



<b>SUBJECT</b>	Board 4 Post-Completion Report: UBCO 1540 Innovation Drive, Kelowna
<b>SUBMITTED TO</b>	Property Committee
<b>MEETING DATE</b>	June 2, 2025
<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>	Lesley Cormack, Deputy Vice-Chancellor and Principal, UBC Okanagan
<b>SUPPORTED BY</b>	Rehan Sadiq, Provost and Vice-President Academic, UBC Okanagan Frank Laezza, Vice-President Finance & Operations Karis Shearer, Assoc. Vice-President & Vice-Principal, Research & Innovation, UBC Okanagan Bryce Traister, Dean, Faculty of Creative & Critical Studies Rob Einarson, Associate Vice-President, Finance & Operations, UBC Okanagan John Metras, Associate Vice-President, Facilities Denise Brown, Director, Capital Planning & Development Aubrey Kelly, President & CEO, UBC Properties Trust

#### PRIOR SUBMISSIONS

The subject matter of this submission was most recently considered by the Property Committee on [September 9, 2020](#) (OPEN SESSION) – Board 1,2,3 Approval, Funding Release \$12,431,542 Action/Follow up: Proceed to construction.

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 \$10,000,000 following the construction, occupancy and warranty period on the 1540 Innovation Drive, Kelowna project. The aggregate estimated value of the 1540 Innovation Drive, Kelowna project was \$12,431,542 at Board 3 and the final cost was \$11,573,871.

In 2017, UBC Okanagan purchased the property and building at 1540 Innovation Drive in Kelowna. The property was strategic for the University given its proximity to the northern end of the UBC Okanagan campus and the critical shortage of academic space on campus. The 1540 Innovation Drive, Kelowna project included tenant improvement renovations to create spaces for the School of Engineering, the Faculty of Creative and Critical Studies, and shell space for future partnerships or research uses.

The final project cost was \$11,573,871. The project was \$857,671 under the Board-approved budget of \$12,431,542. The project was funded by UBC Okanagan Reserves and grant funding (see detailed breakdown in **Appendix 3**).

A stakeholder meeting of UBC Okanagan building occupants, UBC Okanagan Finance & Operations, UBC Facilities, and the project delivery team was held on February 24, 2025, to review project successes, constraints and lessons learned. Stakeholders agreed the project demonstrated commendable accomplishments despite several challenges.

The delivery of functional spaces, including graduate student studios, stands as a key success as it alleviated previous space shortages and supported the campus' evolving research needs. Some stakeholders also raised the effective planning of equipment infrastructure needs as a project success, as it supported efficient equipment relocation and functionality in the new space. In addition, while the project is not currently connected to the district energy system (DES), the project team successfully future-proofed the facility by ensuring DES compatibility, should energy efficiency improvements be pursued in the future.

The project also faced challenges. Given the project's unique and opportunistic circumstances, the budgeting and planning phase progressed quickly that led to some inefficiencies. Some stakeholders noted that space opportunities were missed, which underscored the importance of scope clarity and stakeholder alignment from the outset, particularly in instances where there may be potential industry partnership spaces. Future projects could also benefit from an understanding of retrofit constraints and where there may be flexibility to accommodate evolving research needs and space uses. Allowing time for a rigorous planning phase would assist in balancing the creation of flexible and adaptable spaces while remaining cost effective.

Stakeholders also noted that the vision of shared spaces to facilitate greater collaboration between Fine Arts and Engineering unfortunately did not materialize organically. Future projects may require more intentional efforts to facilitate meaningful interdisciplinary collaborative approach.

Overall, the 1540 Innovation Drive project was successfully completed under budget and was able to provide new graduate student spaces within the constraints of a retrofit project. This project provides several lessons learned that have, and will continue to be, carried forward to new projects.

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## APPENDICES

1. Site Context Map
2. Images of Final Project
3. Final Project Funding Sources



Appendix 2 – Images of Final Project





**Appendix 3 – Final Project Funding Sources**

The project was funded as follows:

<b>1540 Innovation Drive</b>	
<b>Funding Sources</b>	<b>Amount (\$)</b>
UBCO Reserves	\$10,521,513
CFI Grants	\$164,224
PacifiCan Grants	\$888,134
<b>Total Cost</b>	<b>\$11,573,871</b>