



SUBJECT	Board 4 Post-Completion Report – Robson Square Tenant Improvements
SUBMITTED TO	Property Committee
MEETING DATE	March 21, 2023
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	For information only - No action requested
LEAD EXECUTIVE	Frank Laezza, Vice-President Finance & Operations
SUPPORTED BY	Robin Ciceri, Vice-President External Relations Talia Rosales, Director, Robson Square John Metras, Associate Vice-President Facilities Jennifer Sanguinetti, Managing Director, Infrastructure Development Yale Loh, Treasurer

PRIOR SUBMISSIONS

The subject matter of this submission was most recently considered on [November 5, 2019](#) (OPEN SESSION) – Lease renewal update.

The following Executive Summary 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 Robson Square Lease Renewal 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 Robson Square Lease Renewal project is \$7,000,000.

The UBC Robson Square interior tenant improvements successfully improved accessibility and refreshed the look, feel and comfort of the learning spaces and common areas. The spaces received significant upgrades including new lighting to brighten the spaces and remove the sense of being underground; renovated washrooms, including four gender inclusive and two universal washrooms; a new heating, ventilation, and air condition (HVAC) system; and updated formal and informal learning, social and public spaces that are more flexible, functional and aesthetically pleasing. The full cost of the project was \$7 million, in alignment with the Board approved project budget.

A stakeholder meeting of occupants, operators and the project delivery team was held on November 29, 2022 to review project successes, constraints and lessons learned. All agreed that this was a very successful project with a high degree of collaboration between stakeholders and a dedicated project team (Robson Square, UBC Properties Trust, design team and contractor). The space has been enhanced with brighter and more sustainable lighting, improved learning and social spaces, and upgraded washrooms. These improvements have opened up under-utilized areas, positively impacted the users and helped create a better sense of wellbeing.

The timing of the project was unique in that design began at the onset of the COVID-19 pandemic. This timing presented an opportunity to expedite construction because there was no need to schedule disruptive construction around faculty, staff and students, and the team was able to more efficiently progress through the design process and complete construction in a 12-month period. Despite changes in the construction manager and project team part way through construction, renovations were successfully completed prior to staff and students returning to Robson Square.

Lessons learned included the importance of developing an understanding of unique project requirements and the level of support required for projects that are not on the UBC Point Grey campus. The project demanded a significant amount of time from the Robson Square team for various items that would not have been the occupants' responsibility if the project were undertaken on the Point Grey campus. Another lesson is to pilot new design concepts on a small scale to test effectiveness before full implementation in a facility in order to ensure impact and effectiveness. Finally, the benefit of clear commissioning and deficiency processes was emphasized in order to support efficient resolution of project deficiencies.

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Images of Final Project

Supplemental Materials 1 – Images of Final Project

PLAZA LOUNGE – BEFORE & AFTER

New Features:

- Heritage wood floors lightened.
- Major lighting upgrade.
- Social spaces enhanced with colourful furniture.



HALLWAYS – BEFORE & AFTER

New Features:

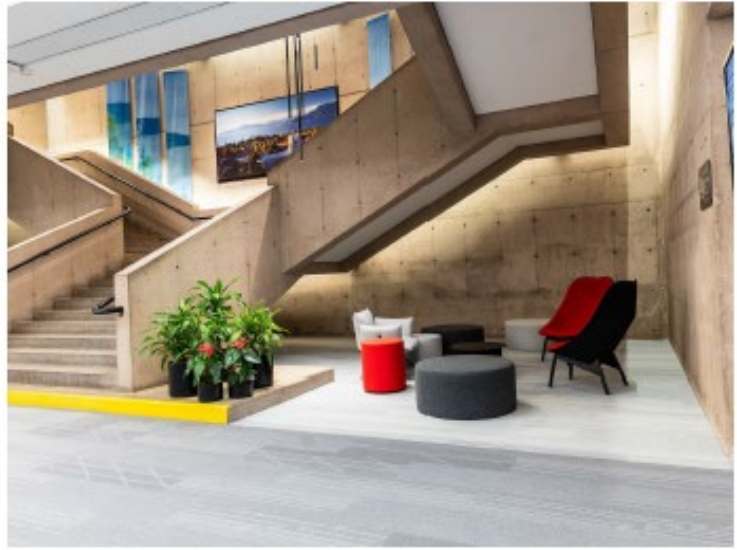
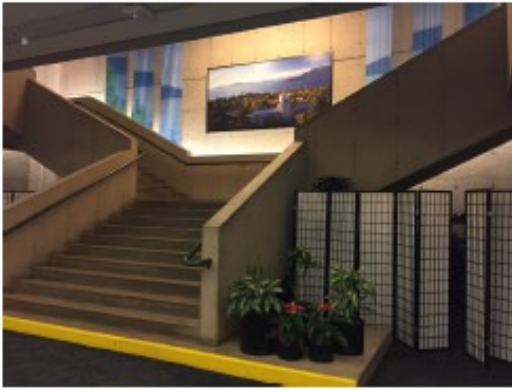
- Dark heritage wood ceiling replaced with lighter wood.
- Asbestos removed in all corridors.
- New HVAC systems installed.
- Linear lighting replaced old pot lights.
- Lighter carpets & wall improvements.



SOCIAL SPACES – BEFORE & AFTER

New Features:

- Welcoming entry with major lighting upgrade.
- Expanded social nodes for dialogue & collaboration.
- New carpet & colourful furniture.



THEATRE FOYER – BEFORE & AFTER

New Features:

- Enhanced lighting.
- New carpet & wall paint.
- Sculptural wall graphic - UBC lettering.
- Interior theatre lift replaced old wheelchair ramp.



CLASSROOM – BEFORE & AFTER

New Features:

- New lighting improved illumination & ambience.
- Upgraded HVAC & better air circulation.
- Two small classrooms merged for a larger flexible teaching space.
- Refreshed paint & carpet enlivens space.



END OF HALLWAY TRANSFORMED INTO SOCIAL SPACE BEFORE & AFTER

New Features:

- Small office relocated to open up area.
- Comfortable furniture added for clients.
- Sculptural wall graphic – Stanley Park.
- New carpet & bright wall paint.



WASHROOMS – BEFORE & AFTER

New Features:

- Modernized washroom basins, accessories & stall partitions add sophistication.
- Greatly improved accessibility, new gender-inclusive washroom.
- Health & safety upgrades with hands-free features throughout.
- Removal of asbestos.
- Pop of color with wall graphic.

