



SUBJECT	Board 4 Post-Completion Report – Skeena Residence, UBC Okanagan
SUBMITTED TO	Property Committee
MEETING DATE	September 13, 2023
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	For information only - No action requested
LEAD EXECUTIVE	Lesley Cormack, Deputy Vice-Chancellor and Principal, UBC Okanagan
SUPPORTED BY	Ainsley Carry, Vice-President Students Frank Laezza, Vice-President Finance & Operations John Metras, Associate Vice-President Facilities Rob Einarson, Associate Vice-President Finance & Operations, UBC Okanagan Andrew Parr, Associate Vice-President Student Housing & Community Services Jennifer Sanguinetti, Managing Director, Infrastructure Development Yale Loh, Treasurer Michael White, Associate Vice-President Campus & Community Planning Aubrey Kelly, President and CEO, UBC Properties Trust

PRIOR SUBMISSIONS

The subject matter of this submission has been considered previously by the Property Committee on the following occasions:

1. [February 19, 2019](#) (CLOSED SESSION) Board 3 Approval, Funding Release \$23,981,450
 - (1) Board 3 approval for the UBC Okanagan Skeena Residence project with a final funding release of \$23,981,450 to construction.
 - (2) Approval for an internal loan of up to \$22,812,200 at 6.0% annual interest paid back over 30 years from housing rental revenue. UBC has also applied for an external loan under the Provincial government student housing financing program. This loan would cover 75% of the project cost. If the Provincial loan is approved, the internal loan amount would be reduced to \$4,076,113.
Revised Capital Budget \$24,981,450
2. [April 19, 2018](#) (OPEN SESSION) Board 2 Approval, Funding release \$500,000 to proceed to working drawings and tender.
3. [June 14, 2017](#) (OPEN SESSION) Board 1 Approval for the Housing Commons and Skeena Residence projects (Okanagan campus), Funding Release \$1,500,000 to commence schematic design.

The following Executive Summary assumes familiarity with the prior submissions and provides a status update from the date of the most recent submission.

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 UBC Okanagan Skeena Residence. 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 Board approved aggregate value for the UBC Okanagan Skeena Residence project was \$24,981,450.

The 6,573 gross square metre (70,751 gross square foot) Skeena Residence is a six-storey building that provides 220 beds in modified traditional format (two single bedrooms sharing a bathroom) with standard housing amenities including house lounges, informal study space, activity room and laundry facilities. The project was completed in July 2020 and has helped alleviate the pressure for student housing on the UBC Okanagan campus. The project is the first building at UBC to achieve Passive House certification and the first Passive House student residence project in Canada.

The final project cost of \$24,976,628 is aligned with the Board-approved budget. As reported at Board 3, UBC applied for financing through the Province of BC Student Housing Loan Program. This application was successful, and \$18.736 million of the project cost is financed through the program based on 3.5% interest and 30-year amortization. The remaining \$6.245 million is financed with an internal loan at 5.75% annual interest paid back over 30 years from housing rental revenue. The low-interest provincial financing significantly reduces the annual debt service cost and the period until the project becomes cash flow positive.

A stakeholder meeting of operators, campus planning and the project delivery team was held on June 7, 2023 to review project successes, constraints and lessons learned. Stakeholders agreed unanimously that the project was a tremendous success and displays UBC as a leader in sustainability. The collaboration between UBC stakeholders, the project manager (UBC Properties Trust) and the consultants are cited as key factors in the success in project delivery particularly during the onset of the COVID-19 pandemic. The design team successfully created spaces that were replicable and flexible. This design approach simplified the design process and allowed the building to be multi-functional use for student housing as well as other uses.

Student feedback has indicated a high satisfaction rate with the amenities, community spaces and the building overall. Building operations feedback has been positive, however a suggestion was made to have greater consultation regarding the location and access corridors for back-of-house services to minimize disruptions in building common areas.

For a building to achieve Passive House certification, projects are subject to specific requirements. This includes having all building components and trades be Passive House certified. In some cases, these requirements can limit design; however, the project team was able to develop creative solutions that met, and in some cases exceeded, Passive House standards. This project has successfully delivered a functional facility that was completed on budget and on schedule.

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Images of final project

Supplemental Materials 1 – Skeena Residence Images



Photo 1 – Exterior View of Skeena – night view
Photo Courtesy of UBC Properties Trust



Photo 2 – Exterior View – Entrance from Purcell
Photo Courtesy of UBC Properties Trust



Photo 3 – Interior View - Entrance
Photo Courtesy of UBC Properties Trust



Photo 4 – Interior View – Activity space
Photo Courtesy of UBC Properties Trust



Photo 5 – Interior View - Laundry
Photo Courtesy of UBC Properties Trust



Photo 6 – Interior View – Typical corridor
Photo Courtesy of UBC Properties Trust