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**2012**

## **PROPOSED NEW STUDENT BUILDING**



**“IF THIS BUILDING IS MEANT TO BE STUDENT  
ORIENTED, IT MUST REFLECT THE INTEREST  
AND PRIORITIES OF THE STUDENTS.”**



## **PROPOSAL**

**PREPARED BY YOUR FEDERATION  
OF STUDENTS, UNIVERSITY OF  
WATERLOO.**

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## INTRODUCTION

In May 2012, the University of Waterloo expressed interest in going forward with the creation of a new building geared towards students. In 2011, the Board of Governors approved west of Rod Coutts Hall (RCH) and south of Physics as the location of the new student building.

The need for a new student building was initially identified in a 2008 National Survey for Student Engagement<sup>1</sup>. The need for more student space was continually expressed in the 2010 Building Survey<sup>2</sup> and more recently, in the 2012 Federation of Students Study Space Survey<sup>3</sup>, conducted at the end of the winter term.

The Federation of Students (Feds), represents over 26,000 undergraduate students on campus, and initiated a consultation process in July 2012 to ascertain their needs and wants. Over 1600 students provided extensive feedback about the potential new building and concerns about student space.

All consultations were done under the umbrella term of “student building” and students responded favourably towards this. This proposal does not support the creation of a University building that includes some student space. Students want a student building, in terms of management, space, and focus.

This proposal incorporates the feedback from students, and presents the building they believe should be built. Students will be provided the opportunity to critically evaluate the proposal through two town halls, and changes will be addressed. Students' Council, as the elected student representative body, will eventually pass the proposal before it is presented to the University.

If this building is meant to be student-oriented, it must reflect the interests and priorities of the students.

## CONSULTATION PROCESS

The core of this proposal is based on the following consultation methods:

1. **Focus Groups:** Small group discussions for all undergraduate students, with a few special sessions for event planners.
2. **Unconference:** Participant-driven conference in the Student Life Centre, where students decided on topics of discussion about the building.
3. **Build Your Own Building:** Exercise provided to participants at the focus groups and the unconference, where students explained space allocation for their ideal student building.
4. **Online Survey:** A 15-20 minute survey sent to all undergraduate students and linked on the Feds' website, covering student opinions on a wide variety of topics relating to student space and the new building.
5. **Town Halls:** Large-scale, question and response style, informal public meetings where students are able to criticize the proposal.

# EXECUTIVE SUMMARY

## **First Floor:** Food and Social Hub

- 20% Traffic Paths
- 10% Information Centre
- 70% Social Food Multi-Purpose Space
  - 20% Food Kiosks
  - 50% Casual Social Seating

## **Second Floor:** Services

- 40% Feds Offices
- 40% Services
  - 20% Commercial Services
  - 20% University Services
- 15% Multimedia Presentation Space
- 5% Stairs

## **Third Floor:** Study

- 60% Group Study
- 30% Silent Study
- 10% Business Centre Kiosk

## **Fourth Floor:** Clubs

- 10% Bookable Clubs Offices
- 5% Clubs Storage
- 45% Bookable Multi-Purpose Space
  - 15% Small, 15% Medium, 15% Large
  - At least one (1) dedicated room to Multi-Faith Space
- 40% Social Space

# PROPOSAL

The following are the student requirements for the proposed new student building.

## LOCATION

### Preserve green space.

The building must preserve the limited green space on campus, maintaining as much of the Grad House Green as possible.<sup>4</sup>

### Complete construction in a timely manner.

Students are under the understanding that the University has already decided on the location of the building as west of Rod Coutts Hall and south of Physics. Due to the central location of this proposed building, construction should be completed in a timely manner to minimize disruptions to the flow of traffic.<sup>5</sup>

# SPACE BREAKDOWN

## *Allocation*

The space breakdown is for usable space only. This space breakdown matches the core needs of students as indicated in the various consultations, and the prioritization and allocation as per the heat map created by the Build Your Own Building activity.

### FIRST FLOOR: FOOD & SOCIAL HUB

The first floor of the building will be optimized for traffic flow to make sure that the campus pathways are not adversely affected, the large open walking space will also provide an inviting and easy to navigate space. There will be a prominent information centre to assist students' will all their needs. The remaining space would be made up of social seating space with coffee and food outlets. This floor would have a very vibrant atmosphere.

#### 20% Traffic Paths

The spacious traffic paths ensure the space is easy to navigate during peak hours as well as providing an open welcoming environment on the main floor of the building.<sup>6</sup>

#### 10% Information Centre

This 24-hour space was allocated to provide better information, addressing the need for an easy to navigate building.<sup>7</sup>

This space was placed on the first floor because it was one of the top identified missing or underutilized services on campus.<sup>8</sup>

#### 20% Food Kiosks

One of the strong trends across the consultations was the importance of food. The social nature of food fit in well with the social atmosphere of the first floor.<sup>9</sup>

#### 50% Casual Social Seating

Social space was one of the top space requests. The casual social seating provides seating space for those eating while also being adequate for people who want to socialize or work in more dynamic environments.<sup>10</sup>

### SECOND FLOOR: SERVICES

The second floor is made up of an area for students to access student services as well as a large bookable multimedia presentations room. A large central staircase would link the first floor to this floor encouraging students to access the second floor. This floor would allow students to efficiently access student services.

#### 40% Feds Offices

The new building should be identified as a student-focused venue that promotes student life and non-academic space. It is essential for the student union to be an accessible part of the building.<sup>11</sup>

#### 20% University Services

University Services front line workers will provide students with a better integrated system, that will result in it being easier to navigate life on campus.<sup>12</sup>

### 20% Commercial Services

Students benefit from having convenient access to daily needs. Including commercial services in the new building would improve the variety of businesses on campus.<sup>13</sup>

### 15% Multimedia Presentation Space

This multimedia equipped room would very flexible, being able to be used as a small theatre, for guest speakers, for large group events like club AGM's, or to hold a video conference. The location on the second floor would make it easy to find for those attending events there.<sup>14</sup>

### 5% Stairs

An iconic central staircase not only creates a focal point within the building, but also encourages upward flow of traffic. This staircase will improve navigation of the main floors (1 and 2).<sup>15</sup>

## THIRD FLOOR: STUDY

The third floor addresses the need for study space. It provides silent study space as well as group study space. Also located on this floor is a business centre to help students with any publishing needs. With this floor being dedicated to study space it should be a place where one can easily find space, be it quiet or for groups.

### 60% Group Study

Study space was identified as one of the priorities for the building; more specifically open group space was prioritized among the top three. As a result we devoted a substantial allocation of space on this floor to group study space.<sup>16</sup>

### 30% Silent Study

Silent Study space had less demand from students, but demand for it still constituted a substantial amount.<sup>17</sup>

### 10% Business Centre Kiosk

A business centre was placed on the study floor to provide support for students studying, from access to computers to printing.<sup>18</sup>

## FOURTH FLOOR: CLUBS

The fourth floor is made up of multi-purpose space as well as bookable clubs offices and some storage space for clubs. This floor will also have a Multi-Faith space. With all the meeting space this should be the hub for club activity.

### 10% Bookable Clubs Offices

Clubs are one of the most used services on campus and a place they could schedule office hours was one of the requests that came up in several consultations.<sup>19</sup>

### 5% Clubs Storage

This space is designed to allow clubs to store their materials on campus.<sup>20</sup>

### 45% Bookable Multi-Purpose Space

Proposed New Student Building – Proposal



This area would be made up of bookable multi-purpose rooms with an even number of small, medium and large rooms, something that was brought up in all the consultations. A Multi-Faith Space will be located in one of these rooms.<sup>21</sup>

#### 40% Social Space

This social space will also be able to be used as multi-purpose space when required.<sup>22</sup>

## Services

#### Contain only front-facing services and operations.

Operations in the building must be front facing, so as to be more inviting and welcoming to students. These operations should be logically placed and easy-to-find, with ample signage directing the flow of traffic.<sup>23</sup>

## FEDERATION OF STUDENTS

#### Have an information centre.

A 24-hour information centre is an essential service that must be included in the building to facilitate building and service navigation.<sup>24</sup>

## UNIVERSITY

#### Have services that are directly student facing.

Only services that interact with students most frequently should be included in the building.<sup>25</sup>

#### Limit administrative space.

Any office space in the building should be for clubs use, Feds offices, and student-facing services, not administrative purposes.<sup>26</sup>

#### Not have an entrepreneurship centre

The building must not contain an entrepreneurship centre.<sup>27</sup>

#### Accessible service navigation

Services should be easy to navigate and better advertised.<sup>28</sup>

## Study

#### Have study space

The new building must have study space.<sup>29</sup>

#### Group Study Space

There must be open study space, where groups of students can study collaboratively in a non-silent area.<sup>30</sup>

#### Silent Study Space

Silent study space must be included in the building.<sup>31</sup>

#### Interactive collaborative space

There should be bookable spaces that have whiteboards and other technologies to facilitate collaborative group work.<sup>32</sup>

## **Commercial Enterprise**

#### Include a Business Centre

The new building must include a business centre to address student need for printing services and computer access.<sup>33</sup>

#### Include Other Commercial Services, Approved By Students

Students must approve other commercial services in the building.<sup>34</sup>

#### Have Low Cost Products

Commercial services in the building must offer products that are affordable for students.<sup>35</sup>

## **Multi-Purpose**

#### Include a Multi-Faith Prayer Space as one of the Multi-Purpose Rooms

One of the rooms in the multi-purpose area will be dedicated as multi-faith prayer space, with appropriate storage.<sup>36</sup>

#### Have Space that Adapts to Suit Various Student Needs

Spaces in the building need to address a variety of student needs, from study space to events.<sup>37</sup>

## **Food**

#### Contain 50% Feds-run and 50% Food Services-run food outlets.

Students value price, method of payment, and variety. Having both Feds-run and Food Services-run food outlets guarantees a wide selection of outlets and vendors to meet these needs.<sup>38</sup>

#### Provide 24-hour operation.

As an essential service, food must be available at all times.<sup>39</sup>

#### Have affordable food options.

The building must provide affordable, high-quality food options that are, at minimum, comparable to outside outlets.<sup>40</sup>

#### Offer a wide variety of food options.

Students want food options that are not already offered elsewhere on campus.<sup>41</sup>

# BUILDING DESIGN

## Develop an adaptable, forward-thinking design.

The building must effectively serve students for its full lifetime. It needs to adapt to the changing needs of the population.<sup>42</sup>

## Be environmentally friendly.

The building must support the trend towards environmentally friendly buildings on campus.<sup>43</sup>

## Make the building iconic.

The building should be iconic and a visual representation of the innovative and student-focused nature of the University of Waterloo. The building should have a design that students find appealing and can be proud of.<sup>44</sup>

## Reflect current and future student population in the building's capacity.

The capacity of the building should reflect the current and growing future population of campus.<sup>45</sup>

## Promote school spirit.

The building should promote school spirit. Incorporating school spirit into the design of the building will promote a social atmosphere and help cross-faculty interaction.<sup>46</sup>

## *Interior*

## Connect to other buildings.

The new building must be connected to RCH and surrounding buildings via an indoor route.<sup>47</sup>

## Be easy to navigate.

The new building must be a well-organized space, where locations are intuitive, easy to find, and well documented. Clear signage should be a priority.<sup>48</sup>

# FEATURES

## *Exterior*

### Emphasize natural light.

The new building must have many windows and skylights, in order to allow an ample amount of natural light.<sup>49</sup>

### Have outdoor features.

The area surrounding the building must include outdoor seating. Other outdoor features, such as fountains and gardens were popular, but were outranked by open green space.<sup>50</sup>

### Have a rooftop garden.

The building must have an accessible rooftop garden.<sup>51</sup>

## *Interior*

### Have accessible power outlets.

The building must have many accessible power outlets. The building must have sufficient power outlets to meet the power needs of students' technology.<sup>52</sup>

### Equip the building with forward-thinking technology.

The technology utilized in the building should be forward thinking. The University of Waterloo Stratford Campus digital display wall and touch-sensitive walking paths are prime examples.<sup>53</sup>

### Showcase student artwork.

The building should incorporate student artwork and other aesthetic elements to showcase student creativity.<sup>54</sup>

# ADMINISTRATION

## Cost

### Share costs between undergraduate students, graduate students, and the University.

The University should provide this building, with students only contributing funding for social space. All funds that are raised for the building by any of the three parties must be put towards reducing the cost per student for the building.<sup>55</sup>

### Have University departments pay for the space they use.

Space used by Food Services and University departments should be paid for by those departments.<sup>56</sup>

### Delay student fee assessment.

Students who will not be using the building must not be charged for its use. Students should only pay a termly fee for the building once construction is complete.<sup>57</sup>

### Pay a small environmental premium.

Students support a small cost increase in order to pay for the building to be Environmentally Friendly. This cost should be around \$2 per term.<sup>58</sup>

### Investigate corporate sponsorships.

Corporate sponsorships should be investigated to fund portions of the building. The appropriate body of student representatives should approve any contract.<sup>59</sup>

## Maintenance

### Be funded by the University.

The University should pay for the maintenance of the building. Students are already hesitant to pay for the building.<sup>60</sup>

### No vendor's alley.

The building must not have another Vendors' Alley, as there is already a distinct negative perspective of Vendors' Alley in the SLC due to aggressive vendors.<sup>61</sup>

## Management

### Be under student control.

Students must have control of any body that makes decisions regarding building management. Students, represented by the Federation of Students, should control all aspects of the building.<sup>62</sup>

Renewal of the lease cannot be unreasonably withheld.

A lease with the University must not be signed unless it has a clause that protects the student management of the building, in the long term.<sup>63</sup>

## *Transparency*

Publicize All Decisions Relating to the Building

All of the decisions and the surrounding deliberation about the new building should be made in open meetings, and widely released.<sup>64</sup>

# NEXT STEPS

## Make Informed Decisions During the Referendum

The referendum will be held in Winter 2013. The referendum question will include a general floor plan of the building, and the space it will occupy on campus, as well as a list of the contents of the building. The referendum question will also include a proposed budget for the building, including a breakdown of which parties are paying for which costs, and how long students will be charged the termly fee.<sup>65</sup>

## Control of Decisions During All of the Phases

Students should have the power, through Feds, to make decisions regarding the Architectural design phase of the building to ensure that the building matches what students approved during the referendum.<sup>66</sup>

## END NOTES

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<sup>1</sup> The National Survey of Student Engagement is a cross-Canada survey. In 2008, students from the University of Waterloo were asked to select up to 2 items from a long list that they believe the University of Waterloo most needs to address to improve the student academic/learning experience outside the classroom. The key findings were that students saw the following two items as most essential: 1) Improving the quality/availability of study spaces and 2) working to provide a better social environment for students.

<sup>2</sup> See: 2010 Services Survey Report.

<sup>3</sup> See: Feds Study Space Report.

<sup>4</sup> 45% of students chose open green space as an important external feature (Proposed New Student Building: Survey Report, What are students' preferences for the exterior of the building?). For those students that voted against the referendum, a common response for their lack of support was the fact that the building would take away green space on campus. (Proposed New Student Building: Survey Report, What do you need to feel comfortable voting in a referendum?).

<sup>5</sup> All of the consultation methods were based on a proposed location west of RCH and south of Physics. Students are concerned about the impact of the construction in the surrounding area, especially in terms of traffic flow. (Proposed New Student Building: Unconference Report, How Big is this Building? and Overcoming Apathy). For those students that voted against the referendum, a common response for their lack of support was lengthy construction times (Proposed New Student Building: Survey Report, What do you need to feel comfortable voting in a referendum?).

<sup>6</sup> Students discussed the importance of having a well-organized space, where things were easier to find (Proposed New Student Building: Unconference Report, How Big is this Building?).

<sup>7</sup> Students discussed the importance of having a well-organized space, where things were easier to find (Proposed New Student Building: Unconference Report, How Big is this Building?). Signage in the building was considered a necessity (Proposed New Student Building: Focus Group Report, What features should be included in the building?).

<sup>8</sup> Students expressed an interest in duplicating Turnkey-style services (Potential New Student Building: Focus Group Report, What pre-existing services, businesses, and operations should be included in the building?).

<sup>9</sup> Students make heavy use of Food, having used the various venues between 48% and 91% (Proposed New Student Building: Survey Report, What do students value in terms of food choices and availability?). Students expressed a strong desire for food in the building, with it being the third most frequently mentioned category for unique responses (Proposed New Student Building: "Build Your Own Building" Report).

<sup>10</sup> Students expressed the desire for a coffee shop (Starbucks) when asked what was underutilized (Proposed New Student Building: Survey Report, What services should be included in the building?). Students expressed a strong desire for food in the building, with it being the 3rd most frequently mentioned category for unique responses (Proposed New Student Building: "Build Your Own Building" Report).



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<sup>11</sup> Students feel that Feds is an essential service. Students defined a student service as one that “serves students” and “focuses on the improvement of student life” (Proposed New Student Building: Focus Group Report, What is an essential student service?) Students support the centralization of services within a new building (Proposed New Student Building: 2010 Services Survey, Do students support the centralization of student services?). Furthermore, as managers of the building, it is logical to have them in an accessible location.

<sup>12</sup> Students support the centralization of services within a new building (Proposed New Student Building: 2010 Services Survey, Do students support the centralization of student services?).

<sup>13</sup> 40% of students included some form of retail space in the new building (Proposed New Student Building: Build Your Own Building Report). Students expressed an interest for a dollar store and a post office, and mentioned a number of other potential commercial enterprises. (Proposed New Student Building: Focus Group Report, What new services, business, and operations should be included in the building?).

<sup>14</sup> Students identified a movie theatre as a missing feature on campus (Proposed New Student Building: Survey Report, What services should be included in the building?). Event space placed fourth and multi-purpose space placed eighth in the frequently mentioned category for unique responses (Proposed New Student Building: “Build Your Own Building” Report, Categories).

<sup>15</sup> Students discussed the importance of having a well-organized space, where things were easier to find (Proposed New Student Building: Unconference Report, How Big is this Building?).

<sup>16</sup> Students ranked space first and group study space second when asked to prioritize services and spaces (Proposed New Student Building: Survey Report, How do students use existing space on campus?).

<sup>17</sup> In their ideal building, over one fifth of students included silent study space (Proposed New Student Building: “Build Your Own Building” Report).

<sup>18</sup> Students identified the need for a copy centre, despite several already existing on campus (Proposed New Student Building: Survey Report, What services should be included in the building?).

<sup>19</sup> Clubs were the second-most used service, from the University or Feds (Potential New Student Building: Survey Report, What services should be included in the building?). A session on clubs space was held at the unconference that suggested offices for clubs (Proposed New Student Building: Unconference Report, Clubs Space). The idea of bookable offices was also suggested by the focus groups (Proposed New Student Building: Focus Group Report, What type of space is required for events and activities?).

<sup>20</sup> Clubs are the second-most used service on campus, from the University or Feds (Potential New Student Building: Survey Report, What services should be included in the building?). Event planners expressed a need for storage of club materials, as well as the possibility of bookable offices to interact with members (Proposed New Student Building: Focus Group Report, What type of space is required for events and activities?).

<sup>21</sup> Multi-purpose rooms were included in a significant amount of “Build Your Own Building” buildings (Proposed New Student Building: “Build Your Own Building” Report). For events students indicated the need for multi-purpose space (Proposed New Student Building: Focus Group Report, What types of Space is required for events and activities?). At the unconference

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clubs identified the need for more multi-purpose rooms (Proposed New Student Building: Unconference, Clubs Space). A large number of students also currently use multi-purpose space (Proposed New Student Building: Survey Report, How do students use existing space on campus?).

<sup>22</sup> A large number of students currently use multi-purpose space (Proposed New Student Building: Survey Report, How do students use existing space on campus?). Social space was one of the top three items that should go in the building (Proposed New Student Building: “Build Your Own Building” Report, Results).

<sup>23</sup> In the survey, students identified lack of awareness as a major reason services were underutilized (Proposed New Student Building: Survey Report, What services should be included in the building?). Students suggested a mall layout for its front-facing features, which would allow services to promote their activities and maintains a clean look and ease of access. (Proposed New Student Building: Focus Group Report, What features should be included in the building?)

<sup>24</sup> Students listed an information centre as one of the top three essential services. (Proposed New Student Building: Focus Group Report, What is an essential student service?) Students discussed the importance of having a well-organized space, where things were easier to find (Proposed New Student Building: Unconference Report, How Big is this Building?).

<sup>25</sup> Services that end up in the new building should be services that interact with students most frequently (Proposed New Student Building: Focus Groups, What pre-existing services, businesses, and operations should be included in the building).

<sup>26</sup> Office space was indicated to be primarily for Feds and clubs use (Proposed New Student Building “Build Your Own Building” Report, Office Space). Students felt that any office space in the building should be for student-facing services, not administrative. (Proposed New Student Building: Focus Groups, What pre-existing services, businesses, and operations should be included in the building?)

<sup>27</sup> 41.55% of respondents considered the creation of an entrepreneurship centre as a detractor for the building, with only 36.07% considered it a promoter. In a prioritization of services, only 5.68% ranked it as the most important element (Proposed New Student Building: Survey, Would students be interested in the creation of an Entrepreneurial Centre?).

<sup>28</sup> Students responded that services are difficult to navigate (2010 Services Survey Report, Do students support the centralization of student services?). When asked about which services on campus were under-utilized, students were largely unaware of services on campus (Proposed New Student Building: Survey Report, What services should be included in the building?).

<sup>29</sup> The majority of students feel that there is inadequate study space on campus. (Feds Study Space Report, Is there adequate study space on campus?). Study space was the top category, listed by 76% of respondents (Proposed New Student Building: “Build Your Own Building” Report, Elements). When asked what services are most crucial for success, students ranked study space as the highest service (2010 Services Survey Report, What do students consider crucial to their success?)

<sup>30</sup> Of all suggestions for study space in an ideal building, 47.56% were specified as group study space (Proposed New Student Building: “Build Your Own Building” Report, Study Space). When asked what students want in a study space, 34.10% of respondents indicated a preference for moderate noise level (Feds Study Space Report, What do students want in a study space? Do students prefer quiet space or some noise?).

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<sup>31</sup> Of all suggestions for study space in an ideal building, 21.95% were specified as silent study space (Proposed New Student Building: “Build Your Own Building” Report, Study Space). When asked what students want in a study space, 63.18% of respondents indicated a preference for silent study (Feds Study Space Report, What do students want in a study space? Do students prefer quiet space or some noise?).

<sup>32</sup> Collaborative space on campus was utilized by 62.18% of respondents; most of these students utilized this space at least once a week. Students prioritized bookable whiteboard rooms as the third-highest space priority. (Proposed New Student Building: Survey Report, How do students use existing space on campus?)

<sup>33</sup> Students expressed desire for a print centre and computer access in both the focus groups and the survey (Proposed New Student Building: Survey Report, What services should be included in the building? and Proposed New Student Building: Focus Group Report, What new services, businesses, and operations should be included in the building?). In the “Build Your Own Building” exercise, 40% of students included retail services in the building, with having a print shop as a common theme (Proposed New Student Building: Build Your Own Building Report).

<sup>34</sup> 40% of students included some form of retail space in the new building (Proposed New Student Building: Build Your Own Building Report). There was no clear preference for a particular service in the focus groups or the unconference. (Proposed New Student Building: Focus Group Report, What new services, business, and operations should be included in the building?).

<sup>35</sup> 88% of students considered price as an important factor in choosing a vendor, and it is likely that this sensitivity to price continues into other purchases (Proposed New Student Building: Survey Report, What do students value in terms of food availability?).

<sup>36</sup> Although only 10.2% of students indicated that they use prayer space on campus, 63% of these students use the space at least once a week (Proposed New Student Building: Survey Report, How do students use existing space on campus?). In the unconference, students expressed that their current space requirements for multi-faith prayer space are not currently being met on campus (Proposed New Student Building: Unconference Report, Multi-Faith Prayer Space).

<sup>37</sup> Club members indicated that each club runs a wide range of student activities, and that space in the building should be adaptable (Proposed New Student Building: Unconference Report, Clubs Space). Event planners in the focus groups expressed a need for space that serves multiple purposes.

<sup>38</sup> 60% of students or more consider price, method of payment, or variety at influential or very influential in choosing a food vendor (Potential New Student Building: Survey Report, What do students value in terms of food choices and availability?). Feds-run food and Food Services-run food have equal representation in students ideal building at 18% each (Potential New Student Building: “Build Your Own Building” Report, Food).

<sup>39</sup> At least 10% of students are always or often on campus at any given time (Proposed New Student Building: Survey Report, Demographics). Students identified services that provide food as an essential student service (Proposed New Student Building, What is an essential student service?).

<sup>40</sup> 88% of students consider price influential or very influential when choosing a food vendor (Potential New Student Building: Survey Report, What do students value in terms of food

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choices and availability?). Students identified food as an essential student service (Proposed New Student Building, What is an essential student service?).

<sup>41</sup> Students identified a lack of variety in current food offerings on campus, and 69% of students consider variety influential or very influential when choosing a food vendor (Potential New Student Building: Survey Report, What do students value in terms of food choices and availability?). When asked what students would not want in the building, students indicated that they would not want to see more Tim Hortons (Potential New Student Building: Survey Report, What are students' preferences for the interior of the building?).

<sup>42</sup> Students expressed concerns about the fact that the students approving the fee are not the students actually using the building. They stressed the importance of having adaptable space that will continue to meet their needs into the future (Proposed New Student Building: Unconference, Anticipating Future Needs).

<sup>43</sup> 71.94% of students ranked having an environmentally friendly building positively (Proposed New Student Building: Survey Report, Do students value having an environmentally friendly building?). In the unconference, students discussed the advantages and challenges of a LEEDs Platinum Designation (Proposed New Student Building: Unconference Report, Architectural Design).

<sup>44</sup> Students in the focus groups and the unconference expressed the desire for an aesthetically pleasing building. Many students indicated that they would not support the creation of a new student building if it had a redundant or impractical design (Proposed New Student Building: Survey Report, What do you need to feel comfortable voting in a referendum?).

<sup>45</sup> Students in the unconference felt that the building should be "as big as it needs to be", without being confusing to navigate (Proposed New Student Building: Unconference Report, How Big is this Building?).

<sup>46</sup> Students expressed a desire for greater cross-faculty interaction (Proposed New Student Building: Unconference Report, Engineering Students' Ideas). Students believe that incorporating school spirit into the space will help promote an atmosphere of cross-faculty interaction (Proposed New Student Building: Focus Group Report, What features should be included in this building?).

<sup>47</sup> 92% of students felt that the new student building should be connected to other buildings via indoor routes (Proposed New Student Building: Survey Report, What are students' preferences for the interior of the building?). Students suggested that RCH would be an ideal building during the Unconference (Proposed New Student Building: Unconference Report, Engineering Students' Ideas).

<sup>48</sup> Students discussed the importance of having a well-organized space, where things were easier to find (Proposed New Student Building: Unconference Report, How Big is this Building?). Signage in the building was considered a necessity (Proposed New Student Building: Focus Group Report, What features should be included in the building?).

<sup>49</sup> 61% of students identified windows as an important indoor feature they would like to see included in the building, and 34% of students identified skylights as an important indoor feature they would like to see included in the building (New Student Building: Survey Report, What are students' preferences for the interior of the building?). Students in the focus groups also stressed the importance of windows and skylights. (New Student Building: Focus Group Report, What features should be included in the building?).

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- <sup>50</sup> 65% of students identified tables & chairs as an important outdoor feature they would like to see included as part of the building's exterior. Students identified open green space (44%), fountains (42%), and gardens (37%) as important outdoor features to be included as part of the building's exterior as well (New Student Building: Survey Report, What are students' preferences for the exterior of the building?).
- <sup>51</sup> 53% of students identified an accessible rooftop garden as an important indoor feature they would like to see included in the building (New Student Building: Survey Report, What are students' preferences for the interior of the building?).
- <sup>52</sup> 76% of students identified accessible power outlets as an important indoor feature they would like to see included in the building (New Student Building: Survey Report, What are students' preferences for the interior of the building?).
- <sup>53</sup> Many students spoke of the necessity of forward-thinking technology in the focus group (New Student Building: Focus Groups, What features should be included in the building?). Example: <http://www.youtube.com/watch?v=2lXh2n0aPyw>.
- <sup>54</sup> 62.9% of students believe that student art should be included in an additional building (2010 Services Survey Report, Appendix A).
- <sup>55</sup> Almost half of the students surveyed are not willing to pay for study space (63%), food space (67%), or green space (73%) on campus. Students are more willing to pay part of the costs for social space and recreation space on campus (Proposed New Student Building: Survey Report, What elements are students willing to pay for?).
- <sup>56</sup> Students at the unconference expressed that space used by Food Services and University departments should be paid for by those departments. (New Student Building: Unconference Report, Funding). In addition, almost half of students surveyed were not willing to pay for food space on campus (New Student Building: Survey Report, What elements of the building are students willing to pay for?).
- <sup>57</sup> All of the consultations were framed around the understanding that students would not start pay for the building until it was almost complete.
- <sup>58</sup> 65% of students were willing to pay a fee of up to \$2/term for LEEDs certification (2010 Services Survey Report, How much are students willing to pay for a new student building?). When students were asked whether they would be willing to pay a premium for an environmentally friendly building (without a specific price associated), 38% were willing to pay this fee (New Student Building: Survey Report, Do students value having an environmentally friendly building?).
- <sup>59</sup> Students expressed interest in the possibility of corporate sponsorship, but were concerned about contract stipulations and the potential companies they would be supporting. Students felt that decisions about corporate sponsorship would need to be approved by a larger portion of the student population (New Student Building: Unconference Report).
- <sup>60</sup> Students believe that it is the University's responsibility to provide student space on campus, which includes the maintenance of these spaces (New Student Building: Survey Report, What elements of the building are students willing to pay for?).
- <sup>61</sup> When asked what they would not want in the building, students explicitly mentioned that they would not want vendors like in the SLC (Proposed New Student Building: Survey Report, What are students' preferences for the interior of the building?).

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<sup>62</sup> 43% students stated that only students should be involved in managing the new building (Proposed New Student Building: Survey Report, How should changes to the use of student space be decided?). 60% of individuals who indicated that they would not support the potential referendum believe that only students should decide changes to student space.

<sup>63</sup> Fed Hall was a significant topic of concern in the unconference (Proposed New Student Building: Unconference, Accountability). In the focus groups (Proposed New Student Building: Focus Group Report, What would be required for students to be comfortable voting in a referendum?), “the recent situation with Federation Hall has left students with concerns that a similar situation will arise with this new building.” Students want a strong agreement that includes a clause around what would happen if the building were taken over by any other stakeholder than the Federation of Students.

<sup>64</sup> Students need to be kept fully informed throughout the entire process (Proposed New Student Building: Focus Group Report, What would be required for students to be comfortable voting in a referendum?). Students indicated that a lack of information surrounding the proposal and the negotiations would lead them to not support the referendum (Proposed New Student Building: Focus Group Report, What would be required for students to be comfortable voting in a referendum?).

<sup>65</sup> Students believe that as much information as possible should be included in the referendum, in various formats (Proposed New Student Building: Focus Group Report, What would be required for students to be comfortable voting in a referendum?). The top three student requirements in the referendum were contents of the building, general floor plan, and a proposed budget (Proposed New Student Building: Survey Report, What would be required for students to be comfortable voting in a referendum?).

<sup>66</sup> Students want assurances that what the building they vote for in a referendum would represent the building that gets built, in order to feeling comfortable voting yes (Proposed New Student Building: Focus Group Report, What would be required for students to be comfortable voting in a referendum?).