



SUBJECT	Board 4 Post-Completion Report – Nechako Residence and Commons Block, UBC Okanagan
SUBMITTED TO	Property Committee
MEETING DATE	November 21, 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 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 12, 2019](#) (OPEN SESSION) Board 3 Approval for the Nechako Residence and Commons Block and Skeena Residence, Funding Release \$48,950,000
Action/Follow up: Proceed with construction, subject to tenders being received at or on budget, and approval for internal loans.
2. [April 19, 2018](#) (OPEN SESSION) Board 2 Approval for the Housing Commons and Skeena Residence, Funding Release \$500,000
Action/Follow up: Proceed to working drawings and tender.
3. [June 14, 2017](#) (OPEN SESSION) Board 1 Approval for the Housing Commons and Skeena Residence, Funding Release \$1,500,000
Action/Follow up: Commence 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 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 Nechako Residence and Commons Block. 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 UBC Okanagan Nechako Residence and Commons Block project was \$50,912,194.

The 11,960 gross square metre (128,737 gross square foot) Nechako Residence and Commons Block is a six-storey building that includes a two-storey commons block with four storeys of residences on top. Completed in 2021, the Nechako building has defined the southern edge of the UBC Okanagan (UBCO) Commons, helps to alleviate demand for on-campus student housing and amenities, and helps to enhance campus life.

The four-storey residence block provides 220 beds that are aligned with the modified traditional format in other student housing facilities on the campus (two single bedrooms sharing a bathroom). The space that makes the Nechako building unique is the two-storey public commons block which accommodates a 500-seat dining hall and other shared amenities, including study spaces, music rooms, etc., that serve the entire campus and has resulted in the building becoming a hub for residence life.

The final project cost of \$50,912,194 was \$37,806 under the Board-approved budget. As reported at Board 3, \$46.634 million of the project was financed with an internal loan at 6.0% annual interest paid back over 30 years from housing rental revenue and meal plan revenue. The remaining funding included \$2.359 million from Student Housing Accumulated Surplus and \$1.919 million funded by UBCO Central Capital Reserves (reduced from \$1.957 million). During construction there was additional scope added to the project totalling \$673,633 for which additional funding was provided and tracked separately. Overall, the project was delivered on budget.

A stakeholder meeting of operators, campus planning and the project delivery team was held on September 6, 2023, to review project successes, constraints and lessons learned. Stakeholders agreed unanimously that the project successfully serves the needs of students and has brought new energy into the precinct. The project completed on time and on budget, despite the challenges of delivering the project during the height of the COVID-19 pandemic, achieved LEED Gold certification and received the Thompson Okanagan Building Award. The public realm design, and specifically the rain garden, is highly regarded on campus and is recognized as a project success.

Stakeholders offered lessons learned, and noted a phased procurement process should be carefully considered in the future to ensure the ramifications of a phased design do not outweigh the benefits. All stakeholders also agreed the project was well designed, however, certain architectural elements were prioritized ahead of technical scopes, including the building energy systems, water pressure, mechanical system redundancies, and rainwater management strategies. The building is successfully connected to the District Energy System and deficiencies have been resolved. That said additional scopes of work and costs were added and separately funded due to technical scopes not being fully defined early in the design process. Upon project delivery, rigorous design target methodologies have been developed and adopted into the Technical Guidelines. With lessons learned, the new facility serves the campus and the student resident population well.

SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Images of final project

Supplemental Materials 1 – Nechako Residence and Commons Block Images

Photo 1 – Exterior View of Nechako (north-east corner)



Photo Courtesy of UBC Properties Trust

Photo 2 – Exterior View of Nechako (south-east corner)



Photo Courtesy of UBC Properties Trust

Photo 3 – Interior View – Informal Spaces



Photo Courtesy of UBC Properties Trust

Photo 4 – Interior View – Dining Hall



Photo Courtesy of UBC Properties Trust