



<b>SUBJECT</b>	Renewal of Anthropology and Sociology (ANSO) Complex, UBC Vancouver - Board 2
<b>SUBMITTED TO</b>	Property Committee
<b>MEETING DATE</b>	March 11, 2025
<b>SESSION CLASSIFICATION</b>	Recommended session criteria from Board Meetings Policy: <b>OPEN</b>
<b>REQUEST</b>	<b>APPROVAL REQUESTED</b> IT IS HEREBY RESOLVED that the Property Committee recommends that the Board of Governors grant BOARD 2 approval for the renewal of the Anthropology and Sociology (ANSO) Complex (Routine Capital) project on the Vancouver campus as follows: <ul style="list-style-type: none"><li>i. approval of the revised capital budget of \$80,748,000, as set out in Appendix 2 to the briefing;</li><li>ii. approval to issue the development permit;</li><li>iii. authorization to proceed to working drawings and tender; and</li><li>iv. approval of funding release of \$2,500,000 for the next stage.</li></ul>
<b>LEAD EXECUTIVE</b>	Frank Laezza, Vice-President Finance & Operations
<b>SUPPORTED BY</b>	Gage Averill, Provost and Vice-President Academic, UBC Vancouver Bhushan Gopaluni, Vice-Provost and Associate Vice-President Faculty Planning Clare Haru Crowston, Dean, Faculty of Arts John Metras, Associate Vice-President Facilities Michael White, Associate Vice-President Campus and Community Planning Denise Brown, Director, Capital Planning and Development Yale Loh, Treasurer

#### PRIOR SUBMISSIONS

The subject matter of this submission has been considered previously by the Property Committee on [September 13, 2023](#) (OPEN SESSION) – Board 1 Approval, Funding Release \$3,000,000 Action/Follow up: Proceed to schematic 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 2 approval request for the Renewal of the Anthropology and Sociology (ANSO) Complex project is provided as part of the project management process for construction projects over \$10,000,000. The Board of Governors has delegated to the Property Committee the authority to make decisions on its behalf for construction projects between \$10 million and \$20 million. The aggregate estimated value of the Renewal of the Anthropology and Sociology (ANSO) Complex project is \$80,748,000.

#### Project Description

The Anthropology and Sociology (ANSO) Complex at UBC was brought forth as a comprehensive renewal project to address a wide range of deficiencies within the existing facility, including seismic vulnerability, a deficient envelope, extensive hazardous materials, and an incomplete fire suppression system. The project aims to alleviate ongoing maintenance and systems issues and bring the building in line with current codes and UBC guidelines.

As part of the renewal, the project aims to modernize and transform the facilities to better support contemporary teaching and research needs. The program will undertake significant reconfiguration of space. Individual office sizes will be reduced overall, and there will be an expansion of teaching, learning, and research lab spaces to suit the needs of the Anthropology and Sociology departments. The project will serve the wider campus by modernizing and expanding the general teaching spaces.

Additionally, the renewal plan includes substantial upgrades to audio/visual and IT systems to enhance hybrid learning and working capabilities. This is essential to meet the evolving academic and operational demands within the complex. To meet the standards of the current building code and UBC guidelines, a second elevator is proposed to be added to ensure all floors are accessible, and all-gender and accessible washroom facilities have been introduced.

Sustainability and seismic resilience are key focus areas of the project. The buildings will undergo necessary seismic upgrades, particularly targeting the Anthropology and Sociology Building, which is most vulnerable to seismic risk.

The project design phase is progressing. The project design team brings extensive experience from other campus projects and has proven adept with complex stakeholder engagement during the early phases.

The ANSO renewal project leverages lessons learned from recent comprehensive renewal projects on campus, aiming to achieve overall efficiency by addressing system renewal, seismic improvements, and academic goals concurrently. This approach maximizes the impact of Routine Capital funding. Examples of this type of renewal include the Hebb, Macleod, and Jack Bell Renewal projects. Although these projects are invasive and involve significant capital investment, they have successfully upgraded aged infrastructure to meet current building codes and UBC's academic and operational requirements. Recent renewal projects have achieved high performance in seismic resilience, sustainability, energy performance, and modernization of learning environments through comprehensive renovations.

The program has been refined to include the following components:

Component	Board 1 Net Area (sqm)	Board 1 Area (sqf)	Board 2 Net Area (sqm)	Board 2 Area (sqf)
General Teaching Space and Informal Learning Space	745	8,019	691	7,436
Shared Support Space, Administration & Academic Offices	1,612	17,351	1,531	16,482
Research Labs - Anthropology	708	7,621	718	7,728
Research Labs – Sociology	229	2,465	255	2,742
Arts Assignable Space	49	527	69	741
General Building Support	76	818	92	987
<b>Total Building Net Area</b>	<b>3,419</b>	<b>36,802</b>	<b>3,355</b>	<b>36,115</b>
Gross-up incl WC's, M&E, circulation, walls	2,949	31,749	3,257	35,056
<b>TOTAL Existing Building Gross Area<sup>1</sup></b>	<b>6,368</b>	<b>68,551</b>	<b>6,612</b>	<b>71,171</b>

<sup>1</sup> The gross building area has increased since Board 1 primarily due to the thickened exterior walls around the perimeter of all four buildings for increased insulation. In addition, two small inhabitable (confined) spaces in the mechanical rooms have been included.

### Public Consultation

The design team presented to the Advisory Urban Design Panel (AUDP) and received support on October 3, 2024. On October 8, 2024, a Public Open House was held, with two comments from respondents. The design team attended the scheduled DRC (Development Review Committee) meeting on October 10, 2024. Comments and

recommendations resulting from this consultation have been addressed by the design team in recent re-submissions to Campus and Community Planning (C+CP). Recommendations by C+CP on the building exterior expression will be addressed, in consultation and coordination with the design team, before submission of a Development Permit. Staff is confident the project is ready to proceed to the issuance of Development Permit following Board 2 approval.

#### Sustainability Impacts and Mitigation Measures

The renewal of the Anthropology and Sociology (ANSO) Complex prioritizes sustainability, aiming to reduce environmental impact while enhancing occupant well-being. While the complex's multiple spread-out buildings make it more challenging to meet UBC's energy and carbon performance targets, the project is on track to achieve LEED Gold certification, with redefined and context appropriate energy and operational carbon targets to further UBC's climate action goals. Envelope and building systems are being designed to be climate ready, low carbon and energy efficient, meeting robust standards in line with that of a new campus building.

Additionally, the project focuses on improving indoor environmental quality through modernized mechanical and electrical systems, ensuring better air quality and comfort for occupants. These sustainability measures are grounded in industry-recognized methodologies, ensuring informed and effective design decisions that meet the complex's functional and environmental goals. Further sustainability updates will be reported at Board 3.

#### Seismic Considerations

The seismic upgrades for the ANSO Complex are a critical part of the renewal, addressing structural vulnerabilities to enhance resilience. The Erickson wing, classified as a Tier V seismic risk, will undergo significant retrofitting to mitigate life safety concerns, while the older buildings will also receive necessary upgrades. The project design includes robust seismic upgrades to meet current BC Building Code requirements, and the UBC REDi Guidelines (Resilience-based Design Initiative) Silver Rating. These measures align with UBC's commitment to infrastructure safety and resilience, ensuring the ANSO complex is better prepared for seismic events, post-event functionality and providing an overall safer environment for its occupants.

#### Capital Budget and Funding

The capital budget has increased from \$67.7 million to \$80.7 million (\$13.0 million increase spread over three years). This funding is allocated to extensive renovations across four interconnected buildings, addressing both deferred maintenance and modernization to meet current academic and operational needs. This increase is due to complex technical factors (outlined below) and high construction market escalation that has exceeded both the construction budget and the escalation contingency carried in the Board 1 budget. The project team has worked extremely hard to minimize the impacts of cost escalation on the project without compromising the project objectives. During the design development stage, extensive value engineering efforts have been made to find cost efficiencies and realize capital cost savings. These values are included in the budget estimate.

Below are the cost drivers contributing to the cost escalation from Board 1 to Board 2:

- **Seismic soil anchors and epoxy anchors:** The seismic upgrade strategy relies upon extensive upgrades throughout the building structure, using pinning and anchors. With design work now completed, the amount of required pinning and shoring is much more extensive than was previously anticipated. The estimated value of these items alone is +/- \$5.0 million of the estimated \$57.1 million construction cost. The Project team will continue to work with the structural engineer and construction manager to find cost-effective design strategies to achieve the seismic goals.
- **Mechanical systems:** The mechanical design requires five (5) separate plant locations to be implemented, due to the building layout and constrained floor-to-floor heights. The mechanical scope is estimated at +/- \$12.5 million of the \$57.1 million construction value.

- **Demolition costs:** Demolition is expected to have a much higher degree of labour cost than anticipated. The estimated value of demolition works is +/- \$4.0 million.
- **Metals (e.g., structural steel):** The estimated value of \$1.5 million is reflective of current high market rates for these items.

To ensure the project can adapt to unforeseen conditions, a 12% construction contingency has been integrated into the budget. This is to manage potential risks associated with the existing infrastructure and any additional hazardous materials that might be uncovered during renovations. Moreover, an escalation contingency is also included to mitigate the impact of volatile market conditions until the project is tendered in fall 2025.

Renewal of the ANSO Complex will be funded by the Routine Capital Program, which is primarily intended to fund improvements that result in a reduction of the Facility Condition Index (i.e., deferred maintenance) of core academic buildings. Given the Routine Capital Program has a finite amount of annual funding, the budget increase will require a reallocation of funding from other potential projects to the ANSO Complex Renewal. The revised preliminary project budget and cash flow continue to align with anticipated future Ministry of Infrastructure (MOI) Routine Capital funding. The Faculty of Arts will be responsible for funding scopes that are not eligible for Routine Capital funding. This includes furniture, specialized equipment, audio/visual and secure access equipment. Evaluation of these needs is still in progress.

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

Funding Source	2023/24 (\$)	2024/25 (\$)	2025/26 (\$)	2026/27 (\$)	2027/28 (\$)	2028/29 (\$)	Total (\$)
MOI 75%	329,250	1,500,000	3,884,395	14,390,510	23,524,667	13,132,679	56,761,500
UBC 25%	109,750	500,000	1,294,798	4,796,837	7,841,556	4,377,560	18,920,500
UBC Seismic Funding	-	-	-	1,222,000	1,422,000	2,422,000	5,066,000
<b>TOTAL</b>	<b>\$439,000</b>	<b>\$2,000,000</b>	<b>\$5,179,196</b>	<b>\$20,409,346</b>	<b>\$32,788,222</b>	<b>\$19,932,239</b>	<b>\$80,748,000</b>

UBC typically receives notification of annual Routine Capital funding in April or May of each year. There is always the possibility that future funding from Government will not materialize, but all indications point to sustained MOI Routine Capital funding over the next three fiscal years. UBC received a notional three-year funding commitment from MOI in May 2024 and will maintain close communication with MOI to gauge the likelihood of a significant reduction in future years.

### Risks

- Market escalation continues to be a challenge exceeding what was previously forecasted. The current construction market is extremely volatile, with widespread concern that many trade and materials prices are trending upward due to uncertainty surrounding tariffs and market demand. Cost pressure on labour prices is also a high current construction market concern. An escalation contingency continues to be included in the cost estimate to reflect this.
- There are always unknown conditions inherent in renovations of existing buildings. Extensive investigations of the existing building by the ANSO Complex Renew team will help mitigate this risk.
- During the early design phases, several risks and challenges were identified, many of which have increased the project budget and have been accounted for in the construction budget or project contingency. Some of these risks are summarized as follows:
  - **Site Layout and Utilities:** The expansive, amalgamation of structures in a pinwheel-style layout requires long utility runs and deep excavation in areas with significant grade changes, increasing complexity and cost.

- **Structural Constraints:** Low floor-to-floor heights and load-bearing walls limit modifications and make structural upgrades complex. The value engineering exercise identified opportunities to economize and reduce impacts.
- **Existing Utilities:** Numerous existing utilities, including a sanitary lift station, district energy lines, and a substation, require careful coordination to maintain functionality of neighbouring buildings during construction.
- **Mechanical System Integration:** Constrained interior spaces (low floor to ceiling heights) necessitate numerous service chases and the use of unfinished basement areas for mechanical systems to minimize exterior enclosures.
- **Fire Suppression System:** Installing a fire suppression system may necessitate additional civil works to meet increased demand, under review with team.
- **Vertical Transportation:** A portion of the existing building was inaccessible due to lack of elevator, a new hydraulic elevator and upgrades to the existing elevator require significant excavation and underpinning to meet code requirements.
- **Archaeological Considerations:** The ANSO Complex site was identified as a site of archaeological potential on the UBC Point Grey campus and requires an archaeological impact assessment. The Musqueam archaeological permit has been received; however, the Province of BC permit is still outstanding. Schedule risk and any impacts of the assessment will be monitored closely.
- If the project were to be paused, the estimated sunk costs would be \$2.05 million. Additionally, pausing the project could result in market conditions that might be worse than the current value of the dollar.

### Schedule

The following preliminary schedule has been updated by UBC Facilities Project Services Group (PSG) to reflect Board 2 in March 2025:

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

### APPENDICES

1. Context Location Map
2. Preliminary Capital Budget

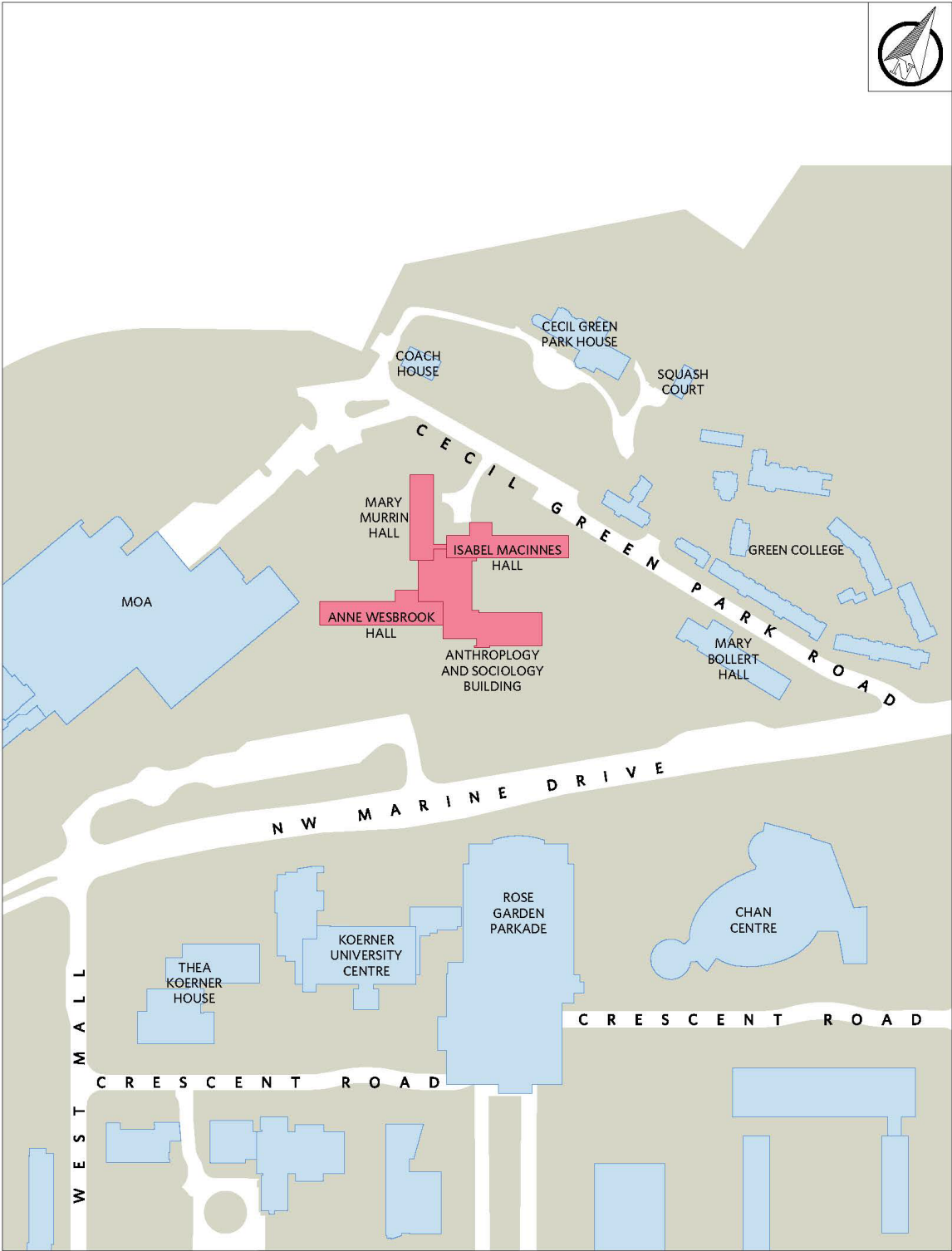
### PRESENTATIONS

1. Renewal of Anthropology and Sociology (ANSO) Complex, UBC Vancouver – Board 2

### SUPPLEMENTAL MATERIALS (optional reading for Governors)

1. Design Renderings
2. Site Plan

Context Location Map



## Preliminary Capital Budget

UBC Project Services Group (UBC Facilities) 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 C estimate with an accuracy of +/-25%.

Building	Year Built	FCI	Deferred Maintenance	Area (Gross Sq Ft) <sup>1</sup>	Capital Budget
Anne Wesbrook Hall	1950	0.30	\$6,285,111	18,249	\$21,495,000
Isabel MacInnes Hall	1950	0.29	\$6,439,192	19,289	\$22,719,000
Mary Murrin Hall	1956	0.33	\$6,269,407	12,005	\$14,145,000
Anthropology and Sociology Building	1976	0.31	\$6,583,345	19,008	\$22,389,000
<b>Total for four interconnected buildings</b>			<b>\$25,577,055</b>	<b>68,551</b>	<b>\$80,748,000</b>

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

Project Capital Cost Breakdown	Board 1 \$ Costs	Board 2 \$ Costs
<b>Construction Costs</b>		
Construction	42,194,000	57,466,000
Construction Contingency	5,013,000	6,971,000
<b>Construction Costs Subtotal</b>	<b>47,207,000</b>	<b>64,437,000</b>
<b>Cash Allowances</b>		
FF+E	250,000	250,000
UBC IT/AV/Secure Access	1,201,000	1,360,000
Building Operations Support	84,000	84,000
Signage/Moving <sup>1</sup>	150,000	151,000
<b>Cash Allowances Subtotal</b>	<b>1,685,000</b>	<b>1,845,000</b>
<b>Soft Costs</b>		
Consultants	5,614,000	5,758,000
Project Management	2,216,000	2,192,000
Inspection & Testing	325,000	250,000
Permits	313,000	385,000
Insurance/Legal	225,000	332,000
<b>Soft Costs Subtotal</b>	<b>8,693,000</b>	<b>8,917,000</b>
<b>Building Total</b>	<b>57,585,000</b>	<b>75,199,000</b>
GST & PST	908,000	1,225,000
Retained Risk Fee	661,000	788,000
Escalation Contingency	8,544,000	3,536,000
<b>Project Total</b>	<b>\$67,698,000</b>	<b>\$80,748,000</b>
<i>Gross Building Area (Square Feet)</i>	<i>68,551</i>	<i>71,171</i>
<i>Cost per Square foot (\$/SF)</i>	<i>\$988</i>	<i>\$1,134</i>

<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.





# **Renewal of Anthropology and Sociology (ANSO) Complex, UBC Vancouver - Board 2**

March 2025

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





# Introduction and summary



## Background:

- ANSO Complex includes three three-storey buildings from the 1950s, originally women's residences.
- A two-storey wing, designed by Arthur Erickson in 1976, links the three buildings.
- Currently, all buildings have end-of-life envelope and infrastructure.
- Building systems are unreliable, affecting occupant comfort and innovative teaching and research.
- The 1976 building is rated seismic Tier V; the other buildings are rated seismic 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 four 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, fire & life safety upgrades

# Additional details



- Project team has collaborated with the Faculty of Arts (FoA) to identify program optimizations, including funding for upgrades not covered under Routine Capital (e.g., AV and furniture).
- The preliminary project budget estimate aligns with the available Routine Capital funding envelope and multi-year financial planning.
- Facilities and the Faculty of Arts (FoA) are conceptually developing a temporary relocation plan (swing space) to house occupants during construction.

# Additional details

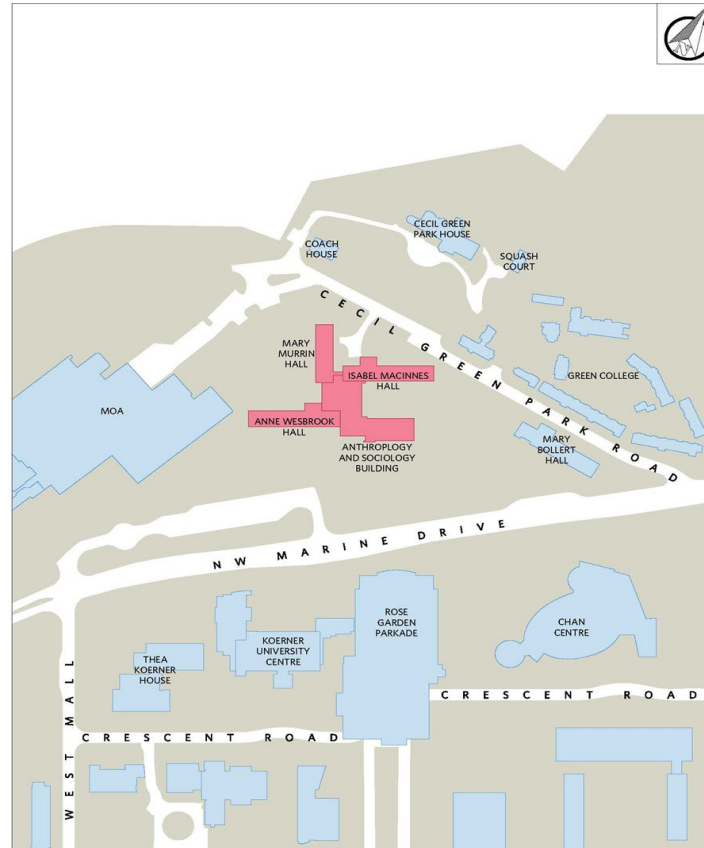


Total project cost estimated at \$80.7 million:

- Funded 75% by Mol with remainder from UBC Routine Capital match of 25%
- Mol understands multi-year commitment & has indicated support for duration of the project
- \$13 million budget increase from Board 1 due to technical complexities and market cost escalation



# Additional details – Site Plan



# Additional details – Design Rendering



# Discussion and decision points



Board 2 approval of ANSO Complex Renew project:

1. approval of the revised capital budget;
1. approval to issue the development permit;
2. authorization to proceed to working drawings and tender; and
3. approval of funding release of \$2,500,000 for the next stage.

## Design Renderings







## Site Plan

