



SUBJECT	INFRASTRUCTURE IMPACT CHARGE AND COMMUNITY AMENITY CHARGE PLANS FOR THE VANCOUVER CAMPUS ANNUAL UPDATE
MEETING DATE	FEBRUARY 14, 2017

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

**APPROVED FOR
SUBMISSION**

Santa J. Ono, President and Vice-Chancellor

DECISION REQUESTED	IT IS HEREBY REQUESTED that the UBC Board of Governors approve the 2017-2018 Infrastructure Impact Charge (IIC) and Community Amenity Charge (CAC) Plans for the Vancouver campus as part of UBC's 2017-2018 Operating Budget approval.
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Report Date	January 18, 2017
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Presented By Philip Steenkamp, Vice-President External Relations
 Andrew Simpson, Vice-President Finance and Operations
 Angela Redish, Provost and Vice-President Academic *pro tem*
 Peter Smailes, Treasurer
 Michael White, Associate Vice-President, Campus and Community Planning
 John Metras, Managing Director, Infrastructure Development

EXECUTIVE SUMMARY

This report updates the Board of Governors on Point Grey campus infrastructure funding through Infrastructure Impact Charges (IICs) and Community Amenity Charges (CACs). The Board reviews and approves the IIC and CAC Plans as part of UBC's annual operating budget.

The Board of Governors first approved the use of IICs and CACs in 1997. These funding tools are UBC's primary source of capital funding to provide municipal-like infrastructure for a growing Vancouver campus. The tools mirror municipal development charges and support UBC's provincially-approved land use governance regime.

IIC and CAC revenue comes largely from a per square foot fee levied on campus neighbourhood development. Under Board of Governors' policy, the Administration adjusts IIC rates annually for inflation to reflect the costs of building campus infrastructure. The 2017 adjustment, based on Statistics Canada's non-residential construction price index, resulted in a 4.7% IIC rate increase. This adjustment is in line with other jurisdictions like Vancouver, where development charges increased 4.6% in 2017. There is no change to CAC rates.

Each year, the Board is asked to approve updated 10-year plans for revenues and expenditures with a particular focus on the coming fiscal year. As with similar municipal charges, expenditures are based on projected growth, comprehensive infrastructure studies and widely-accepted engineering standards. Over the next ten years, IIC expenditures focus on water, sewer, electrical and surface works, and CACs on neighbourhood childcare spaces.

As in municipalities, UBC's infrastructure is built in advance of growth. As a result, the IIC and CAC Plans are typically in a current-year deficit position. The Administration manages deficit risk by coordinating with UBC's capital and liquidity planning processes. In line with Board policy, the Administration also ensures deficits do not exceed five years of projected revenues and that the Plans are balanced at neighbourhood completion in 2041.

INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED

- Learning
 Research
 Innovation
 Engagement (Internal / External)
 International
- or Operational

DESCRIPTION & RATIONALE

Background

Development charges are financial tools used by municipalities to fund growth-related infrastructure. UBC-Vancouver has three types of development charges modeled on similar municipal fees: 1) Infrastructure Impact Charges (IICs); 2) Community Amenity Charges (CACs); and 3) the UBC Properties Trust-administered cost of sales charge to fund neighbourhood infrastructure. This report focuses on IICs and CACs, which the Board of Governors first approved in 1997.

UBC’s IIC funds enable growth by providing campus-wide infrastructure outside of neighbourhood boundaries. The IIC Plan has a detailed 10-Year Plan and a Summary Plan of revenue and projects from 1997 to 2041, when this generation of UBC’s residential development is projected to complete. IIC expenditures include typical municipal infrastructure such as water, sewers, transportation, and surface works like parks. Given UBC’s unique circumstances IICs also fund a wider range of infrastructure than municipalities provide, such as the academic district energy system, electrical distribution and natural gas.

CAC funds provide neighbourhood amenities required in UBC’s provincially-approved Land Use Plan, such as community centres and childcare spaces. CAC expenditures require consultation with the University Neighbourhoods Association under the terms of the UBC-UNA Neighbours’ Agreement. The Board of Governors also approves the CAC Plan. Like the IIC Plan, the CAC Plan has a detailed 10-Year Plan and a Summary Plan of all projected revenues and expenditures to 2041.

IIC and CAC revenue comes from a per square foot charge on new campus development. The rates are based on: projected growth in UBC’s Land Use Plan and Vancouver Campus Plan; comprehensive studies to determine infrastructure need; and widely-accepted engineering standards. These studies are updated regularly to ensure rates provide the necessary funding to support UBC’s growth. The table below shows 2017 rates.

Development Type	2017 IIC Rates \$/sq ft (2016 rates)	2017 CAC Rates \$/sq ft
Academic	\$0	\$0
Market Housing	\$35.32 (\$33.73)	\$3.25
Non-Market Housing (faculty/staff) Ancillary (student housing, athletics)	\$6.00 (\$5.73)	\$0
Commercial	\$35.41 (\$33.82)	\$0
Industry Research	\$4.71 (\$4.50)	\$0
Parking Structure	\$4.74 (\$4.53)	\$0

Annual IIC Rate Adjustments

In November 2001, the Board of Governors' approved indexing IIC rates to inflation. This reflects a principled approach of ensuring IIC revenue keeps pace with the cost of completing IIC projects to enable UBC growth. It also reflects best practices in the provincial government's guide to municipal development charges.

The inflationary adjustment is made each January based on Statistics Canada's non-residential construction price index for the Vancouver metropolitan area. This index reflects the cost of building infrastructure projects like those funded by IICs. Reflecting last year's significant growth in Vancouver construction costs, Statistics Canada's price index results in a 4.7% increase to IIC rates for 2017. In 2015 and 2016, the adjustment was 1.5% and 1.3%, respectively. This adjustment to IIC rates is in line with development charges in other jurisdictions like Vancouver, where development charges were adjusted 4.6% for 2017.

2017/18 IIC Plan

The Administration's IIC Planning Committee – made up of senior academic, financial and operational staff – develops an updated IIC Plan for Board approval each year. Attachment 1 shows the 2017/18 10-Year IIC Plan, including projected revenues and expenditures, and the Summary Plan listing all IIC projects to 2041.

The Board approved last year's IIC Plan in February 2016. The 2016/17 plan projected \$8.4m in expenses and \$16.2m in revenue, leaving an \$18.1m deficit at year's end. As the end of 2016/17 approaches, the Administration projects \$9.5m in expenses and has received \$18.4m in revenue, resulting in a lower-than-expected \$17.2m deficit. The higher expenses are due to unanticipated soil remediation and construction costs for two stormwater projects, an opportunity to leverage Gage South area construction and to connect new housing to the Academic District Energy System.

The 2017/18 IIC Plan projects \$9.1m in revenue and \$7.3m in expenses, leaving a \$16.0m deficit at year's end. Running a current-year deficit is typical for investments like this in municipalities as infrastructure is built to accommodate community growth and replacement in advance of revenues. IIC revenue projections are reviewed annually as proposed projects are approved.

The list below shows IIC projects planned over the next ten-year period. These projects are funded in advance of growth and often result in annual IIC Plan deficits. The projected IIC deficits are consistent with the Board of Governors' 2012 direction that the IIC deficit not exceed five years of projected revenue. **In the current plan the deficit never exceeds two years of projected revenue.**

To ensure efficiency and minimize costs, these projects are coordinated with other campus construction wherever possible:

2017-2021

- Utility work to enable student housing and academic growth in the Gage South area;
- Sanitary sewer work to enable future Stadium Neighbourhood housing development and student housing growth;
- Surface works including completing MacInnes Field and Brock Commons;
- Replacing the switchgear in one of UBC's two campus electrical substations; and,
- Transportation projects to address Wesbrook Mall roadbed failure and improve Student Union Boulevard.

2022-2026

- Stormwater infrastructure to manage campus flooding and erosion risk;
- Wayfinding and outdoor art enhancements;
- Transportation projects including East Mall/Chancellor Blvd intersection improvements;
- Increasing campus electrical supply with a third substation transformer and higher capacity high-voltage electricity feeder lines; and,
- Continued improvement of solid waste management infrastructure.

In total, from 1997 through March 2017, UBC will have received \$97.6m in IIC revenue and spent \$114.8m on IIC projects and interest, leaving a \$17.2m deficit. The total IIC Plan balances when the current program of neighbourhood construction completes in 2041, and is \$287.3m (not adjusted for inflation) as shown in Attachment 1.

2017/18 CAC Plan

The CAC Plan runs until full campus neighbourhood buildout in 2041. CAC revenue comes from a \$3.25 per square foot charge on market residential development. CAC expenses include amenities required under UBC's provincially-approved Land Use Plan, primarily community centres and childcare spaces. The remainder of neighbourhood amenity funding is provided by UBC Properties Trust's cost of sales development charge. CAC administration is subject to the same reporting and Board approvals as IICs.

All projected CAC revenues and expenditures are provided in Attachment 2 along with the 10-Year CAC Plan. From 1997 through March 2017, \$14.0m of CACs and interest have been collected and \$17.9m spent on projects, leaving a \$3.9m deficit. This deficit is due to the Wesbrook Community Centre's recent completion and will be eliminated over three years as CAC revenue is received. As with the IIC Plan, a current-year deficit is typical for these types of infrastructure investments. Total CAC Plan revenues and expenses balance through 2041 at \$33.4m (not adjusted for inflation).

Over the next ten years, CAC expenses focus on capital costs for neighbourhood childcare spaces. Operations are managed by a third-party under direction from UBC and the UNA. For example, the YMCA manages childcare operations in UBC's Vista Point residential rental building.

<p>BENEFITS Learning, Research, Financial, Sustainability & Reputational</p>	<p>The IIC and CAC Plans are UBC’s primary – and in many cases <i>only</i> – source of capital funding for essential infrastructure, amenities and services. These investments are a key part of building a complete community at UBC and enable continued growth on the Vancouver campus. They also contribute to UBC’s sustainability objectives and are a critical part of UBC’s unique municipal-like campus governance.</p>
<p>RISKS Financial, Operational & Reputational</p>	<p>Infrastructure projects are often ‘lumpy’ in capital terms: the investments are large and usually made in advance of growth and revenues received from development. This results in current-year IIC and CAC Plan deficits, which is typical in municipalities.</p> <p>To manage financial risk, the Board of Governors requires that IIC and CAC deficits do not exceed five-year revenue forecasts. In the current 10-Year IIC Plan the deficit does not exceed two years of projected revenue at any time and is balanced at the end of six years. The CAC 10-Year Plan deficit is eliminated in three years. A contingency is also held in both Plans against future revenues until Neighbourhood Plans are completed and revenue from future development is assured.</p>
<p>COSTS Capital & Lifecycle Operating</p>	<p>IICs and CACs provide capital funding for growth-related infrastructure. Operating funding is absorbed within existing budgets by infrastructure operators.</p>
<p>FINANCIAL Funding Sources, Impact on Liquidity</p>	<p>The Board of Governors approves the IIC and CAC Plans as part of UBC’s annual operating budget. IIC and CAC Plan deficits are limited to five or fewer years of projected revenue and managed within UBC’s liquidity plan.</p> <p>From mid-2015 through 2016, the Administration conducted a comprehensive IIC review, including potential rate adjustments. The review resulted in a number of enhancements to IIC coordination and reporting, described in the Consultation section below. Drawing from municipal best practice, the review supported keeping the IIC rate structure as is in order to provide certainty for campus academic development, with rates subject to annual monitoring. The Administration is not recommending any rate changes at this time.</p> <p>The provincial government has previously declined to pay IIC charges for academic projects involving provincial funding on the Vancouver campus. This is at odds with the province providing for these costs when charged by municipalities, such as at UBC’s Okanagan campus. The Administration will continue to investigate mechanisms of addressing infrastructure needs related to academic growth, infrastructure repair and rehabilitation to meet this ongoing long-term need.</p>
<p>SCHEDULE Implementation Timeline</p>	<p>Attachments One and Two show the detailed ten-year schedule of IIC and CAC Plan expenses.</p>
<p>CONSULTATION Relevant Units, Internal & External Constituencies</p>	<p>IIC and CAC Plans are developed in consultation with staff and external partners including the University Neighbourhoods Association. A Planning Committee with the following senior staff members oversees IIC Plan development:</p>

- Associate Vice-President, Campus and Community Planning (Chair)
- Vice-Provost and Associate Vice-President, Enrolment and Academic Facilities (Vice Chair)
- Vice-President, Students
- Comptroller
- Treasurer
- Managing Director, Energy and Water Services
- Managing Director, Infrastructure Development
- Managing Director, Student Housing and Hospitality Services
- CEO, UBC Properties Trust (*ex officio*)

The 2015-2016 IIC review involved extensive consultation with campus stakeholders to improve IIC reporting, transparency, alignment with UBC capital spending, and communications.

UBCPT COMMENTS	Date of Review: January 8, 2017	Signed off by: Aubrey Kelley, CEO
Complete for all reports that include a property component	UBC Properties Trust has reviewed and provided input to this report. We agree with the information presented.	

Attachments

- One: 2017/18 IIC 10-Year Plan and Summary Plan
- Two: 2017/18 CAC 10-Year Plan and Summary Plan

Previous Report Date	February 15, 2016
Decision	Approved the 2016-2017 Infrastructure Impact Charge (IIC) Expenditure Plan (\$8.4M) and the 2016-2017 Community Amenity Charge (CAC) Expenditure Plan (\$0M) within the 2016-2017 UBC Operating Budget approval.
Action / Follow Up	Directed the Administration to conclude a comprehensive review of UBC’s development charge policies.
Previous Report Date	June 12, 2012
Decision	Endorsement of the IIC Plan for the Vancouver campus as provided in the report.
Action / Follow Up	Board approved IIC Plan as proposed.
Previous Report Date	June 8, 2011
Decision	Endorsement of the IIC and CAC Plans for the Vancouver campus as provided in the report.
Action / Follow Up	Board approved IIC and CAC Plans as proposed.

Previous Report Date June 8, 2010

Decision Endorsement of the IIC Plan for the Vancouver campus as provided in the report.

Action / Follow Up Board approved IIC Plan as proposed.

Previous Report Date June 3, 2009

Decision Endorsement of the IIC Plan for the Vancouver campus as provided in the report.

Action / Follow Up Board approved IIC Plan and IIC rate increases to accommodate infrastructure updates and Public Realm Plan, as proposed.

Prior Board history is available in the June 2009 report.

ATTACHMENT ONE
2017/18 IIC 10-YEAR PLAN AND SUMMARY PLAN

As of:

To 16/17 fiscal year end

	0	1	2	3	4	5	6	7	8	9	10
	2016/17	2017/18 Plan	2018/19 Plan	2019/20 Plan	2020/21 Plan	2021/22 Plan	2022/23 Plan	2023/24 Plan	2024/25 Plan	2025/26 Plan	2026/27 Plan
2017-18 IIC 10 Year Plan (in \$M)											
Revenue:											
Market Housing Revenue (UBCPT) - Prepaid Lease	14.13	7.81	10.58	6.45	11.75	2.71	9.85	14.05	6.28	10.67	9.19
Market Housing Revenue (UBCPT) - Rental	2.33	-	4.03	-	-	5.95	-	-	3.22	-	-
Non-Market Housing & Commercial (UBCPT)	1.84	0.42	0.23	-	-	-	0.53	-	0.79	-	0.61
Campus Housing (Totem Infill, Housing Hubs) and Ancillaries	0.08	0.91	0.91	0.66	0.66	1.34	1.34	1.34	0.68	0.68	-
Total Revenue	18.38	9.14	15.75	7.11	12.41	10.00	11.72	15.39	10.98	11.35	9.81
Expenditures:											
Water											
W32, W29, W44, W45	(0.28)	(0.48)	(0.16)		(0.51)						
Sanitary											
S32 (Triumph), S40 (N Campus), S34 (S Campus) S11/S37/S35 (West Mall to S Campus)		(0.55)	(1.05)			(5.16)					
S31 (West Mall to Chancellor Blvd)	(0.04)					(1.65)					
Stormwater											
ST22-2 (Mid Campus Retention)	(0.17)			(2.20)							
ST22-1 (North Campus Retention), ST22-3 (South Campus Retention)							(5.00)	(5.00)			
ST27 (Wesbrook/Marine Dr), ST23 (16th Ave)	(0.25)					(0.10)					
ST28 (Cliff Mitigation)			(1.00)								
Surface Works											
P62 (MacInnes Field)				(2.40)							
P57-Cons (East Mall/Ucommons)	(0.43)			(2.00)							
P61, P31, P51 (Tbird Plaza, BioSci Courtyard Accessibility, St Andrews Walk)	(0.95)	(0.48)									
P59 (Public Art)	(0.90)	(0.30)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	(0.05)	
P60 (Wayfinding)		(0.19)	(0.19)	(0.19)	(0.19)	(0.19)	(0.19)	(0.19)	(0.19)	(0.19)	(0.19)
P58 (Commons Public Realm)	(1.00)				(1.00)			(1.00)			(1.00)
P33 (Library Square)	(1.01)	(0.90)									
P36, P37 (Gateways)				(1.00)	(0.95)			(1.95)			
Transportation											
T28 (Gage south incl Aquatic Centre)	(1.69)	(1.15)									
T23 (Wesbrook/Chancellor) T22 (East Mall/Chancellor)							(2.00)	(0.50)			
T3, T29, T26 (Wesbrook Mall, U Blvd intersection)	(0.55)	(3.00)	(3.16)								
T6-Cons (North Gage)	(0.20)			(5.11)							
T20 (W16th Ave Ped Crossings)	(0.58)										
Electrical											
E25-1, E25-2, E28 (UNY Substation and Feeder Lines)			(0.75)	(3.00)	(3.00)				(0.50)	(3.50)	(6.00)
E27 (Gage South SRW relocation)	(0.45)										
E26 Study - Upgrade Campus Electrical Supply from 44 - 62 MVA	(0.11)	(0.07)	(0.05)	(0.03)	(0.01)						
Natural Gas											
N19	(0.07)										
District Energy											
DE 11, DE12	(0.80)										
Solid Waste											
SW3, SW5, SW7		(0.17)					(2.35)				
Planning											
PS7 (Master Servicing Plan Updates)									(3.00)		
Total Expenses	(9.48)	(7.29)	(6.40)	(15.98)	(5.71)	(7.15)	(9.59)	(8.69)	(3.74)	(3.74)	(7.19)
Surplus/(Deficit)	8.91	1.85	9.35	(8.87)	6.70	2.85	2.13	6.70	7.24	7.62	2.62
Interest Income/(Expense)	(0.83)	(0.69)	(0.51)	(0.45)	(0.46)	(0.27)	(0.16)	0.02	0.18	0.35	0.42
Net Surplus/(Deficit)	8.08	1.16	8.83	(9.31)	6.24	2.58	1.97	6.73	7.42	7.97	3.03
IIC Balance, Beginning											
Surplus/(Deficit)	(25.24)	(17.16)	(16.00)	(7.17)	(16.48)	(10.24)	(7.66)	(5.69)	1.04	8.46	16.43
Contingency (\$25M for potential reduced floorspace)	8.08	1.16	8.83	(9.31)	6.24	2.58	1.97	6.73	7.42	7.97	3.03
IIC Balance, Ending	(17.16)	(16.00)	(7.17)	(16.48)	(10.24)	(7.66)	(5.69)	1.04	8.46	16.43	19.47

IIC SUMMARY PLAN (2017-18)		Approved Budget from 2016-17	IIC To Date Actual as at 31-Dec-16	Estimate to Completion	Forecast 2017-18	Change in Budget From Previous Yr. [Over/(Under)]
Project ID	Description	(a)	(b)	(c) = (d) - (b)	(d)	(e) = (d) - (a)
Revenues						
	Market Housing and Commercial	\$237,431,071	\$77,677,932	\$175,464,851	\$253,142,782	\$15,711,711
	Campus Housing and Ancillaries	\$15,522,487	\$15,124,340	\$8,513,888	\$23,638,227	\$8,115,740
	Non-Market Housing	\$9,609,272	\$4,813,799	\$5,723,388	\$10,537,187	\$927,915
	Total IIC Program Revenues	\$262,562,831	\$97,616,071	\$189,702,126	\$287,318,197	\$24,755,366
Expenditures						
Water						
W32	Totem Park at Marine Drive	\$279,000	\$0	\$279,000	\$279,000	\$0
W37	Main Mall (U Blvd to Stores Rd)	\$247,500	\$0	\$247,500	\$247,500	\$0
W39	Agronomy Road (Main Mall to West Mall)	\$171,000	\$0	\$171,000	\$171,000	\$0
W41	Crescent Road north of Belkin Art Gallery	\$88,000	\$0	\$88,000	\$88,000	\$0
W43	Memorial Road (small section north of Auditorium Annex)	\$34,000	\$0	\$34,000	\$34,000	\$0
W44	Triumf (between ISAC1 and ISAC2)	\$160,000	\$0	\$160,000	\$160,000	\$0
W45	North of Research Ponds in South Campus	\$513,000	\$0	\$513,000	\$513,000	\$0
W46	Hospital Lane - Hospital Parking Lot	\$145,000	\$0	\$145,000	\$145,000	\$0
W29-NMSP	Material Recycling Looping	\$477,800	\$0	\$477,800	\$477,800	\$0
W35	West Mall (U Blvd to Bio Sci Rd)	\$165,000	\$50,000	\$0	\$50,000	\$0
W47	Future Water Projects (to be confirmed with Master Servicing Plan updates)	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000
W38	Stores Rd (Main Mall to West Mall)	\$300,534	\$300,534	\$0	\$300,534	\$0
W34	East Mall (Agr Road and U Blvd)	\$175,000	\$182,637	\$0	\$182,637	\$0
W31	Hospital Lane - Hospital Parking Lot	\$100,000	\$88,941	\$0	\$88,941	\$0
W33	U Blvd (Main Mall to East Mall)	\$162,000	\$167,391	\$0	\$167,391	\$0
W36	Main Mall (Stores Rd to Agronomy Rd)	\$171,000	\$175,914	\$0	\$175,914	\$0
W42	Memorial Road (small section north of OAB)	\$63,000	\$65,096	\$0	\$65,096	\$0
W9-OMSP	Wesbrook Mall to Western Pkwy	\$35,804	\$35,804	\$0	\$35,804	\$0
W12-OMSP	Thunderbird Stadium - included upgrade for ice sports facility	\$471,522	\$471,522	\$0	\$471,522	\$0
W15-OMSP	Thunderbird road relocation	\$1,211,217	\$1,211,217	\$0	\$1,211,217	\$0
W17-OMSP	Agronomy replacement Health Sc to Wesbrook	\$373,083	\$373,083	\$0	\$373,083	\$0
W19-OMSP	Marine Dr., East Mall & Wesbrook Mall (not required)	\$281,335	\$281,335	\$0	\$281,335	\$0
W20-OMSP	Marine Res. Ph. 1 relocation	\$105,496	\$105,496	\$0	\$105,496	\$0
W21-OMSP	Strangway Bldg relocation	\$119,582	\$119,582	\$0	\$119,582	\$0
W22-OMSP	AERL	\$87,908	\$87,908	\$0	\$87,908	\$0
W23-OMSP	Swing Space	\$32,349	\$32,349	\$0	\$32,349	\$0
W24-OMSP	Food Nutrition & Health	\$119,060	\$119,060	\$0	\$119,060	\$0
W25-OMSP	Sauder, Marine Phase II	\$131,589	\$131,589	\$0	\$131,589	\$0
W27-OMSP	MOA relocation	\$195,759	\$195,759	\$0	\$195,759	\$0
Total		\$6,416,538	\$4,195,216	\$3,115,301	\$7,310,516	\$1,000,000
Sanitary						
S33	East Mall (north of Stores Road)	\$102,000	\$0	\$102,000	\$102,000	\$0
S35	West Mall (Stadium to Thunderbird)	\$891,000	\$0	\$891,000	\$891,000	\$0
S36	Wesbrook Mall (Pavilion Rd to 16th Avenue intersection)	\$494,000	\$0	\$494,000	\$494,000	\$0
S37	SW Marine Drive Phase 2 and 3 (extension of S11)	\$1,455,000	\$0	\$1,455,000	\$1,455,000	\$0
S39	Triumf outlet pipe for South Campus	\$1,063,000	\$0	\$1,063,000	\$1,063,000	\$0
S40	Wesbrook Crescent Chancellor to NW Marine (same as S17)	\$1,048,000	\$0	\$1,048,000	\$1,048,000	\$0
S11	SW Marine Drive Phase II & III (Totem flows - 2010-2020 - ~ \$1,505,000 - urgent)	\$2,865,000	\$48,556	\$2,816,444	\$2,865,000	\$0
S31	West Mall Upgrade - future growth, and low grades	\$2,085,000	\$437,243	\$1,647,757	\$2,085,000	\$0
S32	Nurseries Road - construction at up and down stream pipes	\$726,000	\$173,217	\$552,783	\$726,000	\$0
S41	Future Sanitary Projects (to be confirmed with updated Master Servicing Plan)	\$0	\$0	\$5,000,000	\$5,000,000	\$5,000,000
S38	West Mall Upgrade (extension of S31)	\$500,000	\$371,163	\$0	\$371,163	\$0
S2	Wesbrook - N of University (N007-N012) with Theological Neighbourhood	\$448,258	\$448,258	\$0	\$448,258	\$0
S4	Wesbrook - S of University (N014-N021) Regrade	\$456,506	\$456,506	\$0	\$456,506	\$0
S5	Agronomy (N027-N022) Service to new research	\$272,333	\$272,333	\$0	\$272,333	\$0
S7	SW Marine Phase I (S002-S048) - Includes flow meter, incinerator/GVRD sani. connection	\$727,340	\$727,340	\$0	\$727,340	\$0
S9	Wesbrook near Chancellor (N004-N002) (required) - <i>Part of S1</i>	\$82,582	\$82,582	\$0	\$82,582	\$0
S21	Sewer, storm and watermain extensions along Engineering Rd.	\$239,715	\$239,715	\$0	\$239,715	\$0
S22	Marine Dr., East Mall & Wesbrook Mall	\$638,523	\$638,523	\$0	\$638,523	\$0
S23	MOA relocation (Incomplete - hold back)	\$218,353	\$218,353	\$0	\$218,353	\$0
S24	Marine Res. Ph. 1 relocation	\$14,487	\$14,487	\$0	\$14,487	\$0
S25	Thunderbird re-alignment	\$344,643	\$344,643	\$0	\$344,643	\$0
S25-2	TEF 3 Sanitary Sewer Project (Max \$93,176)	\$56,444	\$56,444	\$0	\$56,444	\$0
S26	AERL	\$29,986	\$29,986	\$0	\$29,986	\$0
S27	Food Nutrition & Health	\$49,862	\$49,862	\$0	\$49,862	\$0
S29	Marine Drive Sanitary (to Vanier Pumphouse)	\$148,082	\$148,082	\$0	\$148,082	\$0
S34	East of Material Recovery Facility	\$1,268,000	\$0	\$0	\$0	(\$1,268,000)
Total		\$16,224,115	\$4,757,294	\$15,069,984	\$19,827,278	\$3,732,000

Legend:

	New projects
	Planned Projects
	Completed projects
	Projects no longer required

IIC SUMMARY PLAN (2017-18)

Project ID	Description	Approved Budget from 2016-17 (a)	IIC To Date Actual as at 31-Dec-16 (b)	Estimate to Completion (c) = (d) - (b)	Forecast 2017-18 (d)	Change in Budget From Previous Yr. [Over/(Under)] (e) = (d) - (a)
Stormwater						
ST22-1	North Campus Retention Facility	\$5,000,000	\$0	\$5,000,000	\$5,000,000	\$0
ST22-2	Mid Campus Retention Facility	\$5,000,000	\$2,639,509	\$2,360,491	\$5,000,000	\$0
ST22-3	South Campus Retention Facility	\$5,000,000	\$0	\$5,000,000	\$5,000,000	\$0
ST22-4	Perimeter Interaquifer Drainage	\$6,843,925	\$0	\$6,843,925	\$6,843,925	\$0
ST23	16th Avenue Storm - restriction of 30m of 300mm dia., replacement for 600mm dia.	\$100,000	\$0	\$100,000	\$100,000	\$0
ST25	TRUIMF - constriction both up and down stream pipes	\$162,000	\$0	\$162,000	\$162,000	\$0
ST26	Chancellor - constriction caused by sedimentation due to inverts and pipe sizes (400 -- > 600)	\$153,000	\$0	\$153,000	\$153,000	\$0
ST27	Wesbrook Mall and Marine Drive Stormwater	\$100,000	\$0	\$250,000	\$250,000	\$150,000
ST28	Cliff Erosion Mitigation NW Marine Drive	\$0	\$0	\$1,000,000	\$1,000,000	\$1,000,000
ST1	N. Catchment - Chancellor N100-N11 (Growth 20%) (one third complete)	\$194,843	\$194,843	\$0	\$194,843	\$0
ST2	N. Catchment - NW Marine Trunk (Growth 43%)	\$980,655	\$980,655	\$0	\$980,655	\$0
ST4	S. Catchment - Wesbrook Mall (Growth 10%)	\$34,666	\$34,666	\$0	\$34,666	\$0
ST5	S. Catchment - 16th Avenue (Growth 15%)	\$562,063	\$562,063	\$0	\$562,063	\$0
ST8	S. Catchment - Wesbrook Mall D44-D67 (Growth 40%) (In progress) - UBCPT Servicing Cost	\$86,335	\$86,335	\$0	\$86,335	\$0
ST11	S. Catchment - South of Marine Drive Outfall; S. Catchment - Marine Drive Biofiltration (Growth 60%)	\$97,042	\$97,042	\$0	\$97,042	\$0
ST13	Chancellor (Wesbrook Military) turning circle east of East Mall	\$453,480	\$453,480	\$0	\$453,480	\$0
ST14	MOA relocation	\$1,074,898	\$1,074,898	\$0	\$1,074,898	\$0
ST15	Marine Res. Ph. 1 relocation	\$43,535	\$43,535	\$0	\$43,535	\$0
ST16	Thunderbird re-alignment	\$352,345	\$352,345	\$0	\$352,345	\$0
ST17	Life Sciences	\$127,562	\$127,562	\$0	\$127,562	\$0
ST19	AERL	\$27,027	\$27,027	\$0	\$27,027	\$0
ST20	Food Nutrition & Health	\$122,215	\$122,215	\$0	\$122,215	\$0
ST21-1	Sauder, Marine Phase II	\$70,084	\$70,084	\$0	\$70,084	\$0
ST21-2	Beaty Biodiversity	\$243,635	\$243,635	\$0	\$243,635	\$0
Total		\$26,829,309	\$7,109,893	\$20,869,416	\$27,979,309	\$1,150,000
Surface Works (Street Restoration, Public Realm, Lighting, etc.)						
P61	Thunderbird Plaza	\$200,000	\$0	\$550,000	\$550,000	\$350,000
P60	Wayfinding	\$3,700,000	\$257,875	\$3,442,125	\$3,700,000	\$0
P22	Pathway - McMillan/Totem Residence	\$200,000	\$0	\$200,000	\$200,000	\$0
P33	Large Commons -Library Gardens Terrace	\$2,000,000	\$146,930	\$1,853,070	\$2,000,000	\$0
P36	Campus Entryways -Gateways North & South Approaches	\$1,950,000	\$0	\$1,950,000	\$1,950,000	\$0
P37	Campus Entryways -Gateways Eastern Approaches (3)	\$1,950,000	\$0	\$1,950,000	\$1,950,000	\$0
P47	Pathway - Eastmall Pedestrian Laneway South	\$360,000	\$0	\$360,000	\$360,000	\$0
P50	Pathway - Walter Gage Pathway	\$940,000	\$0	\$940,000	\$940,000	\$0
P51	Pathway - St. Andrews Walk	\$480,000	\$0	\$480,000	\$480,000	\$0
P56	Pathway - CIRS pathway	\$330,000	\$0	\$330,000	\$330,000	\$0
P58	Commons public realm (5 Commons)	\$5,000,000	\$2,000,000	\$3,000,000	\$5,000,000	\$0
P59	Public Art	\$2,500,000	\$135,726	\$2,364,274	\$2,500,000	\$0
P57-Cons	East Mall/University Commons	\$9,400,000	\$6,424,957	\$2,225,043	\$8,650,000	(\$750,000)
P62	MacInnes Field	\$0	\$0	\$2,400,000	\$2,400,000	\$2,400,000
P63	Future Surface Works (to be confirmed with updated Master Servicing Plan)	\$0	\$0	\$5,000,000	\$5,000,000	\$5,000,000
P31	Outdoor Social/Learning - Biological Sciences Learning Courtyard Accessibility	\$400,000	\$400,000	\$0	\$400,000	\$0
P26	Outdoor Social/Learning Engineering Quad Social (Cheese Factory)	\$530,000	\$265,000	\$0	\$265,000	\$0
P25	Outdoor Social/Learning -Engineering Quad Learning (WWW)	\$260,000	\$288,981	\$0	\$288,981	\$0
P13	Pathway -Sustainability Street	\$500,000	\$499,790	\$0	\$499,790	\$0
P41	U Blvd: E Mall to Main Mall	\$3,000,000	\$3,009,386	\$0	\$3,009,386	\$0
P42	U Blvd: M Mall to West Mall	\$1,120,000	\$927,861	\$0	\$927,861	\$0
P35	Large Commons -Fairview Square -The Grove	\$1,750,000	\$1,750,000	\$0	\$1,750,000	\$0
P38	Main Mall: U Blvd to Crescent	\$5,530,000	\$5,530,000	\$0	\$5,530,000	\$0
P38-1	Main Mall and University Blvd Intersection	\$2,400,000	\$2,400,000	\$0	\$2,400,000	\$0
P39	Main Mall: U Blvd to Fairview	\$2,580,000	\$2,580,000	\$0	\$2,580,000	\$0
P40	Main Mall: Fairview to Agronomy	\$1,810,000	\$1,810,000	\$0	\$1,810,000	\$0
P6	Construct greenways (5 km)	\$485,948	\$485,948	\$0	\$485,948	\$0
P8	Other - e.g., library landscaping	\$955,751	\$955,751	\$0	\$955,751	\$0
P9	Ropes course	\$22,617	\$22,617	\$0	\$22,617	\$0
P10	AERL	\$159,996	\$159,996	\$0	\$159,996	\$0
P11	Swing Space	\$7,874	\$7,874	\$0	\$7,874	\$0
P24	Outdoor Social/Learning -Buchanan Courtyard Social (West)	\$750,000	\$750,000	\$0	\$750,000	\$0
P32	Large Commons -Library Gardens Walkway - Learner's Walk	\$1,086,783	\$1,086,783	\$0	\$1,086,783	\$0
Total		\$52,358,971	\$31,895,476	\$27,044,513	\$58,939,989	\$7,000,000

Legend:

	New projects
	Planned Projects
	Completed projects
	Projects no longer required

IIC SUMMARY PLAN (2017-18)		Approved Budget from 2016-17	IIC To Date Actual as at 31-Dec-16	Estimate to Completion	Forecast 2017-18	Change in Budget From Previous Yr. [Over/(Under)]
Project ID	Description	(a)	(b)	(c) = (d) - (b)	(d)	(e) = (d) - (a)
Transportation						
T28	Gage South Infrastructure and public realm (incl new McInnis Field and Aquatic	\$8,200,000	\$6,847,883	\$1,152,117	\$8,000,000	(\$200,000)
T29	Wesbrook Mall / diesel bus terminal intersection and road improvements	\$2,000,000	\$709,564	\$1,290,436	\$2,000,000	\$0
T3	Wesbrook Mall & University Blvd - Intersection improvements and traffic signals	\$750,000	\$44,865	\$705,135	\$750,000	\$0
T6-Cons	North Gage	\$5,650,000	\$288,303	\$5,111,697	\$5,400,000	(\$250,000)
T8-1	Core Road Rehabilitation - re IIC Utility Upgrades	\$1,328,553	\$312,222	\$1,016,331	\$1,328,553	\$0
T8-2	Roadwork-diesel bus loop	\$199,479	\$199,479	\$0	\$199,479	\$0
T8-3	Roadwork-East Mall (Agronomy-Applied Science)	\$41,559	\$41,559	\$0	\$41,559	\$0
T8-4	Roadwork-East Mall (Thunderbird-Agronomy)	\$76,960	\$76,960	\$0	\$76,960	\$0
T8-5	Roadwork-Wesbrook Mall (Thunderbird-W16th)	\$260,369	\$260,369	\$0	\$260,369	\$0
T8-Cons	Roadwork-diesel bus loop, East Mall, Wesbrook Mall, and Core Road Rehabilitation	\$1,906,919	\$890,588	\$1,016,331	\$1,906,919	\$0
T22	East Mall / Chancellor Roundabout and gateway feature	\$2,000,000	\$0	\$2,000,000	\$2,000,000	\$0
T23	Wesbrook / Chancellor intersection improvement	\$500,000	\$0	\$500,000	\$500,000	\$0
T26	Wesbrook Mall Rebuild - from University Blvd to Agronomy	\$4,000,000	\$98,012	\$3,901,988	\$4,000,000	\$0
T31	Future Transportation Projects (to be confirmed with updated transportation studies)	\$0	\$0	\$8,000,000	\$8,000,000	\$8,000,000
T20	16th Avenue Pedestrian Crossings	\$600,000	\$580,857	\$0	\$580,857	\$0
T30	Cycling infrastructure improvements (East Mall and Stadium Road)	\$0	\$24,663	\$0	\$24,663	\$0
T1	Wesbrook Mall 16th Ave to SW Marine Drive	\$1,500,000	\$1,551,005	\$0	\$1,551,005	\$0
T25	Wesbrook / Agronomy intersection improvements	\$250,000	\$160,269	\$0	\$160,269	\$0
T4	Thunderbird - East Mall to Wesbrook	\$1,250,000	\$1,250,000	\$0	\$1,250,000	\$0
T5	Thunderbird - Wesbrook Mall to Osoyoos Crescent	\$500,000	\$500,000	\$0	\$500,000	\$0
T11	Marine Dr., Mid-Campus & Chancellor	\$1,453,749	\$1,453,749	\$0	\$1,453,749	\$0
T12-2	University Boulevard - Phase 1 (include \$500K deferred planning costs and \$1M public	\$9,500,548	\$9,500,548	\$0	\$9,500,548	\$0
T14	Marine Res. Ph. 1 relocation	\$27,093	\$27,093	\$0	\$27,093	\$0
T15	AERL	\$25,172	\$25,172	\$0	\$25,172	\$0
T16	Food Nutrition & Health	\$27,837	\$27,837	\$0	\$27,837	\$0
T18	Roundabout on 16th Avenue	\$1,509,503	\$1,472,003	\$0	\$1,472,003	\$0
T19-1	Sauder, Marine Phase II	\$41,129	\$41,129	\$0	\$41,129	\$0
T19-2	Beaty Biodiversity	\$188,490	\$188,490	\$0	\$188,490	\$0
Total		\$41,880,440	\$25,682,031	\$23,677,703	\$49,359,734	\$7,550,000
Electrical						
E25	Additional works to be confirmed in Campus Electrical Supply Study	\$12,000,000	\$0	\$10,250,000	\$10,250,000	(\$1,750,000)
E25-1	UNY-Substation Switchgear Replacement	\$10,000,000	\$0	\$6,750,000	\$6,750,000	(\$3,250,000)
E25-2	New Feeder Lines	\$5,000,000	\$0	\$4,500,000	\$4,500,000	(\$500,000)
E26	Study - Upgrade Campus Electrical Supply from 44 - 62 MVA	\$650,000	\$634,187	\$0	\$900,000	\$250,000
E27	Gage South Hydro SRW Relocation	\$750,000	\$0	\$450,000	\$450,000	(\$300,000)
E28	UNY-Substation Third Transformer	\$0	\$0	\$5,500,000	\$5,500,000	\$5,500,000
E25-3	Pre-Ducting for New Lines (Agronomy, West Mall)	\$1,900,000	\$673,424	\$0	\$673,424	\$0
E1	New University Boulevard - New Feeder	\$679,506	\$679,506	\$0	\$679,506	\$0
E9	Vanier/Food Services	\$613,492	\$613,492	\$0	\$613,492	\$0
E3-1	West Campus - New Feeder & Relocation	\$1,333,612	\$1,333,612	\$0	\$1,333,612	\$0
E3-2	West Mall - Relocation (move E8 to E3)	\$492,327	\$492,327	\$0	\$492,327	\$0
E4	UNY - Substation Upgrades	\$622,194	\$622,194	\$0	\$622,194	\$0
E5	East Campus - 69 KV Line Relocation	\$177,454	\$177,454	\$0	\$177,454	\$0
E6	South Campus - New Substation	\$151,480	\$151,480	\$0	\$151,480	\$0
E10-1	4KV Conversions (FIMP)	\$289,969	\$289,969	\$0	\$289,969	\$0
E10-2	Medical Blocks A, B & C	\$835,088	\$835,088	\$0	\$835,088	\$0
E10-3	Chemistry & South Campus 4KV (incl. Fisheries)	\$1,300,216	\$1,300,216	\$0	\$1,300,216	\$0
E10-4	Federal Agriculture/Food Sc.	\$198,129	\$198,129	\$0	\$198,129	\$0
E11	Underground 69KV to 16th Ave; Underground OH Service	\$2,255	\$2,255	\$0	\$2,255	\$0
E13	East Campus - Fraternity Village	\$347,768	\$347,768	\$0	\$347,768	\$0
E14	69kV Pole Relocation	\$16,982	\$16,982	\$0	\$16,982	\$0
E15	Strangway Bldg relocation	\$635,189	\$635,189	\$0	\$635,189	\$0
E16	Thunderbird re-alignment	\$998,339	\$998,339	\$0	\$998,339	\$0
E17	Life Sciences	\$762,276	\$762,276	\$0	\$762,276	\$0
E18	Life Sciences - 4 kv substation	\$605,253	\$605,253	\$0	\$605,253	\$0
E19	Swing Space	\$32,349	\$32,349	\$0	\$32,349	\$0
E20	Food Nutrition & Health	\$28,983	\$28,983	\$0	\$28,983	\$0
E21	Replace/upgrade cables at UNY (Main substation)	\$207,185	\$207,185	\$0	\$207,185	\$0
E22	Mid-Campus Electrical Duct Relocation	\$880,902	\$880,902	\$0	\$880,902	\$0
E23	MOA relocation	\$23,426	\$23,426	\$0	\$23,426	\$0
E24	Beaty Biodiversity	\$147,298	\$147,298	\$0	\$147,298	\$0
Total		\$41,681,673	\$12,689,283	\$27,450,000	\$40,405,096	(\$50,000)

	Legend:				

IIC SUMMARY PLAN (2017-18)		Approved Budget from 2016-17	IIC To Date Actual as at 31-Dec-16	Estimate to Completion	Forecast 2017-18	Change in Budget From Previous Yr. [Over/(Under)]
Project ID	Description	(a)	(b)	(c) = (d) - (b)	(d)	(e) = (d) - (a)
Natural Gas						
N19	West Mall at Hawthorne Lane and Commons Block	\$65,000	\$0	\$65,000	\$65,000	\$0
N2	North Campus - Pressure Upgrade - Phase I	\$115,000	\$59,517	\$0	\$59,517	(\$55,483)
N4	North Campus - Pressure Conversion - Phase II	\$175,000	\$125,000	\$0	\$125,000	(\$50,000)
N14-2	Beaty Biodiversity	\$42,557	\$42,557	\$0	\$42,557	\$0
N1	North Campus - upgrade and takeover, VST upgrade	\$53,516	\$53,516	\$0	\$53,516	\$0
N3	North Campus - Piping Upgrades - Wesbrook Loop/Press Zone	\$314,969	\$314,969	\$0	\$314,969	\$0
N8	Marine Dr., West Mall, Korea House	\$69,389	\$69,389	\$0	\$69,389	\$0
N9	Marine Res. Ph. 1 relocation	\$41,293	\$41,293	\$0	\$41,293	\$0
N10	Life Sciences	\$48,347	\$48,347	\$0	\$48,347	\$0
N11	AERL	\$95,667	\$95,667	\$0	\$95,667	\$0
N12	Swing Space	\$32,349	\$32,349	\$0	\$32,349	\$0
N14-1	Sauder, Marine Phase II	\$1,359	\$1,359	\$0	\$1,359	\$0
N15	Terasen Gas Relocation in Chancellor	\$187,596	\$187,596	\$0	\$187,596	\$0
Total		\$1,242,042	\$1,071,558	\$65,000	\$1,136,558	(\$105,483)
District Energy						
DE 11	UBldv ADES connections	\$560,000	\$0	\$560,000	\$560,000	\$0
DE 12	Gage South ADES connections	\$0	\$0	\$240,000	\$240,000	\$240,000
DE 13	Future ADES connections (to be confirmed with future capital projects)	\$0	\$0	\$2,000,000	\$2,000,000	\$2,000,000
DE 9	Steam to Hot Water Conversion	\$10,000,000	\$10,000,000	\$0	\$10,000,000	\$0
Steam 1	Power House (part of a \$6.2M generator/cogenerator and partially funding of boiler,	\$1,700,158	\$1,700,158	\$0	\$1,700,158	\$0
Steam 2	Agronomy and Health Sciences - extensions to Life Sci & Chem-Bio	\$896,267	\$896,267	\$0	\$896,267	\$0
Steam 3	Agronomy and Health Sciences - Trunk System for Life Sci & Chem-Bio	\$518,986	\$518,986	\$0	\$518,986	\$0
Steam 4	University Boulevard (Main Mall/West Mall) - Extensions to Academic Building	\$1,297,596	\$1,297,596	\$0	\$1,297,596	\$0
Steam 6	MOA relocation	\$779,526	\$779,526	\$0	\$779,526	\$0
Steam 7	Strangway Bldg relocation	\$325,277	\$325,277	\$0	\$325,277	\$0
Steam 10-1	Sauder, Marine Phase II	\$359,581	\$359,581	\$0	\$359,581	\$0
Steam 10-2	Beaty Biodiversity	\$28,658	\$28,658	\$0	\$28,658	\$0
Total		\$16,466,050	\$15,906,050	\$2,800,000	\$18,706,050	\$2,240,000
Solid Waste						
SW1	Relocation of Materials Recovery Facility	\$1,144,440	\$0	\$1,144,440	\$1,144,440	\$0
SW2	Expansion of MRF	\$468,180	\$0	\$468,180	\$468,180	\$0
SW3	Equipment - bins, containers, etc.	\$2,000,000	\$74,800	\$1,925,200	\$2,000,000	\$0
SW5	Waste Compactors	\$250,000	\$0	\$250,000	\$250,000	\$0
SW6	Upgrade compactor at Material Recovery Facility	\$150,000	\$0	\$150,000	\$150,000	\$0
SW7	Waste/Recycling enclosures	\$2,400,000	\$0	\$2,400,000	\$2,400,000	\$0
SW8	Expansion of In Vessel composting facility	\$1,600,000	\$0	\$1,600,000	\$1,600,000	\$0
SW4	In Vessel Composting (Total cost \$1.2M)	\$250,000	\$250,000	\$0	\$250,000	\$0
Total		\$8,262,620	\$324,800	\$7,937,820	\$8,262,620	\$0
Planning Services and Financing Costs						
PS5	Electrical model upgrade	\$150,000	\$0	\$150,000	\$150,000	\$0
PS7	Future master servicing planning model updates	\$3,000,000	\$0	\$3,000,000	\$3,000,000	\$0
PS6	Electrical campus supply study	\$150,000	\$150,000	\$0	\$150,000	\$0
PS1	Consultant exp. (Urban Systems / Holland Barrs)	\$47,756	\$47,756	(\$0)	\$47,756	\$0
PS2	Couriers/Operational supplies & expense/Professional exp	\$350	\$350	\$0	\$350	\$0
PS3	Thunderbird Re-alignment (Water, Sanitary, Storm, Roadways, Landscaping)	\$157,534	\$157,534	\$0	\$157,534	\$0
PS4	MOA relocation	\$21,695	\$21,695	\$0	\$21,695	\$0
Total		\$3,527,335	\$377,335	\$3,150,000	\$3,527,335	\$0
Pre-2003 Costs						
Pre-2003-1	Treasury Expenses	\$9,736	\$9,736	\$0	\$9,736	\$0
Pre-2003-2	Project 8986 - Update of IICs (Max reached)	\$50,000	\$50,000	\$0	\$50,000	\$0
Pre-2003-3	Project 8984 - Technical Guidelines	\$248,814	\$248,814	\$0	\$248,814	\$0
Pre-2003-4	Municipal - Disney Clean Project	\$45,828	\$45,828	\$0	\$45,828	\$0
Pre-2003-5	Utilities Watermain Project (Max - old rates reached)	\$310,465	\$310,465	\$0	\$310,465	\$0
Pre-2003-6	Custodial Equipment	\$250,000	\$250,000	\$0	\$250,000	\$0
Pre-2003-7	Custodial - Floor mats & paper towel dispensers	\$100,000	\$100,000	\$0	\$100,000	\$0
Pre-2003-8	Gardeners - Benches	\$50,000	\$50,000	\$0	\$50,000	\$0
Pre-2003-9	Cliff Remediation Project	\$400,000	\$400,000	\$0	\$400,000	\$0
Total		\$1,464,844	\$1,464,844	\$0	\$1,464,844	\$0
Transfer to Maintenance						
	Transfer to Deferred Maintenance (2001-2012)	\$5,619,684	\$5,619,684	\$0	\$5,619,684	\$0
	Transfer back to IIC Program (include interest income) (2012)	(\$6,205,281)	(\$6,205,281)	\$0	(\$6,205,281)	\$0
	Interest Income from Deferred Maintenance	(\$585,597)	(\$585,597)	\$0	(\$585,597)	\$0

ATTACHMENT TWO
2017/18 CAC 10-YEAR PLAN AND SUMMARY PLAN

As of:
December 31, 2016

	0	1	2	3	4	5	6	7	8	9	10	
	2016/17 Plan (YTD Actual)	2016/17 Plan (Fcst to YE)	2017/18 Plan	2018/19 Plan	2019/20 Plan	2020/21 Plan	2021/22 Plan	2022/23 Plan	2023/24 Plan	2024/25 Plan	2025/26 Plan	2026/27 Plan
2017-18 CAC 10-Year Plan (in \$M)												
Revenue:												
Market Housing Revenue (UBCPT) - Prepaid Lease	1.36	-	0.72	0.97	0.59	1.08	0.25	0.91	1.29	0.58	0.98	0.85
Market Housing Revenue (UBCPT) - Rental	0.23	0.00	-	0.37	-	-	0.55	-	-	0.30	-	-
Non-Market Housing (UBCPT)												
Campus Hsg (Totem Infill, Housing Hubs) and Ancill.												
Transfers In (LOC balance from Treasury)	2.50											
Total Revenue & Transfers In	4.09	0.00	0.72	1.34	0.59	1.08	0.80	0.91	1.29	0.87	0.98	0.85
Expenditures:												
Hawthorne Place Community Centre Costs												
Shared Community Facility - Basketball Court												
Vancouver Child Care Expansion												
UNA Skateboard Park												
Wesbrook Place Community Centre	(0.14)											
Wesbrook Place Community Centre - Childcare									(1.80)			
EC4 Childcare								(1.00)				
Childcare											(0.77)	(0.77)
Acadia Community Centre												
Total Expenses	(0.14)	-	-	-	-	-	-	(1.00)	-	(1.80)	(0.77)	(0.77)
Surplus/(Deficit)	3.95	0.00	0.72	1.34	0.59	1.08	0.80	(0.09)	1.29	(0.93)	0.21	0.08
Interest Income/(Expense)	0.04	(0.13)	(0.03)	(0.00)	0.02	0.03	0.06	0.07	0.08	0.09	0.08	0.09
Net Surplus/(Deficit)	3.99	(0.13)	0.69	1.34	0.61	1.11	0.86	(0.03)	1.38	(0.84)	0.30	0.16

	2016/17 Plan (YTD Actual)	2016/17 Plan (Fcst to YE)	2017/18 Plan	2018/19 Plan	2019/20 Plan	2020/21 Plan	2021/22 Plan	2022/23 Plan	2023/24 Plan	2024/25 Plan	2025/26 Plan	2026/27 Plan
CAC Balance, Beginning	(5.38)	(1.38)	(1.51)	(0.82)	0.52	1.13	2.24	3.10	3.07	4.45	3.61	3.91
Net Surplus/(Deficit)	3.99	(0.13)	0.69	1.34	0.61	1.11	0.86	(0.03)	1.38	(0.84)	0.30	0.16
Contingency (\$1.2M for reduced floorspace)	-	-	-	-	-	-	-	-	-	-	-	-
CAC Balance, Ending	(1.38)	(1.51)	(0.82)	0.52	1.13	2.24	3.10	3.07	4.45	3.61	3.91	4.08

		Legend:				
CAC SUMMARY PLAN (2017-18)						
		Approved Budget from 2016-17	CAC To Date Actual as at 31-Dec-16	Estimate to Completion	Forecast 2017-18	Change in Budget From Previous Yr. [Over/(Under)]
Project ID	Description	(a)	(b)	(c)	(d) = (b) + (c)	(e) = (d) - (a)
Revenues						
	Market Housing (Leasehold and Rental)	\$33,421,716	\$13,275,207	\$20,027,349	\$33,302,555	(\$119,161)
LOC1	LOC from Treasury (2.5% interest)	\$2,500,000	\$2,500,000	\$0	\$2,500,000	\$0
	Total CAC Program Revenues & Transfers In	\$35,921,716	\$15,775,207	\$20,027,349	\$35,802,555	(\$119,161)
Expenditures						
CAC						
CAC2-2	Wesbrook Place Community Centre - Childcare	\$1,800,000	\$0	\$1,800,000	\$1,800,000	\$0
FC1	EC4 Childcare	\$1,000,000	\$0	\$1,000,000	\$1,000,000	\$0
FC2	Childcare	\$6,930,000	\$0	\$6,930,000	\$6,930,000	\$0
FC3	Acadia Community Centre	\$6,000,000	\$0	\$6,000,000	\$6,000,000	\$0
CAC2-1	Wesbrook Place Community Centre	\$13,400,000	\$13,559,375	\$0	\$13,559,375	\$159,375
C1	Hawthorne Place Community Centre Costs	\$3,008,766	\$2,939,224	\$0	\$2,939,224	(\$69,542)
C4	Shared Community Facility - Basketball Court	\$30,794	\$30,794	\$0	\$30,794	\$0
CAC1	Vancouver Child Care Expansion	\$1,100,000	\$1,100,000	\$0	\$1,100,000	\$0
CAC3	UNA Skateboard Park	\$300,000	\$300,000	\$0	\$300,000	\$0
	Total	\$33,569,560	\$17,929,392	\$15,730,000	\$33,659,392	\$89,832
	Total CAC Program Expenditures (before Interest)	\$33,569,560	\$17,929,392	\$15,730,000	\$33,659,392	\$89,832
Interest (Income)/Expense						
	Interest (Income)/Expense	(\$2,892,155)	(\$769,966)	(\$2,122,189)	(\$2,892,155)	\$0
	Total Interest (Income)/Expense	(\$2,892,155)	(\$769,966)	(\$2,122,189)	(\$2,892,155)	\$0
SUMMARY						
		Approved Budget from 2016-17	YTD Actual	Estimate to Completion	Forecast 2017-18	Over/(Under) Budget
	CAC Revenue	\$35,921,716	\$15,775,207	\$20,027,349	\$35,802,555	(\$119,161)
	CAC Expenditures	(\$33,569,560)	(\$17,929,392)	(\$15,730,000)	(\$33,659,392)	(\$89,832)
	Interest Income/(Expense)	\$2,892,155	\$769,966	\$2,122,189	\$2,892,155	\$0
	Contingency for Potential Reduced Floorspace	\$0	\$0	(\$1,200,000)	(\$1,200,000)	(\$1,200,000)
	CAC Balance	\$5,244,311	(\$1,384,220)	\$5,219,538	\$3,835,318	(\$1,408,993)