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<b>SUBJECT</b>	Board 4 Post-Completion Report – UBC Arts Student Centre
<b>SUBMITTED TO</b>	Property Committee
<b>MEETING DATE</b>	March 12, 2024
<b>SESSION CLASSIFICATION</b>	Recommended session criteria from Board Meetings Policy: OPEN
<b>REQUEST</b>	For information only - No action requested
<b>LEAD EXECUTIVE</b>	Frank Laezza, Vice-President Finance & Operations
<b>SUPPORTED BY</b>	Ainsley Carry, Vice-President Students Gage Averill, Provost and Vice-President Academic, Vancouver Clare Haru Crowston, Dean, Faculty of Arts John Metras, Associate Vice-President Facilities Denise Brown, Director, Capital Planning & Development Michael White, Associate Vice-President Campus & Community Planning Yale Loh, Treasurer

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### PRIOR SUBMISSIONS

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

1. [June 2, 2020](#) (OPEN SESSION) – Board 3 Approval, Funding Release \$9,591,000  
Action/Follow up: Proceed with construction.
2. [November 26, 2019](#) (OPEN SESSION) – Board 2 Approval, no funding release requested  
Action/Follow up: Proceed with working drawings and tender.
3. [September 12, 2019](#) (OPEN SESSION) – Board 1 (Revised) Approval, Funding Release \$750,000  
Action/Follow up: Proceed with schematic design.
4. [June 14, 2018](#) (OPEN SESSION) – Board 1 Approval, Funding Release \$500,000  
Action/Follow up: Proceed with schematic design.

The following Executive Summary provides a status update from the date of the most recent submission.

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### 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 Arts Student Centre. 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 Arts Student Centre is \$11,082,497.

The Arts Student Centre opened in November 2021 and is a three-storey, cylindrical building that is a common meeting ground for Arts students to interact across disciplines, with spaces to relax and connect, collaborate on projects and host events. The new facility is located at the corner of East Mall and Walter Gage Road and was a recipient of the Architecture Foundation of British Columbia (AFBC) Architectural Awards of Excellence courtesy of its radical design.

The project Board 3 approved budget was \$10.84 million. The actual project cost of \$11.08 million, was \$0.24 million (2%) over budget. The Arts Student Centre was funded by Student Fees, Faculty of Arts reserves, and central loans and funding. The incremental \$0.24 million was funded by the central retained risk fund and Faculty of Arts reserves.

A stakeholder meeting of occupants, operators and the project delivery team was held on November 28, 2023 to review project successes, constraints and lessons learned. All agreed that the new facility is well used by students and the architects successfully delivered a unique and iconic building. However, the trade-off between design and functionality was recognized. The round building, because of its shape, does not maximize functionality which is reflected in student feedback and requests for more tables and chairs.

Early in the design and siting phase, the project was relocated to its current location. This change required collaboration to make decisions quickly and minimize disruption and the financial impacts to the planning process and project. Stakeholders highlighted the importance of the project siting process and noted it is essential that the diverse set of campus stakeholder interests are considered early in the project planning phase. While the team successfully supported the redesign, the site change was a challenge offering a lesson learned.

The project was also challenged to implement passive energy solutions where feasible to improve facility sustainability. This created the challenge of balancing function, cutting edge design, improved sustainability and budget. Solutions such as automatic windows were implemented and intended to support the building systems and temperature control. Typically, systems of this nature are better suited for office-type buildings because they require end-user education to maximize system benefits. Given the end-users of the space are students, there have been challenges providing training and, in some instances, maintaining the building systems. While feedback has been positive from users regarding the window systems, the lesson learned for future projects is to consider the users of the space and ability to provide system training, before implementation.

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#### **SUPPLEMENTAL MATERIALS (optional reading for Governors)**

1. UBC Arts Student Centre Images of Final Project

**Supplemental Materials 1 – UBC Arts Student Centre Images of Final Project**

Photo 1 – Exterior View – North view from Walter Gage Road



Photo Courtesy of UBC Properties Trust

Photo 2 – Exterior View – East view from East Mall



Photo Courtesy of UBC Properties Trust

Photo 3 – Interior View – Atrium



Photo Courtesy of UBC Properties Trust

Photo 4 – Interior View – Main floor seating



Photo Courtesy of UBC Properties Trust