

<b>SUBJECT</b>	<b>TEACHING &amp; LEARNING CENTRE (OKANAGAN)</b>
<b>MEETING DATE</b>	<b>FEBRUARY 14, 2017</b>

Forwarded to the Board of Governors on the Recommendation of the President

**APPROVED FOR  
SUBMISSION**



Santa J. Ono, President and Vice-Chancellor

<b>DECISION REQUESTED</b>	<b>IT IS HEREBY REQUESTED that the UBC Board of Governors grant:</b>	
	<p><i>i. BOARD 2 and BOARD 3 approval for the UBC Okanagan Teaching &amp; Learning Centre project with a final funding release of \$32,350,000 to complete design and construction using a fast-track project delivery method.</i></p> <p><i>ii. Approval for an internal loan of up to \$10,000,000 at 5.75% annual interest paid back over 25 years with the annual student levy approved by UBC Okanagan students for this project.</i></p>	
	Capital Budget	\$35,000,000
	Operating Budget	\$442,050
	Program	
	Schedule	
	Complete working drawings and tender documents	
	Award construction contracts	
	<b>Funding Release</b>	<b>\$32,350,000</b>
	<b>Information</b>	
	Expenses to date	\$169,000
	Funding released to date	\$2,650,000

<b>Report Date</b>	January 13, 2017
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**Presented By** Deborah Buszard, Deputy Vice-Chancellor & Principal, Okanagan  
 Andrew Simpson, Vice-President Finance & Operations  
 Cynthia Mathieson, Provost & Vice Principal Academic, Okanagan  
 Ron Einarson, Associate Vice-President, Finance & Operations, Okanagan  
 John Metras, Managing Director, Infrastructure Development  
 Peter Smailes, Treasurer  
 Michael White, Associate Vice-President, Campus & Community Planning  
 Aubrey Kelly, President & CEO, UBC Properties Trust

<p><i>If this item was previously presented to the Board, please provide a brief description of any major changes since that time.</i></p>	<p>The Federal and Provincial governments officially announced their funding contributions for the project on December 2, 2016.</p> <p>Gross building area has increased from 5,798m<sup>2</sup> to 6,315m<sup>2</sup> since Board 1 in September 2016. This was due to program layout requirements and integration with the existing Library. The project team expects that this change can be accommodated within the existing \$35m budget. The Okanagan campus has sufficient reserves to manage risk in the event of a cost overage resulting from this necessary building area increase.</p>
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## EXECUTIVE SUMMARY

The Teaching & Learning Centre (TLC) is a new multipurpose facility that will transform the heart of the Okanagan campus and address the critical need for flexible classrooms and laboratories that support dynamic and technology-enhanced programming, alleviate library overcrowding and respond to students' strong expression of support.

The TLC project involves a \$35 million addition to the north of the current Library building on the site previously occupied by Parking Lot A. Targeting LEED Gold certification, the TLC will include critical assets for the rapidly developing Okanagan campus: the campus' first large (400 seat) classroom, supporting growth of high-demand STEM programs; informal learning/collaborative study areas; a digital technology centre; and a visualization lab which will facilitate high resolution data modeling for research and teaching in advanced manufacturing processes and other fields. A new special collections archive will support research, teaching and community linkages in the humanities.

Flexible learning and study space is a top priority for students, and following extensive student consultation and a successful student-led referendum, the Okanagan student body committed to funding approximately 1/3 of the project up to \$10m. Student support for the project also reflects the constraints imposed by the existing Library building, which serves as the primary student learning space on campus and is the most highly used Library in the UBC system.

The balance of funding for the project has been confirmed from the Provincial government (\$10.616m) and the Federal government (\$14.564m) through the Post-Secondary Institutions Strategic Investment Fund (SIF) initiative. Additional donor fundraising is targeted for enhancements to the building including optimum integration between the Teaching & Learning Centre and the existing library.

The project is being executed using a fast track delivery method to meet a government-mandated substantial completion deadline of April 30, 2018. This entails sequencing design to allow construction to start before design is fully complete, thus accelerating and shortening the project schedule.

Since Board 1 approval in September 2016 the following steps have been taken to move the project forward:

- Selected Moriyama + Teshima Architects, in partnership with MQN Architects, to lead the design team.
- Engaged key design engineering consultants and construction manager (Sawchuk Developments).
- Completed schematic design for UBCO Urban Design Review and Development Approval.
- Commenced pre-construction site preparation, including identification of utility ductbank relocation requirements, which have been determined to be manageable within existing budget allowance.
- Issued construction tender package for excavation, foundation, civil and underground work.
- Received approval for \$2m funding release from Board to commence above site work in January 2017.

A combined Board 2+3 approval is now being sought to release the balance of project funds to allow award of construction contracts as design and tenders for remaining building elements (building structure and envelope, mechanical and electrical systems, and interior finishes) are completed. The assessment of the project team based on schematic design is that the project can be delivered within the approved \$35 million capital budget and that adequate risk management measures and reserves are in place to address unanticipated issues.

**INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED**

✓ Learning

✓ Research

✓ Innovation

✓ Engagement  
(Internal / External) International

or ✓ Operational

**DESCRIPTION** **Background****& RATIONALE**

Designed to meet the needs of 3,000 students, the current Okanagan campus library building was originally constructed by Okanagan University College in the early 1990's before the evolution in approaches to learning and related technologies. The 8,400 students that utilize the space today account for the highest annual gate count of any library within the UBC system (half a million visits), though the building has only 650 seats. The creation of the TLC will allow for approximately 3 times that number of students to be accommodated at peak times.

**Academic Need**

The role of university libraries has been evolving from repositories of information to include active facilitation of teaching and learning. For UBC Okanagan to provide an appropriate level of resources to its thriving learning community it is essential that the campus Library also evolve.

Today, libraries are being called upon to be a new kind of place for individuals to connect, create and collaborate, to use data and technology, and to discuss and present discoveries. This immense change necessitates a technologically enhanced and media- and data-rich learning environment to match, which can better prepare students for the 21st-century workforce. The learning process has also taken on more social – and frequently informal – aspects, generating a critical need for different types of spaces and resources, currently lacking on campus, to facilitate new methods of teaching and learning. For example, libraries need improved functionality to accommodate more students in a greater mix of individual and group study spaces, collaborative project spaces, and formal and informal learning spaces.

A range of different types of space and flexible infrastructure proposed for the TLC will optimize the UBC Okanagan student learning experience. Those areas include:

- Multi-purpose teaching spaces, including a suite of rooms designed for case studies, simulations, workshops, and tutorials;
- A technology-enhanced “flex space” dedicated to delivering innovative programming and research opportunities in partnership with industry and communities. The space will include a greater mix of study space, ranging from an increased number of technology-enhanced individual workstations to collaborative-project spaces, more formal and informal learning spaces, including study rooms, seminar rooms, and presentation spaces;
- A media centre that will become the technological powerhouse of the Okanagan campus. The media centre will offer robust computer facilities, technological expertise, a media lab, and a teaching and visualization laboratory equipped with specialized hardware and software to facilitate modelling in data-intensive projects and industry partnerships.

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A key feature in the new learning centre will be the large lecture theatre, the first such space at UBC Okanagan. This modified lecture theatre is projected to seat 400 and will begin to address the need for additional teaching capacity on campus and needed improvements to the utilization of all other classroom spaces. Indeed, the lack of a large lecture theatre is a limiting factor for growing programs, including Engineering, as many first and second year courses must be split into multiple sections to accommodate student numbers. The addition of a large classroom would allow for:

- Increased teaching efficiency
- Reduced need for multiple course sections
- Survey courses to be collapsed into fewer sections across multiple subjects (*e.g.*, Engineering, Biology, Chemistry, Math, Psychology, Management, and English)
- More direct oversight of students by professors in laboratories and on projects
- More efficient use of medium-sized classrooms

### **Building Site**

The new facility will be located immediately north of the existing UBCO Library on the site previously occupied by Parking Lot A. This is Site 15 in the UBC Okanagan Campus Plan (2015 Update), previously referenced as Site A1 in the 2009 version of the Master Plan. The Campus Plan identifies Site 15 for an expansion/addition to the existing Library with a capacity of 11,752 GSM. The project will occupy the western half of the site, with the remaining site capacity available for a future addition or separate building. Services with anticipated capacity are available (with confirmation on elevations for gravity systems) from both University Way and Alumni Avenue. The Okanagan Site Selection Committee supported approval of Site A1 (now Site 15) for the Library Expansion on November 6, 2014.

The site at the intersection of University Way and University Walk (the primary north-south pedestrian spine of the campus) will become a central hub of activity for the campus. The space will be further enhanced by plans outlined in the 2015 Okanagan Campus Plan to pedestrianize University Way between Alumni Avenue and International Mews. Following the completion of this project, the TLC (and University Centre building) will flank a large pedestrian and bicycle-only public realm that provides a venue for student gatherings, informal interaction, festivals and celebration.

### **Functional Program**

Resource Planning Group (RPG) was retained to develop a functional program for the project. The program was completed on April 14, 2016. The project will include:

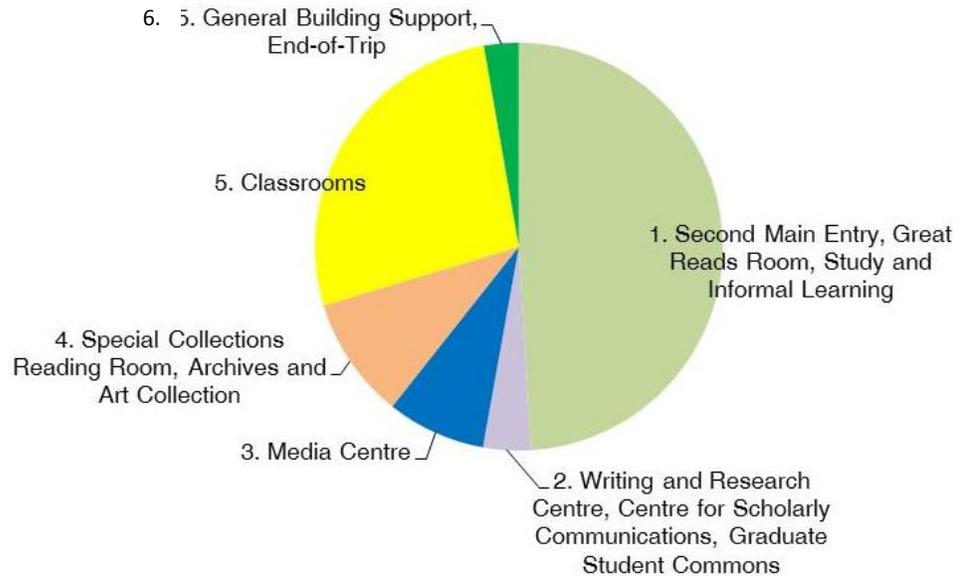
- 400 Seat Lecture Theatre, with an additional building Entry;
- Study and Informal Learning – Group Study/Project Rooms, Great Reads Room – Quiet Study Commons Seats and Quiet Study Carrel Seats;
- Immersion Theatre integrated into the open Informal Learning Study area;

- Graduate Student Commons;
- Digital Technology Centre including a Teaching and Visualization Lab for high resolution data modeling;
- Special Collections Reading Room, Archives and Art Collection;
- Visible connection and flow through to Writing and Research Centre, and Centre for Scholarly Communications in the existing Library;
- Potential retail kiosk on University Avenue;
- General building support.

Program areas have increased through schematic design to allow for functional layouts and ensure proper integration with the existing Library. The changes are shown below.

**Functional Program Summary**

Program Component	Area - Board 1	Area - Board 2+3
1.0 Study and Informal Learning, Great Reads Room	1,835.6	1,770.0
2.0 Graduate Student Commons	140.3	131.0
3.0 Digital Technology Centre	293.0	309.9
4.0 Special Collections Reading Room, Archives and Art Collection	362.1	367.7
5.0 Classrooms	1,048.4	1,108.5
6.0 General Building Support	102.9	78.5
<b>Program Area – Net Square Metres (NSM)</b>	<b>3,782.3</b>	<b>3,765.6</b>
Gross-up	2,015.5	2,549.4
<b>Gross Base Building Area (BGSM)</b>	<b>5,797.8</b>	<b>6,315.0</b>



**BENEFITS Campus Community Benefits and Broader Context**

Learning, Research, Financial, Sustainability & Reputational

All 10,000 members of the UBC Okanagan community will benefit from the establishment of the TLC, particularly the 8,400 students who have collectively committed their financial support of the project in the amount of \$10m and will benefit from the provision of modern learning, research and study facilities.

In the immediate term, the TLC will generate \$65.744m in total economic stimulus, including \$52.5m in direct economic impact. The project will create or maintain 1,100 jobs, including 835 in BC and 265 indirectly in Canada.

Once complete and over the medium and long term, the TLC will enable UBC Okanagan to expand efforts to drive economic development and diversification in the BC Interior through the training of highly qualified personnel (in high demand fields like engineering, management and health) and innovative research partnerships with industry.

Community partners and members of the public will also have access and benefit from the expanded facility. For example, inclusion of technology enhanced project and presentation rooms will provide venues for industry liaisons to assist undergraduates and graduates in preparing for careers beyond their studies.

The TLC will also enhance UBC Okanagan's capacity to host public presentations and conferences, driving further opportunities for revenue generation and summer use of campus. By facilitating new community and research partnerships, such as with SMEs and large firms working in advanced manufacturing at the visualization laboratory, the TLC will allow UBC Okanagan to significantly expand upon its \$1.5 billion annual economic impact, helping drive the BC and Western Canadian economies.

#### **Sustainability Benefits**

This project aims to reinforce UBC's position as a leader in sustainability by retaining and rehabilitating the existing building and increasing the density of an existing building site. All new and renewed construction in this project will meet LEED Gold certification as per UBC and Provincial government policy. Sustainability objectives will include a high performance envelope, and heat recovery.

An ambient district energy system (the DES) provides a substantial portion of the heating and cooling from an aquifer exchange. This closed loop system allows energy sharing between buildings for heating and cooling. Designing this building to be 100% compatible with the DES will allow the campus to move away from the distributed packaged natural gas furnace model which is very inflexible. Additional energy can be added to the DES from centralized natural gas boilers in the Geo Building.

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#### **RISKS** Financial, Operational & Reputational

#### **Risks**

The primary risk for the project is achieving substantial completion by the April 30, 2018 deadline set by the Federal Strategic Investment Fund program. A 'fast track' construction process is being employed to meet this delivery schedule. This will entail commencement of construction prior to full completion of design, following a similar approach used successfully for the Pharmaceutical Sciences Building project on the Vancouver campus. The selection of an experienced architect (Moriyama + Teshima Architects) and contractor (Sawchuk Developments) will help to ensure a successful fast tracking process.

Construction cost risks have been mitigated through provision of contingency and cost allowances as well as coverage under the Retained Risk policy. For example, a requirement for relocation of existing utility and telecommunications ductbacks determined during site preparation can be accommodated within the cash allowance

included in the original project budget. Building area increases to address program layout requirements are expected to be accommodated within the original project budget. UBCO has sufficient reserves to manage risk in the event of a cost overage resulting from this necessary program change.

### **COSTS Capital Budget**

Capital &  
Lifecycle  
Operating

The \$35 million capital budget has been confirmed by UBC Properties Trust based on schematic design. The budget has not changed from Board 1. The budget includes costs for design, permitting, project management, construction and fit-out as well as retained risk fee and construction period financing.

<b>CAPITAL COST TOTAL BUDGET</b>		
<b>COMPONENT</b>	<b>\$ COST</b>	<b>\$GSF</b>
<b>Construction</b>		
New Construction including Tie-in/Reno to Existing	\$20,180,000	\$297
General Conditions and Construction Management Fee	\$2,534,000	
Contingency	\$1,154,000	
<b>Total Construction</b>	<b>\$23,868,000</b>	<b>\$351</b>
<b>Cash Allowances</b>		
Offsite Servicing	\$750,000	
Existing IT Relocation	\$350,000	
FF+E	\$1,875,000	
UBC IT	\$500,000	
Audio Visual (AV) Systems	\$700,000	
Security/Moving/Keying	\$350,000	
Owner/Design/Escalation Allowance	\$651,500	
<b>Total Cash Allowances</b>	<b>\$5,176,500</b>	<b>\$76</b>
<b>Soft Costs</b>		
Consultants	\$2,700,000	
Project Management	\$1,225,000	
Permits – BP/DCCs/GEID	\$600,000	
Insurance/Legal	\$175,000	
Commissioning, Inspection and Testing	\$200,000	
<b>Total Soft Costs</b>	<b>\$4,900,000</b>	<b>\$72</b>
<b>Project Subtotal</b>	<b>\$33,944,500</b>	<b>\$499</b>
Tax (GST)	\$567,000	
Retained Risk Fee	\$288,500	
Construction Period Financing Cost	\$200,000	
<b>PROJECT TOTAL</b>	<b>\$35,000,000</b>	<b>\$515</b>
Gross Area (GSF)	67,974	

### Operating Budget

Building operating and maintenance costs are projected at \$442,050 annually based on the standard UBC Okanagan rate of \$70/GSM applied to a gross building area of 6,315 GSM (67,974 GSF). These costs will be paid by the Okanagan central operating budget.

Lifecycle capital renewal costs, for cyclical maintenance as well as periodic modernization and upgrade, are forecast at an average of \$301,800 per year. These costs will be incorporated into the annual routine capital program with funding shared between the Provincial Ministry of Advanced Education (AVED) and the UBC Okanagan central operating budget.

### FINANCIAL Funding

Funding Sources, Impact on Liquidity

In a 2014 referendum, UBC Okanagan students approved a \$70 annual student levy to fund one-third of what was then a \$30m project prior to the program addition of the 400 seat Lecture Theatre (April 14, 2016).

The balance of capital funding for the project has now been committed by the Provincial government (\$10.616m) and the Federal government (\$14.564m) through the Post-Secondary Institutions Strategic Investment Fund (SIF) initiative. Additional donor fundraising is targeted for enhancements to the building including optimum integration between the Teaching & Learning Centre and the existing library.

Committed Funding Sources	
Student Levy Contribution (internal financing required)	\$9,820,000
Provincial Government (Ministry of Advanced Education)	\$10,616,000
Federal Government (Strategic Investment Fund)	\$14,564,000
<b>Total Funding</b>	<b>\$35,000,000</b>

### Financing

Financing in the form of an internal loan of up to \$10m will be provided for the student contribution. The loan (25 years, 5.75% p.a.) will be repaid with the annual student levy. Sufficient liquidity is available for this internal loan, which has been previously been factored into liquidity projections.

### SCHEDULE Preliminary Schedule

Implementation Timeline

Milestone	Target Date Board 1	Target Date Board 2+3
UBCO Executive 3	May 2016	May 2016
UBC Executive 3	Jun 2016	Jun 2016
Board 1	Sep 2016	Sep 2016
Funding Release – Excavation & Foundation		Dec 2016
Construction Start – Excavation & Foundation		Jan 2017
Board 2	Feb 2017	Feb 2017
Board 3	Apr 2017	Feb 2017
Construction Start – Balance of Construction	Apr 2017	Feb 2017
Substantial Completion	Apr 2018	Apr 2018
Occupancy	Aug 2018	Aug 2018
Board 4	Sep 2020	Sep 2020

The above schedule is intended to meet the April 30, 2018 substantial completion deadline stipulated by the Federal Strategic Investment Fund program. Fast track project delivery is being employed to accelerate and shorten the project schedule. This entails sequencing design to allow construction to start before design is fully complete.

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**CONSULTATION**

Relevant  
Units, Internal  
& External  
Constituencies

The UBCO Teaching & Learning Centre project is the top academic building priority in the latest UBC Five-Year Capital Plan. The project received Executive 3 approval on June 7, 2016 and Board 1 approval on September 21, 2016.

Facilities Planning - Infrastructure Development worked with the project user group to develop the functional program. To help ensure that the project meets the wide range of needs, the user group was comprised of a cross section of stakeholders from across the Okanagan campus including staff, faculty and student representatives. Campus & Community Planning provided input on off-site utilities and UBC Utilities provided a preliminary assessment of utilities capacity and requirements, as part of the Site Selection Committee review.

The TLC project is among the first capital projects to be implemented following the adoption of the 2015 Okanagan Campus Plan, which undertook significant consultation with First Nations in the region by UBC. The TLC project was a key focus of this plan and included consultation with the Aboriginal Centre on campus and with the Aboriginal Education Council.

UBC Properties Trust (UBCPT) is managing the project. UBCPT provided preliminary budget costing and further examined the feasibility of the expansion to the Library with early investigation of potential building configurations on the site. Moriyama + Teshima Architects in partnership with local Kelowna firm, MQN Architects, are leading the design team.

A project working committee, led by the project manager and architects and comprised of building users and operational stakeholders, has been providing input throughout the design process. A steering committee is overseeing the project to ensure program requirements are delivered within budget and schedule.

### **Campus Planning & Development Review**

As part of the Board of Governors' Board 2 Approval process, the Teaching & Learning Centre requires Development Approval from Campus Planning & Development (CP&D) at the Okanagan campus. CP&D is responsible for assessing the project conformance with the UBC Okanagan Campus Plan (2015) and the accompanying Design Guidelines (2008, currently being updated), other campus plans and policies, and municipal zoning for the campus, and for providing the campus community with the opportunity to review and comment on the schematic design. As part of the Development Approval process, CP&D coordinates an Urban Design Review (UDR) of the project that includes both the DVC's Direct Report Team (DRT) and a panel of staff and industry design experts, as well as a technical review by the UBC Okanagan Development Review Committee (DRC). Issuance of a Development Approval follows the Board 2 approval.

University Way between International Mews and Alumni Avenue is envisioned to become a vibrant, pedestrianized public space at the heart of campus, and a design process is currently underway to transform this portion of existing roadway. The new Teaching & Learning Centre

(TLC) will contribute significantly to this goal by augmenting campus activity and framing the southeast corner of University Way and University Walk. The TLC is consistent with the goals and objectives of the UBC Okanagan Campus Plan and includes ground floor uses – study hall, café, immersive theatre and foyer – that will contribute to animating the adjacent outdoor public life through the day and evening. The TLC will be kitty-corner from the University Centre at the University Way and University Walk intersection.

The broad planning and design principles and campus-wide guidelines set out in the Campus Plan are supplemented by the UBC Okanagan Design Guidelines, which provide more detailed design direction for the form, massing and materials of buildings, as well as the character, quality and landscape treatment of public space. On December 7, 2016, an Urban Design Review (UDR) for the TLC was coordinated to assess the project's urban design performance. The project was considered to be generally well-conceived in accordance with the Campus Plan and Design Guidelines. Specific advice was received requiring further design development to: improve the flexibility and functionality of the ground-level spaces and their engagement with University Way; simplify the landscape design along University Way so it maintains the existing street grade for accessibility and contributes to a strong sense of campus cohesion for these two, pedestrian-only blocks of University Way; refine the main entry foyer and related stairway to provide a comfortable covered outdoor environment, room for student kiosks, and better flow to the upper level; refine the exterior architectural expression and compatibility with the surrounding context; and advance the exterior glazing strategy to achieve greater compatibility the project's energy system and targets.

The UBC Okanagan DRC also provided a technical review of the TLC schematic design on December 7, 2016. The project was well received, with conditions provided to coordinate further: with UBC staff on mechanical and energy systems, LEED and sustainability performance, exterior lighting, landscape and stormwater management, interior waste management, and emergency generator access; with the City on code and fire access requirements; and with local service providers on registered easement permissions.

CP&D is supportive of the proposed project design and prepared to issue Development Approval subject to the conditions outlined by the UDR and DRC. An Open House will be held on January 11, 2017 in the Administration Building main entrance foyer for the campus community to learn more and to provide feedback on the proposed project. Community feedback received at the Open House will be verbally reported to the Board of Governors, provided to the project design team, and considered in the CP&D Development Approval.

**UBCPT COMMENTS**

Date of Review:

N/A

Signed off by:

**Previous Report Date**

December 6, 2016

**Decision**

\$2 million funding release for excavation, foundation, civil and underground work.

**Action / Follow Up**

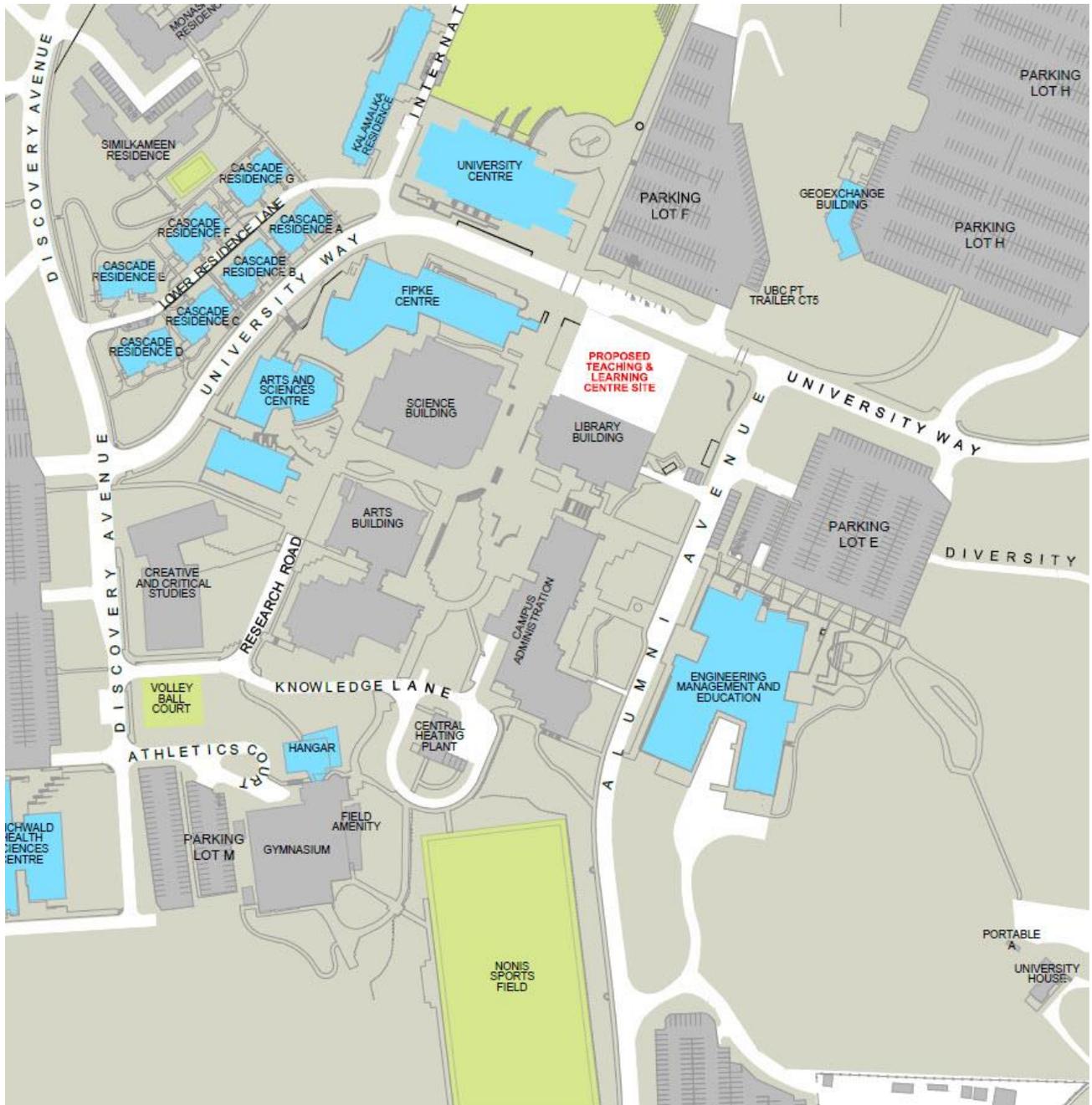
Proceed with excavation foundation, civil and underground work as proposed.

<b>Previous Report Date</b>	September 21, 2016
<b>Decision</b>	Board 1 approval with \$650,000 funding release.
<b>Action / Follow Up</b>	Select architect. Proceed with schematic design.

**Attachments**

- 1) Site Location
- 2) Schematic Design Renderings
- 3) Capital Project Accountability Scope & Planning
- 4) Capital Project Accountability Budget & Financing

Attachment 1 – Site Location



Attachment 2 – Schematic Design Renderings



## Attachment 3 – Capital Project Accountability Scope &amp; Planning

PROJECT NAME		CURRENT APPROVAL STATUS				
	Project Name:	UBCO Teaching & Learning Centre		Level	Approval Date	
	Department/Unit:	UBCO Library		Executive:	3	6-Jun-06
	Sponsor:	Deborah Buszard, Deputy Vice Chancellor		Board:	1	21-Sep-16
PROJECT DESCRIPTION		FUNCTIONAL PROGRAM				
Development Type:	New Construction (Addition)	Space Type	Net SM	Net SF	Gross SF	
Facility Type:	Learning Space	Study + Informal Learning	1,770	19,052	31,950	
Gross Building Area:	67,974 gsf (6,315 gsm)	Grad Student Commons	131	1,410	2,365	
Capital Cost:	\$35,000,000	Digital Technology Centre	310	3,336	5,594	
Location/Site:	UBC Okanagan	Special Collections	368	3,958	6,637	
Primary Users / Tenants:	Students	Classrooms	1,109	11,932	20,010	
		General Building Support	79	845	1,417	
		<b>Total</b>	<b>3,766</b>	<b>40,533</b>	<b>67,974</b>	
PROJECT RATIONALE & BENEFITS						
<b>Need/Benefit Area</b>		<b>Description</b>				
Learning & Research Environment		See Benefits section in main report				
Student Amenity		See Benefits section in main report				
Community Amenity		See Benefits section in main report				
Other Benefits:		See Benefits section in main report				
SCHEDULE		SUSTAINABILITY GOALS				
		<b>Target</b>	<b>Actual</b>	<b>Indicator</b>	<b>Target</b>	<b>Actual</b>
Board 1		Sep 2016	Sep 2017	Certification:	LEED Gold certification	
Board 2		Feb 2017	Feb 2017	Energy Efficiency Level:		
Board 3		Apr 2017	Feb 2017	Energy Use Intensity:		
Construction Start		Apr 2017		GHG Reduction:		
Substantial Completion		Apr 2018		Const Waste Recycling		
Occupancy		Aug 2018		Water Use Efficiency		
Board 4		Sep 2020		Innovative Features:		
DEVELOPMENT PROCESS						
Project Manager	UBC Properties Trust (Dave Poettcker)		Construction Manager	Sawchuk Developments		
Architect	Moriyama + Teshima with MQN		Infrastructure Development Rep	John Metras/Teresa Syrnyk		
	<b>Date</b>	<b>Comments</b>				
AUDP Review	Dec 2016					
Dev. Review Committee	Dec 2016					
Public Open House	Jan 2017					
Development Permit		To be issued after Board 2+3 approval				
Building Permit						
CAMPUS & COMMUNITY PLANNING COMMENTS						

## Attachment 4 – Capital Project Accountability Budget &amp; Financing

PROJECT NAME									
	Project Name:	UBCO Teaching & Learning Centre							
	Department/Unit:	UBCO Library							
	Sponsor:	Deborah Buszard, Deputy Vice Chancellor &							
CAPITAL BUDGET (\$000s)				SHHS OPERATING PROFORMA					
Capital Development Cost			\$000s	\$/GSF	Operating Costs		Annual \$	\$ / GSF	Funding Source
Construction			\$ 20,180	\$ 297	Ops & Maintenance*				UBCO
General Conditions + CM fee			\$ 2,534		Utilities				UBCO
Construction Contingency			\$ 1,154		<b>Gross Total O&amp;M Cost</b>		\$ 442,050	\$ 6.50	UBCO
Off Site Servicing			\$ 750		Less: Savings from				
Existing IT Relocation			\$ 350		Demolished Space				
FF+E			\$ 1,875		<b>Net O&amp;M Cost</b>		\$ 442,050	\$ 6.50	UBCO
UBC IT			\$ 500						
Audio Visual Systems			\$ 700						
Security/Moving/Keying			\$ 350		* Amt derived from Whitest				
Owner/Design/Escalation Allowance			\$ 652						
Design Consultants			\$ 2,700		<b>Life-Cycle Capital Costs</b>		Annual \$	\$ / GSF	Funding Source
Project Management			\$ 1,225		Cyclical Maintenance		\$ 238,587	\$ 3.51	UBCO/AVED
Permits - BP/DCCs/GEID			\$ 600		Modernization/Upgrade		\$ 63,215	\$ 0.93	UBCO
Insurance/Legal			\$ 175		<b>Total Cap Renewal Cost</b>		\$ 301,803	\$ 4.44	UBCO/AVED
Commissioning, Inspection and Testing			\$ 200						
<b>Subtotal</b>			\$ 33,945	\$ 499					
Tax (GST)			\$ 567						
Retained Risk Fee			\$ 289						
Construction Period Financing Cost			\$ 200						
<b>Project Total</b>			\$ 35,000	\$ 515					
Capital Budget Notes:				Operating Budget Notes:					
FUNDING AGREEMENTS (\$000s)				FINANCING AGREEMENTS (\$000s)					
Funding Source	Liability with:	Committed	Secured*	Debt Serviced By:	Loan Amt	Amort.	Int.	Ann. Payment	
Student levy	UBCOSU	\$ 9,820	\$ 9,820	UBCO Student Union	\$9,820	25	5.75%	\$ 741	
Provincial government	Provincial gov't	\$ 10,616	\$ 10,616						
Federal government (SIF)	Federal gov't	\$ 14,564	\$ 14,564						
<b>Total</b>		\$ 35,000	\$ 35,000	<b>Total</b>	\$ 9,820			\$ 741	
* Funding paid or firmly committed to be paid before end of construction									
Funding Notes:				Debt Capacity Impact:		Sufficient liquidity is available to support this internal loan.			
PROJECT REQUIREMENTS CHECKLIST & SIGN-OFF									
CHECK	REQUIREMENT	NAME	SIGNATURE	DATE					
	Program need & benefit	UBCO Deputy Vice Chancellor & Principle	Deborah Buszard	13-Jan-17					
	Project scope and budget Project manager assignment	Infrastructure Development Managing Director	John Metras	13-Jan-17					
	Project site Development review process Sustainability measures	Campus & Community Planning Associate Vice President	Michael White	13-Jan-17					
	Funding & financing agreements Debt capacity	Treasury Treasurer	Peter Smailes	13-Jan-17					
	Fundraising plan	Development Associate Vice President	N/A	13-Jan-17					
	Life-cycle operating costs	UBCO AVP Finance & Operations	Rob Einarson	13-Jan-17					
ATTACHMENTS									