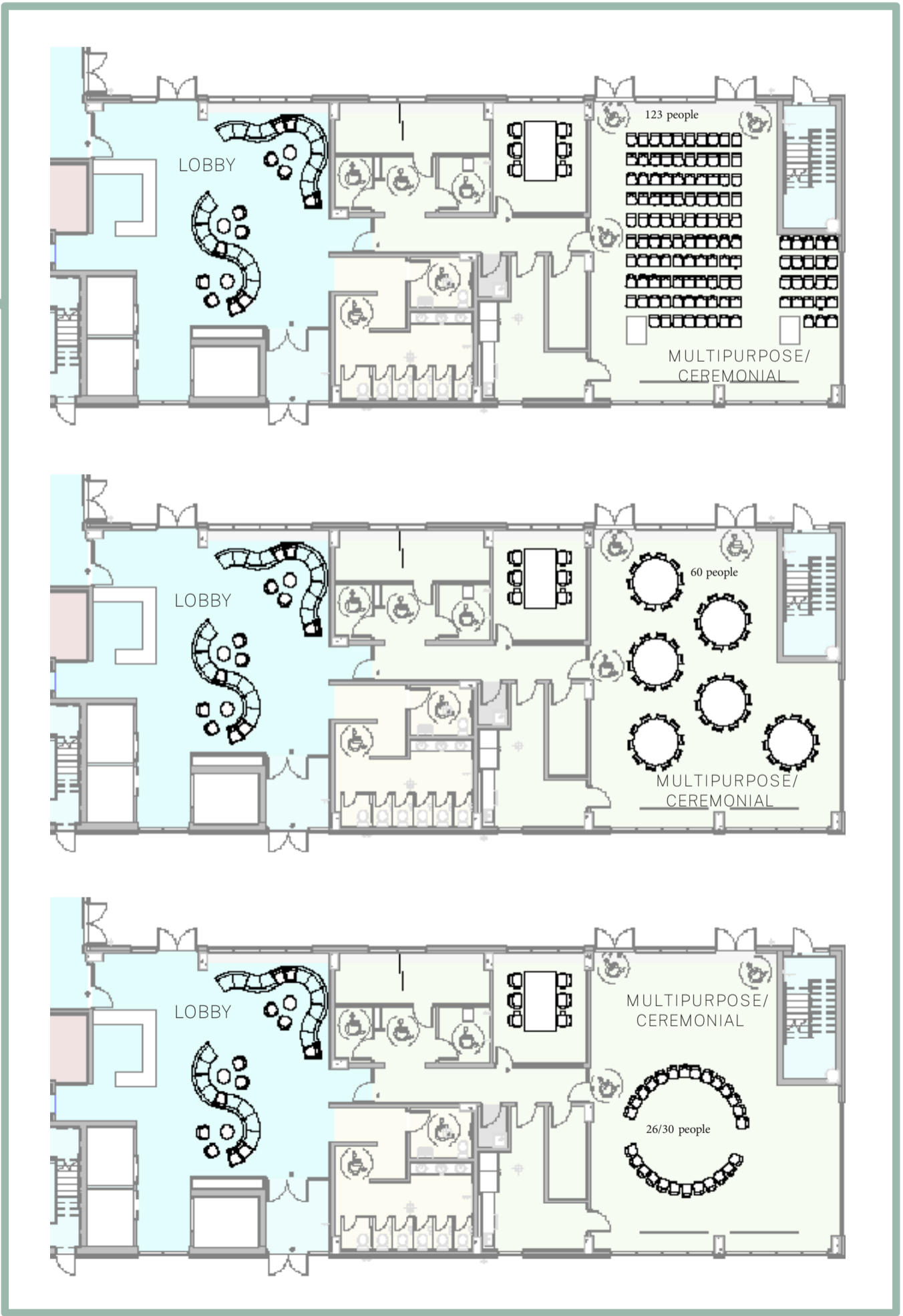
Disclaimer - Furniture as depicted is for illustrative purposes only.



SCALES OF COMMUNITY: CAMPUS CULTURAL SPACE

The cultural space on the ground floor could look like the images below.

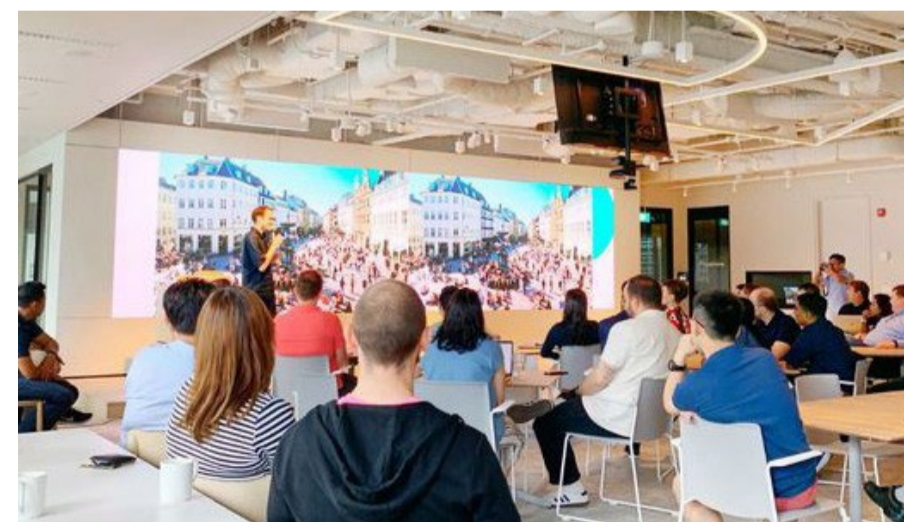
Disclaimer - Furniture as depicted is for illustrative purposes only.



SCALES OF COMMUNITY: MULTIPURPOSE SPACE

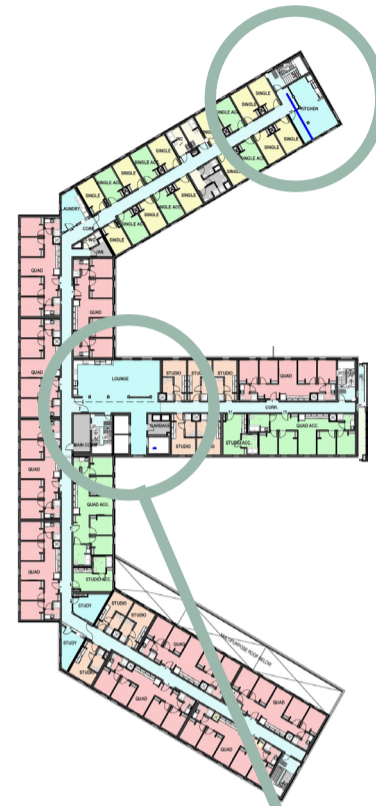
The multipurpose space acts as a flexible room for many events.

Disclaimer - Furniture as depicted is for illustrative purposes only.



SCALES OF COMMUNITY GATHERING: FLOOR LOUNGE & SHARED KITCHEN

Disclaimer - Furniture as depicted is for illustrative purposes only.



SCALES OF COMMUNITY GATHERING: LAUNDRY & STUDY AREAS

Disclaimer - Furniture as depicted is for illustrative purposes only.



PATTERNS & COLOURS

Taking inspiration from the stunning Fraser Valley.

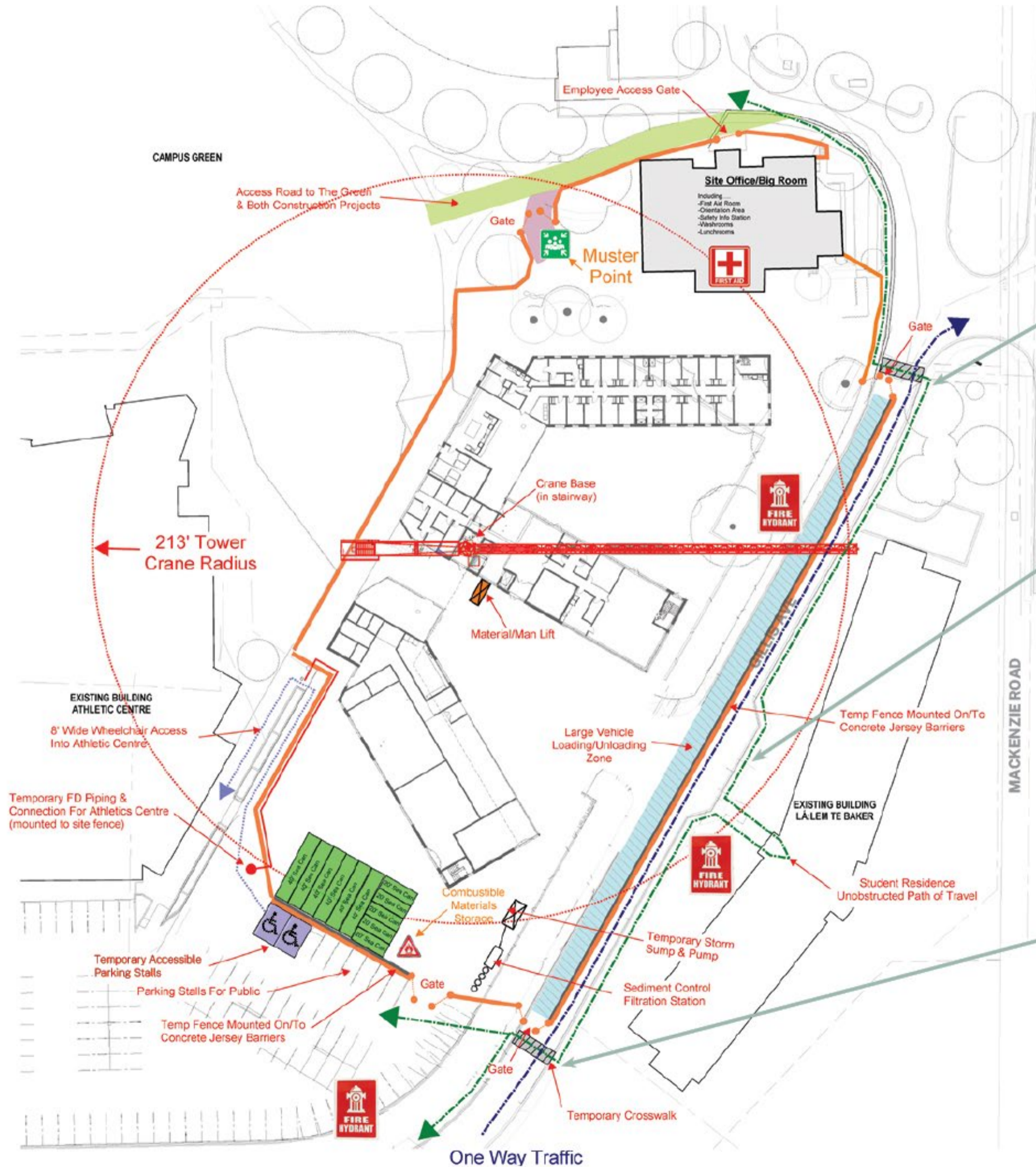
Inspiration



Palette

LEVEL SIX- The Mountains					
LEVEL FIVE- The Riverbed					
LEVEL FOUR- The Forest					
LEVEL THREE- The Rainfall					
LEVEL TWO- The Farmland					
MAIN LEVEL- The Water					

Project Timeline & Construction



New crosswalk, as pictured:



Existing drop off area, no change, as pictured:



New crosswalk, as pictured:



February 2023
Design Stage Begins



February 2024
Construction Begins



September 2025
Building Occupancy (targeted)

Thank You!



UFV DINING HALL

Town Hall Presentation

March 6, 2024



Agenda

Project Overview

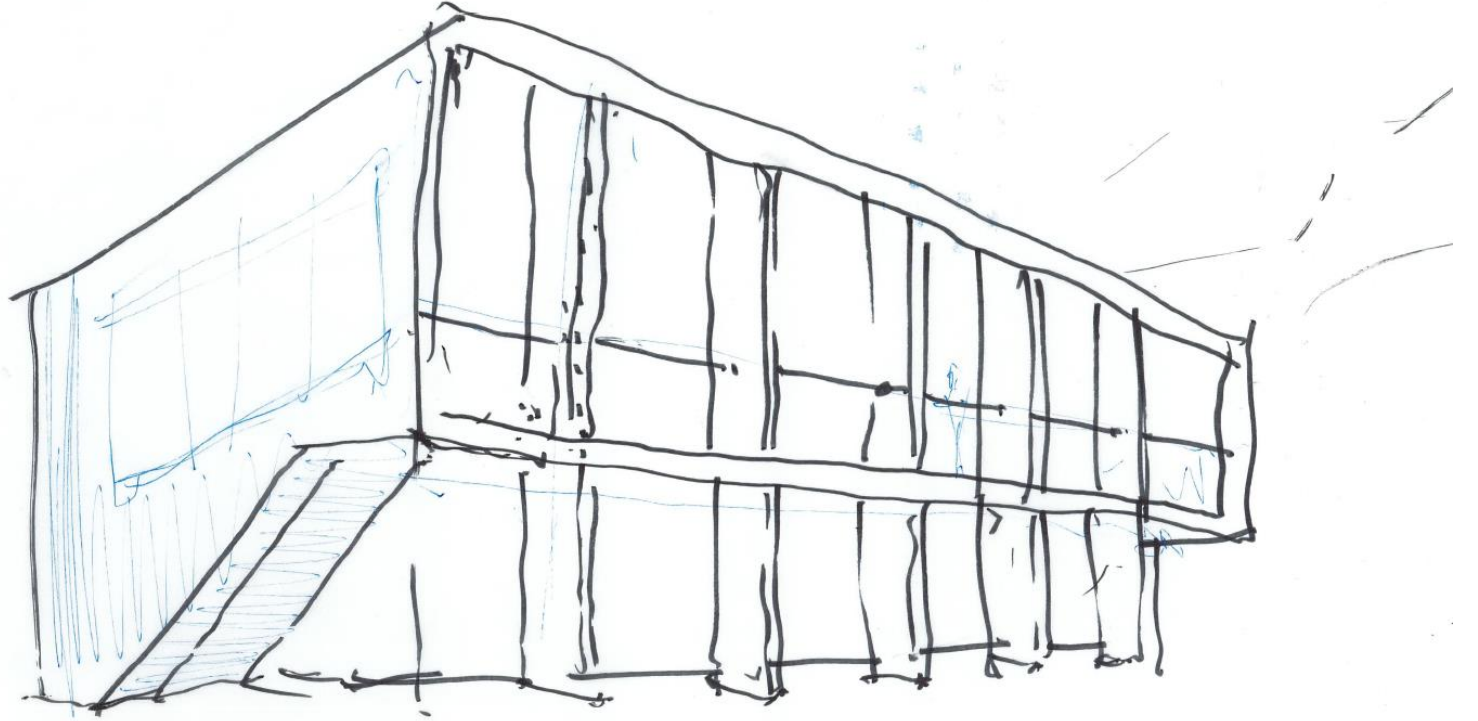
Vision and Needs

Site and Context

Concepts and engagement

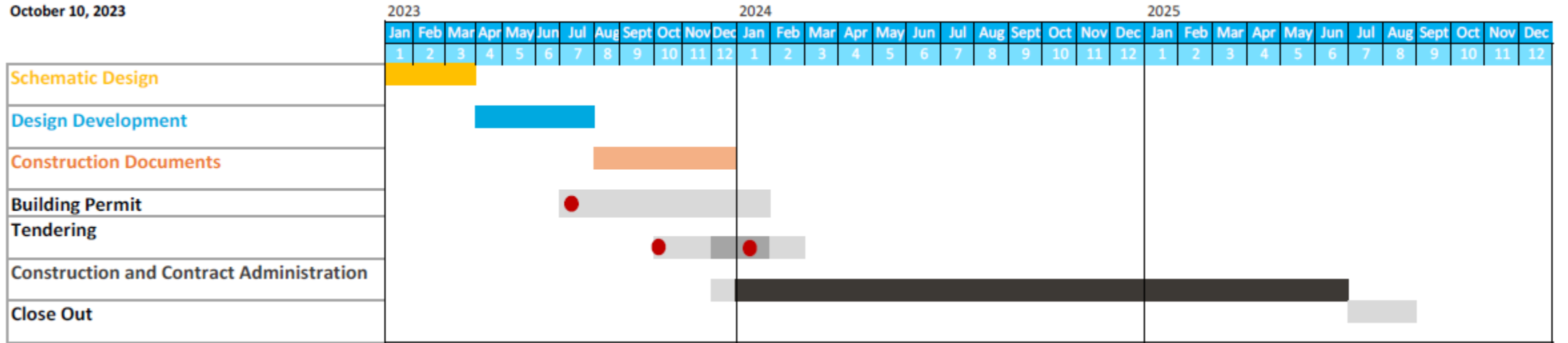
Design, Plans and Materials

Next Steps



Where are we at?

Schedule and Budget



Schedule

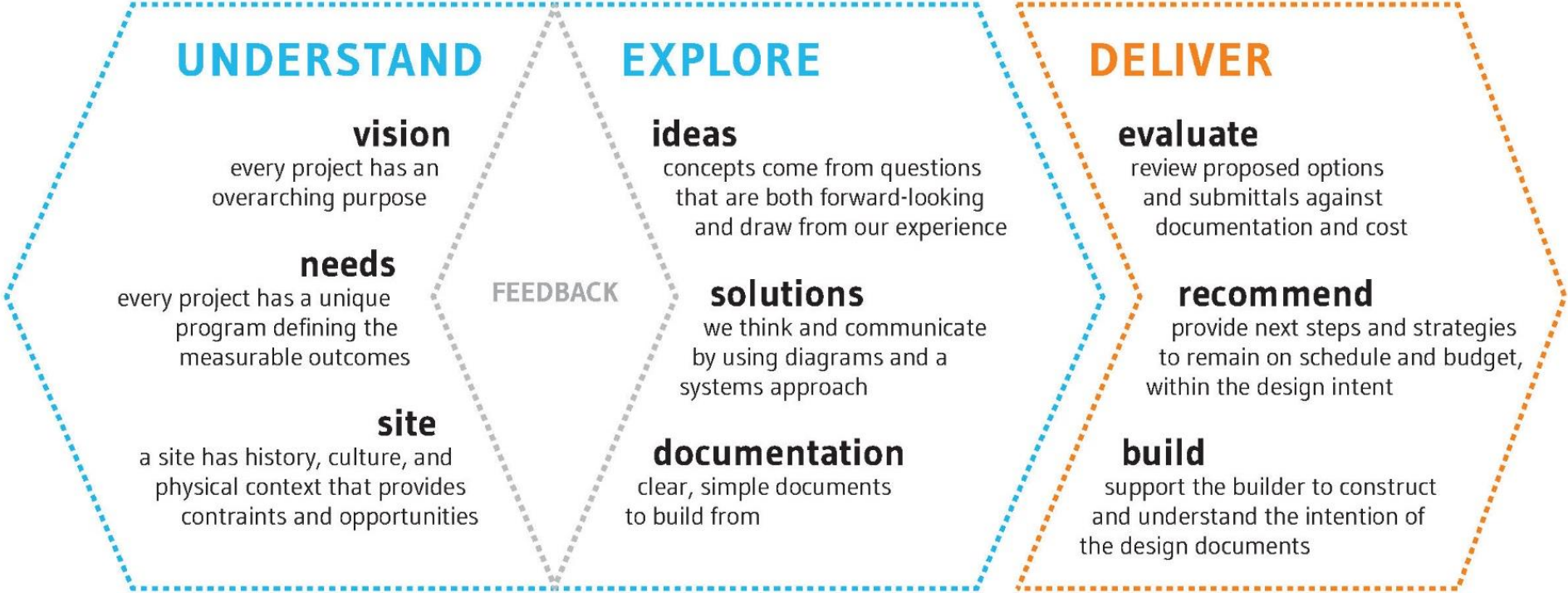
- BP has been achieved
- Site Mobilization Dec 2023

Budget

- Tender presented March, 2024

DESIGN EXCELLENCE

Thinkspace's Methodology



PROJECT PHASES



concept design, schematic design, design development, construction drawings

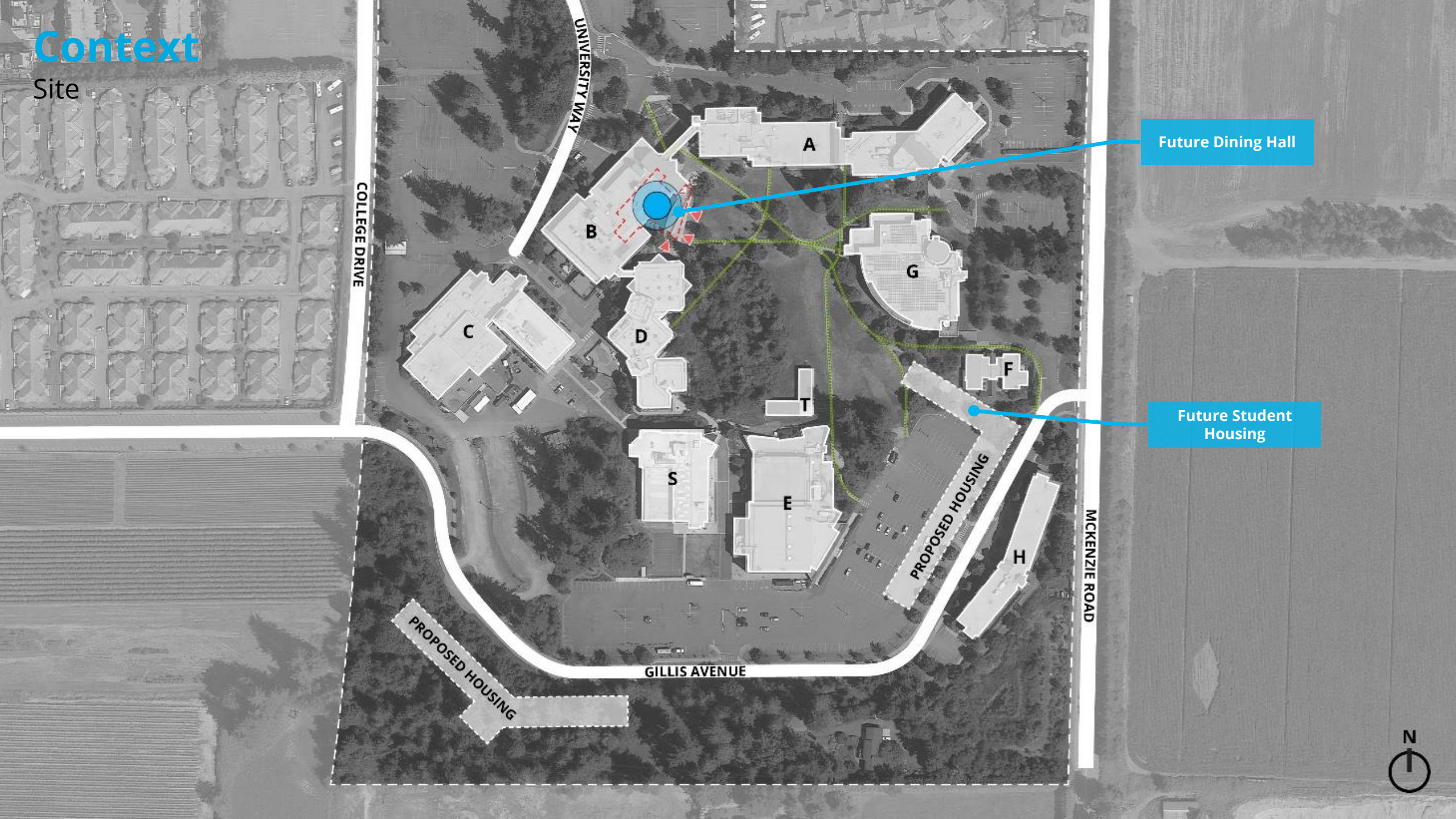


tender, construction administration, post-occupancy



Context

Site



Future Dining Hall

Future Student Housing

COLLEGE DRIVE

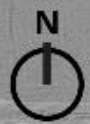
UNIVERSITY WAY

MCKENZIE ROAD

GILLIS AVENUE

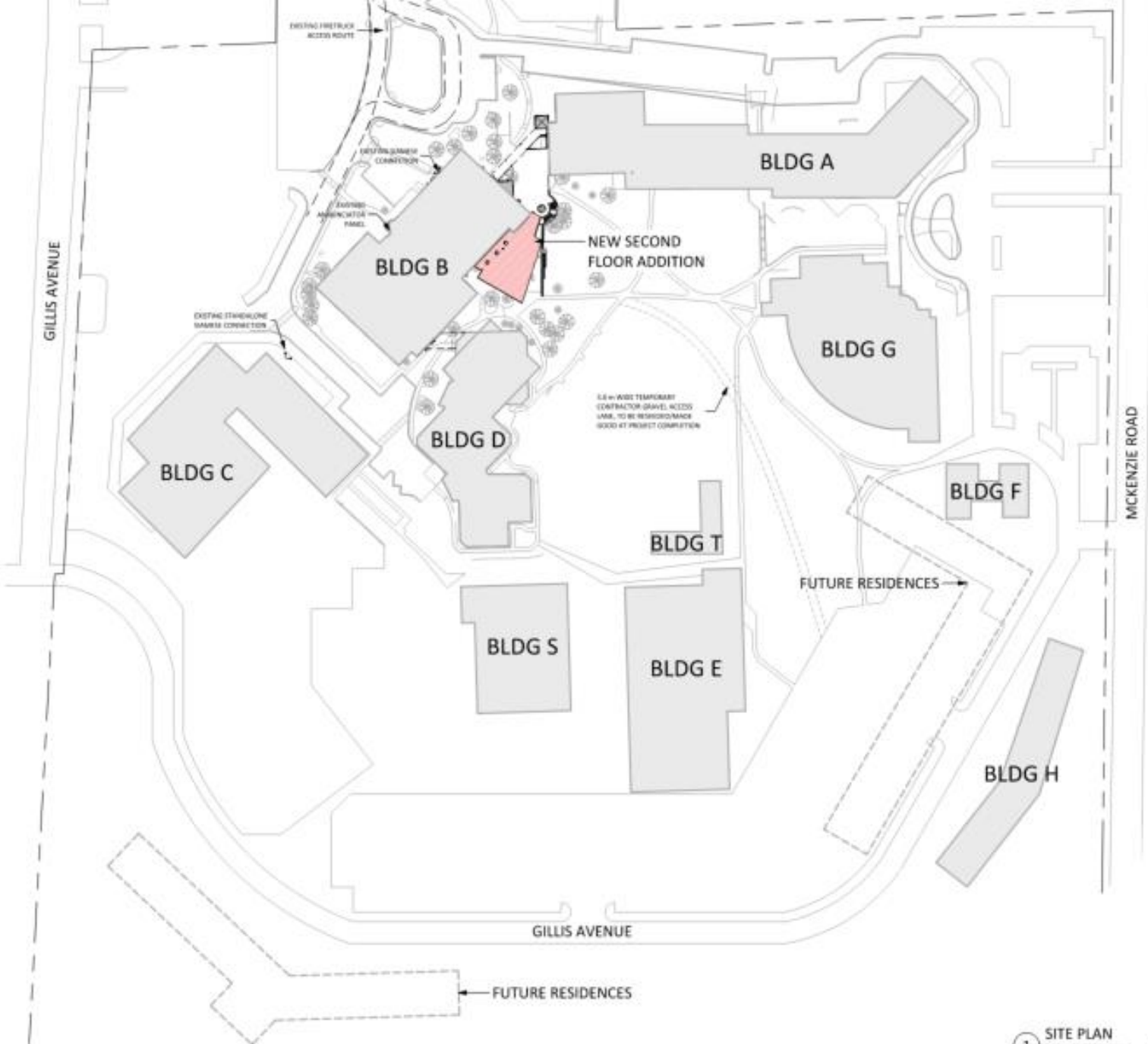
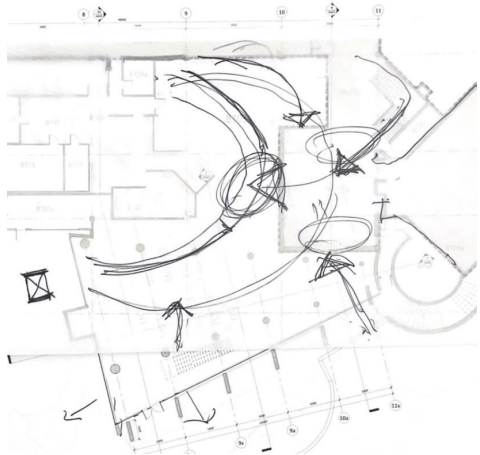
PROPOSED HOUSING

PROPOSED HOUSING



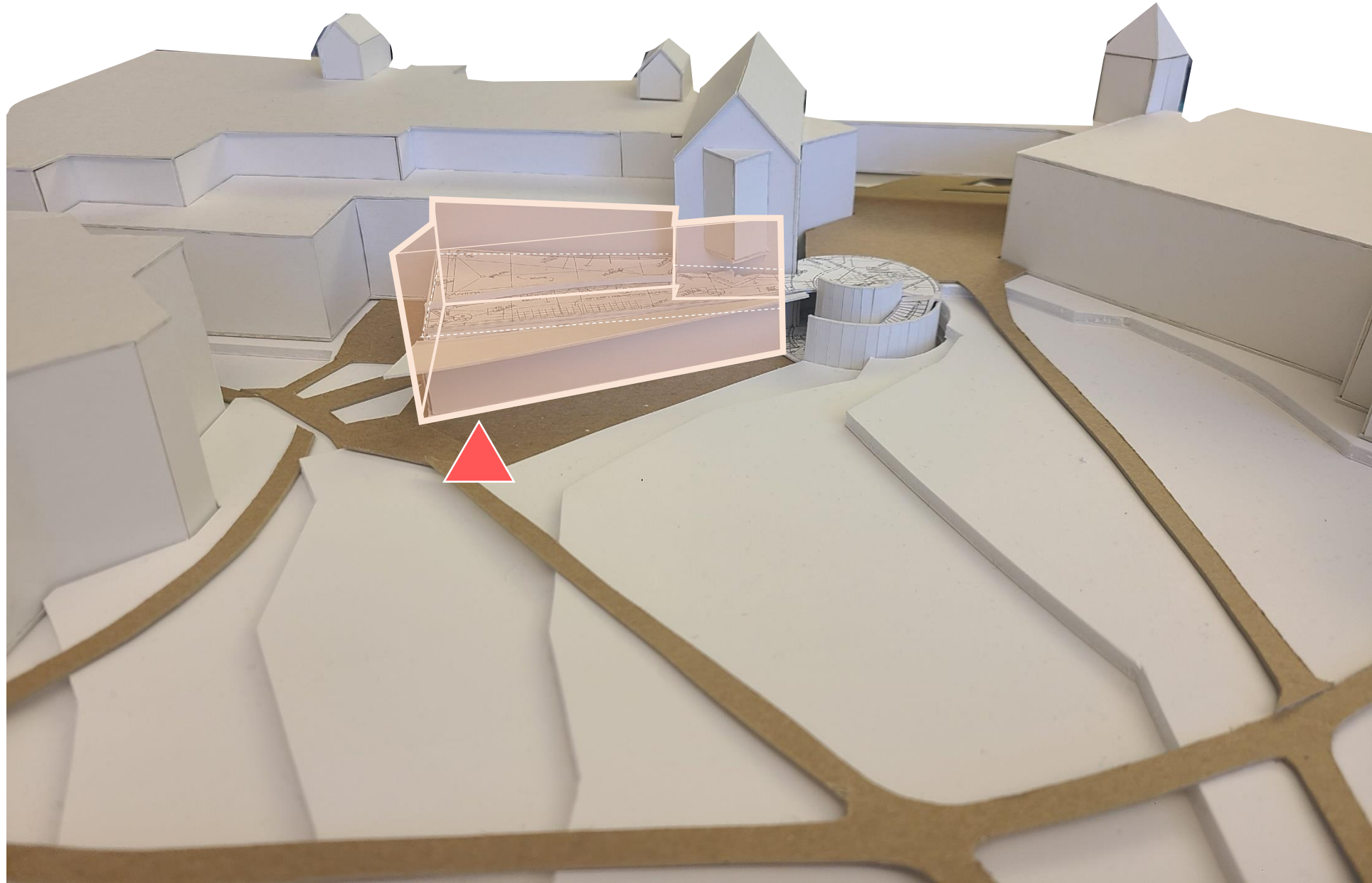
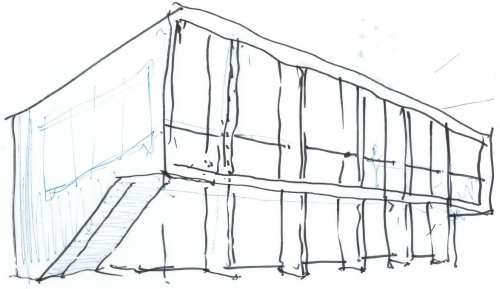
Context

Campus Plan



Context

Site



Context

Site



Context

Site

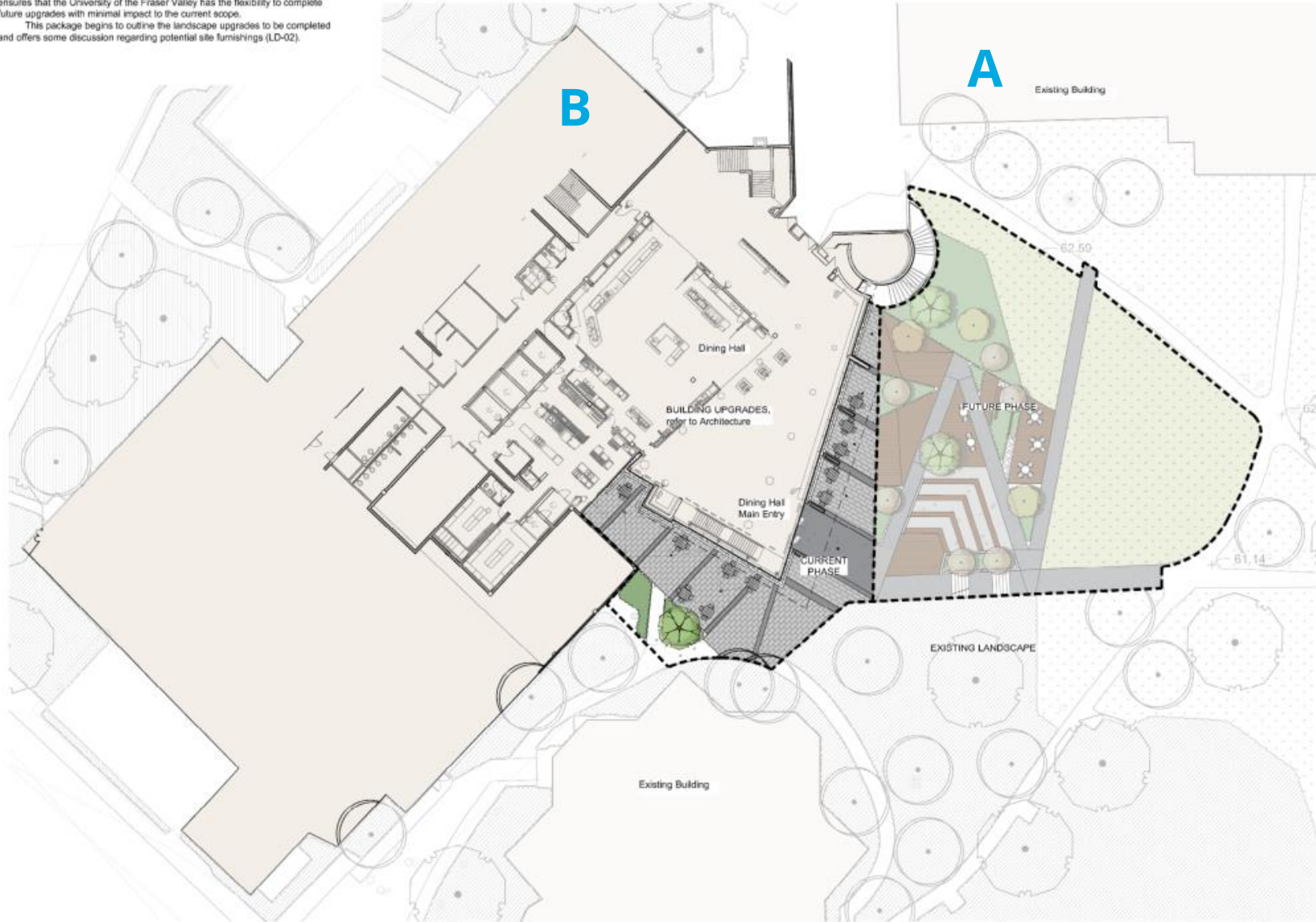
Landscape Concept Statement

Phase 1 of the Dining Hall Expansion Landscape Improvements responds to, and celebrates the revitalization of the Dining Hall.

Simple but effective forms and materials are used to emphasize the new Dining Hall's wallforms and reinforce their connection to the ground. Hardscaped areas create outdoor space for students to connect with nature while enjoying their meal or spending time with friends. The landscape materials begin to knit the campus together building off of the foundation set with the Bus Loop upgrades/accessible route.

Phase 1 of the landscape sets the ground work for a future landscape project enhancing a larger area around the Dining Hall. The current design ensures that the University of the Fraser Valley has the flexibility to complete future upgrades with minimal impact to the current scope.

This package begins to outline the landscape upgrades to be completed and offers some discussion regarding potential site furnishings (LD-02).



No.	By	Description	Date
1	DV	Issued for Design Development	August 02, 2023

REVISIONS TABLE FOR DRAWINGS

*Copyright reserved. This drawing and design is the property of VDZ+A and may not be reproduced or used in other projects without permission.

No.	By	Description	Date
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REVISIONS TABLE FOR SHEET

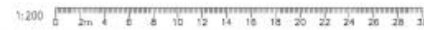
Project:
UFV Dining Hall Renovation

Location:
33844 King Road, Abbotsford, BC V2S 7M8

Drawn: AH	Stamp:
Checked: DV	
Approved: MVL	

Scale:
1:200

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE EXISTING BUILDING AND ADJUST TO THE CORRECTED DIMENSIONS. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.





Concepts and Engagement

stó:lō

people of the river

Your Ideas



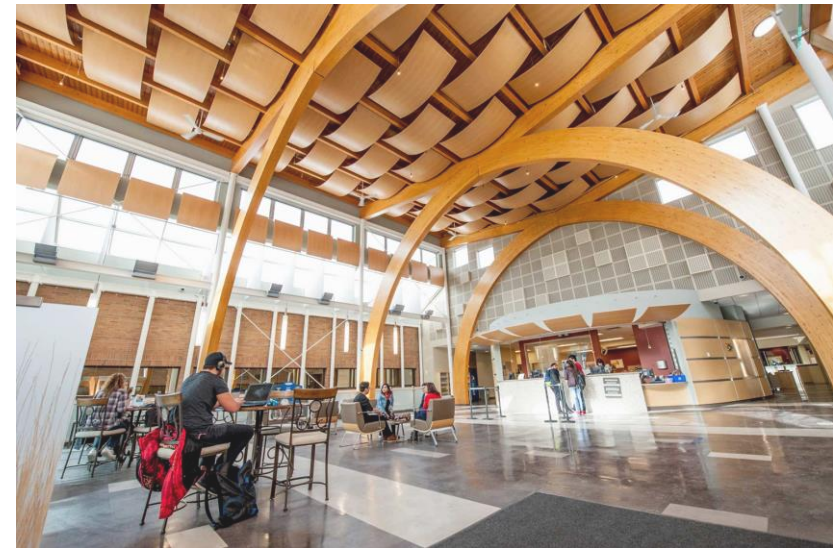
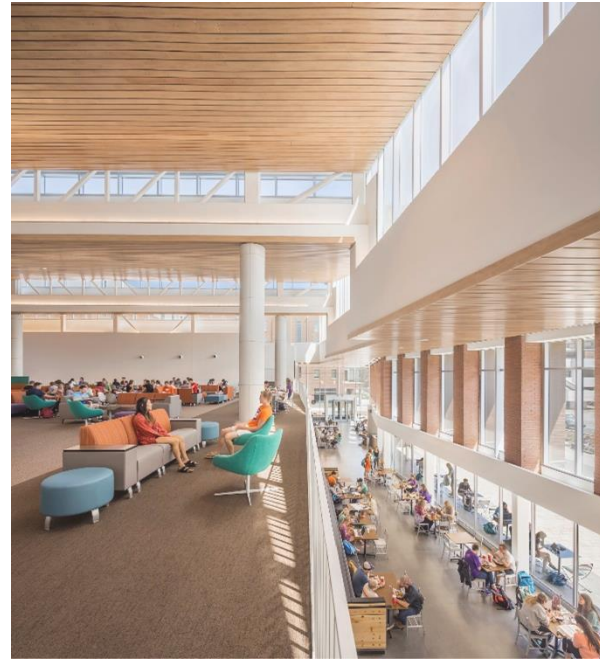
Vision Cards



Your Ideas



Precedents



Precedent Images



Natural Materials



Campus Hub



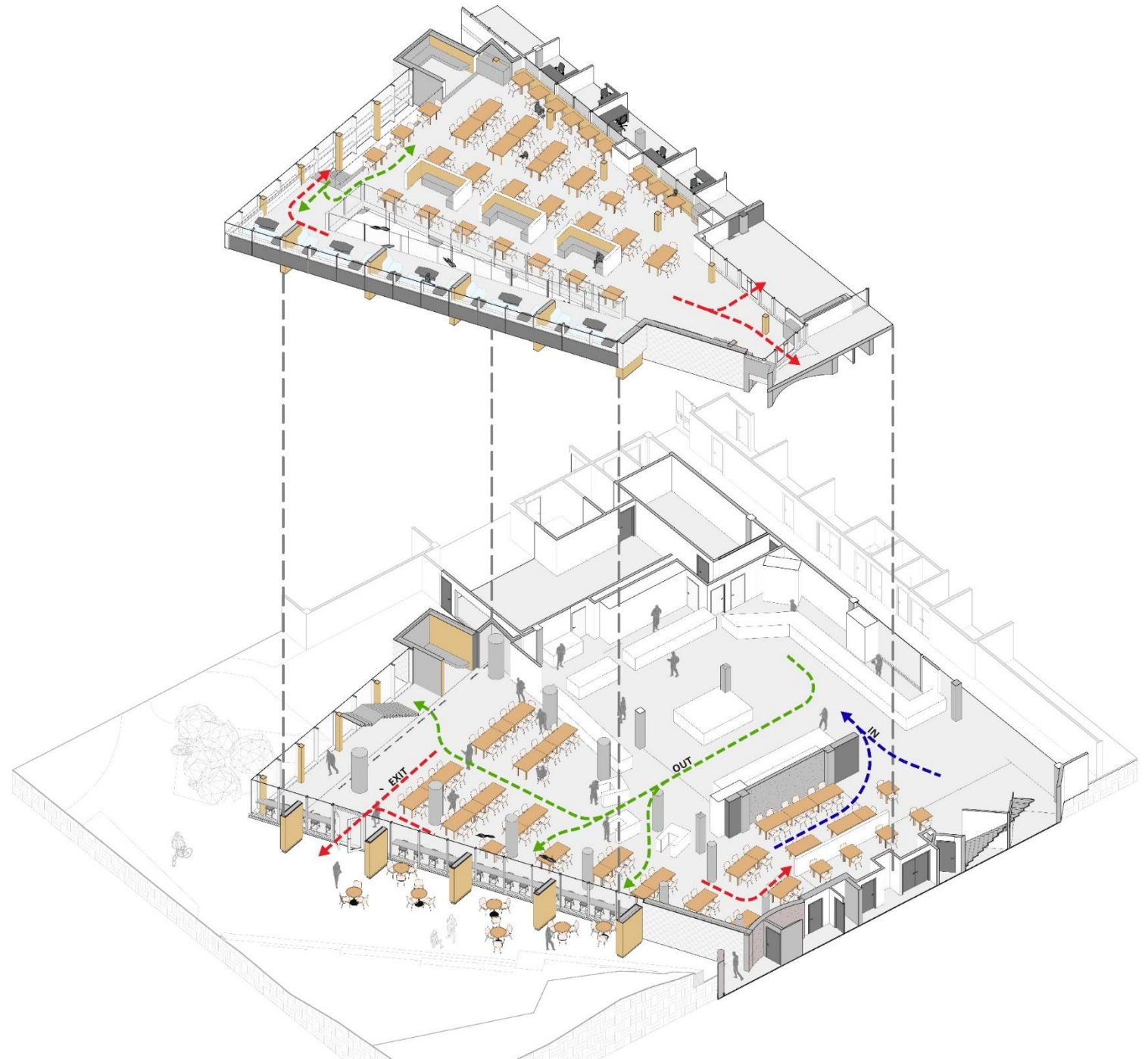
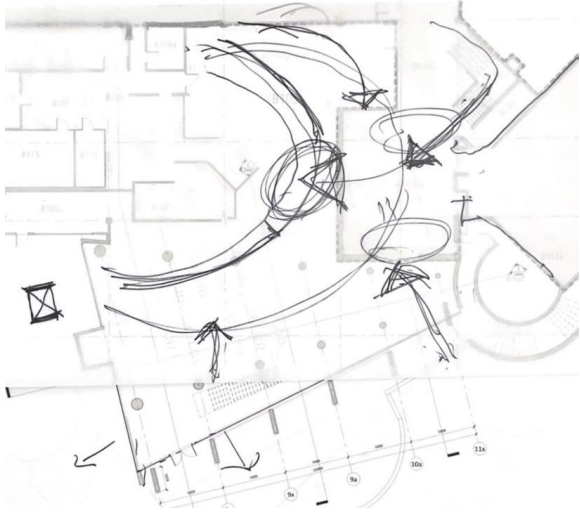
A place to stay



Connectivity

DESIGN DRIVERS

Campus Hub & Weaving



DESIGN DRIVERS

Concepts

Campus Hub



Connection to Landscape



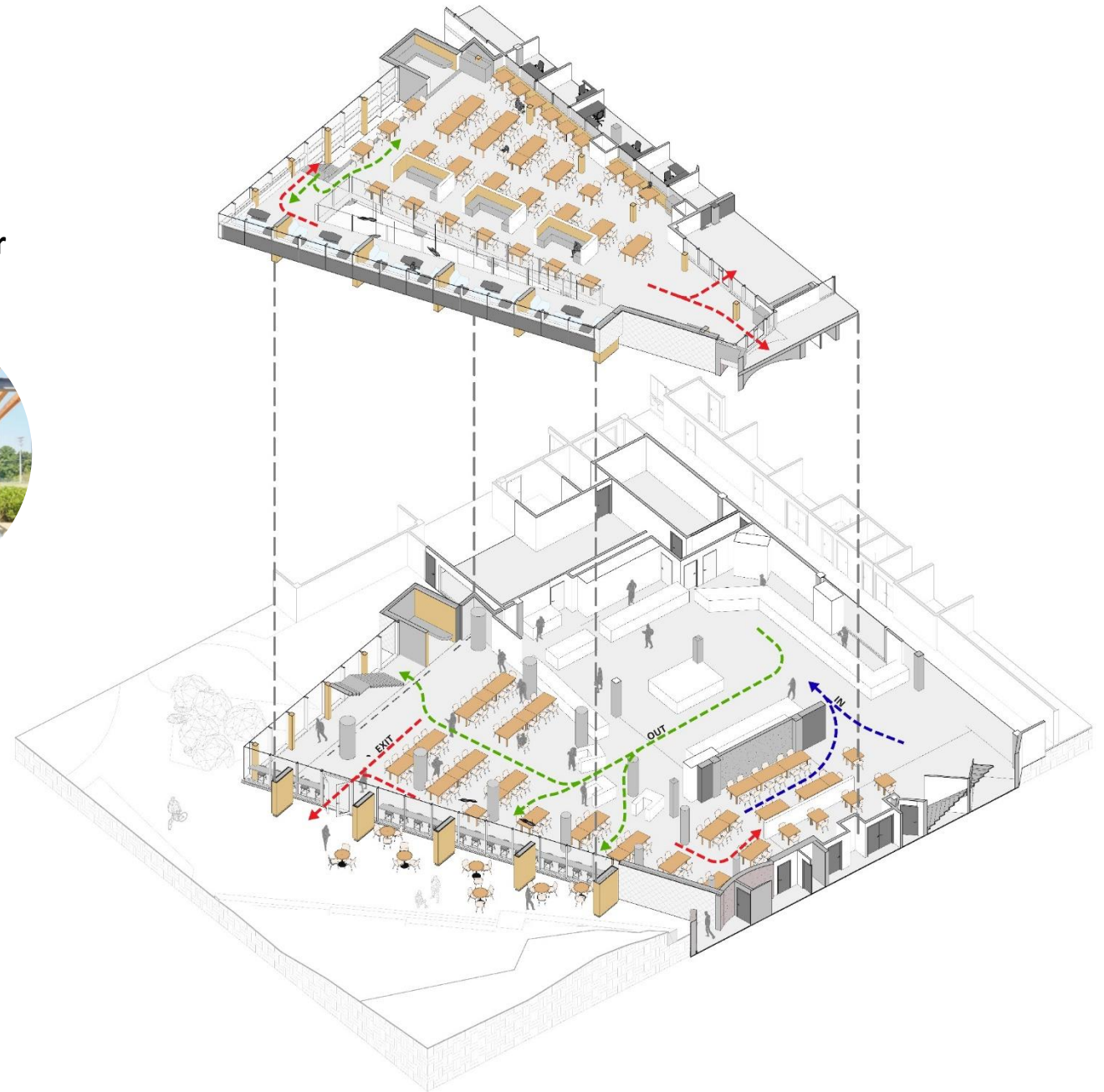
Indoor/Outdoor connections



Weaving



Natural Materials



DESIGN DRIVERS

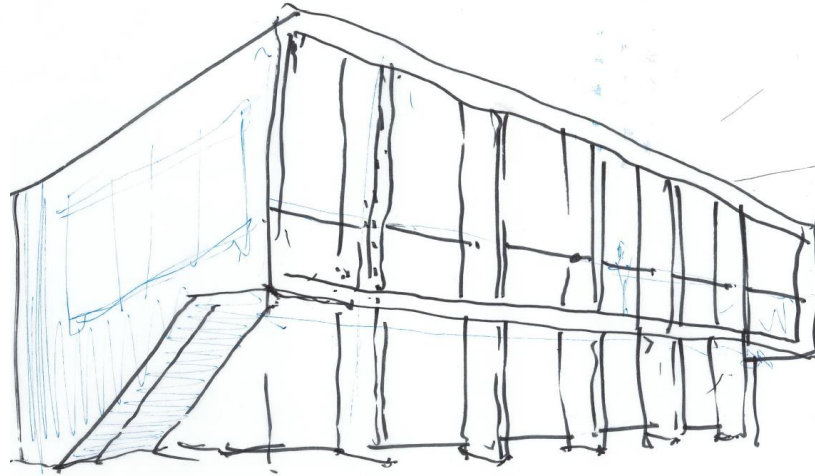
Concepts and Place Making

Clarity. We deliver design concepts that are clear and easy to understand.

Innovation. Every design explores new ideas that suit each unique project.

Craft. Each design carefully considers the appropriate construction methodology and materials while incorporating technical knowledge and expertise.

Inspire. We believe in place making that encourages collaboration and inspires people.

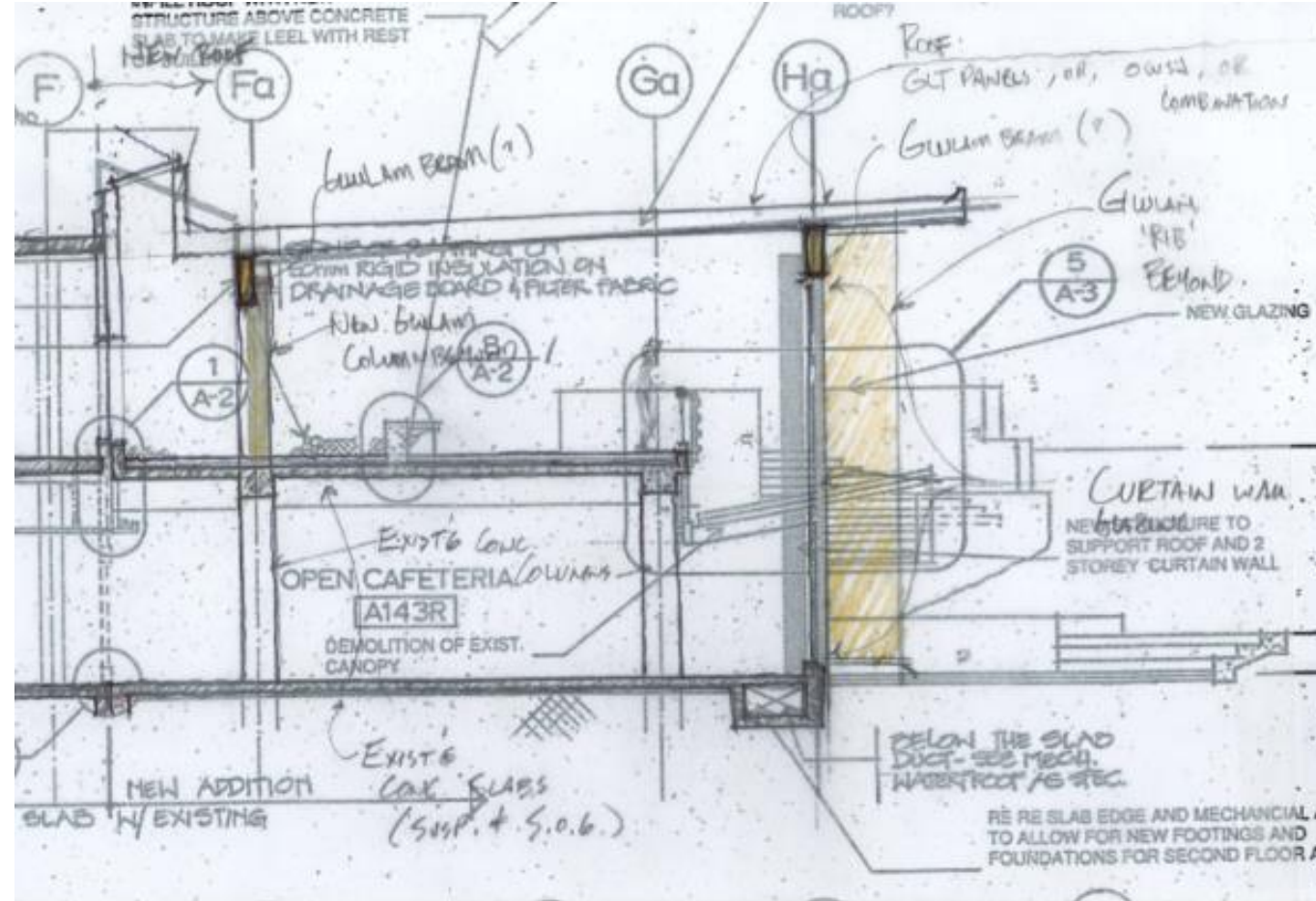
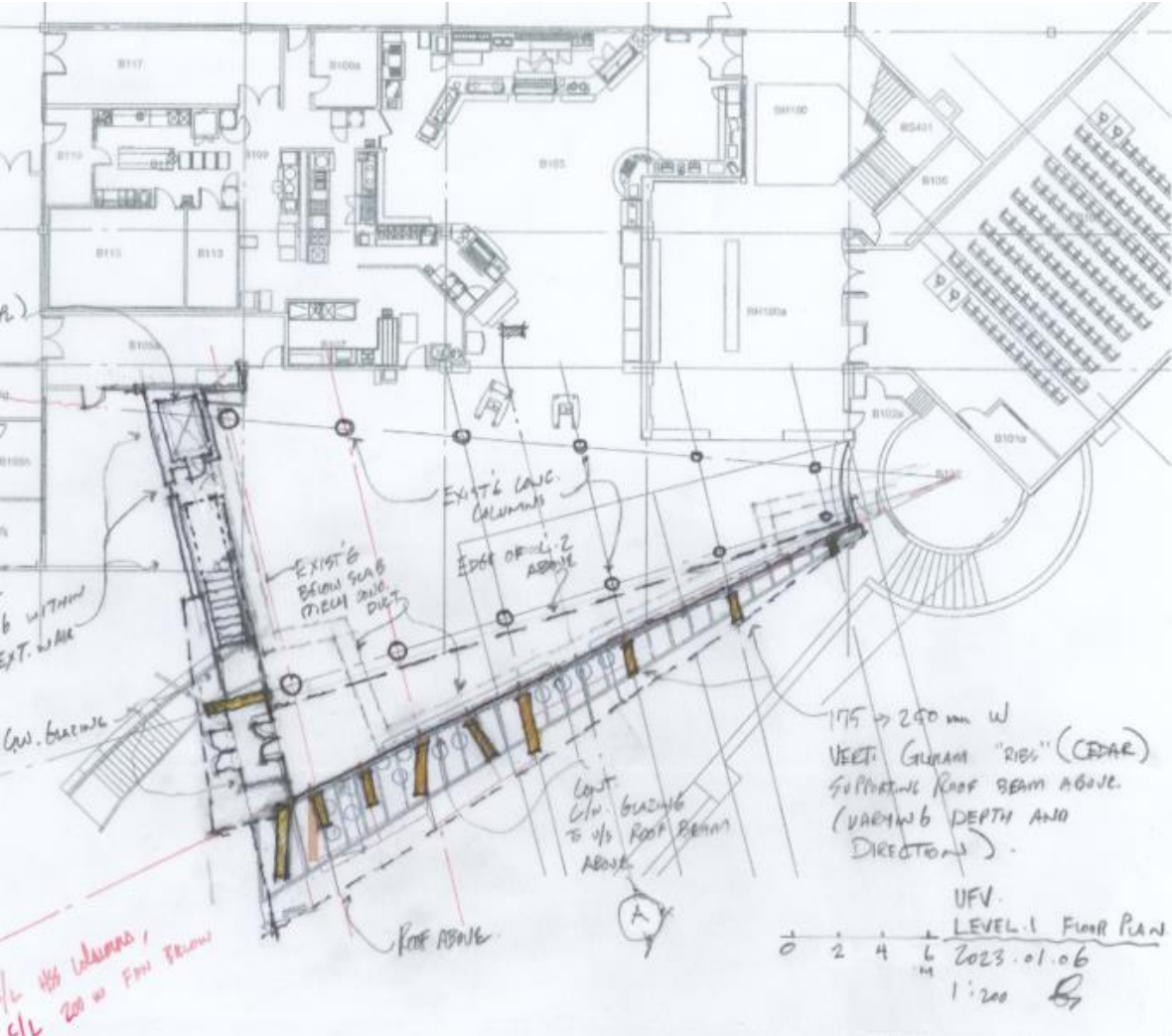


A place to stay
Connections
Complex renovation
Campus Beacon
Connection to Landscape
Indoor/Outdoor connections
Weaving
Natural Materials
Best food ever!



Design Drivers

Context: Complex renovation



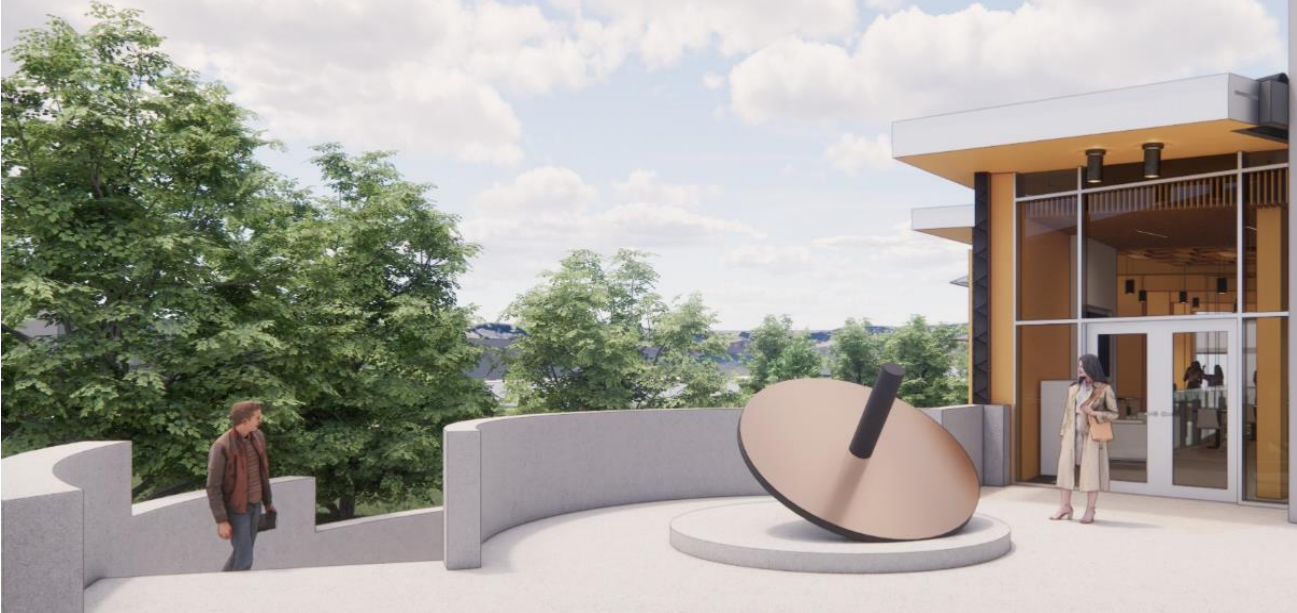
Section

Atrium Section View



Exterior

Entry/Campus/Culture



Exterior

Campus Beacon



Exterior

Campus View



Exterior

Entry/Campus/Culture



Exterior

Renderings



Materials

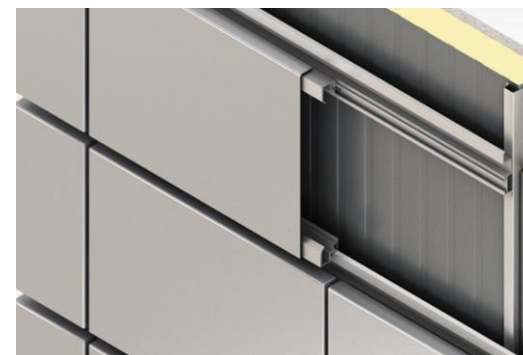
Exterior

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Level 1

Axonometric



Level 1

Dining Hall Servery Entry

Ideas



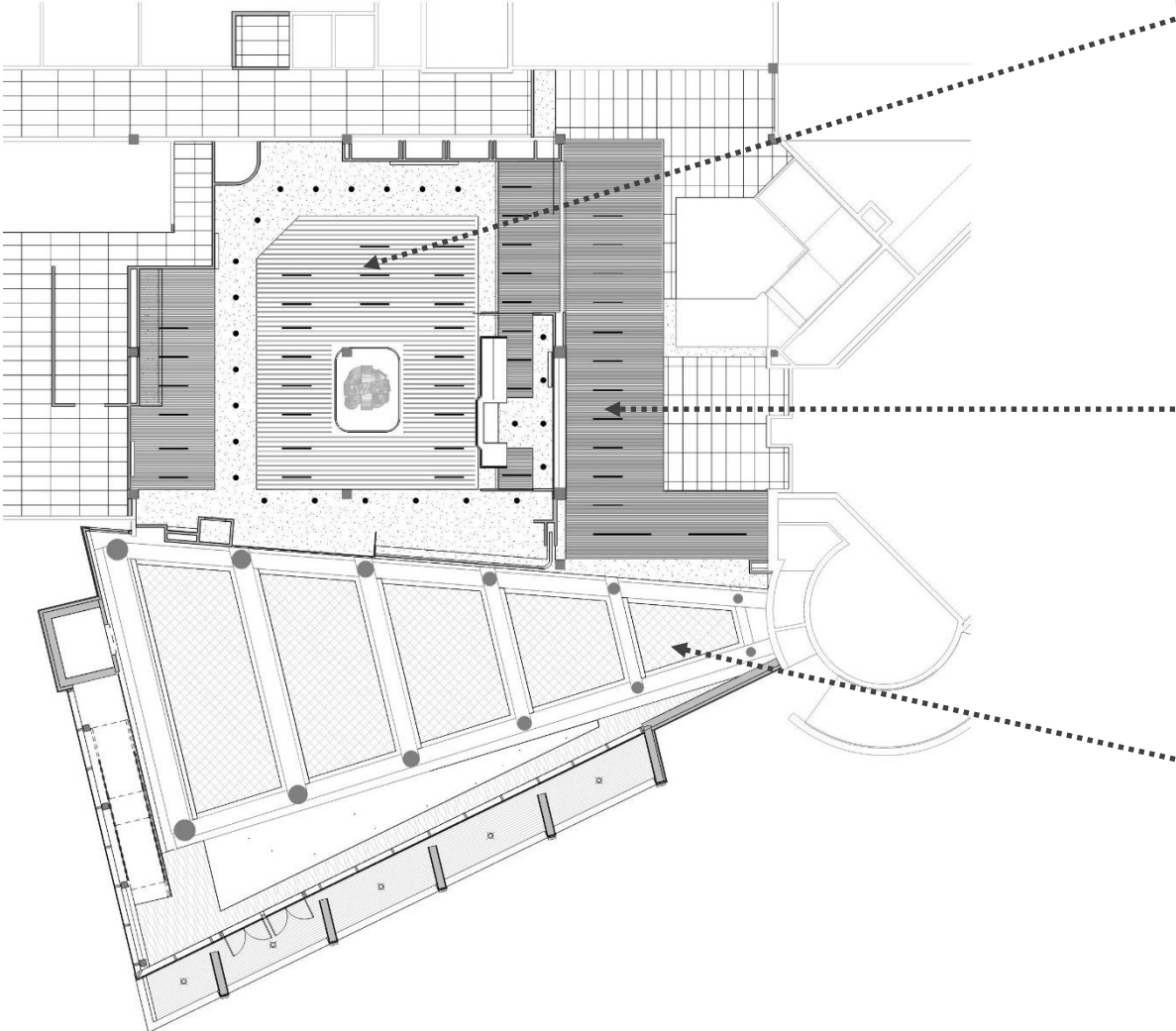
Naming opportunities

Ideas. 2024 new UFV logo as an opportunity



Plan - RCP

Level 1



Acoustic Baffle Ceilings



Wood Slat Ceilings



Acoustic Ceiling Panels

Level 1

Dining Hall Servery



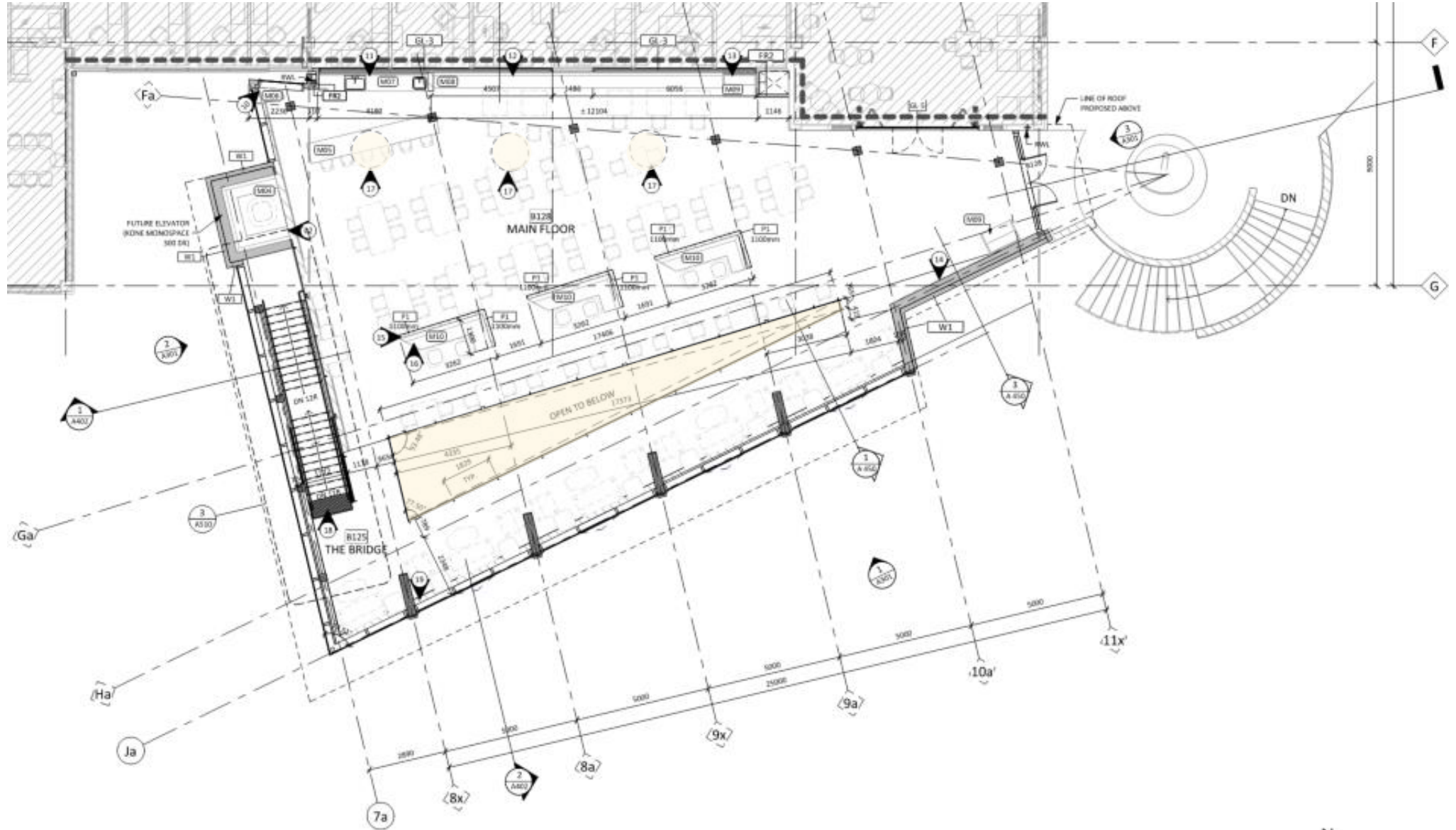
Level 2

Axonometric



Level 2

Proposed Plan



Level 2

Renderings



Seating areas

Renderings



Materials

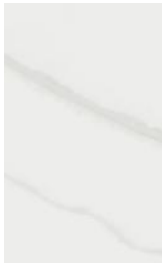
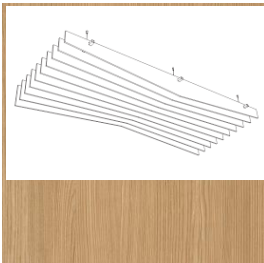
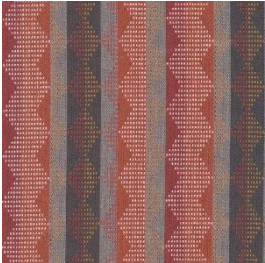
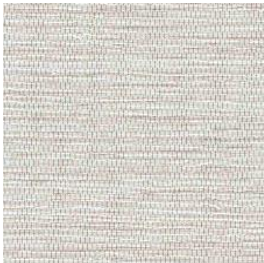
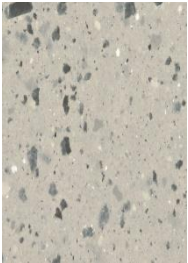
Interiors

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Level 2

Level 2 - Reflected Ceiling Plan



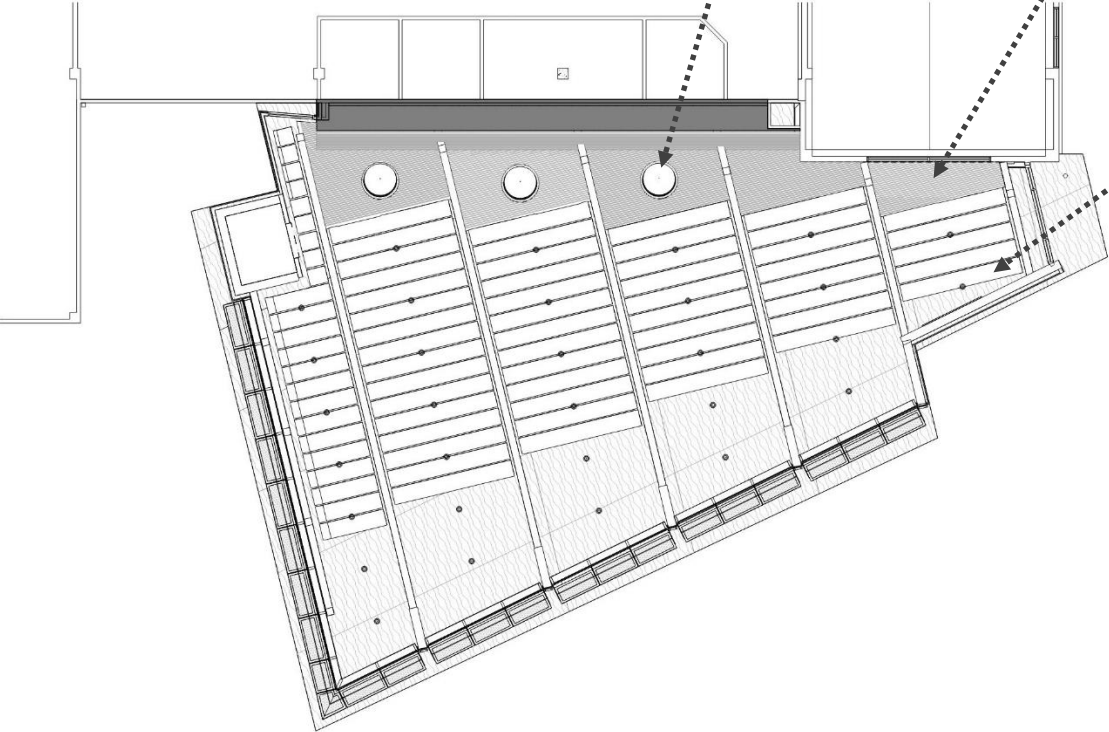
Skylight Cut Out of Wood Slats



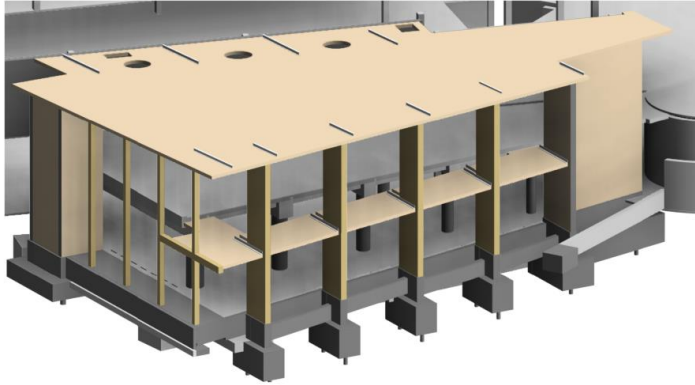
Wood Slat Ceilings



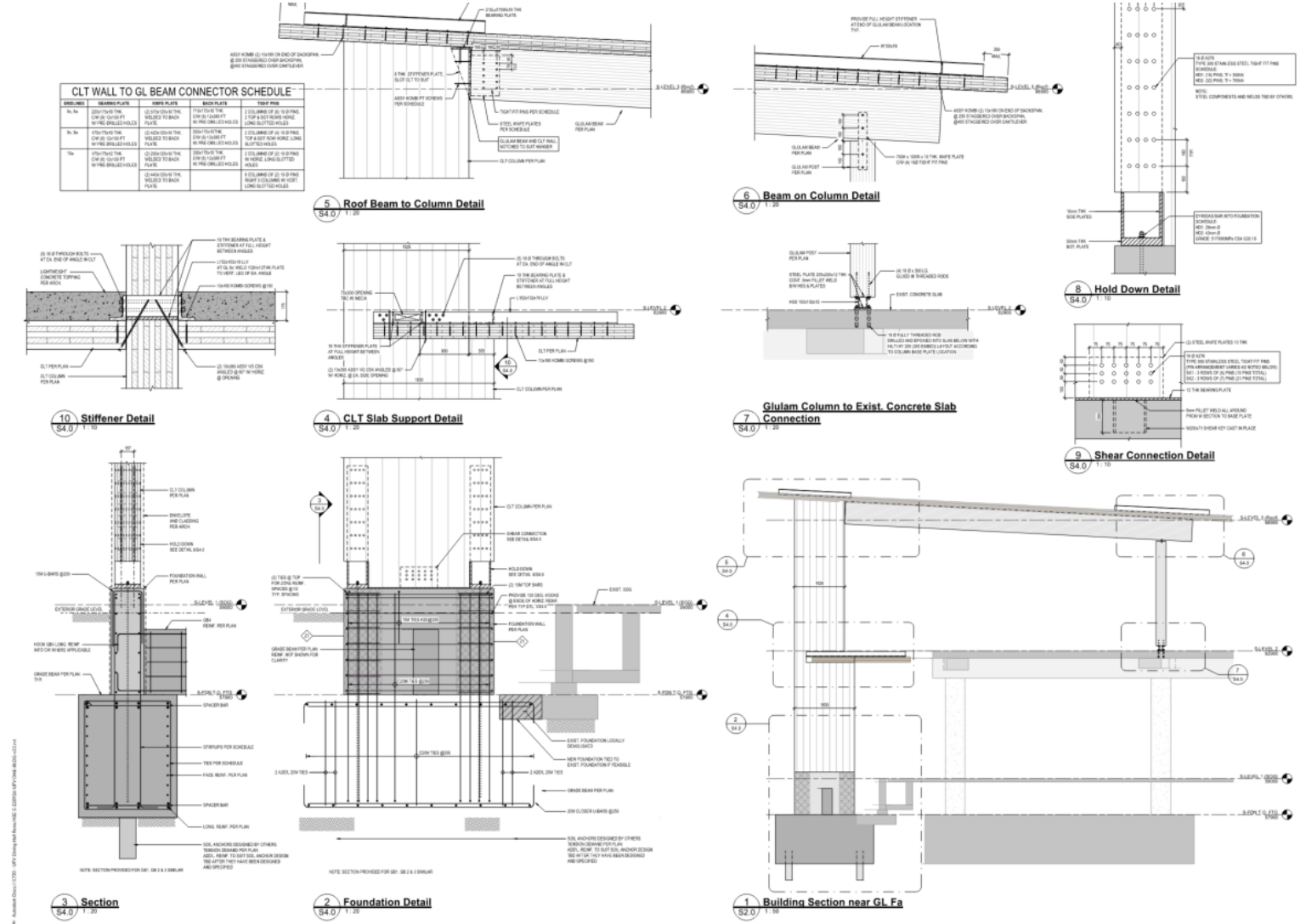
Wood Weave Ceilings



Building Systems



- Mass timber floors, walls and roof
- Sustainable re-use of concrete
- Mechanical load sharing, heat pumps to augment HVAC systems
- LED and lighting controls, sensors, daylight harvesting



ASPECT
STRUCTURAL ENGINEERS

404 742 7044
1000 West Beaver Creek Road
West Beaver Creek, Ontario L4B 3N2
www.aspecteng.com



Project No.: 1732
UFV Dining Hall Renovation
33844 King Road,
Abbotsford, BC V2S 7M8

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Date: Revision: Project No.:
2023-05-23 1055 Review
2023-06-15 1055 Review
2023-06-20 1055 Review

Print Date: 2023-06-30 1:40:44 PM
Drawing Title: Sections & Details

Scale: Drawn: PE
Checked: TT
Checked: DR

Drawing No.: Revision No.:
S4.0

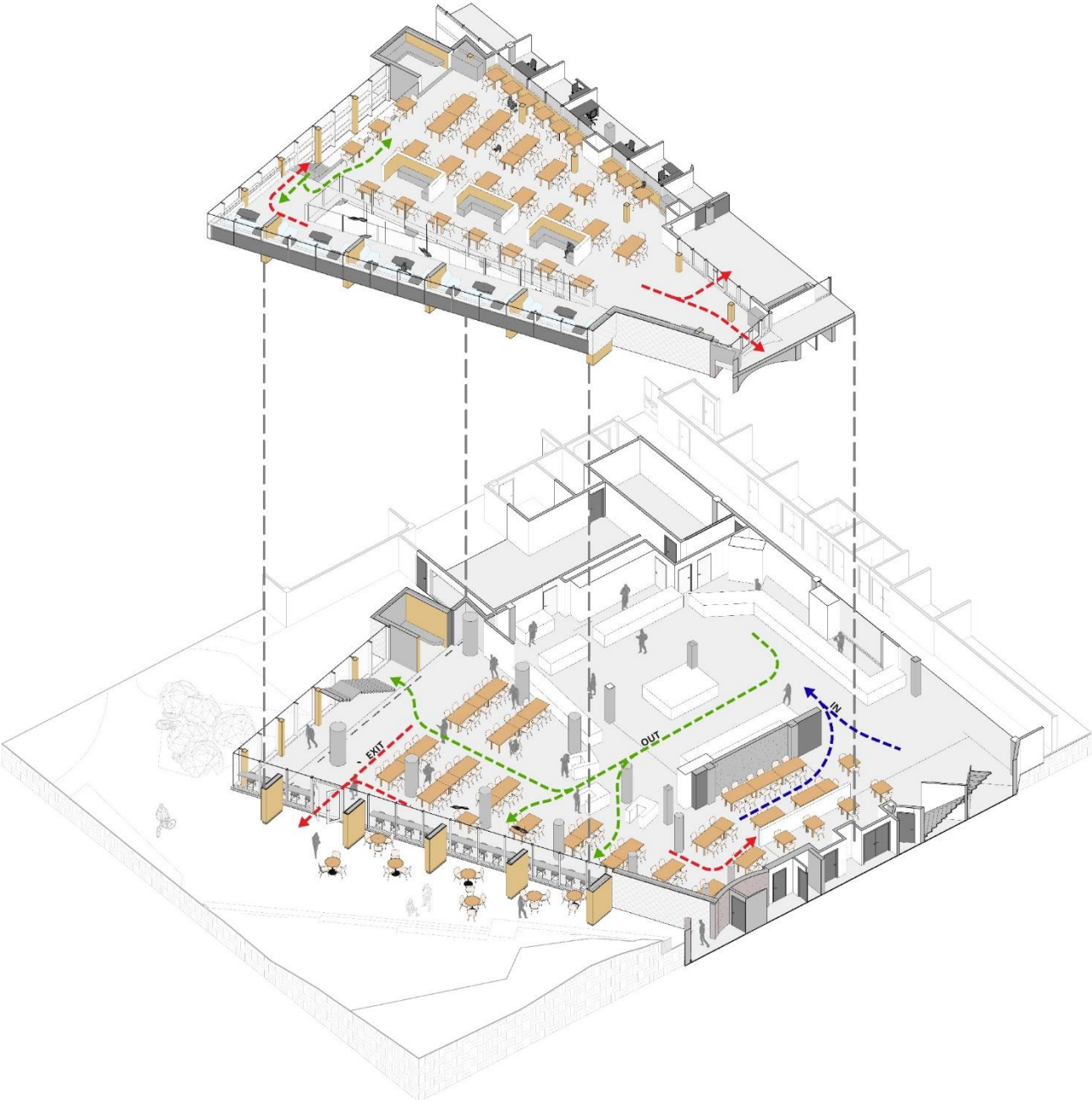
Next Steps

For the Team

- Tender costs presented March, 2024
- Construction Administration Jan 2024 to Aug 2025



▶▶▶ tender, construction administration, post-occupancy ▶



MAKE

THANK YOU!



LOBBY
EXTERIOR VIEW
HALL EXPANSION



LEVEL 2 EVENT SPACE
FV DINING HALL EXPANSION



Thank You!



Turner
Construction Company

thinkspace



University of the Fraser Valley
Dining Hall Expansion and Student Housing

Construction Update

March 6, 2024

UNIVERSITY
OF THE FRASER VALLEY

Student Housing Construction Site Perimeter



- Partial road closure
- Change in traffic patterns through campus
- Reduced parking on Lot 10
- Anticipated paving of gravel lot



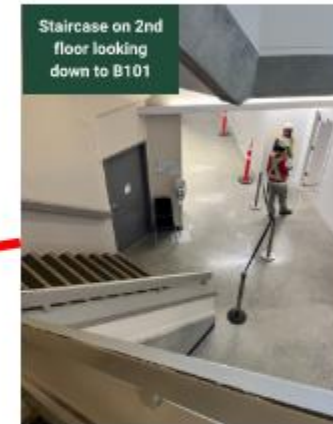
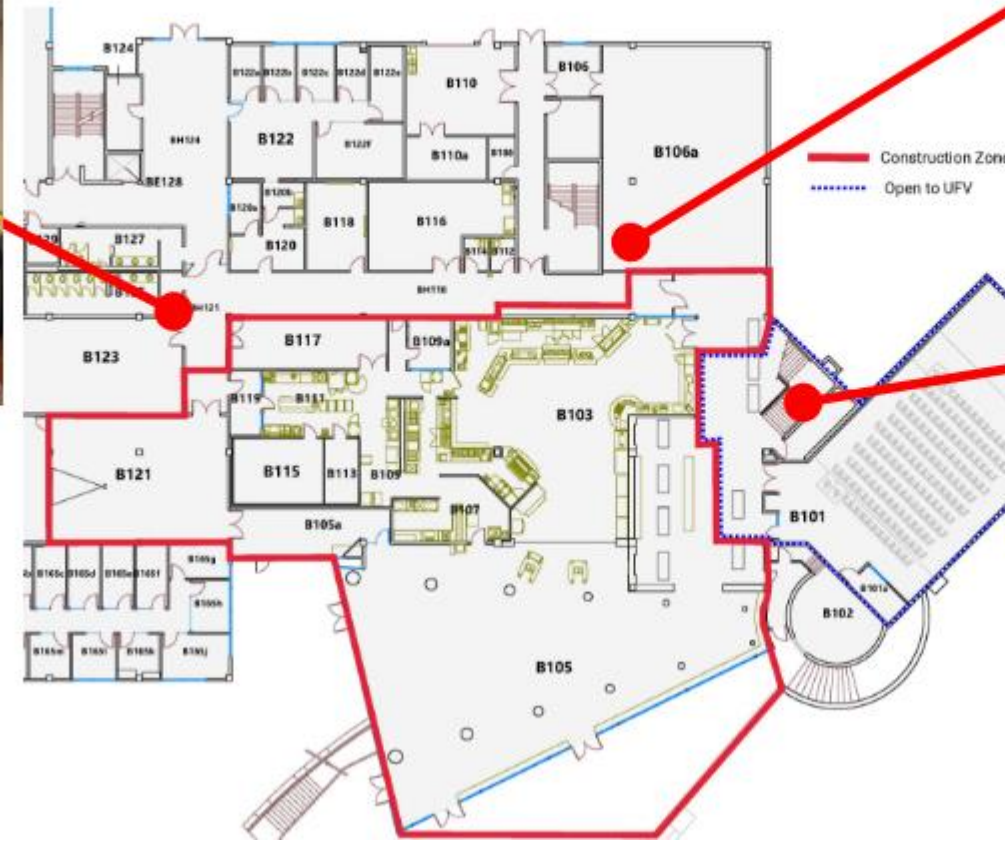
Dining Hall Construction Site Perimeter



Building B Disruptions



Access to B
Building level 2.
←



Access to B
Building level 2.
←

- Construction noise and vibration
- Possible disruption to water and electricity
- Changes to circulation in building B

Mitigating impact on operations



- Developing signage to inform wayfinding
- Flyers in high visibility areas

WE ARE RENOVATING TO SERVE YOU BETTER!

Exciting changes are coming to food services. Excuse our dust while we work to enhance your dining experience. Food services are still available on campus! See the map for locations as of January, 2024. Hours may vary — stay updated at ufv.ca/dining

Food Services Locations

1 Spirit Bear Café	3 Cascade Cafeteria (Temporary 2nd floor)	5 Triple O's Food Truck
2 Tim Hortons	4 Fair Grounds Coffee Shop	6 Cafeteria (closed as of Dec 15 at 3 pm)

For campus planning project updates, visit ufv.ca/project-office

Food services locations beginning January, 2024

This section of Lot 10 is closing as of mid-December 2023



CAMPUS PLANNING OPEN HOUSE

UFV is shaping a campus for the 21st century: one that engages learners, transforms lives, and builds community.

Join the Campus Planning office either in person or virtually and learn more about the exciting changes coming to the Abbotsford campus: the dining hall expansion and the new student housing building projects. If you cannot attend in person, please join us online at 12:30 pm to listen to the architect's presentation, and ask questions in the chat. This virtual session will also be recorded for those who cannot attend at the scheduled times and a recording of the presentation will be posted to the project office website following the event.

Questions? Contact projectoffice@ufv.ca or visit ufv.ca/project-office

MARCH 6

Evered Hall, S Building, Abbotsford Campus

OPEN HOUSE:

12:30 – 3:00 pm
& 4:30 – 6:30 pm

Light refreshments will be available.

ON-CAMPUS OR ONLINE PRESENTATION BY ARCHITECTS FOLLOWED BY Q&A:

12:30 – 1:30 pm



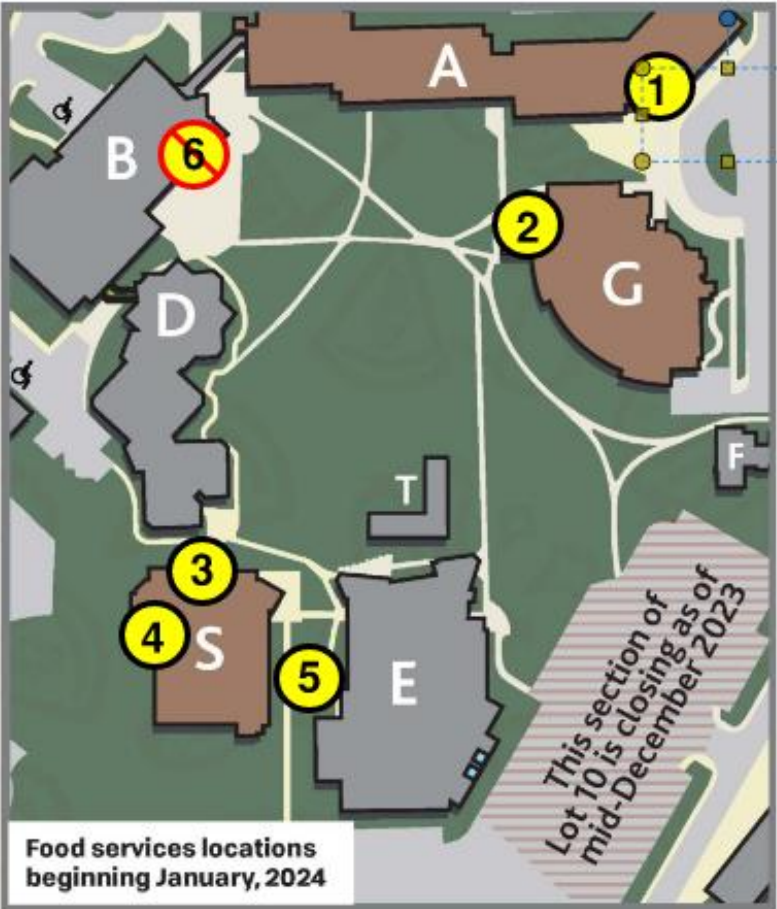
Scan the code to attend online or watch the recording



Mitigating impact on operations



Alternate food services on campus



1 Spirit Bear Cafe



2 Tim Hortons



3 Cascade Cafe
(2nd Floor)



4 Fair Grounds



5 Triple O's Food Truck



~~6~~

Dining Hall
Closed For
Construction

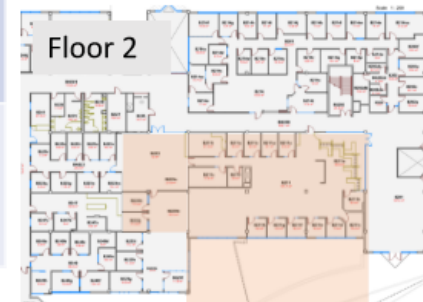
Mitigating impact on operations



- Developing workplans in collaboration with impacted administrators and the contractor

Dining Hall Renovation Construction Lookahead for Facility Coordination

Monday	Tuesday	Wednesday	Thursday	Friday
Feb. 26 Interior Demolition: remove ceiling tiles and grid	Feb. 27 Interior Demolition	Feb. 28 Interior Demolition	Feb. 29 Interior Demolition	March 1 Interior Demolition
March 4 Interior Demolition	March 5 Interior Demolition	March 6 Interior Demolition Open House 11-6:30	March 7 Interior Demolition	March 8 Interior Demolition International Women's Day Evered Hall, Bldg. 5
March 11 Foundation exploration Interior Demolition	March 12 Interior Demolition	March 13 Interior Demolition	March 14 Roof review/light demolition Interior Demolition	March 15 Interior Demolition
March 18 Interior Demolition	March 19 Interior Demolition	March 20 Interior Demolition	March 21 Interior Demolition	March 22 Interior Demolition



LEGEND: Minimal noise anticipated Mid-level of noise anticipated
Higher level of noise anticipated UFV Event

Campus Communications

- Capital Projects website, and blog
- Campus Planning and Facilities (CPFM) news
- Construction notices
- Weekly briefs to the CFO/VP Admin. Office
- Targeted emails
- myUFV
- UFV Now, UFV Blog posts

Construction notices

Latest construction notices

ABB - Student Housing - Building G Basement Coring



ABB - Dining Hall Expansion - Site Fencing Installation



ABB - Dining Hall Expansion



Construction Notice - ABB - Dining Hall Expansion Tree Removal

Ashley Hunter

To: FacilitiesServiceDesk; David Shaylor; Maurice Bedard; Juan Castaneda; Christine Jones; sustainability; +14 others

Cc: Ky-Lee Kolbe; UFV Project Office; Ashley Hunter; Shelley Young; Ed Visser; Lily Chang; Kasey Alger; +1 other

You forwarded this message on 2024-01-15 10:10 AM.

2024-01-15

Project Office Construction Bulletin

WHO: Brunema Tree Service Ltd., 604-854-6182


WHEN: Monday, January 22nd, 2024, to Tuesday, January 23rd, 2023. All day.

WHERE: The green, between building F and G, and then towards the green in front of the dining hall. Please refer to the yellow area highlighted in the map below.

WHAT: A temporary road will be built from Building F to the dining hall (Building B) for the renovations taking place at the dining hall, to facilitate this there are 41 trees that will be impacted by the temporary road. Brunema Tree Service will be removing 10 trees (to be replaced at the end of construction with 28 trees), 28 trees will be retained and will have a tree protection barrier placed around them to ensure they are protected from construction activity, and 3 trees will be transplanted to other locations on campus.



Featured capital projects



New student housing building

This six-storey building will feature mixed-use amenity spaces and add 398 new beds to our Abbotsford campus.

[Learn more about the new student housing project.](#)

[See all current projects](#)

Cafeteria renovation & expansion

The Cascade Café will be expanded to double its capacity from 121 to 350.

[Learn more about the project.](#)

Mission campus redevelopment



CAMPUS UPDATE

FEBRUARY 2, 2024

STUDENT HOUSING

Upcoming

- Continued U House Renovations
 - By the end of February, the goal is to have U House ready for big room.
 - New AV cart will be ready by February 9th.
 - Trench to be dug between building G over to new student housing site for utilities work.
 - Confirmed for reading break, beginning February 20th.
 - Accessibility email concerns have been addressed and are in progress for being resolved.
 - Tris K. to send email response to Jacks with proposed solutions.
 - Clark Builders will execute the solutions.

Completed

- The dining hall furniture relocation has been completed.
 - Furniture that is not being reused has gone to Sustainability for repurposing to the UFV population. Any furniture that is not taken by end of day February 2nd will be donated to the MCC.

Upcoming

- Turner Construction expects to mobilize at UFV on February 8th, 2024 (tentatively). This will involve hoarding being set up and site compound fencing located around buildings B, C and D.
 - Sprinkler design is currently being worked on and is with the construction consultants for feedback. Once approved, it will be submitted to the City of Abbotsford.
 - Temporary roadway construction dates are being finalized after secondary review with grounds and arborist. The work is estimated to begin the last week of February.
 - Student housing team has been engaged regarding areas of overlap.

UFV OPEN HOUSE

March 6th, 2024 @ Evered Hall

Presentation to Invited Senior Staff	10:00 - 11:00am
Daytime Open House	11:00 - 2:00pm
Afternoon/Evening Open House	4:30 - 6:30pm




Campus planning & facilities news

[See all current projects](#)

Groundbreaking marks new milestone for UFV's Student Housing project




Parking and food services affected by student housing and dining hall expansion



D3 renovation results in bright, innovative workspace



Reaching for the STARS: UFV to improve sustainability practices through prestigious rating system



Watch the progress...

Monitor construction through our time lapse cameras



Student Housing Site



Dining Hall Site



Scan QR Code



Scan QR Code

Thank You!



Questions?
Comments?