



SUBJECT	Renewal of the Jack Bell Building for the School of Social Work Board 2 (Routine Capital)
SUBMITTED TO	Property Committee
MEETING DATE	June 15, 2023
SESSION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	<p>APPROVAL REQUESTED</p> <p>IT IS HEREBY RESOLVED that the Property Committee recommends that the Board of Governors grant BOARD 2 approval for Renewal of the Jack Bell Building for the School of Social Work (Routine Capital) at UBC Vancouver as follows:</p> <ul style="list-style-type: none"> i. approval of the revised capital budget; ii. approval to issue the development permit; iii. authorization to proceed to working drawings and tender; and, iv. approval of a funding release of \$2,000,000 for the next stage.
LEAD EXECUTIVE	Frank Laezza, Vice-President Finance & Operations
SUPPORTED BY	<p>Gage Averill, Provost and Vice-President Academic, UBC Vancouver</p> <p>Bhushan Gopaluni, Vice-Provost and Associate Vice-President, Faculty Planning</p> <p>John Metras, Associate Vice-President Facilities</p> <p>Michael White, Associate Vice-President, Campus & Community Planning</p> <p>Jennifer Sanguinetti, Managing Director, Infrastructure Development</p> <p>Yale Loh, Treasurer</p> <p>Clare Haru Crowston, Dean, Faculty of Arts</p>

PRIOR SUBMISSIONS

The subject matter of this submission was considered most recently by the Property Committee on [March 16, 2022](#) (OPEN SESSION) – Board 1 Approval, Funding Release \$800,000. Action/Follow up: Proceed with schematic design.

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 2 approval request for Renewal of the Jack Bell Building for the School of Social Work is provided as part of the project management process for construction projects over \$5,000,000. The Board of Governors has delegated to the Property Committee the authority to make decisions on its behalf for construction projects between \$5 million and \$20 million. The aggregate estimated value of the Renewal of the Jack Bell Building for the School of Social Work is \$29,196,000.

Project Description

Renewal of the 3,041 gross square metre Jack Bell Building for the School of Social Work was proposed as a Routine Capital whole building renewal project due to its seismic vulnerability and envelope issues. The need to vacate the building for these upgrades presented an opportunity for full building renewal and replacement of all finishes and building systems, along with reconfiguration of interior spaces to support modern research and teaching pedagogy for the occupants.

Project design has proceeded smoothly and on schedule. The project design team brings experience from the highly successful MacLeod Renew project and has proven to be very adept at integrating the goals of the Routine Capital program with greater UBC goals and priorities.

The building program has been refined since Board 1 and includes small adjustments that deliver all programmatic functions and operational goals. The updated program also includes a new Musqueam Elder’s Space. Gender-inclusive washrooms and an end of trip facility have also been included in the overall reconfiguration. The design team has worked creatively and collaboratively with the stakeholders to introduce features that will make the building more welcoming and inclusive. Reconfiguration of spaces will open up the floor plate to create new informal learning spaces and to introduce natural light into the building core and into the lower level, which will now house general use classrooms. Functions have been consolidated into right-sized spaces and zones for the various occupant groups. The building’s very tight and steeply sloping site are challenging but the team has proposed relocation of the main entry doors in order to create more equitable access to the principle entry.

The project design includes robust seismic upgrades to meet current National Building Code requirements and the UBC REDi (Resilience-based Design Initiative) Guideline Silver Rating, and the building cladding will be replaced with a new high-performance envelope. The team has worked with Campus & Community Planning to develop a new exterior cladding design that will better integrate the existing building into the Ponderosa Commons neighbourhood.

Public Consultation

The design team presented to the Advisory Urban Design Panel (AUDP) and received support on April 13, 2023. On April 26, 2023, a public open house was held. Approximately 23 people viewed the presentation boards and many spoke with staff regarding the project. While the proposal was generally well received, three written comments submitted during the public consultation period encouraged improved accessibility to the lower level entry and more rooms dedicated to research interviews. Staff is confident that the project is ready to proceed to issuance of the Development Permit following Board 2 approval.

Sustainability Objectives

The project is on track to achieve LEED Gold certification, with defined energy use intensity targets to further UBC’s climate action goals. The envelope and building systems are all being designed to high standards of energy efficiency. Further sustainability updates will be reported at Board 3.

Capital Budget and Funding

The capital budget of has increased from \$27.0 million to \$29.2 million. This increase is due to construction market escalation that has exceeded the escalation contingency carried in the Board 1 budget. The project team has worked extremely hard to minimize the impacts of cost escalation on the project without compromising the project objectives.

Renewal of the Jack Bell Building will be funded by Routine Capital, which is primarily intended to fund improvements that result in a reduction of the Facility Condition Index of core academic buildings. The preliminary project budget and cash flow align with anticipated future Ministry of Post-Secondary Education and Future Skills (PSFS) Routine Capital funding. The Faculty of Arts will be responsible for funding scopes that are not eligible for Routine Capital funding. This includes furniture, audio/visual and secure access equipment, and a secondary accessible entrance to the lower level entry. Evaluation of these needs is still in progress.

Renewal of Jack Bell Building -- Capital Funding and Anticipated Cash Flow:

Funding Source	2022/23	2023/24	2024/25	2025/26	Total
PSFS 75%	600,000	1,500,000	15,750,000	4,047,000	\$21,897,000
UBC 25%	200,000	500,000	5,250,000	1,349,000	\$7,299,000
Faculty of Arts			TBD	TBD	TBD
TOTAL	\$800,000	\$2,000,000	\$21,000,000	\$5,396,000	\$29,196,000

UBC typically receives notification of annual Routine Capital funding in April or May of each year. There is always the possibility that future funding from Government will not materialize, but all indications point to sustained PSFS Routine Capital funding over the next three fiscal years. UBC received a notional three-year funding commitment from PSFS in May 2023 and will maintain close communication with PSFS to gauge the likelihood of a significant reduction in future years.

Risks

- Market escalation continues to be a challenge exceeding what was previously forecasted. The current construction market is extremely volatile, with widespread concern that many trade prices are trending upward due to supply chain disruptions and post-pandemic local labour shortages. An escalation contingency continues to be included in the cost estimate to reflect this.
- The Power House Demolition project and the Sauder School of Business Power House Expansion project on the adjacent site are being developed on a similar schedule. The project managers and design teams are coordinating with each other and with Campus & Community Planning (C&CP) to mitigate risks associated with two major projects in close proximity.
- There are always unknown conditions inherent in renovations of existing buildings. Extensive investigations of the existing building by the seasoned Jack Bell Renew team will help mitigate this risk.

Preliminary Schedule

The following preliminary schedule has been updated to reflect Board 2 in June 2023:

Milestone	Target Date Board 1	Target Date Board 2
Executive 1+2	November 2021	November 2021
Executive 3	February 2022	February 2022
Board 1	March 2022	March 2022
Board 2	December 2022	June 2023
Board 3	December 2023	December 2023
Construction Start	January 2024	January 2024
Occupancy	August 2025	August 2025
Board 4	September 2027	September 2027

APPENDICES

1. Context Location Map
2. Functional Program
3. Preliminary Capital Budget

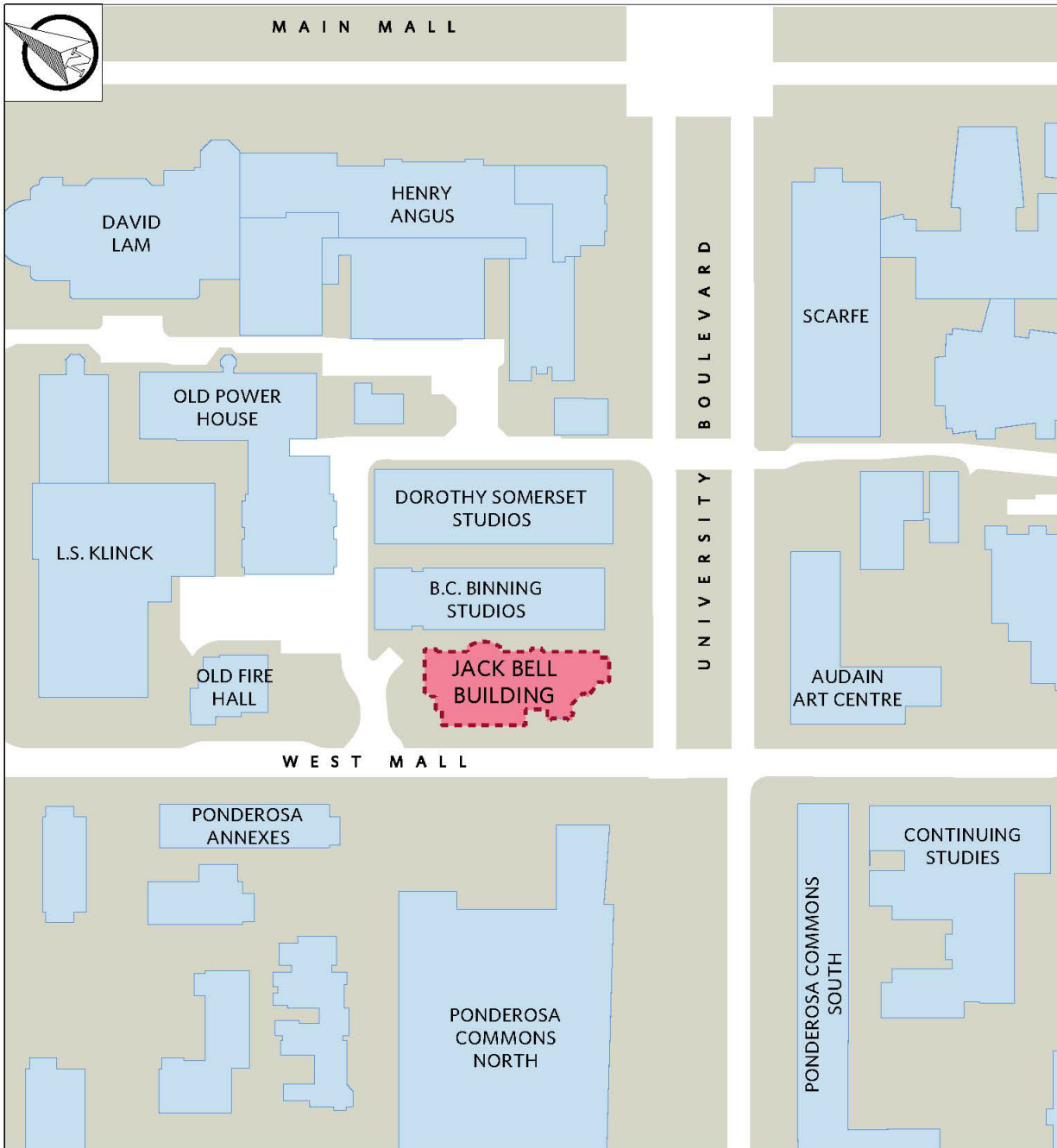
PRESENTATIONS

1. Renewal of Jack Bell Building for the School of Social Work Board 2 (Routine Capital) Approval Request

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Schematic Design Site Plan
2. Schematic Design Renderings

Appendix 1 – Context Location Map



Appendix 2 – Functional Program

The program has been refined to include the following components:

Component	Net Area (square metres)	Net Area (square feet)
General Use Classrooms (flat floor)	408	
School of Social Work		
Office and support (meeting rooms, lounge, etc)	707	
Research dry lab	135	
Arts Assignable research offices and support	128	
Common space (informal learning space, conference rm)	194	
Building support	72	
Total Building Net Area	1,643	17,683
Existing Gross-up incl WC's, circulation etc.	1,266	13,629
TOTAL Building Gross Area	2,909	31,312

Note – this gross area is smaller than the existing gross building area due to the added circulation stair to L0 and larger openings on each floor, permitting increased natural light. The net program area is only marginally decreasing.

Appendix 3 – Preliminary Capital Budget

Project Services (Infrastructure Development) has provided the following project cost estimate for the Renewal of the Jack Bell Building for the School of Social Work. This is a class C estimate with an accuracy of +/-15%.

Project Capital Cost Breakdown	\$ Costs
Construction Costs	
Construction	19,505,000
Construction Contingency – 10%	2,000,000
Construction Costs Subtotal	21,505,000
Cash Allowances	
FF+E	300,000
Service Requests to UBC Facilities	75,000
UBC IT/AV/Secure Access	875,000
Signage/Moving	280,000
Cash Allowances Subtotal	1,530,000
Soft Costs	
Consultants	2,603,000
Project Management	1,313,000
Inspection & Testing	250,000
Permits/Disbursements	208,000
Insurance/Legal	120,000
Soft Costs Subtotal	4,494,000
Building Total	27,529,000
Escalation contingency	930,000
GST	452,000
Retained Risk Fee	285,000
Project Total	\$29,196,000
<i>Gross Building Area (Square Feet)</i>	<i>31,312</i>
<i>Cost per Square foot (\$/SF)</i>	<i>\$932</i>



Renewal of Jack Bell Building for the School of Social Work Board 2 (Routine Capital) Approval Request

June 15, 2022

Jennifer Sanguinetti

Managing Director, Infrastructure Development



Introduction and summary



Proposed Jack Bell Building Renewal project will:

- Renew a very high seismic risk building with a failing envelope in urgent need of replacement
- Improve energy performance in line with Climate Action Plan; upgrade accessibility, life safety & fire systems
- Reconfigure the spaces to support modern programs, pedagogy, and activities

Additional details



- The building program remains aligned with Board 1 with small adjustments, including:
 - A new Musqueam Elder's Space, gender-inclusive washrooms and an end of trip-facility
- Faculty of Arts will fund any upgrades not eligible under Routine Capital, including:
 - Furniture, audio/visual and secure access equipment and a potential secondary accessible entrance to the lower level

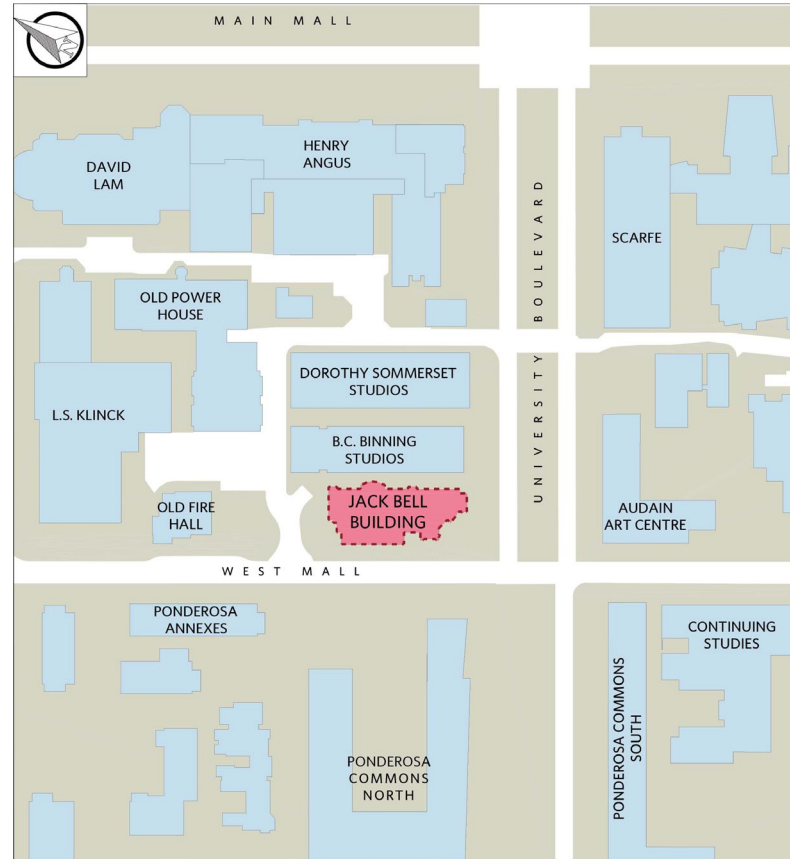
Additional details



Total project cost estimated at \$29.2 million - \$2.2 million increase since Board 1 due to escalation

- Funding is unchanged: 75% by PSFS with remainder from UBC Routine Capital match
- Multi-year project; have notional approval for the anticipated three year project construction period
- Public consultation supportive

Additional details – Site Map

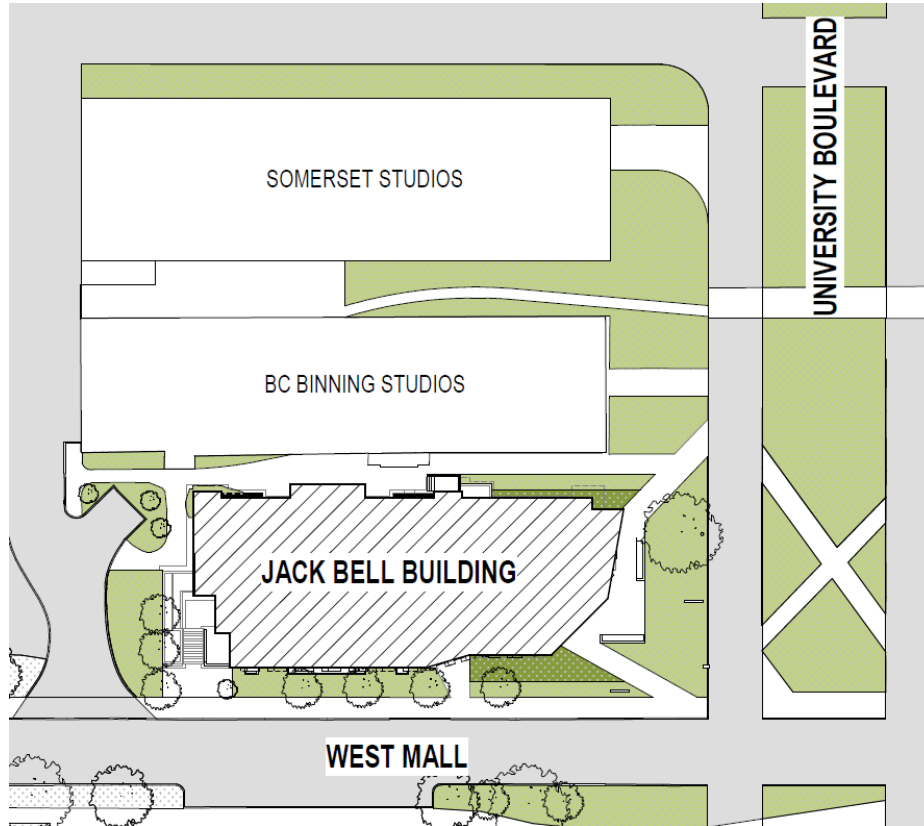


Additional details – Schematic Design



Exterior view from southwest across West Mall

Additional details – Site Plan

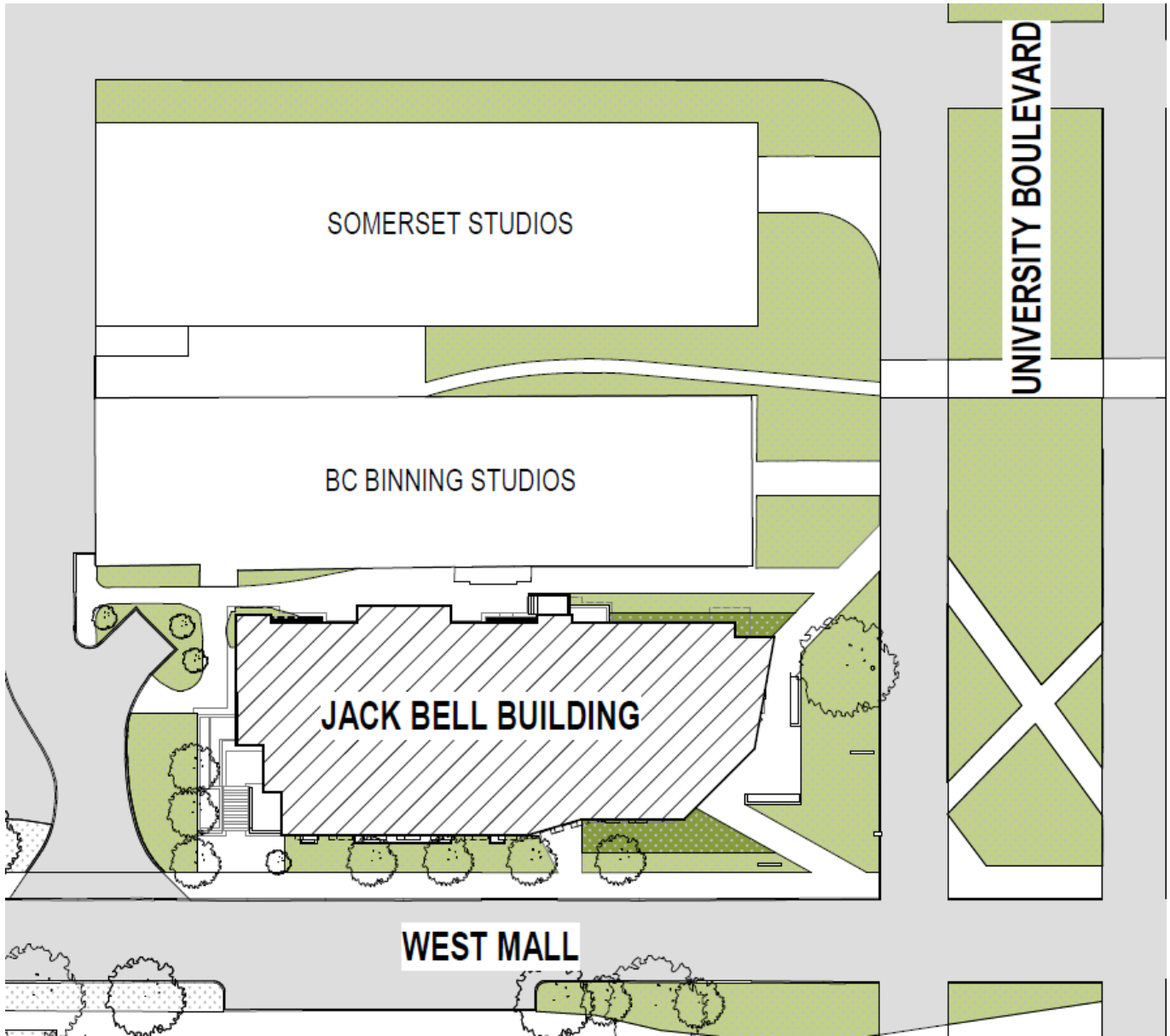


Discussion and decision points



- Board 2 approval of Jack Bell Renewal project:
 1. approval of the revised capital budget;
 2. approval to issue the development permit;
 3. authorization to proceed to working drawings and tender; and
 4. approval of a funding release of \$2,000,000 for the next stage.

Supplemental Materials 1 – Schematic Design Site Plan



Supplemental Materials 2 – Schematic Design Renderings

Exterior view from southwest across West Mall



Exterior view from west showing informal learning spaces



Exterior view of the main entrance from the southeast corner



Interior view of stairs and informal learning space

