



SUBJECT	Capital Projects Update
SUBMITTED TO	Finance Committee
MEETING DATE	March 22, 2023
SESSION	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	Lesley Cormack, Deputy Vice-Chancellor and Principal, UBC Okanagan Gage Averill, Provost and Vice-President Academic, UBC Vancouver Rehan Sadiq, Provost and Vice-President Academic, UBC Okanagan Robin Ciceri, Vice-President External Relations Bhushan Gopaluni, Vice-Provost and Associate Vice-President Faculty Planning pro tem John Metras, Associate Vice-President Facilities Jennifer Burns, Associate Vice-President, Information Technology and Chief Information Officer Michael White, Associate Vice-President Campus & Community Planning Rob Einarson, Associate Vice-President Finance & Operations, UBC Okanagan Jennifer Sanguinetti, Managing Director, Infrastructure Development Yale Loh, Treasurer Aubrey Kelly, President & CEO, UBC Properties Trust

EXECUTIVE SUMMARY

Twice annually, the Board receives a status update on current capital projects and capital priorities in planning. This includes details on major capital building projects (>\$5 million) as well as a summary of routine capital renewal and renovation projects (<=\$5 million). Information on Infrastructure Impact Charge (IIC) projects and Information Technology (IT) projects is also included.

Major Building Projects

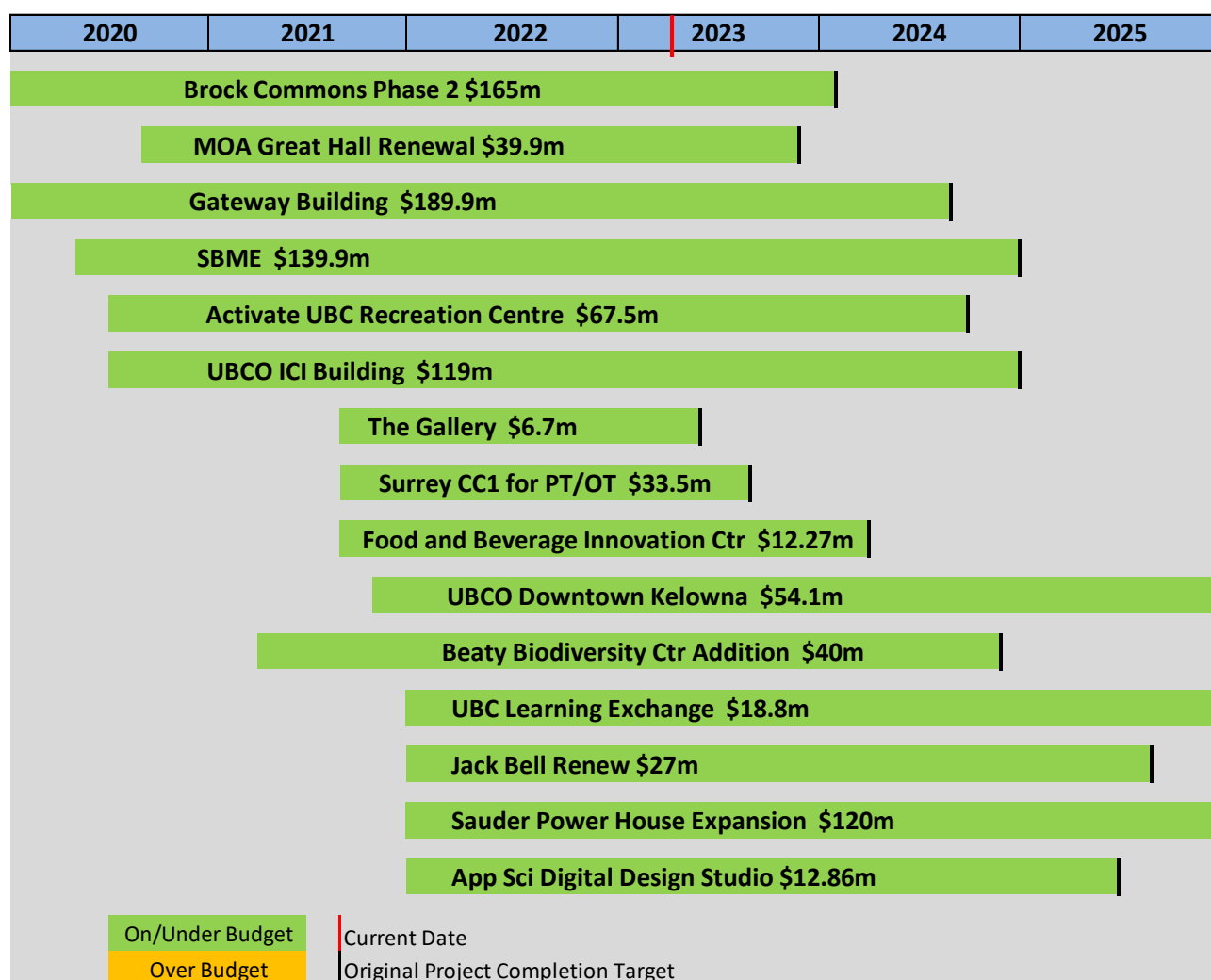
There are currently fourteen major building projects in construction or design, with a total approved value of \$1,046 million. Ten projects are on the Vancouver campus, including the School of Biomedical Engineering Building, Brock Commons Phase Two, the Gateway Health Building and the Activate UBC Recreation Centre North; two UBC Vancouver projects are off-campus – the Surrey project for Physical Therapy and Occupational Therapy Expansion, and the UBC Learning Exchange. Two projects are in the Okanagan – the Interdisciplinary Collaboration & Innovation Building and the UBC Downtown Kelowna project. The MacLeod Renew, Wesbrook Mall Redesign Phase 3, and Bioenergy Facility Expansion projects have all completed since the last Capital Projects Update.

A summary and detailed information on the capital project portfolio are provided in Appendices 1 and 2. Building projects completed since January 1, 2010 are included in Appendix 5 for reference.

The construction market continues to experience extreme COVID-related volatility, cost spikes, and delivery delays generated by supply chain disruptions and labour shortages, freight pricing, and high demand for materials and equipment. A concrete supply shortage in the Lower Mainland has created significant challenges for the Brock Commons Phase 2, Gateway Health, SBME and Recreation North projects. Despite being granted extended working hours, all of these projects have been faced with schedule slowdowns and increased costs, which project managers are endeavoring to cover through contingencies. The Gateway Health project has experienced the additional hit of a North American mass timber supply shortage and associated rising costs. The project received a single bid for the mass timber package, which the bidder then revised upwards significantly before signing a contract. Delivery of mechanical and audio-visual equipment on all projects continues to be especially challenging, with delivery often postponed even after tender award and receipt of delivery schedules.

These issues show no signs of abating. Market escalation and volatility and schedule delays are expected to continue for the foreseeable future. Project management teams at both UBC Properties Trust and Project Services (Infrastructure Development) continue to apply best practice risk mitigation strategies to the extent possible on projects currently in construction. Project budgets for projects in planning and design include healthy escalation contingencies, though there is wild industry speculation as to how high costs will rise.

The Retained Risk Fund (UBC Policy FM10 Retained Risk Policy) provides internal “self-insurance” for major capital projects to address cost overages resulting from unanticipated construction issues that cannot be managed with standard project contingencies. The current fee of 1% of the project budget (excluding taxes and financing charges) continues to be appropriate and sufficient to accomplish the objectives set out in the Policy. The Retained Risk Fund had a total balance of \$15.65 million on January 31, 2023. This includes \$13.54 million for the Vancouver campus and \$2.11 million for the Okanagan campus. These balances comply with the target level for the Retained Risk Fund of 1% of the value of active projects (assuming future Retained Risk Fee contributions for projects currently in design). Since the inception of the Retained Risk funds in 2009, a total of \$14.655 million has been paid out for projects on both campuses representing 0.52% of the total value of projects undertaken during that time.



Upcoming Board Approval Requests

Project Name	March 2023	June 2023	Sept 2023	Dec 2023
Beaty Biodiversity Centre Addition	Board 3			
UBC Learning Exchange Purchase + Tenant Improvements	Board 2+3			
Renewal of Jack Bell Building for the School of Social Work (Routine Capital)		Board 2		Board 3
Applied Science Digital Design Studio		Board 2		Board 3
Sauder School of Business Power House Expansion		Board 2		
Next Renew (Routine Capital)			Board 1	

Major IT Projects

Major information technology projects currently in planning or implementation include the Integrated Renewal Program (IRP Student and IRP Release 1 Completion), and the Digital Payments Program. A listing of major IT projects is provided in Appendix 3.

Routine Capital Projects

Routine capital includes cyclical maintenance, rehabilitation, upgrade and renovation projects associated with campus buildings and infrastructure. These projects are generally valued at less than \$5 million and are funded from a variety of internal sources – Building Operations, Energy & Water Services, Faculties/Departments, Student Housing & Community Services, Athletics and Recreation, and Parking. The Ministry of Post-Secondary Education and Future Skills (PSFS) contributes funding for capital maintenance of core academic facilities.

In April 2022, PSFS confirmed 2022/23 funding of \$35.593 million for UBCV and \$872k for UBCO, with a notional commitment for similar funding in 2023/24 and 2024/25. PSFS specifies that these funds be directed toward reduction of deferred maintenance in core academic facilities and that the overall package of projects in each year must be cost-shared between PSFS and UBC on a 75%-25% basis. The Carbon Neutral Capital Program (CNCP) is separate from Routine Capital. PSFS has increased the 2022/23 CNCP funding to \$3.3255 million, with a notional commitment for similar funding in 2023/24 and 2024/25.

The UBC Facilities team (Infrastructure Development, Building Operations, and Energy & Water Services), in its Routine Capital Steering Committee, develops specific projects for the PSFS-funded routine capital program based on facility condition assessment and input from department administrators supporting building user priorities. To optimize resources, the team seeks partnership opportunities with Faculties and synergies with other infrastructure renewal and modernization requirements such as learning space upgrades, accessibility and seismic upgrades.

Most PSFS-funded projects are less than \$5.0 million and consist of core building system renewals such as roof and envelope repairs, elevator retrofits, electrical infrastructure projects, fire and life safety system retrofits, minor interior refit projects (such as flooring replacements and washroom refurbishments), and utilities infrastructure improvements. Planned projects are experiencing delays in materials and equipment delivery due to COVID-related supply chain issues; however, the size of the overall program allows the team to be nimble and to re-allocate resources between projects when necessary. PSFS is supportive of this strategy and works with UBC to approve revised project lists as required.

Example projects in this category for 2022-2023 include:

- Thea Koerner House and Addition roof renewal - \$1.5 million
- Classroom ventilation upgrades in several older buildings - \$1 million
- Chemistry D chiller and cooling tower - \$900k
- Life Sciences Centre air compressor and vacuum pumps - \$450k
- Bioenergy Research and Demonstration Facility substation - \$450k

Some multi-year whole building renewal projects are also undertaken as part of the PSFS-funded program to address a full range of deferred maintenance items, seismic upgrade requirements, energy retrofit and facility modernization. These projects are larger in scope and are subject to the standard capital projects review process. Routine Capital whole building renewal projects greater than \$5 million being undertaken in 2022/23 were the completion of the MacLeod Building Renewal (Board 1, 2, and 3 approval September 2020), the Museum of Anthropology (MOA) Great Hall Renewal (Revised Board 3 approval December 2021), and the Renewal of the Jack Bell School for Social Work (Board 1 March 2022). These projects are included in the “Major Building Projects” summary, and are funded in the 75% PSFS, 25% UBC Routine Capital Program model. The MacLeod project is now complete, MOA Great Hall construction is proceeding well, the Jack Bell Building for the School of Social Work is in the design development phase, and preliminary planning for the next renewal is underway. UBC has received assurances from PSFS that they understand the multi-year commitment that UBC is making with these larger projects and do not intend to reduce their notional funding commitment for the duration of these projects.

Significant current routine capital projects outside of the PSFS-funded program include:

- 1) Laboratory of Archaeology (LOA) at Iona - \$3.517 million
 - Renovation and conversion of the Iona Building underground vault to house a new LOA Community Research Centre which includes an Indigenous Knowledge and Archaeological Analysis wet lab, and a Community Research and Collaboration Lab. Funded by the Academic Capital Fund.
- 2) Robotic Milkers – Dairy Education Centre - \$3.1 million
 - Retrofit of existing facilities at the UBC Dairy Education and Research Centre in Agassiz to accommodate the implementation of six robotic milking machines. Funded by the Centre’s operating budget, the Faculty of Land and Food Systems reserves and the Academic Capital Fund.
- 3) Clean Connected and Safe Transportation Testbed – Hydrogen Refueling Station - \$4.9 million
 - Development of a hydrogen refueling station on the west side of Thunderbird Parkade. Funded by CFI/BCKDF, BC Low Carbon Fuel Standard Credits, HTEC (industry partner), and NRCan. In construction.
- 4) Clean Connected and Safe Transportation Testbed – Solar Array Project – \$4.5 million
 - Integral to the operation of the Transportation Testbed is installation of a solar array on the roof of the Thunderbird Parkade to simulate renewable power generation in a realistic urban environment. Funded by CFI/BCKDF, BC Low Carbon Fuel Standard Credits, PacifiCan, and UBC Parking. In construction.

Infrastructure Impact Charge (IIC) Program

The IIC program includes utility, roads and public realm projects required to meet the needs of campus growth. Funding is provided through Infrastructure Impact Charges on neighbourhood and ancillary development projects. A separate information report on the IIC program is provided annually to the Board. Individual projects with budgets over \$5 million are brought forward for separate Board approval, and these projects are included in the “Major Building Projects” summary.

Capital Priorities in Planning

Appendix 4 shows proposed major capital building projects currently in planning and design, most of which have not yet been brought forward for Board approval. The UBC Executive undertakes an annual prioritization of major capital projects with assistance from the Capital Planning Working Group and input from campus stakeholders. This process generates an updated Five-Year Capital Plan that is submitted each year to the Provincial government. The latest Five-Year Capital Plan (2023/24 – 2027/28) was approved by the Board of Governors in June 2022 and submitted to the Province in July. The projects in Appendix 4 reflect this Five-Year Capital Plan and other future capital priorities.

Proposed capital projects are evaluated and prioritized using an assessment model that considers how each project contributes to the University's strategic objectives and operational performance & risk mitigation objectives. Consistent with *Shaping UBC's Next Century* the 2018-28 strategic plan, the prioritization criteria that were used in the 2021 round of capital planning are shown below:

1) University Strategic Priorities

- President's Academic Excellence Initiative – 10%
- People & Places – 15%
- Research Excellence – 30%
- Transformative Learning – 30%
- Local & Global Engagement – 15%

2) Operational Performance and Risk Mitigation

- Health & Safety (e.g. seismic risk) – 25%
- Performance & Reliability (e.g. deferred maintenance) – 25%
- Legal / Regulatory / Reputation – 25%
- Business Case – 25%

Initial prioritization is “needs-based”, therefore funding potential is not a criterion. Alignment with provincial priorities and funding realities are considered separately when decisions are made on projects to be included in the Five-Year Capital Plan or approved for internal funding allocation.

Input on the capital planning process and capital priorities is sought from the following groups:

- UBCV Committee of Deans
- Okanagan Leadership Council (AVPs and Deans)
- Indigenous Partners – Musqueam, Okanagan Nation Alliance
- Property & Planning Advisory Committee
- UBCV Senate Academic Building Needs Committee
- UBCO Senate Academic Building & Resources Committee
- Vancouver Subcommittee of the Council of Senates Budget Committee
- Alma Mater Society / UBC Student's Union Okanagan
- Graduate Student Society
- Building Operations and Energy & Water Services / UBCO Campus Operations
- UBC Properties Trust (for information)

Seismic Resilience Plan

In September 2022, a Seismic Resilience Plan Update was submitted to the Board of Governors for information.

APPENDICES

1. Capital Projects Update - Summary by Project Type and Board Approval Level
2. Major Capital Building Projects – Detailed Information
3. Information Technology (IT) Projects – Detailed Information
4. Capital Plan + Future Priorities
5. Capital Projects Completed since January 1, 2010

Capital Projects Update - Summary by Project Type and Board Approval Level

As of 31 December 2022

Dollar figures are all in \$000's

Project Type/ Approval Level	GBA (s.f.) ¹	Project Budget (\$000's)	Projected Final	Costs to Date	Confirmed Funding Sources								Unfunded	% Unfunded	Reduction to Deferred Maintenance ²	Financing			
					Prov Gov	Fed Gov	UBCV Central	UBCO Central	Land Dvpt Costs or Taxes	Self-Funded	Faculty or Unit Funded	Fundraising				UBC Central Debt	Self-Funded Debt	Faculty / Unit Debt	Total Debt
Infrastructure Projects																			
Major Capital Buildings																			
Board 1 - In design	197,888	\$178,661	\$178,661	\$865	\$20,250	\$0	\$46,150	\$0	\$14,400	\$0	\$64,177	\$33,684	\$0	0.00%	\$6,680	\$35,000	\$0	\$23,000	\$58,000
Board 2 - In design	44,130	\$40,000	\$40,015	\$1,662	\$0	\$0	\$20,015	\$0	\$0	\$0	\$0	\$20,000	\$0	0.00%	\$0	\$20,000	\$0	\$0	\$20,000
Board 3 - In construction	1,170,370	\$827,586	\$827,426	\$187,252	\$77,917	\$3,594	\$347,201	\$163,067	\$865	\$122,548	\$84,169	\$28,066	\$0	0.00%	\$26,200	\$407,551	\$122,548	\$42,900	\$572,999
Complete - Board 4 pending	966,723	\$446,797	\$453,720	\$447,596	\$58,988	\$40,137	\$76,019	\$15,085	\$8,060	\$234,480	\$15,879	\$9,899	\$0	0.00%	\$54,447	\$43,635	\$234,480	\$0	\$278,115
Major Capital Building Projects	2,379,111	\$1,493,043	\$1,499,822	\$637,375	\$157,155	\$43,731	\$489,386	\$178,152	\$23,325	\$357,028	\$164,224	\$91,649	\$0	0.00%	\$87,327	\$506,186	\$357,028	\$65,900	\$929,114
Routine Capital Projects																			
Building Operations (Provincial funding) ³		\$25,268	\$25,268	\$17,602	\$18,951	\$0	\$6,317	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$25,268	\$0	\$0	\$0	\$0
Energy & Water Services		\$13,878	\$13,748	\$4,686	\$2,056	\$0	\$685	\$0	\$0	\$0	\$11,137	\$0	\$0	0.00%	\$13,878	\$0	\$0	\$0	\$0
Faculties/Departments		\$84,331	\$82,152	\$61,036	\$0	\$18,728	\$0	\$0	\$0	\$0	\$65,193	\$0	\$0	0.00%	\$84,331	\$0	\$0	\$0	\$0
Student Housing & Community Services		\$21,631	\$20,843	\$18,256	\$0	\$0	\$0	\$0	\$0	\$0	\$20,843	\$0	\$0	0.00%	\$21,631	\$0	\$0	\$0	\$0
Athletics		\$2,062	\$2,062	\$1,634	\$0	\$0	\$0	\$0	\$0	\$0	\$1,772	\$290	\$0	0.00%	\$2,062	\$0	\$0	\$0	\$0
UBC Okanagan		\$21,655	\$18,616	\$7,257	\$1,744	\$0	\$0	\$12,814	\$0	\$0	\$5,757	\$0	\$0	0.00%	\$21,655	\$0	\$0	\$0	\$0
Routine Capital Building Projects⁴		\$168,826	\$162,689	\$110,471	\$22,751	\$18,728	\$7,002	\$12,814	\$0	\$0	\$104,702	\$290	\$0	0.00%	\$168,826	\$0	\$0	\$0	\$0
Infrastructure Impact Charge (IIC) Projects ⁵		\$114,876	\$114,876	\$58,912	\$5,665	\$1,070	\$0	\$0	\$0	\$108,141	\$0	\$0	\$0	0.00%	\$0	\$0	\$0	\$108,141	\$108,141
Subtotal - Infrastructure Projects		\$1,776,745	\$1,777,387	\$806,758	\$185,570	\$63,529	\$496,388	\$190,966	\$23,325	\$465,169	\$268,926	\$91,939	\$0	0.00%	\$256,153	\$506,186	\$357,028	\$174,041	\$1,037,255
Information Technology Projects																			
Major Information Technology Projects																			
Major IT Projects ⁶ - Planning / Implementation		\$348,660	\$272,411	\$119,612	\$0	\$0	\$348,924	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$348,924	\$0	\$0	\$0
Major IT Projects - Complete - Board 4 pending		\$192,147	\$192,147	\$192,147	\$0	\$0	\$192,147	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$222,681	\$0	\$0	\$0
Major IT Projects - Complete - Board 4 pending		\$540,807	\$464,558	\$311,759	\$0	\$0	\$541,071	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$571,605	\$0	\$0	\$0
Routine IT Projects		\$40,829	\$40,295	\$13,579	\$3,226	\$0	\$20,283	\$1,305	\$0	\$298	\$15,484	\$0	\$0	0.00%	\$0	\$0	\$0	\$0	\$0
Subtotal - IT Projects⁷		\$232,976	\$232,442	\$205,726	\$3,226	\$0	\$212,430	\$1,305	\$0	\$298	\$15,484	\$0	\$0	0.00%	\$0	\$222,681	\$0	\$0	\$0
Grand Total	2,379,111	\$2,009,721	\$2,009,829	\$1,012,484	\$188,796	\$63,529	\$708,818	\$192,271	\$23,325	\$465,467	\$284,410	\$91,939	\$0	0.00%	\$256,153	\$728,867	\$357,028	\$174,041	\$1,037,255

1 - Gross building area is the total floor area including the unrentable area in square feet.

2 - Current total deferred maintenance for Vancouver campus is \$1.29 billion per PSFS facility condition database for core academic buildings (not including student housing, athletics facilities and parkades).

3 - Less funding for large renewals, which is included in Major Capital Projects

4 - Cyclical maintenance, rehabilitation, upgrade and renovation projects >\$50,000 and <=\$5 million underway or completed in current fiscal year. Includes projects funded by PSFS, Building Operations, Energy & Water Services, Faculties/Departments, Student Housing & Community Services (SHCS), Athletics and Parking.

5 - IIC funded utility, roads and public realm projects underway or completed in current fiscal year. A separate report on the overall IIC Plan is also provided annually to the Board.

6 - Major IT projects are fully funded based on Board approved project budgets. Given the multi-year nature of these projects, the projected final cost may vary based on available information at different points in time. If a project is completed under budget, all unused UBCV Central funding will be returned.

7 - IT projects, major (>\$5 million) and routine (>\$50,000 and <=\$5 million), currently in planning/design or completed in the fiscal year.

Major Capital Building Projects - Detailed Information

As of 31 December 2022
Dollar figures are all in \$000's

	Grey = Complete, Board 4 Pending
	Green = Board 3
	Yellow = Board 2
	Pink = Board 1

Project Name	Project Rep.	Schedule				Gross Building Area (SF) Final Approved	Capital Cost			Current Status/ Issues + Variances	Funding								Reduction to Deferred Maintenance	Financing				Funding/Financing Comments		
		Target Compl. at Board 3	Target Completion Final Approved	% Compl.	Actual Completion (Occupancy)		Budget Final Approved	Projected Final Cost	Costs to Date		Confirmed Funding Sources									UBC Central Debt	Self-Funded	Faculty/ Unit Debt	Total Debt			
		Prov Gov	Fed Gov	UBCV Central	UBCO Central		Land Dvpt Cost or Taxes	Self-Funded	Faculty or Unit Funded		Fundraising	Unfunded	% Unfunded	UBC Central Debt	Self-Funded	Faculty/ Unit Debt	Total Debt									
UBC-Vancouver																										
Douglas T. Kenny Building 4th Floor Renovation	UBC Project Services Paul Hays		DEC-19	100%	JAN-21	15,650	\$7,640	\$5,271	\$5,271	Project complete. Final cost approx. \$2.37m under budget.							\$5,271	\$0	0.00%					\$0		
Undergraduate Life Sciences Teaching Labs Renew	UBC Project Services Kyle Reese		JAN-19	100%	SEP-19	176,625	\$88,000	\$98,200	\$97,544	Building occupied and in use. Contractor delay claims settled, but consultant's claim outstanding. \$10.2m projected budget overage covered by Retained Risk Fund. FY20 bid 'n' operating fund; BC Hydro, IC's (Public Realm), Faculty of Science, ID planning contingency and an internal loan.	\$11,838	\$32,528	\$52,733	\$830	\$249	\$22	\$0	0.00%	\$39,547	\$43,635				\$43,635		
Arts Student Centre	UBCPT Matt Taylor		SEP-21	100%	SEP-22	11,013	\$10,841	\$11,080	\$11,080	Glazing contractor went bankrupt. Replacement vendor resulted in cost increase of roughly 300K, funded through Retained Risk Fund.			\$1,765	\$500	\$3,000	\$5,815	\$0	0.00%		\$0				\$0		
Geological Field School	UBCPT Craig Shirra		AUG-20	100%	JUN-22	10,824	\$2,673	\$3,282	\$3,282	Project complete. Budget overage covered by Faculty of Science.					\$558	\$2,724	\$0	0.00%						\$0		
to s̄x̄h̄eleleris̄ tā k̄āk̄'ā7ā7̄ (The Houses of the Ones Belonging to the Saltwater, formerly Pacific Residence)	UBCPT Sepehr Rad	Bldg 1: AUG-21, Bldg 2-5: SEP-21 to JAN-22	MAR-22	100%	AUG-21; JAN-22	365,876	\$165,034	\$164,034	\$161,822	All buildings completed and occupied. Minor deficiencies and landscape maintenance ongoing.						\$165,034	\$0	0.00%		\$165,034			\$165,034	165M loan will be repaid with future rental revenue.		
Robson Square Tenant Improvement	UBCPT Matt Taylor		AUG-21	100%	AUG-21	81,000	\$7,000	\$7,000	\$7,000	T1 project complete. Roughly 70K over budget was applied against the management fee. Final project costs are on budget.			\$7,000				\$0	0.00%						\$0		
MacLeod Renewal (Routine Capital)	UBC Project Services Noel McNally		JUN-22	100%	SEP-22	81,203	\$51,114	\$49,035	\$48,385	Funded with Provincial Routine Capital 75% & UBC 25%. Funding received for 2022-23. Occupancy achieved in July 2022. Project completed under budget.	\$36,490		\$12,163		\$2,461		\$0	0.00%	\$14,900					\$0		
Bioenergy Facility Expansion Project	UBC Project Services Ryan Huffman		MAR-21	100%	NOV-22		\$20,361	\$22,805	\$22,805	Project is complete.	\$7,838	\$7,609	\$2,358	\$5,000			\$0	0.00%						\$0		
Westbrook Mall Redesign Phase 3	UBCPT Sepehr Rad		OCT-22	100%	SEP-22	N/A	\$5,770	\$4,705	\$4,009	Project complete and under budget. Recoveries from UEL and MOT1 being handled by UBC.	\$2,822			\$1,730		\$1,218	\$0	0.00%					\$0	Fundraising amount includes 1.07M from University Endowment Land (UEL) and 148K from Translink yet to be received.		
IIC Public Realm Projects	UBCPT David Poettcker	To be completed in phases over a 15 year period.			1	N/A	Please refer to IIC Plan	Please refer to IIC Plan	Please refer to IIC Plan	Please refer to IIC Plan									Please refer to IIC Plan	Please refer to IIC Plan				\$0	Public Realm projects are funded by Infrastructure Impact Charges.	
Museum of Anthropology - Great Hall Renewal (Routine Capital)	UBC Project Services Aetha Ullmatt		JUL-23	48%		7,922	\$39,900	\$39,900	\$19,086	Construction underway. Funded with Provincial Routine Capital 75% & UBC 25%, plus contribution from Canadian Heritage. Funding received 2020-23, completes with 2023-24 funding.	\$27,980	\$2,594	\$9,327				\$0	0.00%						\$0		
Brock Commons Phase 2 Mixed-Use Housing Development	UBCPT Sepehr Rad		DEC-23	42%		330,480	\$165,217	\$165,217	\$68,830	Construction underway on both North and South Buildings. Anticipated occupancy Sept. 2023 and March 2024, respectively.			\$34,490	\$122,548	\$8,179		\$0	0.00%	\$5,100	\$34,490	\$122,548		\$157,038	Funding from VP Students, VP Academic and SHCS are expected to be covered via internal financing. 1.67M funding from Peter A Allard School of Law has not yet been confirmed.		
Surrey City Centre 1 - Space Purchase and Tenant Improvements for Faculty of Medicine Physical Therapy and Occupational Therapy Expansion	UBC Project Services Kate West		AUG-23	62%		23,783	\$33,568	\$33,318	\$20,818	OC1 2nd floor purchased, and tenant improvements construction is in progress. Substantial completion is anticipated in August 2023.	\$24,937		\$4,191		\$4,191		\$0	0.00%					\$0	Provincial funding commitment of \$24.9m received; Central and FoM to split remaining costs 50/50. Purchase price includes Strata + taxes to Jan 2023. FoM will be responsible for these payment starting Feb 2023.		
Gateway (Nursing, Kinesiology, ISHS & UBC Health) Building	UBCPT Shawn Rodgers		OCT-24	21%		270,551	\$189,911	\$189,911	\$40,686	Construction underway. Building structure is a Mass Timber/Concrete/Steel hybrid. Mass timber market in particular is under significant demand pressure and the constructions has experienced significant escalation. Project budget is being closely monitored.			\$164,997		\$22,681	\$2,233	\$0	0.00%	\$21,100	\$154,997	\$2,500		\$157,497	Central Debt will be funded from ACF. Committed Fundraising incl 732K funding from UBCPT plus 1.5M future student fee from Nursing & Kinesiology. Fac of Education will cover 1M Via internal financing. Faculty funding includes potential 2.8M CFI funding, backstopped by Fac of Arts.		
Activate UBC Recreation Centre North (UBCV)	UBCPT Shawn Rodgers		NOV-24	16%		106,680	\$67,535	\$67,535	\$10,522	Construction enabling works are largely complete. Site excavation and construction is underway.			\$47,135		\$15,400	\$5,000	\$0	0.00%		\$47,135	\$15,400		\$62,535	UBC funding includes 4.0M from Paragon Fund, rest of 43.1M will be covered via internal financing. Committed student fee will be covered via max of 13.6M internal financing to AMS. Faculty funding represents current fundraising shortfall, VP Students and Central Finance will determine an appropriate backstop upon project completion.		
School of Biomedical Engineering (SBME) Building	UBCPT Sepehr Rad		DEC-24	13%		156,292	\$139,403	\$139,403	\$18,019	Construction ongoing with structure anticipated to be completed in November 2023.	\$25,000		\$80,896		\$25,000	\$8,507	\$0	0.00%		\$80,896	\$25,000		\$105,896	UBC Central debt will be covered by ACF (75M) & UBC Operating budget (6M). Faculty loan will be covered by SBME and backstopped by Fac of Med & Fac of App Sci 50/50. 507K fundraising represents funding from UBCPT. Remaining fundraising represents fundraising goal (backstop by SBME, FoM and App Sci).		
The Gallery	UBC Project Services Paul Hays		APR-23	45%		3,140	\$6,715	\$6,805	\$3,033	Project is on target to complete in May 2023.		\$1,000	\$3,911		\$68	\$1,826	\$0	0.00%		\$2,011			\$2,011	UBCV Central: Includes funding from President's Priority Fund & Academic Capital Fund. ACF portion will be financed via internal loan. Committed fundraising to be received from Phil Lind.		
Food and Beverage Innovation Centre	UBCPT Diona Fong / Dave Poettcker		MAR-24	5%		9,522	\$12,270	\$12,270	\$644	Construction has started following Board 3 approval in December 2022.			\$2,255	\$865	\$8,650	\$500	\$0	0.00%		\$2,255			\$2,255	2.3M internal financing will be covered by ACF.		
Beatty Biodiversity Centre Addition	UBCPT Sean Ang		NOV-24	4%		44,130	\$40,000	\$40,015	\$1,662	Design in progress. Targeting March/23 Board 3 submission. Construction estimates are currently higher than budget. Additional marketing cost (\$15k) as requested by donor.			\$20,015			\$20,000	\$0	0.00%		\$20,000			\$20,000	20M internal financing will be cover by ACF.		
UBC Learning Exchange	UBC Project Services Noel McNally		JUN-25	0%		11,980	\$18,800	\$18,800	\$0	Purchase and tenant improvements in a building to be built in the Downtown East Side. Development of details in progress. Targeting final Board submission in March/23.			\$4,400	\$14,400			\$0	0.00%					\$0	Preliminary budget includes 13.5M purchase price and 5.3M TI. 14.4M distributions from Great Northern Way Trust & remaining 4.4M anticipate to come from process of the sale of Paragon Enterprises.		
Renewal of Jack Bell Building for the School of Social Work (Routine Capital)	UBC Project Services Noel McNally		AUG-25	2%		32,733	\$27,000	\$27,000	\$418	Funded with Provincial Routine Capital 75% & UBC 25%. Funding received for 22-23, completes with 2025-26 funding. Design in progress. Board 2 planned for June 2023.	\$20,250		\$6,750				\$0	0.00%	\$6,680				\$0			
UBC Sauder School of Business Power House Expansion Project	UBCPT Shawn Rodgers		JUL-26	0%		141,420	\$120,000	\$120,000	\$312	Schematic Design is in progress. Board 2 is currently planned for September 2023.			\$35,000		\$51,316	\$33,684	\$0	0.00%		\$35,000	\$23,000		\$58,000	35M internal financing will be covered by ACF. Faculty funding includes 1.2M previously assigned to another project. Sauder expected to issue a max of 23M internal loan to cover project. Fundraising amount represent goal yet to be achieved (shortfall backstopped by Sauder).		
Faculty of Applied Science Digital Design Studio	UBC Project Services Noel McNally		MAY-25	1%		11,765	\$12,861	\$12,861	\$135	Schematic Design is in progress. Board 2 is currently planned for June 2023.					\$12,861		\$0	0.00%					\$0			
SUBTOTAL (UBC-V)						1,892,579	\$ 1,231,613	\$ 1,238,447	\$ 545,363		\$157,155	\$43,731	\$489,386	\$0	\$23,325	\$287,562	\$159,884	\$81,529	\$0	0.00%	\$87,327	\$420,419	\$287,562	\$65,900	\$773,901	
UBC-Okanagan																										
Nechako Residence	UBCPT Craig Shirra		JAN-21	100%	JUL-21; JUL-22	128,654	\$50,950	\$50,895	\$50,895	Project Complete.				\$2,653	\$46,634	\$2,291	\$0	0.00%		\$46,634			\$46,634	Loan will be paid from future student housing rental and meal plan revenue.		

Major Capital Building Projects - Detailed Information

As of 31 December 2022

Dollar figures are all in \$000's



Grey = Complete, Board 4 Pending
 Green = Board 3
 Yellow = Board 2
 Pink = Board 1

Appendix 2

Project Name	Project Rep.	Schedule				Gross Building Area (SF) Final Approved	Capital Cost			Current Status/ Issues + Variances	Funding										Reduction to Deferred Maintenance	Financing				Funding/Financing Comments	
		Target Compl. at Board 3	Target Completion Final Approved ¹	% Compl.	Actual Completion (Occupancy)		Budget Final Approved	Projected Final Cost	Costs to Date		Confirmed Funding Sources											UBC Central Debt	Self-Funded	Faculty/ Unit Debt	Total Debt		
											Prov Gov	Fed Gov	UBCV Central	UBCO Central	Land Dvpt Cost or Taxes	Self-Funded	Faculty or Unit Funded	Fundraising	Unfunded	% Unfunded							
Skeena Residence	UBCPT Craig Shirra		AUG-20	100%	AUG-20	72,651	\$24,981	\$24,981	\$24,981	Project Complete.						\$22,812	\$2,049	\$120	\$0	0.00%			\$22,812			\$22,812	Capital cost to be internally financed with debt service paid from systemwide student housing rental and meal plan revenue.
1540 Innovation Drive, Kelowna	UBCPT Craig Shirra		MAY-21	100%	AUG-21	23,227	\$12,432	\$12,432	\$10,522	Base Building project complete. Ongoing hydrogen lab TI scheduled to be complete in March.				\$12,432					\$0	0.00%					\$0		
Interdisciplinary Collaboration & Innovation (ICI) Building	UBCPT Craig Shirra		DEC-24	5%		146,000	\$118,967	\$118,967	\$5,614	Full Board 3 approval in Dec 2022. Construction initiated in January 2023.				\$108,967			\$10,000	\$0	0.00%		\$85,767			\$85,767	UBCO will be responsible for the principal repayments. Annual interest payment will be split with UBCO paying 3% and UBCV paying 2.75%		
UBCO Downtown Kelowna Project	UBCPT Craig Shirra		AUG-25	0%		116,000	\$54,100	\$54,100	\$0	Lease and tenant improvements in UBCPT-owned building to be built in downtown development. Final board approval for TIs received in December 2022.				\$54,100				\$0	0.00%					TBC	Upfront Capital TI payment of 30M to come from UBCO Central Capital Reserves and UBCO Excellence Fund; Remaining 24.1M to complete TI will be included in the annual lease payment to be funded from UBCO Excellence fund		
SUBTOTAL (UBC-O)						486,532	261,430	261,375	92,012		0	0	0	178,152	0	69,446	4,340	10,120	0	0	0	85,767	69,446	0	155,213		
GRAND TOTAL						2,379,111	\$1,493,043	\$1,499,822	\$637,375		\$157,155	\$43,731	\$489,386	\$178,152	\$23,325	\$357,028	\$164,224	\$91,649	\$0	0.00%	\$87,327	\$506,186	\$357,028	\$65,900	\$929,114		

1 - Final Approved figures differ from Board 3 figures in those cases where the Board of Governors has approved a post-Board 3 scope, schedule and/or budget change. Note also that this column is used to total all project budgets so includes the latest figures for projects at the Board 1 and Board 2 approval stage.

Information Technology (IT) Projects - Detailed Information
Projects underway or completed in the past 12 months - as of 31 December 2022
Dollar figures are all in \$000's

Complete - Board 4 pending
Board 3 - Implementation
Board 2 - In design
Board 1 - In design

Appendix 3

Project Name	Approved Project Budget	Projected Final Cost	Costs to Date	Current Status	Issues/Comments	Funding								Financing					Funding/Financing Comments		
						Confirmed Funding Sources								Unfunded	% Unfunded	UBC Central Debt	Self-Funded	Faculty/Unit Debt		Total Debt	
						Prov Gov	Fed Gov	UBCV Central	UBCO Central	Land Dvpt Cost or Taxes	Self-Funded	Department Funded	Fundraising								
IT - Major Capital (>\$2.5m)																					
IRP/AEP HR-FIN Release 1	\$ 192,147	\$ 192,147	\$ 192,147	Complete - Board 4 pending				\$ 192,147						\$0	0%		\$ 222,681				Release 1 Completion has been allocated budget overage of approx. \$30m. Approved budget has been updated to align with projected final costs.
Completed (Board 4 Pending) Subtotal - Major IT	\$ 192,147	\$ 192,147	\$ 192,147					\$ 192,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,681	\$ -	\$ -	\$ -	
IRP Student	\$ 311,378	\$ 243,240	\$ 102,851	Board 3 - Implementation				\$ 311,378						\$0	0%		\$ 311,378				Internal Loan
IRP Release 1 Completion	\$ 29,546	\$ 21,435	\$ 14,361	Board 3 - Implementation				\$ 29,546						\$0	0%		\$ 29,546				
P166-Digital Payments Program	\$ 7,736	\$ 7,736	\$ 2,400	Board 3 - Implementation				\$ 8,000						\$0	0%		\$ 8,000				Internal Loan
Implementation (Board 3) Subtotal - Major IT	\$ 348,660	\$ 272,411	\$ 119,612					\$ 348,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,924	\$ -	\$ -	\$ -	
Total - Major IT	\$ 540,807	\$ 464,558	\$ 311,759					\$ 541,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 571,605	\$ -	\$ -	\$ -	

UBC Capital Projects Completed since January 1, 2010

Appendix 5

As of 31 December 2022

Dollar figures are all in \$000's

Project Name	Faculty / Dept	Completion	Gross Building Area	Capital Cost	Current Status
Projects completed since January 2010 (for historical context):					
UBC Renew Phase 1 - Old Auditorium	Arts	APR-10	32,734	\$20,141	Complete
UBC Renew Phase 1 - Buchanan A	Arts	JUN-10	30,753	\$12,147	Complete
T-bird Stadium Turf Field and Grass Rugby Fields	Athletics	AUG-10	N/A	\$2,661	Complete
UBCO Student Housing Phase 3B	SHHS	AUG-10	42,618	\$8,120	Complete
UBCO Arts & Science Building 2	Arts & Science	SEP-10	86,225	\$41,543	Complete
School of Population & Public Health	Medicine	SEPT-10	30,000	\$7,819	Complete
UBC Renew Phase 2A BioSciences West & South	Science	MAR-11	151,669	\$61,900	Complete
UBCO Reichwald Health Sciences Centre	Medicine	APR-11	48,158	\$30,650	Complete
Tennis Facility	Athletics	JUN-11	71,000	\$9,345	Complete
UBCO Engineering Management Building	Applied Science	AUG-11	180,532	\$69,611	Complete
Norman B. Keevil Institute of Mining Engineering	Applied Science	AUG-11	10,312	\$4,027	Complete
Totem In-Fill Student Housing Project	SHHS	AUG-11	181,706	\$38,255	Complete
Wayne & William White Engineering Design Centre	Applied Science	AUG-11	20,148	\$8,326	Complete
Centre for Integrated Research in Sustainability (CIRS)	VP Research	AUG-11	58,373	\$36,781	Complete
Childcare Expansion - Phase 1	SHHS	SEP-10/SEP-11	17,388	\$3,543	Complete
Faculty of Law - Allard Hall	Law	SEP-11	141,345	\$55,901	Complete
UBCO Student Housing Phase 4	SHHS	SEP-11	68,213	\$14,058	Complete
UBCO Geoexchange Phase 3	UBCO	OCT-11	N/A	\$6,494	Complete
Centre for Comparative Medicine	VP Research	NOV-11	75,933	\$37,030	Complete
Sauder School of Business Building Project	Sauder	JAN-12	265,820	\$69,934	Complete
UBCO Fitness / Wellness Centre	UBCO Athletics	JAN-13	8,500	\$4,060	Complete
Bioenergy Research & Demonstration Project	Energy & Water Services	JUL-12	19,773	\$27,400	Complete
Earth Science Building (ESB)	Science	AUG-12	164,020	\$74,700	Complete
Pharmaceutical Sciences/CDRD + Modified Barrier Facility & University Data Centre	PharmSci	SEP-12	246,182	\$150,903	Complete
Gerald McGavin UBC Rugby Centre	Athletics	JAN-13	5,150	\$2,500	Complete
Leon & Thea Koerner University Centre	Peter Wall/SHHS	SEP-13	38,000	\$5,598	Complete
Ponderosa Commons (Phase 1)	SHHS	SEP-NOV-13	298,731	\$87,655	Complete
Djavad Mowafaghian Centre for Brain Health	Medicine/Vancouver Coastal Health	NOV-13	152,558	\$69,757	Complete
Bookstore Renovation & Expansion	Bookstore	AUG-14	8,800	\$6,608	Complete
Robert H. Lee Alumni Centre	Alumni Assoc	APR-15	41,700	\$19,478	Complete
New Student Union Building	AMS	MAY-15	253,750	\$108,760	Complete
Library PARC	Library	SEP-15	24,540	\$11,140	Complete
Engineering Student Centre	EUS	SEP-15	10,058	\$5,740	Complete
Dairy Education & Research Centre - Researcher Housing (Agassiz)	Land + Food Systems	SEP-15	11,600	\$3,500	Complete
Bentley Family Dining Hall at Loon Lake	Forestry	SEP-15	6,315	\$3,000	Complete
Baseball Training Facility	Athletics	SEP-15	20,000	\$3,861	Complete
Iona Building Acquisition - Vancouver School of Economics	Arts	DEC-15	99,663	\$33,995	Complete
Ponderosa Commons (Phase 2)	SHHS	JUN-16	288,903	\$77,829	Complete
UBC Vancouver District Energy System	Energy + Water Services	JUN-16	N/A	\$88,300	Complete
Orchard Commons, Mixed-Use Student Housing	SHHS/Vantage College	SEP-16	448,686	\$131,274	Complete
Aquatic Centre	Athletics	DEC-16	74,448	\$39,900	Complete
Henry Angus Tower Seismic Upgrade	Sauder	JAN-17	0	\$4,162	Complete
Quantum Matter Institute	Science/Applied Science	APR-17	51,667	\$30,269	Complete
National Soccer Development Centre	Athletics	JUN-17	30,000	\$27,244	Complete
MOA Northwest Coast Masterworks Gallery	Arts	JUN-17	2,700	\$4,100	Complete
Indian Residential Schools History & Dialogue Centre	First Nations House of Learning	JUN-17	6,523	\$5,800	Complete
Brock Commons Phase 1 - Tall Wood Student Residence	SHHS	JUL-17	162,750	\$51,525	Complete
Totem Park Residence In-Fill Phase 2	SHHS	JUL-17	99,951	\$30,200	Complete
Sports Medicine	Medicine	JUL-17	21,173	\$11,425	Complete
UBCO Teaching & Learning Centre (The Commons)	UBCO Library	DEC-18	62,407	\$35,000	Complete
UBC Exchange (New Bus Transit Terminal)	C&CP	AUG-19	N/A	\$21,750	Complete
Exchange Residence (at Gage South)	SHHS	AUG-19	290,000	\$76,973	Complete
MacInnes Field Underground Parkade	Parking	SEP-20	64,966	\$12,435	Complete
Graduate Resarch Commons/Koerner Library Interrelated Projects	Science/Medicine	JAN-19	19,041	\$6,707	Complete
Douglas T. Kenny Building 4th Floor Renovation	Arts	JAN-21	15,650	\$5,271	Complete
Undergraduate Life Sciences Teaching Labs Renew	Science/Medicine	SEP-19	176,625	\$97,544	Complete
Arts Student Centre	Arts	SEP-22	11,013	\$11,080	Complete
Geological Field School	Science	JUN-22	10,824	\$3,282	Complete
tə ʂ*xʰəleləŋs tə kʰəʎkʰəʔəʔl (The Houses of the Ones Belonging to the Saltwater, formerly Pacific Residence)	SHCS	AUG-21; JAN-22	365,876	\$161,822	Complete
Robson Square Tenant Improvement	N/A	AUG-21	81,000	\$7,000	Complete
MacLeod Renewal (Routine Capital)	Applied Science	SEP-22	81,203	\$48,385	Complete
Bioenergy Facility Expansion Project	EWS	NOV-22	N/A	\$22,805	Complete
Nechako Residence	SHCS	JUL-21; JUL 22	128,654	\$50,895	Complete
Wesbrook Mall Redesign Phase 3	N/A	SEP-22	N/A	\$4,009	Complete
Nechako Residence	SHCS	JUL-21; JUL 22	128,654	\$50,895	Complete
Skeena Residence	SHCS	AUG-20	72,651	\$24,981	Complete
1540 Innovation Drive, Kelowna	Multi-Faculty	AUG-21	23,227	\$10,522	Complete
Total Completed Projects				\$2,310,324	