



SUBJECT	Capital Projects Update
SUBMITTED TO	Finance Committee
MEETING DATE	September 14, 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	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, UBC Vancouver 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.

Annually, the Board also receives a recommendation from the VP Finance and Operations regarding the fee that is applied to all capital projects as contributions to the Retained Risk Funds, which is required by policy FM10 Retained Risk Policy. This briefing provides information on the Retained Risk Funds, including the fee amount and the recommendation of the VP Finance and Operations that the fee amount is maintained at 1%.

Major Building Projects

There are currently fifteen major building projects in construction or design, with a total approved value of \$1,054 million. Eleven 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 – ʔəl sic snpaʔnwixʔtn (formerly the Interdisciplinary Collaboration & Innovation Building) and the UBC Downtown Kelowna project.

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 price escalation, long lead times and delivery delays generated by supply chain disruptions and labour shortages, freight pricing, and high demand for materials and equipment. Project management teams at both UBC Properties Trust and Project Services (Infrastructure Development) have been working to mitigate risks by pre-ordering equipment and materials where possible,

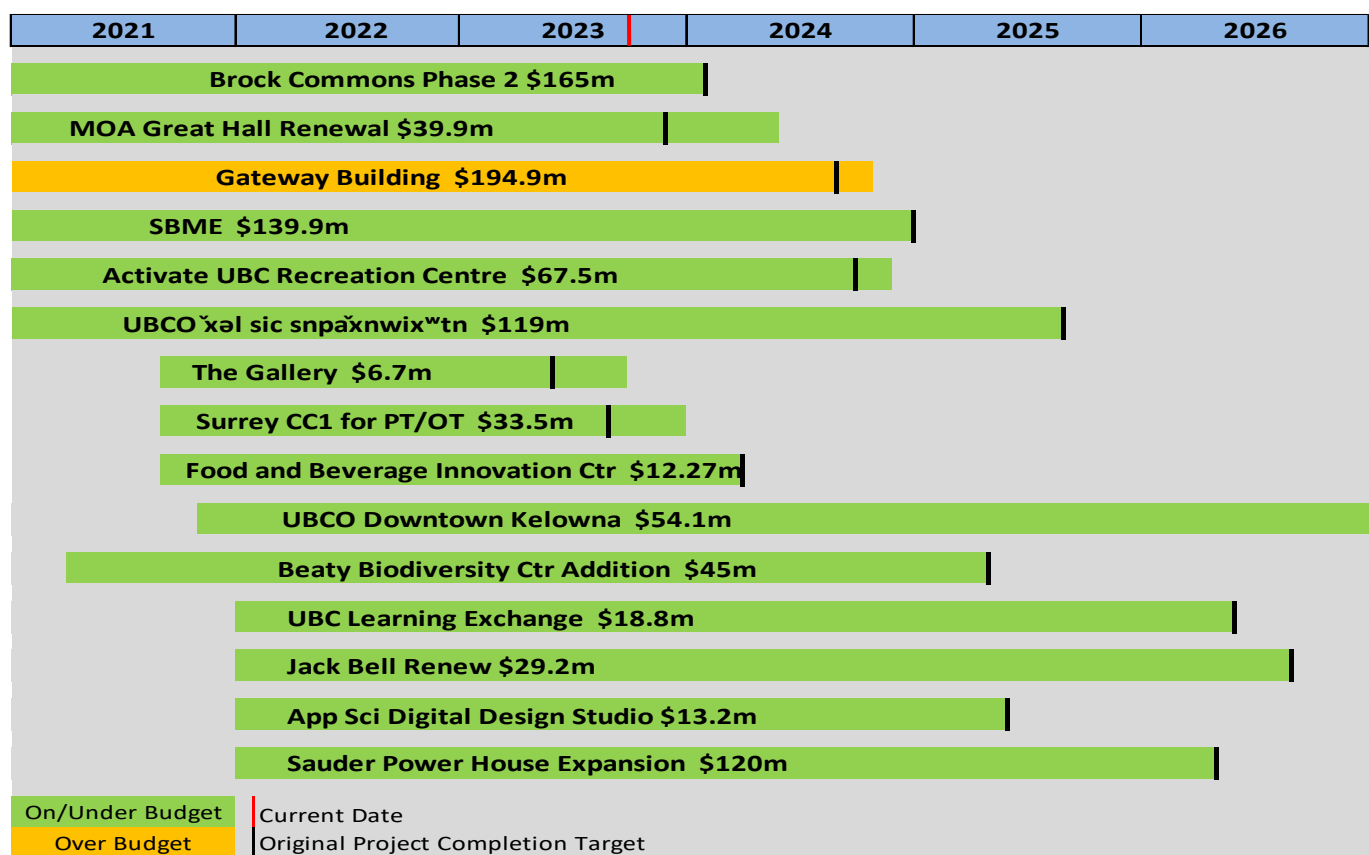
covering cost increases through contingencies and managing schedule risk by progressing work streams in tandem where appropriate. Rising interest rates are also impacting projects where funding is provided through financing. Project management teams are working to minimize financing costs by using other available funding sources first, where possible.

Retained Risk Fund

The Retained Risk Funds are established under UBC Policy FM10 Retained Risk Policy and provide internal “self-insurance” for major capital projects to address cost overages resulting from unanticipated construction issues that cannot be managed with standard project contingencies. Contributions to the Fund are derived from a fee applied to each capital project. The policy sets the fee at 1% of the project budget (excluding taxes and financing charges). The policy also requires that the Board review the fee annually and receive a recommendation from Vice President Finance and Operations whether the fee is appropriate to maintain the value of the Funds for each campus at a level sufficient to accomplish the objectives set out in the policy. The Vice President Finance and Operations has determined that the 1% fee is appropriate and sufficient to accomplish the objective set out in the Retained Risk Policy and does not recommend adjustment to the fee at this time.

The Retained Risk Fund had a total balance of \$15.98 million on June 30, 2023. This includes \$13.82 million for the Vancouver campus and \$2.15 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 \$14.66 million has been paid out for projects on both campuses representing 0.48% of the total value of projects undertaken during that time.

It is important to note that there is an approval request before the Board this cycle for an additional \$5 million for the Gateway Health Building, including \$3 million from the Retained Risk Fund. The fund balance will remain healthy should this contribution be approved. In addition, the overall project budget will change to \$194.9 million.



Targeted Upcoming Board Approval Requests

Project Name	Sept 2023	Dec 2023	Mar 2024	June 2024
Renewal of Jack Bell Building for the School of Social Work (Routine Capital)		Board 3		
Applied Science Digital Design Studio		Board 3		
Sauder School of Business Power House Expansion	Board 2			Board 3
ANSO Complex (Routine Capital)	Board 1			
Orchard Commons Child Care	Board 1		Board 2	

Major IT Projects

Major information technology projects currently in 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 May 2023, PSFS confirmed 2023-2024 funding of \$35,593,000 for UBCV and \$872,198 for UBCO, with a notional commitment for similar funding in 2024/25 and 2025/26. 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 confirmed 2023-2024 CNCP funding of \$3,325,536 to be cost-shared on the same basis, with a notional commitment for similar funding in 2024/25 and 2025/26.

The UBC Facilities team (Infrastructure Development, Building Operations, and Energy & Water Services), in its Routine Capital Steering Committee, develop rolling annual priority lists of operational deferred maintenance 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 2023-2024 include:

- Henry Angus roof renewal - \$1 million
- MacMillan Classroom 230 upgrade and renovation - \$670k
- Brimacombe elevator renewal - \$440k
- Food, Nutrition and Health chiller replacement - \$300k
- Chan Centre fire alarm system - \$370k

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 2023-2024 include 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 2 June 2023) and planning for the Renewal of the Anthropology and Sociology (ANSO) Complex (target Board 1 September 2023). These projects are included in the “Major Building Projects” summary, and are funded in the 75% PSFS, 25% UBC Routine Capital Program model. The MOA Great Hall construction is proceeding well, the Jack Bell Building for the School of Social Work is in the design development phase and targeting construction commencement in January 2024, and planning for the ANSO Complex 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 - \$3.5 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. In construction.
- 2) Faculty of Forestry - Sustainable Timber-Built Environment (STBE) Laboratory - \$3.4 million
 - Renovation of the Centre for Advanced Wood Processing (CAWP) courtyard to create a high head laboratory space for testing full size wall and floor connections, and Cross Laminated Timber (CLT) systems of different woods for strength and performance in static and seismic conditions. In design.
- 3) Quantum Materials Electron Microscope Centre (QMEMC) at the Stewart Blusson Quantum Matter Institute’s (SBQMI) - \$2.9 million
 - Renovation of two existing vaults to become home to one Scanning Transmission Electron Microscope/Electron Energy Loss Spectroscopy (STEM/EELS) instrument, one Focused Ion Beam/Scanning Electron Microscope (FIB/SEM) instrument, and associated sample preparation equipment. In design.

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 (2024/25 – 2028/29) was approved by the Board of Governors in June 2023 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 starting 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:

- Indigenous Partners – Musqueam (UBCO has engaged in recent and extensive consultation with Okanagan Nation Alliance regarding proposed capital projects)
- UBCV Committee of Deans
- Okanagan Leadership Council (AVPs and Deans)
- UBCV 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 and UBC Student’s Union Okanagan
- Graduate Student Society
- UBCV Facilities and UBC Okanagan 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. 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 30 June 2023

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	193,403	\$181,192	\$181,192	\$1,030	\$21,897	\$0	\$46,699	\$0	\$14,400	\$0	\$63,196	\$35,000	\$0	0.00%	\$6,680	\$35,000	\$0	\$23,000	\$58,000
Board 2 - In design	47,978	\$45,000	\$45,000	\$0	\$0	\$0	\$22,000	\$0	\$0	\$0	\$3,000	\$20,000	\$0	0.00%	\$0	\$20,000	\$0	\$0	\$20,000
Board 3 - In construction	1,170,228	\$827,336	\$827,426	\$300,630	\$74,397	\$6,413	\$352,941	\$163,067	\$865	\$120,328	\$68,487	\$40,929	\$0	0.00%	\$26,200	\$412,895	\$120,328	\$42,900	\$576,123
Complete - Board 4 pending	645,794	\$300,207	\$299,370	\$223,410	\$47,270	\$7,609	\$23,406	\$12,432	\$7,110	\$189,891	\$6,019	\$9,757	\$0	0.00%	\$14,900	\$0	\$187,846	\$0	\$187,846
Major Capital Building Projects	2,057,403	\$1,353,734	\$1,352,988	\$525,070	\$143,564	\$14,022	\$445,046	\$175,499	\$22,375	\$310,219	\$140,702	\$105,686	\$0	0.00%	\$47,780	\$467,895	\$308,174	\$65,900	\$841,969
Routine Capital Projects																			
Building Operations (Provincial funding) ³		\$47,457	\$47,457	\$2,937	\$35,593	\$0	\$11,864	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$47,457	\$0	\$0	\$0	\$0
Energy & Water Services		\$21,994	\$21,919	\$6,729	\$3,326	\$0	\$1,109	\$0	\$0	\$0	\$17,485	\$0	\$0	0.00%	\$21,994	\$0	\$0	\$0	\$0
Faculties/Departments		\$94,466	\$90,789	\$62,937	\$1,851	\$18,692	\$0	\$0	\$0	\$0	\$70,245	\$0	\$1	0.00%	\$94,466	\$0	\$0	\$0	\$0
Student Housing & Community Services		\$17,293	\$17,293	\$4,026	\$0	\$0	\$0	\$0	\$0	\$17,293	\$0	\$0	\$0	0.00%	\$17,293	\$0	\$0	\$0	\$0
Athletics		\$4,736	\$4,736	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,736	\$0	\$0	0.00%	\$4,736	\$0	\$0	\$0	\$0
UBC Okanagan		\$25,326	\$25,657	\$12,073	\$3,194	\$0	\$0	\$11,365	\$0	\$0	\$7,797	\$0	\$3,300	12.86%	\$25,326	\$0	\$0	\$0	\$0
Routine Capital Building Projects⁴		\$211,273	\$207,851	\$88,702	\$43,963	\$18,692	\$12,973	\$11,365	\$0	\$17,293	\$100,263	\$0	\$3,301	1.59%	\$211,273	\$0	\$0	\$0	\$0
Infrastructure Impact Charge (IIC) Projects ⁵		\$115,418	\$115,418	\$59,484	\$5,665	\$1,070	\$0	\$0	\$108,683	\$0	\$0	\$0	\$0	0.00%	\$0	\$0	\$0	\$0	\$0
Subtotal - Infrastructure Projects		\$1,680,425	\$1,676,257	\$673,256	\$193,192	\$33,784	\$458,019	\$186,864	\$131,058	\$327,512	\$240,965	\$105,686	\$3,301	0.20%	\$259,053	\$467,895	\$308,174	\$65,900	\$841,969
Information Technology Projects																			
Major Information Technology Projects																			
Major IT Projects - Implementation		\$348,660	\$272,411	\$151,824	\$0	\$0	\$348,924	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$348,924	\$0	\$0	\$0
Major IT Projects - Monitor & Close		\$200,135	\$192,147	\$192,147	\$0	\$0	\$192,147	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$192,147	\$0	\$0	\$0
Major IT Projects		\$548,795	\$464,558	\$343,971	\$0	\$0	\$541,071	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$541,071	\$0	\$0	\$0
Routine IT Projects		\$44,491	\$44,142	\$16,658	\$8,803	\$0	\$17,781	\$1,517	\$0	\$1,745	\$14,219	\$0	\$77	0.17%	\$0	\$0	\$0	\$0	\$0
Subtotal - IT Projects⁷		\$593,286	\$508,700	\$360,629	\$8,803	\$0	\$558,852	\$1,517	\$0	\$1,745	\$14,219	\$0	\$77	0.02%	\$0	\$541,071	\$0	\$0	\$0
Grand Total	2,057,403	\$2,273,711	\$2,184,957	\$1,033,885	\$201,995	\$33,784	\$1,016,871	\$188,381	\$131,058	\$329,257	\$255,184	\$105,686	\$3,378	0.15%	\$259,053	\$1,008,966	\$308,174	\$65,900	\$841,969

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 the 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 30 June 2023
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				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)	Gross Building Area (SF) Final Approved	Budget Final Approved	Projected Final Cost	Cost 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-Vancouver																										
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.			\$1,885		\$380		\$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	\$0		
to 6x4elelehts ta k'aak'wa7a7h (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	\$162,241	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	TI project complete. Roughly 70K over budget was applied against the management fee. Final project costs are on budget.									\$0	0.00%			\$0	\$0		
MacLeod Renewal (Routine Capital)	UBC Project Services Noel McNally		JUN-22	100%	SEP-22	81,203	\$51,114	\$49,035	\$48,634	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	\$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	\$0		
Westbrook Mall Redesign Phase 3	UBCPT Sepehr Rad		OCT-22	100%	SEP-22	N/A	\$5,770	\$4,725	\$4,725	Project complete and under budget. Recoveries from UEL and MOTI being handled by UBC.	\$2,822				\$1,730				\$0	0.00%			\$0	\$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.	To be completed in phases over a 15 year period.			N/A	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 Aletha Ulatini		FEB-24	68%		7,922	\$39,900	\$39,900	\$27,038	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	\$2,504	\$9,327						\$0	0.00%			\$0	\$0		
Brock Commons Phase 2 Mixed-Use Housing Development	UBCPT Sepehr Rad		MAR-24	68%		330,480	\$165,217	\$165,217	\$112,639	North was granted occupancy on July 17, 2023. South building schedule is under pressure due to concrete strike delays and trade contractor performance. Occupancy target date in the process of being re-assessed	\$2,220		\$34,490				\$120,328	\$8,179	\$0	0.00%	\$5,100	\$34,490	\$120,328	\$154,818	Funding from VP Students, VP Academic and SHCS are expected to be covered via internal financing. 1.07M funding from Peter A Allard School of Law has not yet been confirmed. \$2.22M Provincial Child Care New Spaces fund confirmed.	
Surrey City Centre 1 - Space Purchase and Tenant Improvements for Faculty of Medicine Physical Therapy and Occupational Therapy Expansion	UBC Project Services Kale West		DEC-23	76%		23,783	\$33,318	\$33,318	\$25,401	CC1 2nd floor purchased, and tenant improvements construction is in progress. Substantial completion is anticipated in August 2023.	\$18,702		\$10,425				\$4,191	\$0	0.00%			\$0	\$0	Provincial funding commitment of \$24.9m received. Central and FOM to split remaining costs \$5050. 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		DEC-24	34%		270,551	\$189,911	\$189,911	\$64,580	Construction underway. Building structure is a Mass Timber/Concrete/Steel hybrid. Mass timber market in particular is under significant demand pressure and the construction has experienced significant escalation. Project budget needs to increase by \$5 million.		\$2,819	\$164,997				\$7,000	\$15,095	\$0	0.00%	\$21,100	\$164,997	\$2,500	\$167,497	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 represents current fundraising shortfall. VP Students and Central Finance will determine appropriate backstop upon project completion.	
Activate UBC Recreation Centre North (UBCV)	UBCPT Shawn Rodgers		NOV-24	33%		106,679	\$67,535	\$67,535	\$21,968	Concrete suspended slab is complete and structural steel is approx. 1/3 complete and is ongoing through to September.			\$47,135				\$15,400	\$5,000	\$0	0.00%		\$43,139	\$15,400	\$58,539	UBC funding includes 4.0M from Paragon Fund, rest of 43.1M will be cover 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 appropriate backstop upon project completion.	
School of Biomedical Engineering (SBME) Building	UBCPT Sepehr Rad		DEC-24	26%		156,292	\$139,403	\$139,403	\$36,047	Construction ongoing with structure anticipated to be completed in December 2024	\$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		AUG-23	82%		3,140	\$6,715	\$6,805	\$5,482	Project occupancy is on target for August 2023.	\$495	\$1,000	\$3,416				\$67	\$1,827	\$0	0.00%		\$1,351		\$1,351	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 Dina Fong / Dave Poettcker		MAR-24	29%		9,381	\$12,270	\$12,270	\$3,601	Project tracking on schedule. No major budget issues			\$2,255		\$865		\$8,650	\$500	\$0	0.00%		\$2,255		\$2,255	2.3M internal financing will be covered by ACF	
Beaty Biodiversity Centre Addition	UBCPT Sean Ang		APR-25	8%		47,978	\$45,000	\$45,000	\$3,812	Design in progress. Targetting March/23 Board 3 submission. Construction estimates are currently higher than budget. Additional marketing cost (\$15k) as requested by donor.			\$22,000			\$3,000	\$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		MAY-26	1%		11,980	\$18,800	\$18,800	\$144	Purchase and tenant improvements in a building to be built in the Downtown East Side. Development of details in progress. Targetting 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	4%		32,733	\$29,196	\$29,196	\$1,042	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.	\$21,897		\$7,299						\$0	0.00%	\$6,680			\$0		
Faculty of Applied Science Digital Design Studio	UBC Project Services Noel McNally		MAY-25	5%		11,755	\$13,196	\$13,196	\$692	Schematic Design is in progress. Board 2 is currently planned for June 2023.							\$13,196		\$0	0.00%				\$0		
UBC Sauder School of Business Power House Expansion Project	UBCPT Shawn Rodgers		MAR-27	1%		136,935	\$120,000	\$120,000	\$875	Schematic Design is complete and Design Development is in progress. Board 2 is currently planned for September 2023.			\$35,000				\$50,000	\$35,000	\$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)	
SUBTOTAL (UBC-V)						1,699,625	\$ 1,143,254	\$ 1,142,512			\$143,444	\$14,022	\$445,046	\$0	\$22,375	\$285,362	\$140,702	\$95,666	\$0	0.00%	\$47,780	\$382,128	\$285,362	\$65,900	\$733,390	
UBC-Okanagan																										
Skeena Residence	UBCPT Craig Shirra		AUG-20	100%	AUG-20	72,651	\$24,981	24,977	24,977	Project Complete.	\$120						\$24,857		\$0	0.00%			\$22,812	\$22,812	Capital cost internally financed with debt service paid from systemwide student housing rental and meal plan revenue and loan from the provincial government.	
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	\$0	
Interdisciplinary Collaboration & Innovation (ICI) Building	UBCPT Parm Saini		Dec-25	9%		146,000	\$118,967	\$118,967	\$10,911	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%	

Major Capital Building Projects - Detailed Information

As of 30 June 2023

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	Cost to Date		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	Faculty or Unit Funded	Fundraising									
UBCO Downtown Kelowna Project	UBCPT Dylan Toothill		AUG-27	15%		116,000	\$54,100	\$54,100	\$8,121	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 fix annual lease payment to be funded from UBCO Excellence fund.
SUBTOTAL (UBC-O)						357,676	210,480	210,476				120	0	0	175,499	0	24,857	0	10,000	0	0	0	85,767	22,812	0	108,579	
GRAND TOTAL						2,057,403	\$1,353,734	\$1,352,988				\$143,564	\$14,022	\$445,046	\$175,499	\$22,375	\$310,219	\$140,702	\$105,686	\$0	0.00%	\$47,780	\$467,895	\$308,174	\$65,900	\$841,969	

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 30 June 2023

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	Faculty / Dep.	Project Rep.	% Compl.	Actual Compl. (Occu.)	Approved Project Budget	Projected Final Cost	Costs to Date	Current Status	Issues/Comments	Funding								Financing							
										Confirmed Funding Sources								Unfunded	% Unfunded	UBC Central Debt	Self-Funded	Faculty/Unit Debt	Total Debt	Funding/Financing Comments	
										Prov Gov	Fed Gov	UBCV Central	UBCO Central	Land Dvpt Cost or Taxes	Self-Funded	Department Funded	Fundraising								
IT - Major Capital (>\$2.5m)																									
IRP Student					\$ 311,378	\$ 243,240	\$ 130,619	Board 3 - Implementation	Implement			\$ 311,378						\$0	0%		\$ 311,378				Internal Loan
IRP Release 1 Completion					\$ 29,546	\$ 21,435	\$ 17,379	Board 3 - Implementation	Implement			\$ 29,546						\$0	0%		\$ 29,546				
IRP/AEP HR-FIN Release 1					\$ 200,135	\$ 192,147	\$ 192,147	Board 3 - Implementation	Monitor & Close			\$ 192,147						\$0	0%		\$ 192,147				FY20/21 estimates includes EPBC, SaS, UDaP, financial year end, etc.
P166-Digital Payments Program					\$ 7,736	\$ 7,736	\$ 3,826	Board 3 - Implementation	Implement			\$ 8,000						\$0	0%		\$ 8,000				Internal Loan
Implementation (Board 3) Subtotal - Major IT					\$ 548,795	\$ 464,558	\$ 343,971			\$ -	\$ -	\$ 541,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541,071	\$ -	\$ -	\$ -	
Total - Major IT					\$ 548,795	\$ 464,558	\$ 343,971			\$ -	\$ -	\$ 541,071	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 541,071	\$ -	\$ -	\$ -	

UBC Capital Projects Completed since January 1, 2010

Appendix 5

As of 30 June 2023

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 Research 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
te šx*holeleŕnts te K'wałk'wə?əh (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	\$0	Complete
Bioenergy Facility Expansion Project	EWS	NOV-22	N/A	\$0	Complete
Nechako Residence	SHCS	JUL-21; JUL 22	128,654	\$50,895	Complete
Wesbrook Mall Redesign Phase 3	N/A	SEP-22	N/A	\$4,723	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				\$2,188,953	