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**SUBJECT** Board 4 Post-Completion Report – Douglas T. Kenny Building (Psychology) Fourth Floor Renovation

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**SUBMITTED TO** Property Committee

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**MEETING DATE** March 21, 2023

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**SESSION** Recommended session criteria from Board Meetings Policy:**CLASSIFICATION** OPEN

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**REQUEST** For information only - No action requested

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**LEAD EXECUTIVE** Frank Laezza, Vice-President Finance & Operations

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**SUPPORTED BY** Gage Averill, Provost and Vice-President Academic, UBC Vancouver  
Clare Haru Crowston, Dean, Faculty of Arts  
Bhushan Gopaluni, Vice-Provost and Associate Vice-President Faculty Planning, pro tem  
John Metras, Associate Vice-President, Facilities  
Jennifer Sanguinetti, Managing Director, Infrastructure Development  
Yale Loh, Treasurer

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**PRIOR SUBMISSIONS**

The subject matter of this submission was most recently considered on [April 18, 2019](#) (OPEN SESSION) – Board 3 Approval, Funding Release \$6,640,000; Action/Follow up: Proceed with construction.

The following Executive Summary provides a status update from the date of the most recent submission.

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**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 Douglas T. Kenny Building (Psychology) Fourth Floor Renovation. The Board of Governors has delegated to the Property Committee the responsibility receiving Board 4 post-completion reports for construction projects between \$5 million and \$20 million. The aggregate estimated value of the Douglas T. Kenny Building (Psychology) Fourth Floor Renovation is \$5,270,000.

The fourth floor of the Douglas T. Kenny Building has been successfully renovated into flexible research suites that have alleviated the Department of Psychology's research space challenges. The project was completed in June 2020 following resolution of early pandemic-related slowdown issues, but the space was not occupied until 2021 when faculty returned to campus.

The project budget was developed during a time of construction cost volatility, and included a large contingency for unknowns expected to be encountered in an older building with known hazardous materials. The actual project cost of \$5.270 million, fully funded by Faculty of Arts and Department of Psychology reserves, was \$2.369 million (31%) under the Board approved budget of \$7.64 million. This savings reflects careful project management as well as close coordination with the Routine Capital program, which was able to deflect some of the costs away from the project to mitigate building deficiencies uncovered during construction. Although it would have been preferable for this to be planned for during the design and budgeting process, these opportunities are not always evident at the outset.

With the building empty due to COVID, the Routine Capital program was also able to fund targeted seismic upgrades that were originally planned as future work. This opportunistic synergy resulted in a building that has emerged safer for all occupants.

A stakeholder meeting of occupants, operators and the project delivery team was held on November 24, 2022 to review project successes, constraints and lessons learned. All agreed that this was a very successful project with an impressive team effort. The Department of Psychology was grateful to the Faculty of Arts for project support, and to the full project team (Facilities Planning, Project Services, design team and contractor) for an efficient and collaborative process. The space is beautiful and works extremely well, and there is no hint that the space was formerly an animal care unit. Synergistic Routine Capital improvements that benefit the building as a whole made any disturbances to faculty not involved in the new space more palatable. The Faculty of Arts is looking at developing a similar “research commons” concept for other units where appropriate, and Building Operations is very pleased with the building system improvements.

The timing of project completion during the pandemic was unfortunate, as there were no occupants on site to identify deficiencies (which are typical in the project process). As a result, resolution of deficiencies took longer than typical but is now complete. The project manager noted that in existing building renovations, it is critical to fully examine and detail conditions on floors adjacent to that being renovated in order to anticipate costs and disturbance related to infrastructure modifications.

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#### **SUPPLEMENTAL MATERIALS (optional reading for Governors)**

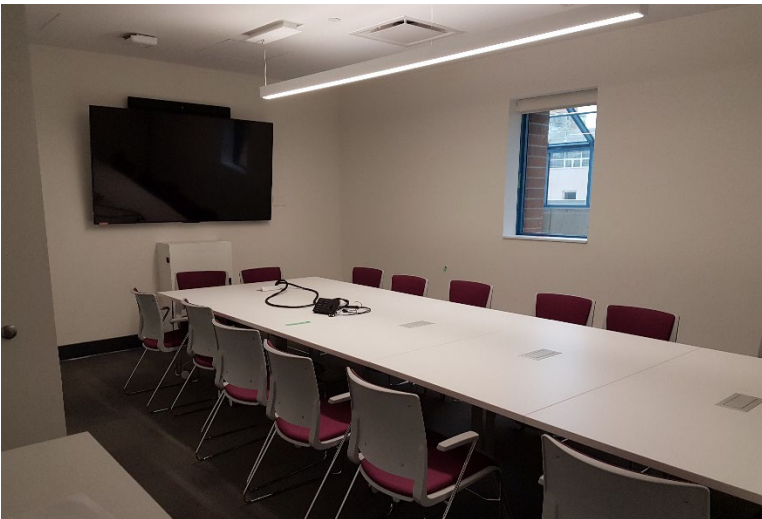
1. Images of Final Project

Supplemental Materials 1 – Images of Final Project



Corridor Views





Views of Interior spaces