



SUBJECT	Indian Residential School History and Dialogue Centre - Board 4 Post-Completion Report
SUBMITTED TO	Finance Committee
MEETING DATE	November 20, 2020
SESSION	Recommended session criteria from Board Meetings Policy:
CLASSIFICATION	OPEN
REQUEST	For information only - No action requested
LEAD EXECUTIVE	Peter Smailes, Vice-President Finance & Operations
SUPPORTED BY	Andrew Szeri, Provost and Vice-President Academic, UBC Vancouver Mary Ellen Turpel-Lafond, Director, Indian Residential School History and Dialogue Centre Pam Ratner, Vice-Provost and Associate Vice-President Enrolment and Academic Facilities John Metras, Associate Vice-President Facilities Michael White, Associate Vice-President Campus & Community Planning Jennifer Sanguinetti, Managing Director, Infrastructure Development Yale Loh, Treasurer Aubrey Kelly, President & CEO, UBC Properties Trust

PRIOR SUBMISSIONS

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

1. [June 14, 2016](#) (OPEN SESSION)

Board 3 approval for the Indian Residential School History & Dialogue Centre project, subject to construction tenders being received at or below budget based on 80% of tenders, with a funding release of \$5,000,000 to undertake and complete construction.

Capital Budget	\$5,500,000
Operating Budget	\$56,098
Schedule	
Program	
Award Construction	
Contracts	
Funding Release	\$5,000,000

2. [April 14, 2016](#) (OPEN SESSION), Board 2 Approval, Funding Release \$0

3. [June 9, 2015](#) (OPEN SESSION), Board 1 Approval, Funding Release \$500,000

The following Executive Summary assumes familiarity with the prior submissions and provides a status update from the date of the most recent submission.

EXECUTIVE SUMMARY

In accordance with the [Capital Projects Policy](#), this Board 4 post-completion report is provided as part of the project management process for construction projects over \$5,000,000 following the construction, occupancy and warranty period. The Board of Governors has delegated to the Property Committee the responsibility of receiving Board 4 post-completion reports for construction projects between \$5 million and \$20 million. The aggregate final value of the Indian Residential School History and Dialogue Centre project is \$5,994,000.

The Indian Residential School History and Dialogue Centre (IRSHDC) is a striking new facility located in the heart of campus between the Koerner Library and IK Barber Learning Centre. The IRSHDC creates a Survivor-centred, trauma-informed space for meaningful dialogue around the legacies of the Indian Residential School System, engaging with academic and community partners and supporting safe, respectful collection and access to material, oral histories and records. Opened in April 2018, the 399 gross square metre building includes a public reception and lobby area, three meeting rooms, staff/support areas, and an elegant open stair connection to the 170 net square metre exhibition space in the lower level of the adjacent Koerner Library. The Centre is a remarkable facility for the Indigenous community, and development of the exhibitory is in progress as the IRSHDC collects the community's input.

As per the Board 3 report, the project was largely funded by a \$5.5 million undesignated donation from the President's Priority Fund. Additional funding was provided by the Vice-President Academic, UBC Vancouver, to address additional costs for audio/visual equipment associated with the exhibitory, and for design and installation of an air conditioning system required post-occupancy when the building mechanical system proved inadequate to provide thermal comfort.

Updated funding source table:

Funding Sources	Board 3	Board 4
Undesignated donation from President's Priority Fund	\$5,500,000	\$5,500,000
Vice-President Academic, UBCV	-	\$494,000
TOTAL	\$5,500,000	\$5,994,000

A stakeholder meeting of occupants, operators and the project delivery team was held on September 30, 2020 to review project successes, constraints and lessons learned. Overall the project was a success, creating exceptional space that will be pivotal for furthering reconciliation. The project's Indigenous architect, Alfred Waugh (Formline Architecture), was key to the successful Indigenous engagement that shaped the building's symbolism and seamless indoor-outdoor connection with the adjacent Library Gardens. Exceptional team work and close collaboration between the project team and the construction team was critical to realizing the building's unique detailing, and the IRSHDC appreciates the commitment made to honouring the aesthetic intent while making a workable facility for staff and visitors.

While successful overall, there were several lessons learned. One of the project's sustainability-driven goals was to design a building with a passive ventilation system; however, thermal comfort modelling did not accompany the mechanical design. The designed mechanical system resulted in a building which was unbearably hot, and post-occupancy, an air conditioning system was designed and installed. The lessons learned are around the criticality of thermal comfort modelling, and full understanding that passive ventilation is a system that may also include robust back-up mechanical ventilation.

Another lesson learned is the critical need to be mindful of the time and effort required by user groups during the project design and development process, especially where the program requirements are unique, and where the group has little or no administrative staff support. The process was successful and the IRSHDC team delivered as required in terms of project input, but a more generous schedule would have eased the process.

Finally, while the site was ideal in terms of its important location and strong relationship to Library Gardens, the choice of site also created certain accessibility challenges. The lower level exhibitory space feels isolated from the rest of the building and the lower level was not equipped with washroom facilities. It was recognized that siting is a balance between many considerations.

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Images of Indian Residential School History and Dialogue Centre

Supplemental Materials 1 – Images of Indian Residential School History & Dialogue Centre



Photo 1 – Exterior View from Library Gardens



Photo 2 – Exterior View at night



Photo 3 – Exterior View from lower plaza

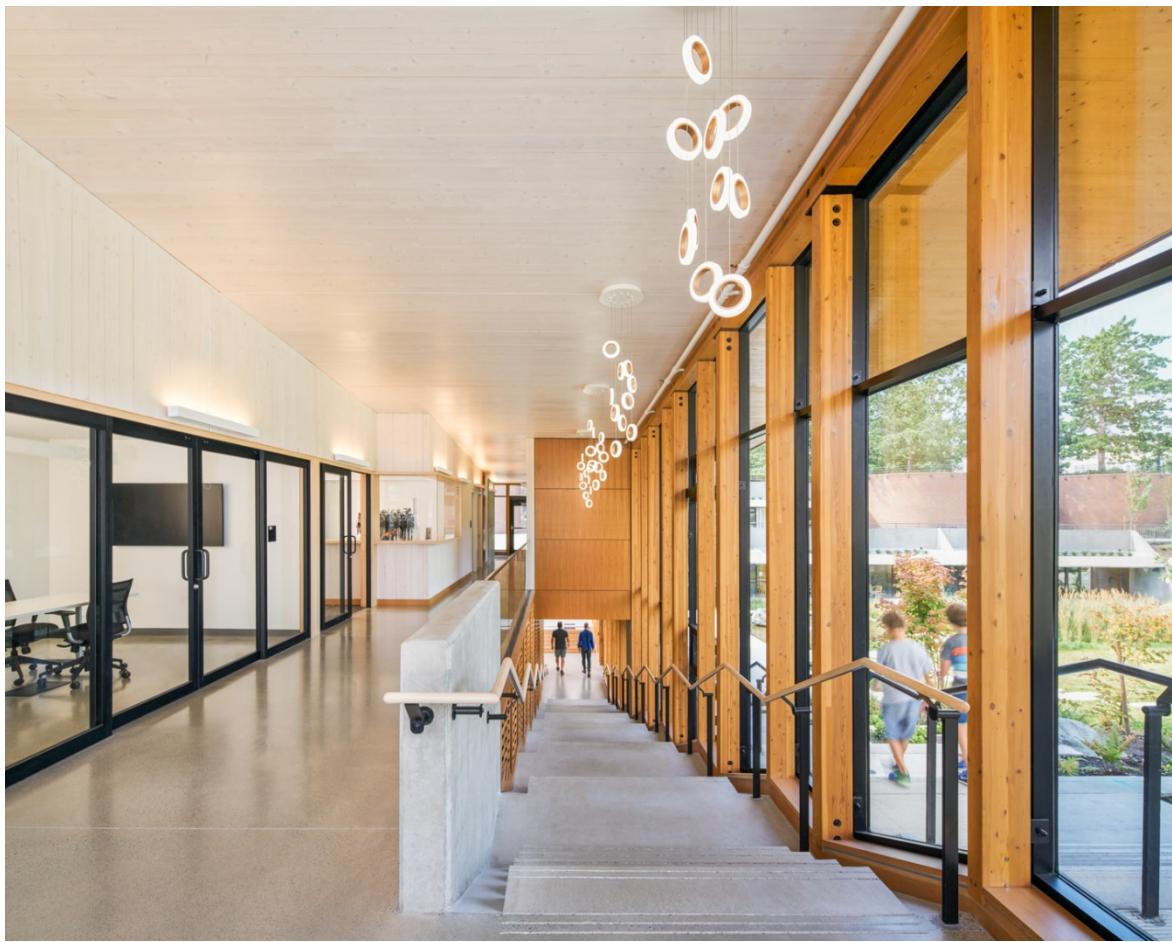


Photo 4 – Interior View looking west, stairway to lower level

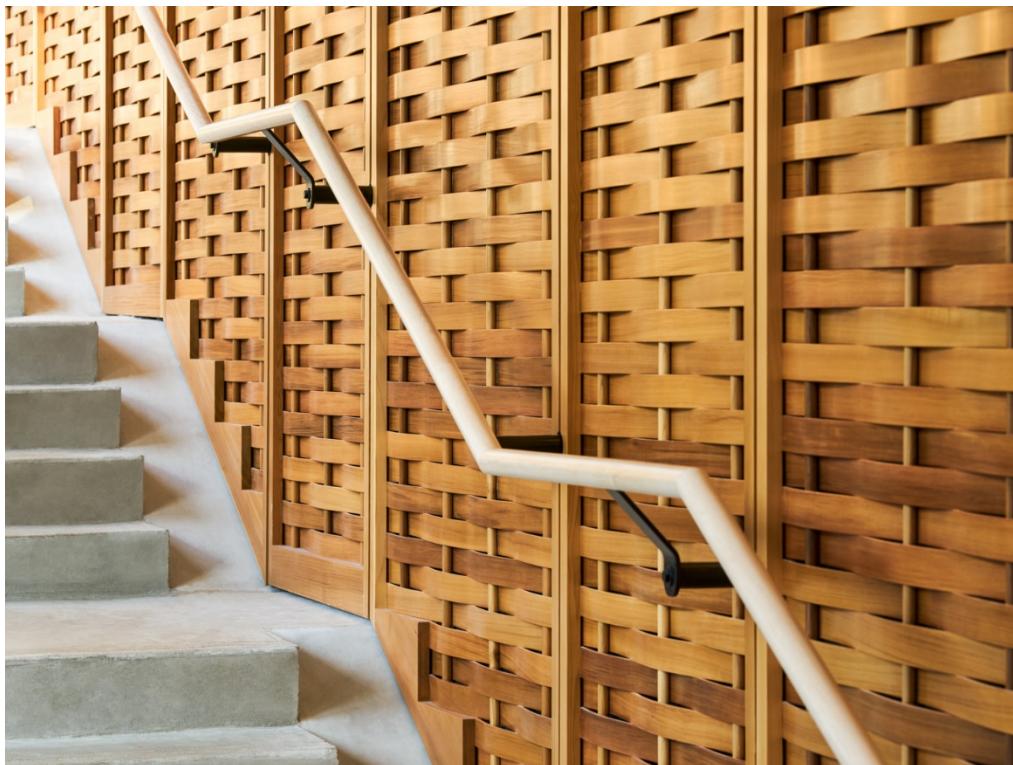


Photo 5 – Interior View of stair wall