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<b>SUBJECT</b>	<b>UBC ROBSON SQUARE TENANT IMPROVEMENTS - LEASE RENEWAL UPDATE</b>	
<b>REPORT TO</b>	PROPERTY COMMITTEE	
<b>MEETING DATE</b>	NOVEMBER 26, 2019	
<b>MATTER TYPE</b>	<input checked="" type="checkbox"/> BOARD DISCUSSION <b>NOT</b> REQUIRED	<input type="checkbox"/> BOARD DISCUSSION REQUIRED
<b>ACTION REQUESTED</b>	No decision required: for information	
<b>REPORT DATE</b>	November 5, 2019	
<b>EXECUTIVE PROPONENT</b>	Peter Smailes, Vice-President Finance & Operations	
<b>PRESENTED BY</b>	John Metras, Associate Vice-President Facilities	
<b>SUPPORTED BY</b>	Robin Ciceri, Vice-President External Relations Andrew Szeri, Provost and Vice-President Academic, UBC Vancouver Jane Hutton, Director, Robson Square Jennifer Sanguinetti, Managing Director, Infrastructure Development	

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#### PRIOR SUBMISSIONS

The subject matter of this Report has been considered previously by the Property Committee on the following occasions:

- December 4, 2018 (no hyperlink available – closed session) ; Approved lease renewal and funding commitment for new street-level entryway and interior renovations

The following executive summary assumes familiarity with the prior submissions and provides a status update from the date of the most recent report.

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#### EXECUTIVE SUMMARY

As presented to the UBC Executive on November 27, 2018 and to the UBC Board of Governors on December 17, 2018, UBC's Downtown Vancouver Presence Initiative responds to the call in Shaping UBC's Next Century, the UBC Strategic Plan, to develop and expand UBC's off-campus presence, extending and leveraging academic programming, building our research and innovation initiatives and expanding community engagement activities in downtown Vancouver.

There is a long-term vision identified in the Board of Governors report from December 2018, which requires a long-term strategy that is multi-pronged and ambitious but is predicated on an ongoing presence at UBC Robson Square. As such, our current focus is on renovating the well-located, well-used and well-priced UBC Robson Square (UBC RS) as per the terms of the negotiated lease, and continuing to explore complementary opportunities and facilities that will serve the University and its communities, expanding and enhancing collaborations and programming partnerships.

This update focuses on the UBC RS component. UBC's existing lease at Robson Square was set to expire in 2020 and at the direction of the University Executive, staff negotiated a lease extension. Lease renewal negotiations with the BC Government (the Landlord) were complete in late 2018 with the formal proposal presented to the

UBC Executive in November 2018 and to the UBC Board of Governors for their approval on December 17, 2018. When the approval was granted, the request was made that the project team provide an update to the Board outlining how the approved \$7 million tenant improvement budget was going to be spent, as well as information on the details of the Landlord’s improvements and the approved \$8 million new Entryway. This report outlines the plan, budget and timeline for that improvement work.

The project consists of three separate scopes of work, two of which will be primarily funded by UBC and one of which will be funded by the Landlord. The first scope of work is the UBC-funded tenant improvements to deliver much-needed improvements for accessibility as well as a refreshed look, feel and comfort of learning spaces and common areas for learners and participants. This first phase of work is estimated at \$7M and will be completed by November 2022. Secondly, the BC Government, in their capacity as Landlord, has committed to a series of improvements to the plaza and two entry stair areas. These Landlord-funded renovations will improve the look and feel of the arrival experience. Finally, the team, including Campus and Community Planning, has continued to work with a variety of stakeholders to plan a new street-level entryway, estimated to cost \$8 million (including a \$2 million contribution from the Landlord). The Landlord has struck a Steering Committee and planning work is on-going with an estimated project completion timeline of approximately 2.5 years. More details of each of these scope packages, including images illustrating the proposed work areas, are included in Supplemental Materials 1 but the general scope is as follows:

**1. Interior Renovations**

This scope of work is largely focussed on refreshing and improving the access to and comfort and appearance of the student and public-facing areas of the facility. The main theatre will have accessibility improvements to upgrade wheelchair access to the stage, and several dated and worn parts of the space will be updated. Other learning spaces, including both formal and informal, will receive technology improvements and other updates, making them more effective and comfortable. Twelve washrooms will be upgraded, improving not only the aesthetics but the lighting efficiency and effectiveness. The heating, ventilation and air conditioning (HVAC) systems will be upgraded throughout. A comprehensive feasibility study was undertaken to determine the most critical HVAC and electrical upgrades as well as to scope those items that were less critical but which would have a meaningful impact on occupant comfort and satisfaction. These items have all been included in the scope for this project. Finally, the branding of and wayfinding for the space will be updated to match the exterior wayfinding and branding work recently completed onsite. The work for this phase will be spread over an estimated 3 years of construction time to allow work to be scheduled around the needs of an operating facility.

UBC Properties Trust has provided a project cost estimate for this UBC-funded interior renovation scope. This is a class D estimate with an accuracy of +/-20%. If required, scope will be reduced to stay within the approved \$7 million funding commitment for this work. Details of the budget breakdown can be seen in Supplemental Materials 2.

**2. Landlord Exterior Renovation**

The second scope of work is being undertaken by the Province (the Landlord) and includes improvements to the plaza, including removal of the huts which will improve the visibility and safety of the entry to the UBC space. There will also be improvements to the lighting and wayfinding signage that will enhance the arrival experience. Finally, the stairwell tops will be upgraded to discourage graffiti, further improving the overall look and feel of Robson Square.

### 3. New Entryway

The third scope of work is the new Entryway that will be delivered over the next approximately 2.5 years. The consultation and planning for this scope work have commenced and is being led by a Steering Committee set up by the Province. A positive meeting was held recently with the Arthur Erickson Foundation to introduce the new UBC Entryway initiative, to reconfirm the general zone for siting the entryway and to build consensus on the best process forward. Because the proposed zone for the new entryway sits in a landscaped area of Robson Square, the Committee agreed to work closely with the original landscape architect (Cornelia Hahn Oberlander) prior to selecting a design architect and landscape architect. This strategy is being undertaken to respect the significance of the existing design and to find solutions that will meet the needs of all stakeholders.

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#### SUPPLEMENTAL MATERIALS

1. Detailed Scope Descriptions
2. Costs – Capital Budget

## Supplemental Materials 1 –Detailed Scope Descriptions

### Scope 1

#### UBC Interior Renovations – Spaces in need of attention

Critical upgrades to greatly improve the experience of all clients and participants in the Robson Square facility include: HVAC and lighting system upgrades; improved learning facilities, classrooms and common spaces; upgraded washrooms; accessibility enhancements; and refreshed wayfinding/signage.

Some examples below:



#### **Theatre**

Requires new accessible ramp to stage, upgrade to stage walls, updated branding on proscenium, expanded entrance door treatment for enhanced & welcoming client experience, HVAC & lighting adjusted, etc.



#### **Learning Spaces**

Requires LED lighting to brighten rooms, technology upgrades to improve display, glass whiteboards for group brainstorming, new carpet & paint where needed, etc.



### **Student Study Spaces**

Possible renovations to some interior spaces to expand student study workspaces.

Location & style under consideration.



### **12 Washrooms**

Require major renovation & updating with new & accessible counters, undermount sinks, no-hands faucets & dryers, updated & accessible stalls with new treatment for stall walls & doors, brighter lighting, new HVAC, etc.



### Old & New Signage

Wayfinding signage updated throughout interior to complement recent exterior upgrades.



### Common Area Improvements

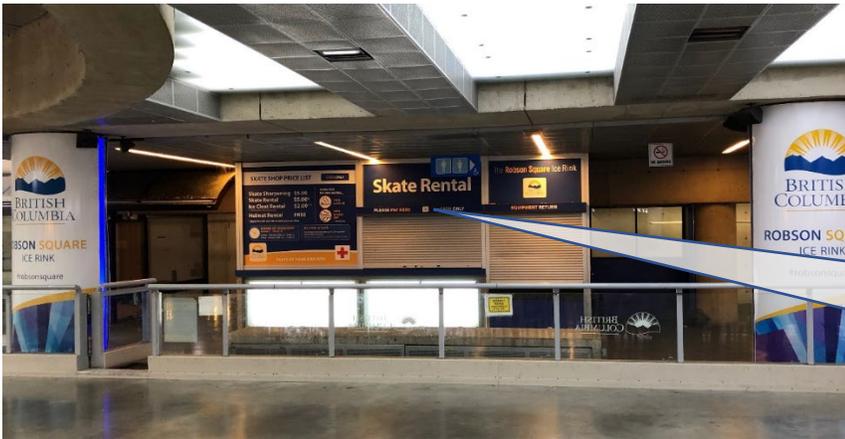
Include casual modern seating, brighter & well-placed lighting, HVAC upgrades, study areas, etc.

## Scope 2

### BC Government Landlord - Exterior Plans

The BC Government Landlord has agreed to complement UBC's commitment for interior renovations through some exterior site improvements, refining safety, look and functionality of space. Some exterior upgrades under Landlord's budget include:

**Current Plaza View:** highlights skating hut across ice rink from UBC front door.



Huts to be dismantled & relocated, returning open stairwell for public safety, improved visibility & wayfinding

**Plan for Plaza:** Return Howe Street stairwell to original layout, adding light, increasing sense of public safety and improving wayfinding.



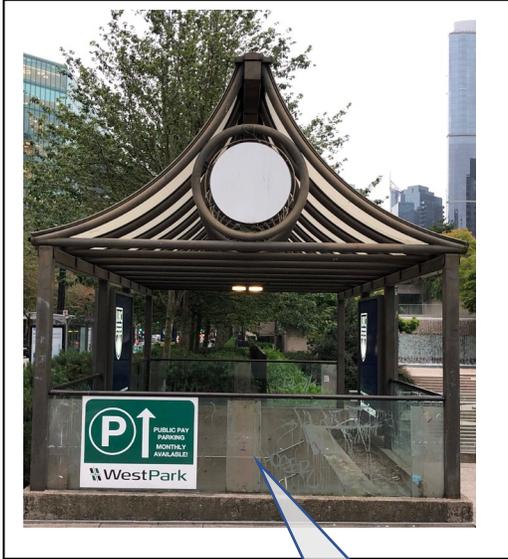
Additional lighting to be added within stairwell

Huts removed showing stairwell for public safety, improved visibility & wayfinding

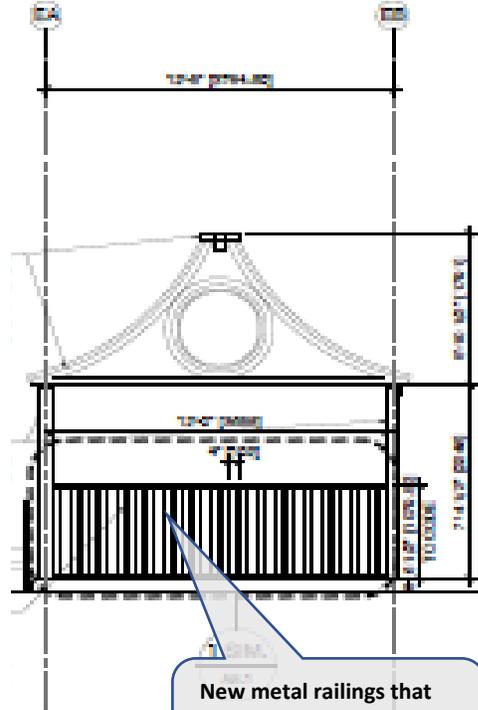
Images highlight replacement of acid-etched glass railing on pagoda structures with new metal railings that cannot be spray painted.

**Current Stairwell Entrance:**

**Planned Upgrade:**

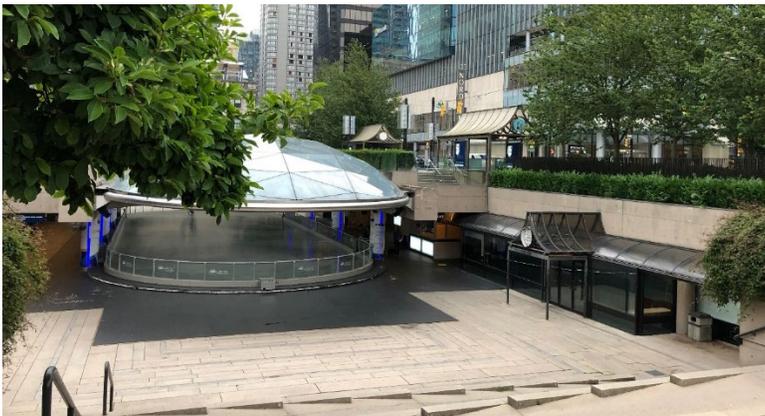


Replacing acid-etched glass railings on pagoda structures on Howe St.



New metal railings that cannot be damaged by graffiti.

**Current Plaza Experience:** without plants & seating



**Plan for Plaza Upgrade:** Shows greenery, trees & seating options (as per 2003). Adds colour, life, sense of welcome and animation to exterior plaza.



## Scope 3

### UBC RS New Entryway - Status Report

- BC Government Landlord (RPD, Ministry of Citizens' Services) have set up a Steering Committee and a Working Committee to guide the project to implementation.
- A positive meeting was held with the Arthur Erickson Foundation members to introduce the new UBC Entryway initiative, reconfirm general zone for siting and build consensus on best process forward.
- Given site sits in landscaped area of Robson Square, the group agreed to work closely with the original landscape architect (Cornelia Oberlander) prior to architect and landscape architect procurements by RPD.
- **Timeline:** More detailed assessment and planning is required through fall 2019 but rough estimate is 2.5+ years.

#### Site options under consideration:



View over Robson Street Public Plaza (Hornby Street in background)

**Supplemental Materials 2 –Costs – Capital Budget**

UBC Properties Trust has provided the following project cost estimate for the UBC-funded interior renovation scope. This is a class D estimate with an accuracy of +/-20%. If required, scope will be reduced to stay within the approved \$7 million funding commitment for this work.

Project Capital Cost Breakdown	PROJECT
<b>Construction Costs</b>	
Construction	4,400,000
CM Fee	220,000
Construction Contingency	440,000
<b>Total Construction</b>	<b>5,060,000</b>
<b>Cash Allowances</b>	
FF+E	0
UBC IT	40,000
Secure Access	25,000
Audio Visual	0
UBC Building Op's PO's	0
Admin / PT Disbursements	5,000
<b>Total Cash Allowances</b>	<b>70,000</b>
<b>Soft Costs</b>	
Design Team	780,000
Design Contingency	0
Design Disbursements	0
Permits	220,000
IIC's	0
Inspections	10,000
Insurance & Legal	10,000
<b>Total Soft Costs</b>	<b>1,020,000</b>
<b>Building Subtotal</b>	<b>6,150,000</b>
Project Management	377,000
GST	111,500
<b>Building Total</b>	<b>6,638,500</b>
Retained Risk	61,500
Escalation Contingency	300,000
<b>TOTAL</b>	<b>7,000,000</b>