





Note that this is a high level contextual layout. More detailed, up to date layouts of the terminal facilities are provided in the Design, Construction and Capital Contribution Agreement.

Design, Construction & Capital Contribution Agreement

Attachment 3

PDF version provided separately.

Occupancy Agreement

Attachment 4

PDF version provided separately.

PROJECT NAME		CURRENT APPROVAL STATUS				
Project Name:	New Transit Terminal			Level	Approval Date	
Department/Unit:	VP Finance, Resources & Operations	Executive:		Full approval	1-Oct-12	
Sponsor:	Pierre Ouillet, VP FRO	Board:		MOU	3-Apr-12	
PROJECT DESCRIPTION		FUNCTIONAL PROGRAM				
Development Type:	New Construction	Space Type		Gross SM	Gross SF	
Facility Type:	Bus terminal	Underground layover facility		6,130	65,983	
Gross Building Area:	65,983 ft2 (underground layover facility)	Grade level pickup/dropoff area		9,790	105,379	
Capital Cost:	\$21,000,000					
Location/Site:	Gage South & Environs Plan Area	Total		15,920	171,361	
Primary Users / Tenants:	UBC campus community					
PROJECT RATIONALE & BENEFITS						
Need/Benefit Area		Description				
Learning & Research Environment						
Student Amenity		Will meet current and future transit needs of students at UBC Vancouver campus.				
Community Amenity		Will meet current and future transit needs of UBC Vancouver campus community.				
Other Benefits:						
SCHEDULE		SUSTAINABILITY GOALS				
		Target	Actual	Indicator	Target	Actual
Board 1		Oct 2012		Certification:	N/A	
Board 2		Sep 2013		Energy Efficiency Level:	TBD	
Board 3		Apr 2014		Energy Use Intensity:	TBD	
Construction Start	Prelim	May 2014		GHG Reduction:	TBD	
Construction Start	Underground	Feb 2015		Const Waste Recycling	TBD	
Substantial Completion		Feb 2016		Water Use Efficiency	TBD	
Board 4		Jun 2017		Innovative Features:	TBD	
DEVELOPMENT PROCESS						
Project Manager	UBC Properties Trust (Rob Brown)		Construction Manager		TBD	
Architect	TBD		Infrastructure Development Rep		John Metras, Managing Director	
	Date	Comments				
AUDP Review	TBD					
Dev. Review Committee	TBD					
Public Open House	TBD					
Development Permit	TBD					
Building Permit	TBD					
CAMPUS & COMMUNITY PLANNING COMMENTS						

Capital Project Accountability - Budget & Funding

Attachment 6

PROJECT NAME								
Project Name:		New Transit Terminal						
Department/Unit:		VP Finance, Resources & Operations						
Sponsor:		Pierre Ouillet, VP FRO						
CAPITAL BUDGET (\$000s)			LIFE-CYCLE OPERATING BUDGET					
Capital Development Cost	\$000s	\$/GSF	Operating Costs	Annual \$	\$ / GSF	Funding Source		
Construction	\$ 14,150	\$ 83	Ops & Maintenance	\$ 75,000	\$ 1.14	UBC		
Planning & Design	\$ 2,450				\$ -			
Commissioning, Inspection Testing	\$ 50		Gross Total O&M Cost	\$ 75,000	\$ 0.94			
Permits & Insurance	\$ 150							
Project Management	\$ 430		Less: Savings from demolished facility	\$ 20,000				
Infrastructure Impact Charges (IICs)	\$ 347		Net O&M Cost	\$ 55,000	\$ 0.83	UBC		
Contingency	\$ 2,055							
Subtotal	\$ 19,632	\$ 115						
Tax	\$ 586		Life-Cycle Capital	Annual \$	\$ / GSF	Funding Source		
Retained Risk Fee	\$ 514		Cyclical Maintenance	\$ 50,000		UBC		
Construction Financing	\$ 268							
Total Project Budget	\$ 21,000	\$ 123	Total Cap Renewal	\$ 50,000	\$ 0.76	UBC		
Capital Budget Notes:			Operating Budget Notes:					
FUNDING AGREEMENTS (\$000s)			FINANCING AGREEMENTS					
Funding Source	Liability with:	Committed	Secured*	Debt Serviced By:	Loan Amt	Amort.	Int.	Ann. Payment
Development Costs	UBCPT	\$ 12,160	\$ 12,160		\$ -			\$ -
TransLink	TransLink	\$ 8,840	\$ 8,840		\$ -			\$ -
Total		\$ 21,000	\$ 21,000	Total	\$ -			\$ -
* Funding paid or firmly committed to be paid before end of construction								
Funding Notes:				Debt Capacity Impact:		No long term financing is required.		
PROJECT REQUIREMENTS CHECKLIST & SIGN-OFF								
CHECK	REQUIREMENT	NAME	SIGNATURE	DATE				
	Programmatic need and benefit	Infrastructure Development Managing Director	John Metras	9-Oct-12				
	Project scope and budget Project manager assignment	Infrastructure Development Managing Director	John Metras	9-Oct-12				
	Project site Development review process Sustainability measures	Campus & Community Planning Associate Vice President	Nancy Knight	9-Oct-12				
	Classroom/teaching lab review	Classroom Services Director	N/A					
	Food, housing and child care	Student Housing & Hospitality Services Managing Director	N/A					
	Funding & financing agreements Debt capacity	Treasury Treasurer	Peter Smailes	9-Oct-12				
	Fundraising plan	Development Office AVP, Development Services	N/A					
	Life-cycle operating costs	Infrastructure Development Managing Director	David Woodson (to be provided at Board 2)					
	Security & access control Parking	University Community Services Managing Director	Debbie Harvie (to be provided at Board 2)					
ATTACHMENTS								