



SUBJECT	Board 4 Post-Completion Report Graduate Research Commons / Koerner Library Inter-Related Projects
SUBMITTED TO	Property Committee
MEETING DATE	September 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	Andrew Szeri, Provost and Vice-President Academic, UBC Vancouver Susan Parker, University Librarian Susan Porter, Dean and Vice-Provost, Graduate and Postdoctoral Studies Pam Ratner, Vice-Provost and Associate Vice-President, Faculty Planning John Metras, Associate Vice-President, Facilities Jennifer Sanguinetti, Managing Director, Infrastructure Development Yale Loh, Treasurer

PRIOR SUBMISSIONS

The subject matter of this submission has been considered previously by the Property Committee on [November 26, 2018](#) (OPEN SESSION) - Approval:

- i.* Board 1, 2 & 3, Funding release \$2,403,935 to undertake and complete construction.
- ii.* An internal loan of up to \$6,209,000 at 5.75% annual interest, to be repaid over 15 years from the Central operating budget; Capital budget \$6,706,935

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 Graduate Research commons / Koerner Inter-Related Projects. 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 estimated value of Graduate Research Commons / Koerner Library Inter-Related Projects is \$6,229,000.

The project included the following inter-related projects in the Walter C. Koerner Library:

- Levels 4 and 5: Renovation of 1,220 square metres into an inviting, technology-rich Graduate Research Commons that includes:
 - A diverse range of study and sitting areas including communal tables, individual carrels, lounge seating, and bookable graduate student project rooms. The renovation increased the number of study seats from 96 to 256.
 - The Digital Scholarship Lab with 18 enhanced PC workstations to support data, GIS and other digital scholarship and research project needs that require enhanced computing. The space is designed to foster interdisciplinary collaboration and provides access to digital research experts.
 - A bookable, technology-enhanced, 26-seat Presentation Room for research presentations and instructional purposes.

- Level 6: Renovation of the 270 square metres Vice-President Finance and Operations office suite to better accommodate the needs of the Finance team and the nature of their work.
- Level 2 north: Renovation of 137 square metres for Library administrative groups in order to make space available in level 2 south.
- Level 2 south: Renovation of 137 square metres to co-locate Strategy & Decision Support (SDS) and Planning and Institutional Reporting (PAIR) to promote collaboration and in close proximity to the 6th floor Provost's office.

Level 2 renovations were completed in December 2018 and March 2019, and the VPFO office moved back into renovated offices in February 2019. The final Graduate Research Commons phase of the project was completed in December 2019 and was in use for only three months prior to the COVID-19 related closure in March 2020.

The full cost of the project was \$6,229,000, which was \$478,000 (7%) under budget due to reduced furniture costs, unspent contingency, and efficiencies resulting from consolidation of all renovations under a single contractor. Each of the project areas was delivered within the budget assigned to that area.

Final project funding and cost:

Funding Sources	\$ Amount
Sutherland Foundation	389,000
Copyright Services	100,000
Library Finance	209,000
Central Operating Budget	5,531,000
TOTAL	\$6,229,000

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. All agreed that this was a very successful project with an impressive team effort. This was a very complex project which renewed a number of large areas in the building but it was very well organized, and consolidating the various projects under a single project manager, design team, and contractor facilitated coordination of security, shutdowns, and interaction with the user groups. In the few months that the Graduate Research Commons was open prior to COVID-19, the spaces were extremely well used, and students were very appreciative of the variety of study spaces that were not previously available. The new meeting rooms in the VPFO office suite are very valuable and the office space functions much better than before.

Lessons learned include the increasing demand for power and data outlets in student study spaces. This can be challenging in existing library facilities where the electrical service to the building was sized for spaces that primarily housed bookstacks. Another lesson is the importance of providing washrooms in excess of Building Code mandated numbers to serve areas with large, informal student study areas. A final reminder was the importance of considering technology life cycle in projects that have a major audio-visual component. It was also noted that the project took approximately a year longer to complete than originally estimated in the planning stages. This was owing to the complexity of the project with multiple phases and stakeholders in a working building. This experience should be taken into consideration when setting schedules for future complex renovation projects.

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Images of final project

Supplemental Materials 1 – Images of Final Project



Photo 1 – View of Research Commons open study area with tables and individual study carrels



Photo 2 – View of Research Commons open study area with tables and individual study carrels



Photo 3 – View of Research Commons – Open study area, lounge seating, and project rooms



Photo 4 – View of Research Commons – Presentation Room



Photo 5 – View of Research Commons informal presentations area



Photo 6 – View of Research Commons group study area



Photo 6 – View of VP Finance and Operations renovated office area