



<b>SUBJECT</b>	Renewal of Anthropology & Sociology (ANSO) Complex, UBC Vancouver – Board 1 (Routine Capital)
<b>SUBMITTED TO</b>	Property Committee
<b>MEETING DATE</b>	September 13, 2023
<b>SESSION CLASSIFICATION</b>	Recommended session criteria from Board Meetings Policy: OPEN
<b>REQUEST</b>	<p><b>APPROVAL REQUESTED</b></p> <p>IT IS HEREBY RESOLVED that the Property Committee recommends that the Board of Governors grant BOARD 1 approval for the renewal of the Anthropology and Sociology (ANSO) Complex at UBC Vancouver (Routine Capital) as follows:</p> <ul style="list-style-type: none"> <li><i>i.</i> approval of project in principle;</li> <li><i>ii.</i> approval of preliminary program and schedule;</li> <li><i>iii.</i> approval of location;</li> <li><i>iv.</i> approval of preliminary capital budget of \$67,698,000 and operating costs as set out in the Appendices to the briefing;</li> <li><i>v.</i> approval of funding source – Routine Capital (75% Ministry of Post-Secondary Education and Future Skills and 25% UBC match);</li> <li><i>vi.</i> authorization to proceed to schematic design; and,</li> <li><i>vii.</i> approval of funding release of \$3,000,000 for the next stage of project development.</li> </ul>
<b>LEAD EXECUTIVE</b>	Frank Laezza, Vice-President Finance & Operations
<b>SUPPORTED BY</b>	<p>Gage Averill, Provost and Vice-President Academic, UBC Vancouver</p> <p>Clare Haru Crowston, Dean, Faculty of Arts</p> <p>Bhushan Gopaluni, Vice-Provost and Associate Vice-President Faculty Planning, UBC Vancouver</p> <p>John Metras, Associate Vice-President Facilities</p> <p>Michael White, Associate Vice-President Campus &amp; Community Planning</p> <p>Jennifer Sanguinetti, Managing Director, Infrastructure Development</p>

#### PRIOR SUBMISSIONS

The subject matter of this submission has not previously been considered by the Property Committee.

#### EXECUTIVE SUMMARY

In accordance with the [Capital Projects Policy](#), this Board 1 approval request for the Renewal of the Anthropology and Sociology (ANSO) Complex 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 Anthropology and Sociology (ANSO) Complex is \$67,698,000.

#### Background and Rationale

In 2015, The Ministry of Post-Secondary Education and Future Skills (PSFS) provided UBC with notice of a three-year significant increase in Routine Capital funding, starting with fiscal year 2016/17. Since then, PSFS has provided annual funding allocation letters for the same generous amount with rolling three-year notional commitments and there is no indication that this will change. UBC has now received the 2023-2024 Routine Capital funding allocation letter confirming \$35.593 million for UBC Vancouver, with a notional commitment

extension through fiscal year 2025-2026. PSFS has specified that these funds be directed toward the improvement (reduction) of Facilities Condition Index (FCI) for core academic facilities and that the overall package of projects be cost-shared between PSFS and UBC 75%-25%.

The Routine Capital program has so far renewed UBC Life (formerly the Old SUB), the Hebb Tower and the MacLeod Building. Renewal of the Museum of Anthropology Great Hall is in progress, and the renewal of the Jack Bell Building for the School of Social Work project is in design.

Timely roll out of the next whole building renewal is critical to managing the year over year PSFS funding spend. To help select the next whole building renewal, UBC Facilities reviews the deferred maintenance requirements, temporary swing space needs and availability, the timing of other major capital projects that impact building occupants (e.g., the five-year capital plan), and the relative cost of renewing a building in comparison to full replacement, for Tier III, IV and V seismic rated core academic buildings. Seismic ratings are developed as an output from the holistic seismic assessment work that has been completed for buildings across campus. The rating indicates the seismic vulnerability and life safety risk of a building on a scale of five with Tier V being the most critical and important buildings. The 2022/23 review of potential whole building renewals identified the four Anthropology and Sociology buildings as good renewal project candidates. In collaboration with the Faculty of Arts, the determination was made that it was both possible and desirable to undertake the work on this series of buildings.

As a result, the UBC Facilities team and Routine Capital Steering Committee propose the Anthropology and Sociology (ANSO) complex of four interconnected buildings as the next whole building renewals under the Routine Capital program. The buildings, totalling 6,220 gross square metres (66,950 gross square feet), are located east of the Museum of Anthropology on the north side of Northwest Marine Drive. The building complex houses all teaching, research and administrative functions of the Faculty of Arts Anthropology and Sociology Departments.

### **Project Description**

The complex consists of three simple, three-storey buildings that were constructed in 1950 and 1956 as women's residences. By the mid-1970's this was no longer their function, and a project was completed in 1976 that included very minor interior modifications to the existing buildings, and a new central two-storey wing designed by Arthur Erickson to link the buildings. Today, the envelope and infrastructure of all four buildings are end of life and system reliability and occupant comfort are constant challenges. Innovative teaching and research are hampered by building layouts that are basically a series of adapted residence rooms, and by building systems that may have served academic activities well fifty years ago, but which are now inadequate. On top of these challenges, the Erickson wing is rated in the most vulnerable life safety Seismic Vulnerability Risk Tier V and must be upgraded to mitigate a substantial risk. The earlier buildings require a lesser degree of seismic upgrade as they are Tier III level of seismic risk.

Infrastructure Development worked with the Faculty of Arts to investigate options for mitigating the deferred maintenance and seismic risk in these deteriorating buildings. It was determined that undertaking the most critical seismic upgrade work in the central wing would impact all other buildings to the extent that they would all have to be vacated, and a proposal was made to vacate all four wings in order to fully renew all buildings concurrently. Both departments are eager for building improvements and have agreed to a swing space plan that is being conceptually developed with Facilities Planning (Infrastructure Development) and the Faculty of Arts.

The project will mitigate the complete deferred maintenance backlog, seismically upgrade all buildings and reconfigure spaces in the building to support modern research and teaching pedagogy. Renewal of the ANSO complex is critical to providing a healthy, safe and modern learning and working environment for the occupants and will include:

- All new energy-efficient and high-performance building envelope and systems in support of UBC’s Climate Action Plan
- Seismic upgrade to meet UBC’s targets for resilience performance
- Replacement of end-of-life building finishes and systems
- Accessibility, code, and fire and life safety upgrades
- Reconfiguration to support modern programs, and pedagogy
- LEED Gold certification

### Preliminary Program

The functional program has been refined to meet current best practices for teaching spaces, UBC space standards and addresses long-standing space shortfalls and needs. The program has been developed within the existing buildings’ footprints and will be reconfigured to optimize space during the renewal of the four buildings. The program will continue to be refined as design progresses; however, proposed changes include reducing individual office sizes based on updated standards, adding shared workspaces, increasing teaching, learning and research lab spaces and upgrading AV/IT systems to enable hybrid learning and working where feasible and appropriate. The program below reflects the current understanding of space needs.

Component	Existing Net Area (square metres)	Proposed Net Area (square metres)	Proposed Net Area (square feet)
General Teaching Space and Informal Learning Space	558	745	
Shared Support Space, Administration & Academic Offices	1,947	1,612	
Research Labs - Anthropology	698	708	
Research Labs – Sociology	155	229	
Arts Assignable Space	0	49	
General Building Support	62	76	
<b>Total Building Net Area</b>	<b>3,420</b>	<b>3,419</b>	<b>36,802</b>
Gross-up incl WC's, M&E, circulation, walls	2,948	2,949	31,749
<b>TOTAL Existing Building Gross Area</b>	<b>6,368</b>	<b>6,368</b>	<b>68,551</b>

### Preliminary Capital and Operating Budgets

#### *Preliminary Capital Costs*

Project Services (Infrastructure Development) has provided preliminary capital budget estimates for renewal of the four buildings based on experience from previous renewal projects, including the MacLeod Building (completed in 2022) and the Jack Bell Building (in progress, expected completion in August 2025). The project budgets include contingencies to account for current escalation and market uncertainties and will be refined following schematic design.

Building	Preliminary Capital Budget
Anne Wesbrook Hall	\$18,022,000
Isabel MacInnes Hall	\$19,049,000
Mary Murrin Hall	\$11,856,000
Anthropology and Sociology Building	\$18,771,000
<b>Total for four interconnected buildings</b>	<b>\$67,698,000</b>

### Operating Costs

While there will be no increase in building area, upgrades to mechanical and electrical systems may require an increase in the annual operations & maintenance (O&M) budget for the building over and above the current allocation. Any required increase will be brought forward at Board 3. The annual O&M costs are funded through the UBC Central operating budget. Lifecycle capital renewal costs for the building will be funded by the UBC central operating budget and the Provincial government through the Routine Capital program.

### Funding Sources

The project will be funded by the Routine Capital program, and the Faculty of Arts will fund any furniture, audio/visual technology or card access upgrades not eligible for Routine Capital funding. The preliminary project budget estimate aligns with the available Routine Capital funding envelope and multi-year financial planning.

### Renewal of ANSO Complex (4 interconnected buildings) -- Capital Funding and Anticipated Cash Flow:

Funding Source	2023-2024	2024/25	2025/26	2026/27	2027/28	Total
PSFS 75%	150,000	2,025,000	2,250,000	20,250,000	26,098,500	50,733,500
UBC 25%	50,000	675,000	750,000	6,750,000	8,699,500	16,924,500
<b>TOTAL</b>	<b>\$200,000</b>	<b>\$2,700,000</b>	<b>\$3,000,000</b>	<b>\$27,000,000</b>	<b>\$34,798,000</b>	<b>\$67,698,000</b>

### Sustainability Targets

The building will target LEED Gold certification as a minimum, with a defined energy use intensity target in support of UBC's Climate Action Plan. Additional strategies will be explored with UBC Sustainability and the design team. The project continues UBC's commitment to building renewal, a sustainable building practice that diverts building materials from landfill and reduces the energy and resources required to produce new materials.

### Risks

- There is always the possibility that future funding from the Government will not materialize, but all indications point to sustained PSFS Routine Capital funding. UBC will maintain close communication with PSFS to gauge the likelihood of a significant reduction of funding in future years.
- Renovations of existing buildings involve inherent cost and schedule risks due to potential unknown conditions in connecting with existing infrastructure or hazardous materials. A 10% construction contingency is included in the preliminary project budget to account for these unknown conditions.
- Current market conditions remain uncertain following the global COVID-19 pandemic. An 8% average escalation contingency is included in the preliminary project budget to address this risk.

## Preliminary Schedule

The following preliminary schedule has been developed with Project Services (Infrastructure Development):

Milestone	Target date
Executive 1+2	May 2023
Executive 3	August 2023
Board 1	September 2023
Board 2	December 2024
Board 3	December 2025
Construction Start	January 2026
Occupancy	December 2028

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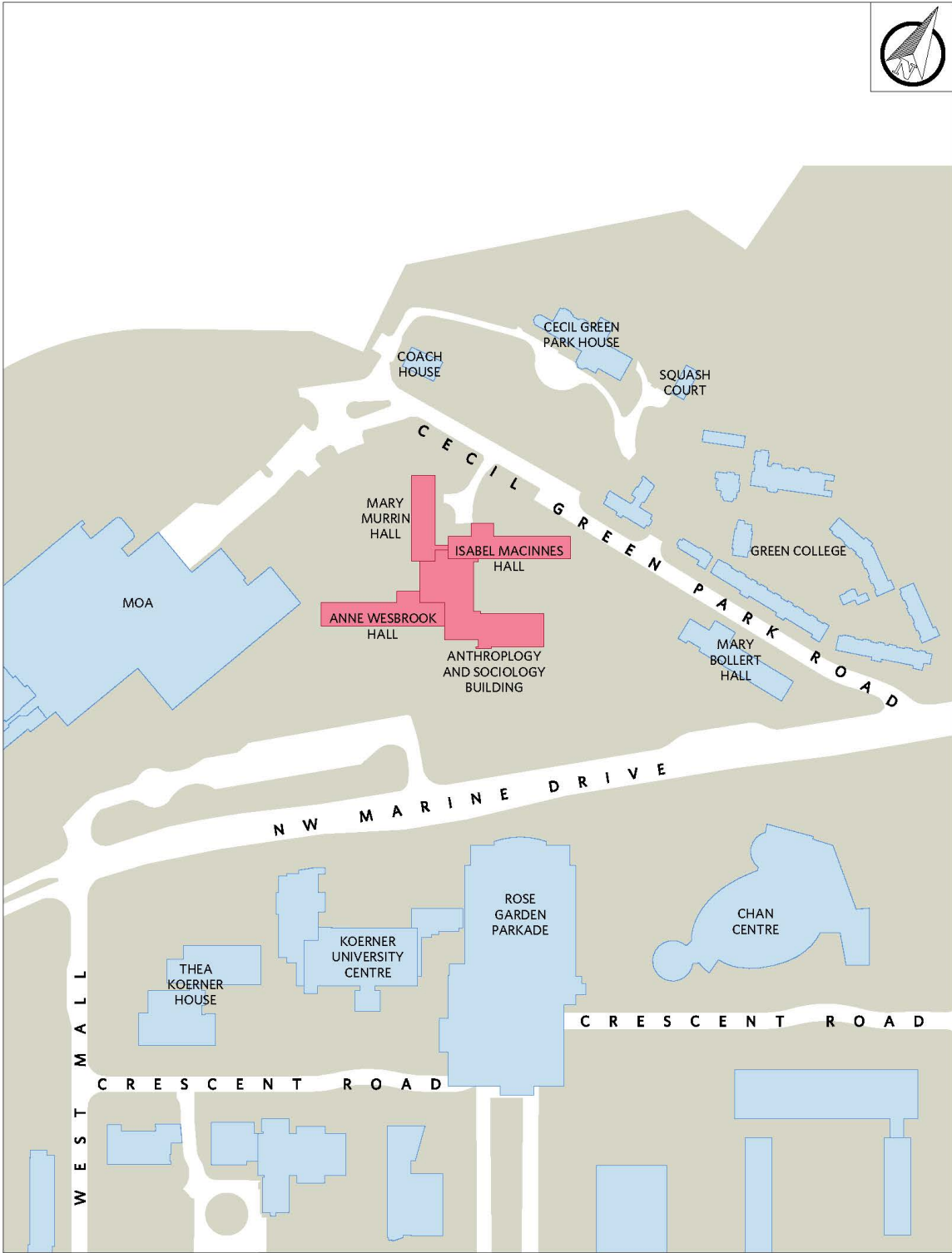
## APPENDICES

1. Context Location Map
2. Preliminary Capital Budget

## PRESENTATIONS

1. Renewal of the Anthropology and Sociology (ANSO) Complex – Board 1

Appendix 1 – Anthropology and Sociology Complex – Context Location Map



**Appendix 2 – Preliminary Capital Budget**

Project Services (Infrastructure Development) has provided the following project cost estimate for the four buildings included in the Renewal of the Anthropology and Sociology (ANSO) Complex. This is a class D estimate with an accuracy of +/-20-30%.

Building	Year Built	FCI	Deferred Maintenance	Area (Gross Sq Ft) <sup>1</sup>	Preliminary Capital Budget
Anne Wesbrook Hall	1950	0.28	\$5,049,243	18,249	\$18,022,000
Isabel MacInnes Hall	1950	0.30	\$5,539,994	19,289	\$19,049,000
Mary Murrin Hall	1956	0.35	\$5,483,545	12,005	\$11,856,000
Anthropology and Sociology Building	1976	0.32	\$7,184,799	19,008	\$18,771,000
<b>Total for four interconnected buildings</b>			<b>\$23,257,581</b>	<b>68,551</b>	<b>\$67,698,000</b>

<sup>1</sup>For budgeting purposes GSF includes circulation and service spaces.

Project Capital Cost Breakdown	\$ Costs
<b>Construction Costs</b>	
Construction	42,194,000
Construction Contingency	5,013,000
<b>Construction Costs Subtotal</b>	<b>47,207,000</b>
<b>Cash Allowances</b>	
FF+E	250,000
UBC IT/AV/Secure Access	1,201,000
Building Operations Support	84,000
Signage/Moving <sup>1</sup>	150,000
<b>Cash Allowances Subtotal</b>	<b>1,685,000</b>
<b>Soft Costs</b>	
Consultants	5,614,000
Project Management	2,216,000
Inspection & Testing	325,000
Permits	313,000
Insurance/Legal	225,000
<b>Soft Costs Subtotal</b>	<b>8,693,000</b>
<b>Building Total</b>	<b>57,585,000</b>
GST & PST	908,000
Retained Risk Fee	661,000
Escalation Contingency	8,544,000
<b>Project Total</b>	<b>\$67,698,000</b>

<i>Gross Building Area (Square Feet)</i>	68,551
<i>Cost per Square foot (\$/SF)</i>	\$988

<sup>1</sup>Moving costs include packing, moving and transportation costs for swing space. Extraordinary swing space renovations will be dealt with through a separate Routine Capital project, as appropriate and if required.





# Renewal of the Anthropology and Sociology (ANSO) Complex Board 1

September 14, 2023

**John Metras, Associate Vice-President Facilities**





# Introduction and summary



## Background:

- Complex consists of three three-storey buildings, originally constructed in the 1950's as women's residences plus one 1976 two-storey wing designed by Arthur Erickson that links the other three buildings
- Today, envelope & infrastructure of all buildings are at end of life, building systems are unreliable, occupant comfort and innovative teaching and research present constant challenges to function.
- The 1976 building is seismic Tier V, rest are Tier III

# Introduction and summary



The renewal project will:

- Mitigate the deferred maintenance backlog, upgrade building systems to new energy-efficient and high-performance systems in support of UBC's Climate Action Plan
- Seismically upgrade all three buildings
- Include the reconfiguration of interior spaces to support modern research and teaching pedagogy
- Include the replacement of end-of-life building finishes & systems
- Accessibility, code, and fire & life safety upgrades

# Additional details



- Team has worked with Faculty of Arts to identify program optimizations, including the funding of upgrades not eligible under Routine Capital, i.e., AV and furniture
- The preliminary project budget estimate aligns with the available Routine Capital funding envelope and multi-year financial planning
- Temporary relocation plan is being conceptually developed by Infrastructure Development and the Faculty of Arts to house occupants during construction

# Additional details

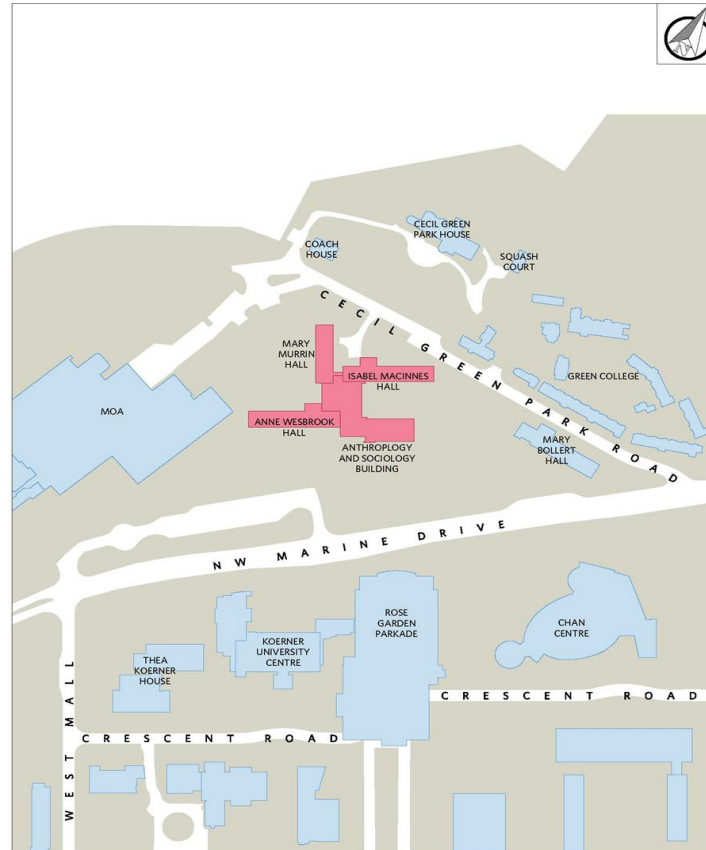


Total project cost estimated at \$67.7 million:

- Funded 75% by PSFS with remainder from UBC Routine Capital match
- PSFS understands multi-year commitment & has indicated support for duration of the project



# Additional details – Site Plan



# Discussion and decision points



Board 1 approval of ANSO Complex Renew project:

1. Approval of project in principle;
2. Approval of preliminary program and schedule;
3. Approval of location;
4. Approval of preliminary cap budget of \$67,698,000 & operating costs;
5. Approval of the funding source (75% PSFS/25% UBC);
6. Authorization to proceed to architect selection and schematic design; and
7. Funding release of \$3,000,000 to commence schematic design.