



Board of Governors
JOINT: PROPERTY COMMITTEE and
FINANCE COMMITTEE
AGENDA

Thursday, February 7, 2019
2:15 p.m. to 3:45 p.m.
Vancouver Campus
 Robert H. Lee Family Boardroom
 The Robert H. Lee Alumni Centre
 6163 University Boulevard

3. Approval of Minutes	DECISION REQUESTED														
4. Terms of Reference Housing Action Plan Working Group	DECISION REQUESTED IT IS HEREBY REQUESTED that the Committees recommend that the Governance Committee approve as circulated Terms of Reference for the Housing Action Plan Working Group.														
5. Housing Action Plan 2018 Annual Progress Report	<p>UBC’s Housing Action Plan (HAP) is a 30-year strategy that sets out the University’s long-range strategic housing support ambitions to facilitate improved housing choice and affordability for faculty, staff, and students, for recruitment and retention purposes.</p> <p>The Board recently concluded a five-year comprehensive review and update of the Housing Action Plan (HAP) and its policies. Achievement of HAP policies is a progressive, cumulative and multi-year undertaking with delivery support required from multiple operational departments and UBC Properties Trust. Significant progress has been made over the last six years in progressively expanding inventory and rolling out new programs consistent with HAP policies, and there is work that remains to be done. Continued implementation oversight support and guidance will be provided by HAP Working Group.</p>														
6. Nechako Residence and Commons Block (UBC Okanagan)	<p>DECISION REQUESTED IT IS HEREBY REQUESTED that the Committees recommend that the Board of Governors grant approval for:</p> <ul style="list-style-type: none"> <i>i. BOARD 3 for the UBC Okanagan Nechako Residence & Commons Block project with a final funding release of \$48,950,000 to undertake construction, subject to construction tenders being received at or below budget; and,</i> <i>ii. an internal loan of up to \$46,633,900 at 6.00% annual interest paid back over 30 years from housing rental revenue and meal plan revenue.</i> <table style="margin-left: 40px;"> <tr> <td>Revised Capital Budget</td> <td style="text-align: right;">\$50,950,000</td> </tr> <tr> <td>Operating Budget</td> <td style="text-align: right;">See report</td> </tr> <tr> <td>Revised Schedule Program</td> <td></td> </tr> <tr> <td>Award construction contracts</td> <td></td> </tr> <tr> <td>Funding Release</td> <td style="text-align: right;">\$48,950,000</td> </tr> </table> <p>Information</p> <table style="margin-left: 40px;"> <tr> <td>Expenses to date</td> <td style="text-align: right;">\$737,400</td> </tr> <tr> <td>Funding released to date</td> <td style="text-align: right;">\$2,000,000</td> </tr> </table>	Revised Capital Budget	\$50,950,000	Operating Budget	See report	Revised Schedule Program		Award construction contracts		Funding Release	\$48,950,000	Expenses to date	\$737,400	Funding released to date	\$2,000,000
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<p>7. Infrastructure Impact Charges (IICs) and Community Amenity Charges (CACs) Plan (UBC Vancouver)</p>	<p>DECISION REQUESTED IT IS HEREBY REQUESTED that the Committees approve:</p> <ul style="list-style-type: none"> i. the 2019-2020 Infrastructure Impact Charges (IICs) and Community Amenity Charges (CACs) Plan (UBC Vancouver) as part of UBC's 2019-2020 Operating Budget approval; and, ii. annual inflationary adjustments to CAC rates, effective January 1st each year commencing January 1, 2020, to align with IIC policy in effect from time to time and to provide the capacity to fund provincially required facilities over the next decade. <p>Development Fees (Building Permit, Alternative Solutions and Occupancy) and Amended Development and Building Regulation provided for information only.</p>
<p>8. Seismic Resilience Plan</p>	<p>UBC places the safety of students, faculty and staff as its highest priority. Reducing or mitigating the risk of injury or death as a result of a seismic event is critical. As reported to the Board of Governors in April 2018, the plan for the seismic mitigation of the UBC Vancouver campus is being developed to ensure that this risk is reduced as much as possible and as quickly as possible within the University's logistical and financial capacity.</p> <p>This report provides an update on key action items from the April 2018 report, including detailed seismic evaluation of campus buildings identified as highest risk, and an update on actions taken on a number of key priorities.</p>

Consent/Information Agenda Subject to Governor request for discussion

DECISION REQUESTED

IT IS HEREBY REQUESTED that the Committee approve or receive for information (as indicated) the following items:

- 9. **APPROVAL REQUEST Pacific Residence**
 Approval for a funding release in the amount of \$700,000 for the Pacific Residence project to continue design work in advance of the April 2019 Board 2 approval request.
- 10. Report from January 29, 2019 Housing Action Plan Working Group meeting
- 11. **Capital Projects Update | Vancouver and Okanagan**
 At each meeting, the Board receives a status update on current capital projects and capital priorities in planning. This includes details on major capital building projects (>\$5 million) as well as a summary of routine capital renewal and renovation projects (<=\$5 million). Information on Infrastructure Impact Charge (IIC) projects and major Information Technology (IT) projects is also included.
- 12. **Board 4 Report | Orchard Commons**
 As part of the Board-approved project management process, Board 4 is the project close-out report which is submitted following construction, occupancy and warranty period.

 Orchard Commons was completed and opened for occupancy in September 2016. The final project cost was \$131.974 million, \$4.5 million (3.5%) above the approved budget of \$127.474 million. The overage was due to construction coordination issues and overtime costs required to achieve a tight completion deadline. The Retained Risk Fund covered \$2.3 million of the overage with the balance funded by Student Housing & Hospitality Services (SHHS).