



Board of Governors
PROPERTY COMMITTEE
MINUTES

Tuesday, November 21, 2023

12:05 PM to 12:55 PM

VIDEOCONFERENCE

Approved March 12, 2024

Chair Ms. Miranda Lam

Vice-Chair Ms. Anthonia Ogundele

Members in President Benoit-Antoine Bacon

Attendance Mr. Kareem Hassib

Dr. Sandy Hilton

Dr. Anna Kindler

Regrets Mr. Azim Lalani

Board Chair Nancy McKenzie

Hon. Steven Point, Chancellor

Governors in Ms. Eshana Bhangu

Attendance Mr. Matthew Tan

Board Secretary

Ms. Karen Hakkarainen

Designated Executive Liaisons

Ms. Robin Ciceri, Vice-President External Relations

Campus and Community Planning

Mr. Frank Laezza, Vice-President Finance & Operations

Facilities, Infrastructure Development, Energy and Water Services

Administration

Dr. Ainsley Carry, Vice-President Students

Dr. Gage Averill, Provost and Vice-President Academic, UBC Vancouver

Ms. Marcia Buchholz, Vice-President Human Resources

Dr. Lesley Cormack, Deputy Vice-Chancellor and Principal, UBC Okanagan

Ms. Heather McCaw, Vice-President Development & Alumni Engagement

Dr. Rehan Sadiq, Provost and Vice-President Academic, UBC Okanagan

Committee Chair Miranda Lam called the open session of the November 21, 2023 Property Committee meeting to order at 12:05 p.m., and respectfully acknowledged the ancestral and unceded territories of the Musqueam and of the Syilx Okanagan Nation upon which UBC campuses are located.

The Chair welcomed UBC's new President, Dr. Benoit-Antoine Bacon and incoming Governor Leonard Schein, who was not in attendance.

The Board Secretary reviewed attendance and confirmed quorum.

1. Approval of Agenda

The Chair asked if Committee members would like to request any amendments to the Agenda. No requests were made.

The following resolution was moved, seconded, and **CARRIED**:

IT IS HEREBY RESOLVED that the Property Committee approves as circulated the Agenda for the open session of the November 21, 2023 Property Committee meeting.

The Chair asked if Governors had any actual, potential or apparent conflicts of interest to declare with any items on the open Agenda. No declarations were made.

2. Consent Agenda

The Chair asked if members had noted any errors or omissions in the Minutes of the previous meeting, circulated under the appended Consent Agenda. None were raised.

The following resolution was moved, seconded, and **CARRIED**:

IT IS HEREBY RESOLVED that the Property Committee approves the resolution forwarded under the open Consent Agenda, as presented in the Appendix.

The Chair asked if Governors had any actual, potential or apparent conflicts of interest to declare with any items on the open Agenda. No declarations were made.

The Chair noted that three briefings were circulated under the appended Consent Agenda for the Committee's information: the Nechako Residence and Commons Block Board 4 Post-Completion Report; the Advisory Urban Design Panel Annual Report; and the Development Permit Board Annual Report.

3. Renewal of the Jack Bell Building for the School of Social Work, UBC Vancouver - Board 3 (Routine Capital)

Responsible Executives: Frank Laezza, Vice-President Finance & Operations
Gage Averill, Provost and Vice-President Academic, UBC Vancouver

The Administration provided an overview of the Board 3 approval request for the provincially funded routine capital renewal of the Jack Bell Building for the School of Social Work at UBC Vancouver, conditional on 80% of construction tenders being received at or below budget, as set out in the circulated briefing. The Committee was advised that tenders received to date are slightly over budget; should the project team be unable to bring costs within budget, the Administration will return to the Finance Committee with an update.

In response to Committee discussion, the Administration advised that as the project does not create any additional space, increased operating and maintenance costs are not anticipated. It is expected that any increase in maintenance costs will be offset by the building's improved energy performance. The Administration further advised that plans are in place to accommodate students whose programs are displaced by renovations.

The following resolution was moved, seconded, and **CARRIED**:

IT IS HEREBY RESOLVED that the Property Committee recommends that the Board of Governors grant conditional* BOARD 3 approval for the Routine Capital renewal of the Jack Bell Building for the School of Social Work at UBC Vancouver as follows:

- i. approval of final capital and operating budgets;*
- ii. approval of final funding sources and financing;*
- iii. authorization to proceed to award construction contracts; and,*
- iv. approval of final funding release of \$26,782,000.*

* Conditional on construction tenders being received at or below budget based on 80% of tenders.

4. Faculty of Applied Science Digital Design Studio, UBC Vancouver - Board 3

Responsible Executives: Frank Laezza, Vice-President Finance & Operations
Gage Averill, Provost and Vice-President Academic, UBC Vancouver

The Administration provided an overview of the Board 3 approval request for the Faculty of Applied Science Digital Design Studio at UBC Vancouver, conditional on 80% of construction tenders being received at or below budget, as set out in the circulated briefing. The Committee was advised that tenders received to date are within budget for the project.

The following resolution was moved, seconded, and **CARRIED**:

IT IS HEREBY RESOLVED that the Property Committee, in accordance with authority delegated by the Board of Governors, grants conditional* BOARD 3 approval for the Faculty of Applied Science Digital Design Studio project as follows:

- i. approval of final capital budget of \$13,196,000 and operating budget as set out in the Appendices to the briefing;*
- ii. approval of final funding sources and financing as set out in the briefing;*
- iii. authorization to proceed to award construction contracts; and*
- iv. approval of final funding release of \$10,396,000.*

* Conditional on construction tenders being received at or below budget based on 80% of tenders.

5. UBC Vancouver Land Use Plan – Public Hearing Process Update

Responsible Executives: Robin Ciceri, Vice-President External Relations

The Committee Chair advised that the Board of Governors would consider feedback from the Land Use Plan public hearing at its December 5, 2023 meeting, and reminded members that in the interests of maintaining the integrity of the Land Use Plan public process, there would be no discussion of the public hearing or the UBC Vancouver Land Use Plan at this meeting. She further advised that at the December meeting, the Board would consider whether to refer the amended UBC Vancouver Land Use Plan to the Province for adoption. It is expected that the Administration will return to the Finance Committee and to the Board of Governors in 2024 to discuss further UBC's overall revenue allocation model and priorities.

The Vice-President External Relations noted that feedback received at the November 7, 2023 public hearing reflected themes heard throughout the lengthy Campus Vision 2050 engagement process. She advised that a full public hearing record will be provided to the Board of Governors in December, at which time the Administration will bring forward for the Board's consideration any revisions to the UBC Vancouver Land Use Plan undertaken in response to public feedback.

6. UBC Vancouver Housing Action Plan

Responsible Executives: Robin Ciceri, Vice-President External Relations
Gage Averill, Provost and Vice-President Academic, UBC Vancouver
Marcia Buchholz, Vice-President Human Resources
Ainsley Carry, Vice-President Students
Frank Laezza, Vice-President Finance & Operations

The Chair reminded the Committee that the Housing Action Plan was on the Agenda for the October 16, 2023 meeting of the Board of Governors but was not discussed due to time constraints. She further noted that proposed amendments to the Housing Action Plan are subject to Provincial adoption of the UBC Vancouver Land Use Plan, and that updates to the UBC Vancouver Housing Action Plan have been informed by feedback from the Board's Advisory Committee on Campus Vision 2050 and Rapid Transit, the Finance Committee, and the Property Committee, all of which emphasized the importance of balancing UBC's academic priorities – including the contribution of affordable housing to the recruitment and retention of faculty and students – with the University's financial capacity.

The Administration provided a brief overview of the highlights of the circulated briefing. In response to Committee discussion of the information provided, the Administration advised that a recent review of feedback from potential faculty members who chose not to accept an offer to come to UBC found that reasons given for that decision were ranked from most-frequent to least-frequent as follows: (1) receiving a more attractive offer from another institution; (2) family/personal reasons; (3) being unable to secure a UBC position for spouse/partner; and, (4) cost of living/housing affordability. Through the work of the Housing Action Plan Steering Committee and Working Group, the Administration continues to work toward achieving the goals and aspirations of the Housing Action Plan.

The Committee asked the Board Secretary to, following this meeting, remind the Vice-President Finance & Operations that an opportunity for Board reconsideration of the amount of the Down Payment Assistance Loan for eligible faculty and senior management staff, currently set at \$50,000, has been requested, with the appropriate Board Committee for that discussion to be determined. [*Secretary's Note: Reminder was sent by email on November 21, 2023.*]

The open session of the November 21, 2023 Property Committee meeting adjourned at 12:55 p.m.

ACTION ITEMS

None identified.

CONSENT AGENDA – FOR APPROVAL

The following items were approved under the appended Consent Agenda:

7. Minutes of Previous Meeting

IT IS HEREBY RESOLVED that the Property Committee approves as circulated Minutes of the open session of the September 13, 2023 Property Committee meeting.

CONSENT AGENDA - For Information

The following items were received under the appended Consent Agenda:

8. Board 4 Post-Completion Report Nechako Residence and Commons Block, UBC Okanagan

9. Advisory Urban Design Panel (AUDP) 20222023 Annual Report

10. Development Permit Board (DPB) Annual Report 2023