



SUBJECT	UBC Exchange Transit Terminal Board 4 Post-Completion Report
SUBMITTED TO	Property Committee
MEETING DATE	June 8, 2021
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	For information only - No action requested
LEAD EXECUTIVE	Peter Smailes, Vice-President Finance & Operations
SUPPORTED BY	Robin Ciceri, Vice-President External Relations 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 and CEO, UBC Properties Trust

PRIOR SUBMISSIONS

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

- [February 14, 2017](#) (OPEN SESSION) Board 3 Approval, Funding Release \$15,740,000.
Action/follow-up: Undertake and complete construction.

Capital Budget	\$21,750,000
Operating Budget	\$55,000
Schedule	
Award construction contracts	
- [June 14, 2016](#) (OPEN SESSION) Post-Board 2 Funding Release \$2,000,000 to purchase and install the final lighting system and bus shelter canopies for the UBC Exchange as part of the interim bus exchange construction approved at Board 2 in February 2016.
- [February 15, 2015](#) (OPEN SESSION) Board 2 Approval, Funding Release \$1,000,000
Action/follow-up: Complete working drawings and tender documents and to commence construction on the interim bus exchange.
- [June 9, 2015](#) (OPEN SESSION) Board 1 Approval, Revised to reflect revised facility layout, Funding release \$1,500,000
Action/follow-up:

 - Execute the Amended & Restated Design, Construction & Capital Contribution Agreement and the Amended & restated Occupancy Agreement between UBC and the South Coast British Columbia Transit Authority (“Translink”) for the Transit Terminal.
 - Obtain any necessary governmental approvals, including any that may be required from the Minister pursuant to S50(2) of the University Act and/or under the terms of the applicable Crown Grant(S).

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 on the [insert name of construction project]. The Board of Governors has delegated to the Property Committee the responsibility receiving Board 4 post-completion reports for construction projects between \$5 million and \$20 million. The aggregate estimated value of UBC Exchange transit terminal is \$21,144,651.

The completed bus exchange is an end-of-route terminal for all diesel buses serving the UBC campus. The terminal and Exchange Residence were a unique integrated development, with the terminal's five drop-off bays and fifteen bus parking spaces located at grade beneath a 2-storey podium that serves as outdoor landscaped space for the residence. The eight bus pick-up bays are sheltered under aesthetically pleasing glass canopies, and the 169 gross square metre (1,820 gross square feet) drivers' facility is designed as a welcoming beacon. The terminal operates smoothly and efficiently and is easily accessed by students approaching from multiple directions.

The project was completed on schedule in summer 2019 in tandem with Exchange Residence. The final project cost was \$605,349 or 2.78% below the Board approved budget of \$21,750,000.

Final project funding and cost:

Funding Sources	Board 4
Translink	\$ 9,392,254
UBC Land Development proceeds of sales	\$ 11,752,397
TOTAL	\$ 21,144,651

A stakeholder meeting of occupants, operators and the project delivery team was held on March 29, 2021 to review project successes, constraints and lessons learned. Stakeholders agreed unanimously that the project was a tremendous success, and that the highly collaborative partnership with Translink over the long life of the project was key to that success. Accommodating the transit terminal functions on the site was very challenging and involved many design iterations. Review of options with external facilitation was an efficient method of arriving at a workable solution, and Translink participation in regular site meetings during construction was cited as key to efficient resolution of any site issues that emerged. Coast Mountain reports that the Exchange is successful from the Operator's perspective, and there have been no complaints from the student residents regarding noise or bus fumes.

Both Translink and UBC indicated that the partnership agreement has some "grey zones" with respect to certain ongoing operational responsibilities, however these are being addressed with good will between the parties. This is a good lesson learned for future agreements with external partners.

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Images of final project

Supplemental Materials 1 – Exchange Transit Terminal Images



Photo 1 – View of North Passenger Pick-up Zone looking south



Photo 2 – View from South Passenger Pick-up Zone looking towards Layover and Drivers' Facility, with Exchange Residence over



Photo 3 – Night View of Drivers' Facility