



SUBJECT	Board 4 Post-Completion Report – University Boulevard Lot (formerly reported as MacInnes Field Underground Parkade)
SUBMITTED TO	Finance Committee
MEETING DATE	November 19, 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	Ainsley Carry, Vice-President Students Robin Ciceri, Vice-President External Relations Andrew Parr, Associate Vice-President Student Housing & Community Services John Metras, Associate Vice-President Facilities Jennifer Sanguinetti, Managing Director, Infrastructure Development Yale Loh, Treasurer Michael White, Associate Vice-President, Campus & Community Planning 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. [September 21, 2017](#) (OPEN SESSION) – Board 2 & Board 3 Approval to complete design and undertake and complete construction, Funding release \$11,935,000

Capital Budget	\$12,435,000
Operating Budget	\$84,800
2. [June 14, 2017](#) (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 on the University Boulevard Lot project. 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 the University Boulevard Lot project is \$12,371,459.

The University Boulevard Lot provides parking for short-term visitors. It was opened in June 2019, in time for the Congress of the Humanities and Social Sciences. With a total of 218 spots, two are reserved for the campus Safewalk program, 196 are for visitors and include 16 electric-vehicle charging stations, and 20 are allocated to meet the visitor parking requirements for the adjacent Focal mixed-use rental housing project on University Boulevard. The project was delivered on time and in accordance with the Board-approved budget.

The parkade was funded by UBC Parking through an internal loan, with debt service to be paid from future parking revenue. The project pro forma was projected to be cash flow positive by Year 6 of operation but this has been affected by the 18-month reduced demand for parking at UBC as a result of COVID-19. With the fall 2021 return to campus, the utilization of the Parkade is currently around 50% through the day. This is expected to increase with greater public awareness of the new facility and as Gateway Health, the School of Biomedical Engineering (SBME) and other University Boulevard projects are completed.

A stakeholder meeting of occupants, operators and the project delivery team was held on October 19, 2021 to review project successes, constraints and lessons learned. UBC Parking indicated that this is one of the most outstanding parking facilities they have built. The facility works as intended to support transient use, and the user experience is excellent; directional wayfinding is clear, and the space is bright and feels safe. The design experience was positive and collaborative for all parties, and the project management, design, and construction team nimbly incorporated integration of the playing field above, and managed the discovery of unexpected conditions.

The only area of concern is the potential for conflicts between the high volume of car, bus and pedestrian traffic around the parkade entrance/exit location adjacent to the Nest traffic court. This was considered and discussed during planning and design; ultimately, however, other entrance location options explored were not feasible. Campus & Community Planning, UBC Parking and UBC Properties Trust continue to work on enhancements to wayfinding and warning systems that have successfully reduced conflicts, and note that additional measures may be necessary as the area becomes even busier. The only other areas of design identified for improvement in future projects were the lighting and drainage in the exterior stairwells.

Supplemental Materials (optional reading for Governors)

1. Image of final project

Supplemental Materials 1 – University Boulevard Lot – Image of final project



Photo 1 – View of Entrance/Exit ramp adjacent to MacInnes Field