Re: Metric Modular UBC Modular Counselling Facility

Enclosed please find the following drawings and documents:

Drawings:
- Revised Architectural drawings issued by Ryder Architecture and Metric Modular, dated 17 June 2019, including:
  - DP0.01 Cover Sheet
  - DP0.03 Site Plan
  - DP0.05 Fire Access Plan
  - DP0.06 Shadow Studies
  - DP1.01 Floor Plan
  - DP1.02 Roof Plan
  - DP2.01 Sections
  - DP2.02 Sections
  - DP3.01 Elevations
  - DP3.03 Exterior Views
- Landscape drawings issued by SW Landscape Architect, dated 16 May 2019, including:
  - L1 Landscape Plan

Memo of drawing changes:
- Drawings DP0.01, DP0.03, DP0.05, DP0.06, DP3.03 and L1 - removal of perimeter low vegetation along the building and rotation of bicycle racks to 90°.
- Drawings DP0.03, DP0.06, DP1.01, DP1.02, DP2.01, DP2.02 and DP3.03 – addition of a rooftop unit, access hatch and associated surround.
- Drawing DP0.05 – revised fire response strategy.

Supporting Documentation
- Roof access hatch and ladder specifications.

- end -
The proposed new temporary modular building is 479.4 sqm (5,160 sq.ft) in size, and is expected to remain in place for three to five years, after which it may be relocated to an alternate site and re-purposed. No additional information as to potential future uses has been determined or provided.

Background

The current quantity of UBC Student Services health and counselling spaces available on campus is inadequate to meet the demand for services. Additional space is required to reach students most in need and connect them to the appropriate health care professionals. A future Integrated Health Services (IHS) centre that will address this need is to be constructed as part of a UBC development project in the near future; however, in the interim, short term secondary support space is required to meet the demand. The objective of this project is to create a temporary solution that can be quickly brought online, and help address this immediate need.

Description

The project is proposed as a new single storey modular temporary counselling services centre located adjacent to the south entry to the Brock Hall West Building, located on East Mall on the UBC Vancouver campus. Immediately need to student counselling services currently provided within Brock Hall, the proposed modular building will allow counsellors and services to be consolidated into close proximity, facilitating better service and more immediate attention for students.

As the modular counselling facility is to act as a secondary support space to the primary services provided in Brock Hall, the infrastructural requirements are limited. For example, all deliveries and storage for the new temporary building are to be provided via the existing Brock Hall infrastructure, as are all loading and refuse collection services.

The proposed new temporary modular building is 479.4 sqm (5,160 sq.ft) in size, and is expected to remain in place for three to five years, after which it may be relocated to an alternate site and re-purposed. No additional information as to potential future uses has been determined or provided.

Design and Identity

The project brief is defined by the need to rapidly design and construct a modular counselling facility that meets the design and programmatic area requirements, while also being simple and durable and capable of being repurposed for future alternative uses.

The scale of the building is driven by the need to rapidly design and construct a modular counselling facility that meets the design and programmatic area requirements, while also being simple and durable and capable of being repurposed for future alternative uses.

Although a temporary building, the material palette supports a campus cohesiveness through simple architectural, landscape and paving materials. In keeping with the UBC Campus Plan design strategies, the materials are robust and durable, wih a mix of warm dark and light grey cementitious panel cladding, accented by warm, durable Accoya wood perimeter window surrounds that provide both solar shading and visual privacy benefits.

Sustainability and Energy

A sustainable approach is fundamental to this project as it revolves around resource efficiency, reuse, and land use benefits. Further, in alignment with the UBC Green Building Action Plan, the sustainability objectives of this project aim to reduce Thermal Energy Demand Intensity (TED) and Energy Use Intensity (EUI) to meet UBC targets.

Consultant List

Ryder Architecture
033-1500 Homer St.
Vancouver BC
V6B 2Y5
604-265-7400
Warren Schmidt - Architect ABBC

Metro Modular - Builder
1525 Tower Rd.
Agassiz BC
V0M 1A2
604-736-2357
Glen DeCosta - Project Manager

Omega Associates Engineering – Structural
18625 53 Ave, #217
Surrey, BC
V3S 7A4
604-372-4600
Doug Clough - Structural Engineer

Agil & Martin - Civil
1818-1117 West Hastings St
Vancouver BC
V6E 2X3
604-678-9454
Roy Skeet - Civil Engineer

ASIN Technical Services - Electrical
1301 62 Ave
Surrey, BC
V3S 1V5
604-247-0710
Shahid Sadiq - Electrical Engineer

ITSC Systems Design - Mechanical
20062 95A Ave
Langley, BC
V3M 3Y4
604-892-9500
Harold Forysth - Mechanical Engineer

Johnson Controls - Sprinklers
1445 Lindsey Place
Delta, BC
V4M 6V1
604-527-2948
James Mullen

Aqua Coast Engineering – Building Envelope
ULF 291 – 3515 Leader Truck Road
Delta, BC V4K 1V4
604-496-9910
Erik Mackallan

SW Landscape Architect
910 Melbourne Avenue
North Vancouver, BC
V7R 1M8
778-604-8569
Steve Wong

Project Statistics

Gross Building Area (Exterior Footprint) : 479.4sqm (5,160sqft)
Programmed Areas : 440.8sqm (3,645sqft)
Circulation Areas : 76.2sqm (811sqft)
Net Structure : 35.7sqm (385sqft)
Site Area extents as indicated on site plan: 770.9sqm (8298.2sqft)
Note: Site area boundary determined by proponent based on reduced impact to existing infrastructure and vegetation.
Site Coverage: 62.2%
FSR: 0.62
Building Height (modular building height) (base): 3.35m (11’)
Setbacks:
North (from site boundary): 0.0m (0’)
North (North of Brock Hall West): 4.65m (15’4”)
East (Km of site boundary): 0.0m (0’)
East (face of Brock Hall East): 16.11m (52’10”)
South (Facing The Boque): Not applicable
West (from site boundary): 7.5m (24’)

Parking: Not applicable
Loading: No loading required, existing Brock Hall loading to be utilized
Exclusions: Not applicable
<table>
<thead>
<tr>
<th>Date</th>
<th>No.</th>
<th>Type (Architectural, Mechanical or Electrical)</th>
<th>Status (Approved / Not Approved)</th>
<th>UBC Tech Guideline Waiver Needed</th>
<th>Capital Cost Savings</th>
<th>Tech Guideline Reference</th>
<th>Details of Proposed Variance and Comments</th>
<th>Operating Cost Impact</th>
<th>Maintenance Cost Impact</th>
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<tbody>
<tr>
<td>17/06/2019</td>
<td>1</td>
<td>Mechanical</td>
<td>YES</td>
<td>N/A</td>
<td>20 00 05 - 2.2.8</td>
<td>All rooftop equipment (including fans) shall be accessible for service without the use of ladders.</td>
<td>The rooftop unit will be accessible from a ladder and hatch from inside the building. The hatch is 30&quot; wide by 36&quot; long. Maintenance of the roof top unit will be performed within the surrounding screen/barrier enclosure and not from a ladder. The hatch specification is as follows: Maxam Metal Products model Max-14 Insulated (for ladder access).</td>
<td>No impact</td>
<td>No impact</td>
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<tr>
<td>17/06/2019</td>
<td>2</td>
<td>Architectural</td>
<td>YES</td>
<td>N/A</td>
<td>11 81 29 - 2.2.3.1</td>
<td>Buildings or Surfaces greater than 10' but less than 25' above Grade: A fall protection system design is required for use by employees for the purpose of fall restraint and fall arrest.</td>
<td>The modular building itself is approximately 11' in height, marginally above the height requirement noted in the Technical Guidelines, however the initial temporary location is a sloping site, adding approximately 9' of additional height at the most extreme location. The small size and limited extents of the variation required were reviewed with the UBC Building Operations architectural technical department and deemed acceptable.</td>
<td>No impact</td>
<td>No impact</td>
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1 No. Roof access hatch, “Maxam” MAX-14, 36” x 30” c/w steel curb insulated w/ 1” rigid insul.

1 No. Ladder “Maxam” Ladder, 16” wide (clear) x 11’-6” long c/w wall and floor mounted brackets, turned out. Fasten with lag screws to blocking in wall & floor, grey oxide primer finish.
STEEL CURBED ROOF HATCH
MODEL MAX-14 Insulated – For Ladder Access
Size: 914mm x 762mm (3’ - 0” x 2’ - 6”)

- Sturdily constructed from 1.99mm (14ga) steel to withstand rough handling.
- Operable from the inside by a handle and the outside with a weather proof push button release mechanism.
- The spring hinge design allows for a larger free area when the roof hatch is in the open position.
- Heavy-duty concealed spring hinges counterbalance the cover, allowing for easy opening and closing of the hatch.
- Weather gasketing, 25mm (1”) rigid exterior fiberboard insulation on the curb, and 25mm (1”) fiberglass inner cover insulation ensure weather tightness and energy efficiency.
- The lid has no exposed hardware, thus eliminating areas where water penetration and corrosion could occur.
- The external padlock hasp is designed to have the lock secured under the lid to protect it from the elements.
- Designed for ladder access.

Cover
1.99mm (14ga) satin finish galvanized steel, designed to be operable internally and externally

Cover Insulation
25mm (1”) fiberglass

Cover Liner
0.85mm (22ga) satin finish galvanized steel

Latch
Zinc plated spring latch with padlock hasps

Curb Frame
305mm (12”) high, 1.99mm (14ga) satin finish galvanized steel

Curb Cap Flashing
1.99mm (14ga) satin finish galvanized steel with all exposed joints welded to ensure watertight construction

Curb Insulation
25mm (1”) rigid exterior fiberboard

Mounting Flange
Width 89mm (3½”) complete with 11mm (1/2”) mounting holes

Cover Operator
Heavy duty concealed pintle/spring operators with 2.75mm (12ga) galvanized steel hinge bracket assembly.

Automatic Hold Open Arm
Painted safety red with release handle

Weather Gasket
Extruded santoprene: 100% recovery at 50% deflection

Locking Mechanism
Internal and external padlock hasps

Finish
Grey primer, electrostatically applied

Ordering
The second number is the hinge side. Frame into the size of the roof hatch ordered. Contact us at MAXAM for more details.

Guarantee
Manufacturer shall guarantee roof hatch against defects in material or workmanship for five years from date of shipping.

Accessories
Safety Grab Handle
Ladder
Safety Post
MAXAM LADDER SUBMITTAL SHEET

Generic and manufactured to your specifications.

ENTER DESIRED DIMENSIONS

\[ H = \quad \text{______________} \]

\[ W = 16" \]

Maxam Metal Products Ltd.
British Columbia, Canada

Tel: 604-433-4243
Fax: 604-433-4148

Toll Free Tel: 1-866-446-2926
Toll Free Fax: 1-866-436-2926

Website: www.maxammetal.com
Email: info@maxammetal.com

* Specifications subject to change without notice.