



SUBJECT	Board 4 Post-Completion Report – Djavad Mowafaghian Centre for Brain Health
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	Gail Murphy, Vice-President Research & Innovation Dermot Kelleher, Vice-President Health; Dean, Faculty of Medicine; Andrew Szeri, Provost and Vice-President Academic, UBC Vancouver Pam Ratner, Vice-Provost and Associate Vice-President Faculty Planning John Metras, Associate Vice-President Facilities Jennifer Sanguinetti, Managing Director, Infrastructure Development Michael White, Associate Vice-President Campus & Community Planning 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:

1. [December 1, 2011](#) (OPEN SESSION), Capital Budget Update.
\$2.5m donation for a Brain Tissue and DNA Bank, increasing the overall capital budget to \$68.333M.
2. [June 8, 2011](#) (OPEN SESSION) Board 3 Approval subject to tenders for construction components (\$41.75M budget) being received at or below budget (removal of this condition will be based on results from approximately 80% of tenders). Funding Release \$62,233,000.

An immediate funding release of \$2,500,000 is requested to commence utility relocations and site work.

It is also recommended that the Board of Governors authorize the Administration to take the necessary consequential steps, including seeking the provincial approval for the lease.

Revised Capital Budget \$66,333,000

Revised Operating Budget \$1,833,059

Award construction contracts

4. [February 7, 2011](#) (OPEN SESSION) Board 2 Approval, Funding Release \$2,000,000
Action/follow-up: Issue development Permit and proceed to Working Drawings.
5. [September 16, 2010](#) (OPEN SESSION) Board 1 Approval, Funding Release \$2,000,000
Action/follow-up: Proceed to Schematic Design.

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 Djavad Mowafaghian Centre for Brain Health. 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 Djavad Mowafaghian Centre for Brain Health (DMCBH) is \$70,998,995.

The DMCBH officially opened its doors in February 2014, bringing together brain researchers and clinicians who are experts in their fields of neuroscience, neurology, psychiatry, and rehabilitation in a hub for training, research, and clinical care. The philosophy of the facility is to work with all facets of brain health because knowledge gained from treating and investigating one disease of the brain will advance our understanding of others.

The building includes the following spaces:

- Research laboratories and support
- Office space for faculty, staff, and graduate students
- Core facilities including a Brain Tissue and DNA Bank, Integrated Neuroimaging Suite, Neuroimaging and Neurocomputation Centre, and Peptide Synthesis & Purification facility. The Neuroscience Facility, renamed the Preclinical Discovery Centre, is now complete except for a final equipment installation that has been delayed due to the pandemic.
- 120-seat lecture theatre
- Formal and informal meeting spaces
- Vancouver Coastal Health (VCH) clinics
- Space intended for lease to industry research partners did not attract a tenant, and the space was re-purposed as additional research space and office space for some Dean of Medicine office functions.

The final cost for the DMCBH project, including initial lease space tenant improvements, the Brain Tissue and DNA Bank, and the Neuroscience Facility (renamed the Preclinical Discovery Centre), was \$70,998,995. This was \$1.24 million higher than the Board approved project; however, funding received for the project totalled \$72,768,298, and the surplus was used to help fund fit-out of imaging facilities in the new building that were not part of the original project scope. The Board 4 report was delayed until now to allow for the completion of these added imaging facilities.

Final project funding sources:

Funding Source	\$ Amount
BC Ministry of Health	18,048,918
Industry Canada	15,000,000
Canadian Foundation for Innovation (CFI)	4,716,041
BC Knowledge Development Fund (BCKDF)	4,716,041
Donor Funding	21,919,059
Contingency	924,000
UBC Central	424,239
Faculty of Medicine	1,688,999
Vancouver Coastal Health Research Institute (VCHRI)	89,001
CBH/Research Strategic Initiative Funds	89,000
Total	\$72,768,298

A stakeholder meeting of occupants, operators and the project delivery team was held on June 28, 2021 to review project successes, constraints and lessons learned. All agreed that the DMCBH is a beautiful building that has brought the brain research community together, and the ongoing demand for space is an indication of its success. The research and clinical spaces function smoothly, and core facilities like the Integrated Neuroimaging Suite are well designed. VCH noted that it was a major accomplishment to figure out how research and clinical groups could share spaces and still be compliant with national privacy and protection requirements. The building’s siting, massing, and design create a strong, exciting Wesbrook Mall entrance to the hospital precinct.

The project offers a few lessons learned for future projects. A lot of effort during the design process was aimed at trying to design opportunities for informal “collisions” between the building’s research and translational scientists, including the location of what were intended to be centrally located meeting spaces. However, for functional and security purposes the research and clinical functions ended up on different floors, and there has been a realization that just being in the same building is not enough to encourage intermingling if units are on different floors. The occupants intend to address this through operational changes and events.

A joint UBC/VCH Steering Committee was critical for successfully planning the project, but this committee was disbanded after construction completion. Both UBC and VCH see value in setting up a joint committee to oversee maintenance and to deal with emerging and ongoing issues. It was noted that a project that involves this kind of complex construction/lease/maintenance partnership requires an up-front agreement that captures much more than just lease terms.

Completion of the shelled spaces in the intervening eight years has put pressures on the building’s mechanical system and the mechanical room due to added equipment. Although oversizing systems and rooms for future use is costly, it may be prudent to consider for a project that includes spaces for future completion.

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Images of final project

Supplemental Materials 1 – Djavad Mowafaghian Centre for Brain Health Images



Photo 1 – Exterior View North Side



Photo 2 – Exterior View from Wesbrook Mall



Photo 3 – Exterior View South Side



Photo 4 – Interior View of Atrium



Photo 5 – Interior View of Atrium



Photo 6 – Interior View of Atrium

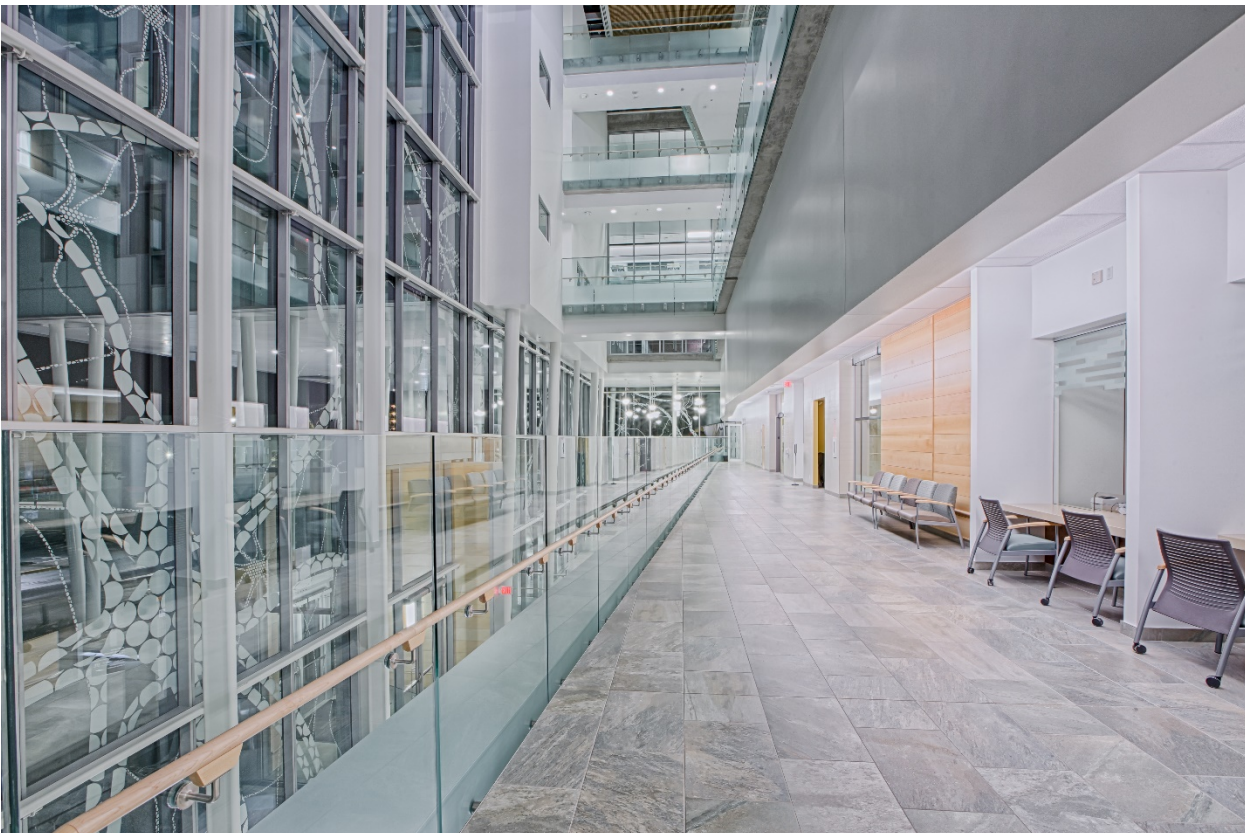


Photo 7 – Interior view of Clinical Floor



Photo 8 – Interior View of Lab



Photo 9 - Interior View of Lab



Photo 10 – Interior View of Lab



Photo 11 – Interior View of an Informal Collaboration Area