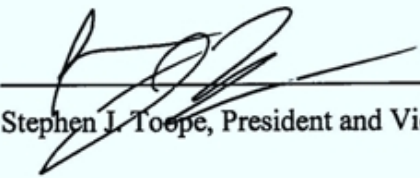


THE UNIVERSITY OF BRITISH COLUMBIA

REQUEST FOR DECISION

FORWARDED TO: BOARD OF GOVERNORS ON RECOMMENDATION
OF PRESIDENT STEPHEN J. TOOPE

APPROVED FOR SUBMISSION:



Stephen J. Toope, President and Vice Chancellor

PRESENTED BY: Pierre Ouillet, Vice President, Finance, Resources & Operations
John Metras, Managing Director, Infrastructure Development
Nancy Knight, AVP, Campus & Community Planning
Al Poettcker, President & CEO, UBC Properties

DATE OF MEETING: October 10, 2012

SUBJECT: New Transit Terminal

DECISION REQUESTED: **It is recommended that Board 1 approval be granted for the New Transit Terminal project, including authorization for the University Administration to:**

- a. Execute the Design, Construction & Capital Contribution Agreement and the Occupancy Agreement between UBC and the South Coast British Columbia Transit Authority (“TransLink”) for the New Transit Terminal.**
- b. Obtain any necessary governmental approvals, including any that may be required from the Minister pursuant to S50(2) of the University Act and/or under the terms of the applicable Crown Grant(s).**

Approvals:

Preliminary Capital Budget:	\$21,000,000
Preliminary Operating Budget	\$55,000
Preliminary Schedule	
Project in Principle	
Location	
Consultant Selection	
Program	
Proceed to Schematic Design	
Funding Release:	\$1,500,000

Information:

Expenses to Date:	\$0
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EXECUTIVE SUMMARY:

The New Transit Terminal, or diesel bus terminal as it has previously been referred, is a partnership project between UBC and TransLink designed to meet the current and future transit needs of the UBC Vancouver campus community. This new facility has an estimated capital cost of \$21 million and is identified in the UBC Capital Plan as a high priority project targeted for completion in 2016. The New Transit Terminal will be located to the north and west of the War Memorial Gym in conformance with the Gage South & Environs Plan and is complementary to the recently re-configured Trolley Bus Loop on University Boulevard. Maps of the planned site are provided in Attachments 1 and 2.

UBC and TransLink have finalized the terms of the binding project agreements for the New Transit Terminal. These agreements are based on the Memorandum of Understanding approved by the Board of Governors in April 2012. They include a Design, Construction and Capital Contribution Agreement governing the development of the facility and an Occupancy Agreement covering the use and operation of the facility. Copies of the project agreements are included in Attachments 3 and 4 to this report. The key terms of the agreements are as follows:

Design, Construction and Capital Contribution Agreement

- TransLink to provide a capital contribution equal to 50% of the total project cost or \$8.84 million, whichever is less. TransLink's capital contribution will be increased by the Statistics Canada Metro Vancouver Construction Price Index up to December 31, 2014.
- UBC to provide the balance of the capital funding for the project. The preliminary capital cost is estimated at \$21 million.
- Project governance and design development to be undertaken through a joint Steering Committee and joint Technical Committee.
- UBC Properties Trust to manage the project design and construction process.

Occupancy Agreement

- UBC to own the facility and provide a 40 year operating license to TransLink for the at-grade passenger pick-up and drop-off portion of the facility and a 40 year lease of the underground bus layover portion of the facility. Renewal of the agreement after the 40 year term will be by mutual agreement.
- TransLink to be responsible for the operating, maintenance and replacement costs related to its equipment and infrastructure and its use of the facility.
- UBC to be responsible for the balance of operations, maintenance and replacement costs associated with the facility.
- TransLink to pay General Municipal Services Levy (GMSL) to UBC.

Board 1 approval of project and approval of the project agreements is required at this time in order to proceed with design of the new facility in coordination with other projects in the Gage South & Environs Area, such as the New Aquatic Centre. Design is scheduled for the period from December 2012 to April 2014. Construction is planned during the period from May 2014 to February 2016. Due to the planned layout of the Gage South & Environs Area the majority of the diesel bus terminal construction cannot start until after completion of the New Aquatic Centre, targeted for early 2015.

ORIGIN OF REQUEST AND ADVANCED CONSULTATION:

Background

The purpose of this project is to develop a permanent new diesel bus terminal to meet the current and future transit needs of the UBC Vancouver campus community. The existing, temporary diesel bus terminal was constructed in 2004 as an interim facility while a new underground bus terminal was developed at University Boulevard and East Mall, partially beneath the new Student Union Building. UBC spent considerable time and effort between 2005 and 2009 working with TransLink on the planning and preliminary design for this facility. Unfortunately, TransLink was forced to withdraw its funding support for that project in October 2009 due to significant budget pressures. The combination of the loss of TransLink funding and the need to move forward with the new SUB forced UBC to abandon the bus terminal project at that location.

Subsequent to the cancelation of the University Boulevard/East Mall underground terminal project a public consultation and feasibility study process was undertaken through 2010 and 2011 to determine the best alternative location for the bus terminal. The current configuration, with trolley buses on University Boulevard and diesel buses in the Gage South area to the north of War Memorial Gym, was arrived at as the optimum solution in terms of customer service, transit operations and public preference. TransLink was ultimately able to commit funding to this less expensive approach which involves only an underground bus layover facility and not a full underground terminal.

The New Diesel Bus Terminal project is identified in the UBC Capital Plan as a high priority project to be completed in 2016. The new facility is required to support bus service even with the long-term development of a Rapid Transit Line to UBC.

Site

The new transit terminal will be located to the north and west of the War Memorial Gym in the Gage South & Environs Plan area. This location was identified in the Gage South & Environs Plan which was approved by the Board of Governors in April 2012. The location is well situated in terms of proximity to student and community facilities including the Student Recreation Centre, War Memorial Gym, the existing and planned new Student Union Building (SUB), and the planned new Aquatic Centre. The underground bus layover component of the facility will be located on the site of the current aquatic centre. The MacInnes Field open space, site of the new Aquatic Centre, will be relocated and sited directly above the underground bus layover facility. A map of the proposed site as part of the approved Gage South & Environs Plan is provided in Attachment 2.

Consultation

The campus community has been consulted throughout the development of the new diesel bus terminal proposal. As noted above, a public consultation and feasibility study process was undertaken through 2010 and 2011 to determine the best location for both the new trolley bus loop and the diesel bus terminal. The project was then discussed extensively as part of the Gage South & Environs Plan process, which included comprehensive public consultation as well as a collaborative working group comprising community stakeholders including students, the University Neighbourhoods Association (UNA), and the University Endowment Lands (UEL). An additional Public Open House will be held as part of the Development Permit review process.

for the project. Board of Governors approval for the Memorandum of Understanding with TransLink was received in April 2012. Regular updates on the project have been provided to the Board since December 2009.

DISCUSSION SUMMARY

Project Management

UBC Properties Trust will manage the design and construction of this project.

Consultant

Consultants will be selected by UBC and TransLink as per the terms of the Design, Construction and Capital Contribution Agreement.

Current Status

On October 9, 2012, TransLink and UBC finalized the terms of the binding project agreements, including the Design, Construction and Capital Contribution Agreement and the Occupancy Agreement. The agreements are included as Attachments 1 and 2.

Project Scope

The new transit terminal is an end-of-route terminal for all diesel buses servicing the UBC campus. The terminal will consist of an at-grade passenger pick-up and drop-off area and an underground bus layover facility. There will be 5 drop-off bays, 8 pick-up bays and 2 bus parking spaces at grade level. The underground layover facility will have 15 bus parking spaces as well as break room and washroom facilities for bus drivers.

Preliminary Capital Budget

The following preliminary capital budget was prepared by UBC Properties Trust and Infrastructure Development using base figures prepared by an external cost consultant.

Construction	\$14,150,000
Planning & Design Fees	\$2,450,000
Commissioning & Testing	\$50,000
Permits & Insurance	\$150,000
Project Management	\$430,000
UBC Infrastructure Impact Charges (IICs)	\$347,000
Contingency	\$2,055,000
Sub-Total	\$19,632,000
Tax (3.4%)	\$585,820
UBC Retained Risk Fee	\$513,750
Construction Period Financing Charges	\$268,430
Total	\$21,000,000

Preliminary Operating Budget

TransLink will be responsible for the operating, maintenance and replacement costs related to its equipment and infrastructure and its use of the facility. This includes the cost for utilities, cleaning of the underground bus layover facility, litter bin waste collection and snow removal in the at-grade pickup and drop-off area.

UBC will be responsible for the balance of operations, maintenance and replacement costs associated with the facility. The incremental annual operating cost for UBC is estimated at approximately \$55,000. The annual capital renewal cost for UBC is estimated at approximately \$50,000.

Funding Sources

TransLink will fund 50% of the total project cost or \$8.84 million, whichever is less. UBC will provide the balance of the capital funding for the project (\$12.16 million) from land development cost of sales, as a community amenity expense. The concept of using land development cost of sales for community amenity projects was supported by the Board of Governors at its April 2012 meeting.

Priority

The New Diesel Bus Terminal project is identified in the UBC Capital Plan as a high priority project to be completed in 2016.

Schedule

The majority of the diesel bus terminal construction cannot start until after the new Aquatic Centre project is complete in early 2015.

Board of Governors (Gage South & Environs Plan Approval)	April 2012
Board of Governors (Approval of UBC-TransLink MoU)	April 2012
Executive Approval of Project Agreements	October 2012
Board of Governors (Board 1)	October 2012
Board of Governors (Approval of Project Agreements)	October 2012
Board of Governors (Board 2)	September 2013
Board of Governors (Board 3)	April 2014
Construction Start (Phase 1 – At-Grade Pickup & Drop-Off)	May 2014
Construction Start (Phase 2 – Underground Bus Layover)	February 2015
Substantial Completion	February 2016
Board of Governors (Board 4)	June 2017

Attachments

1. Campus Map with Transit Facility Locations
2. New Transit Terminal Site within Gage South & Environs Plan Area
3. Design, Construction and Capital Contribution Agreement
4. Occupancy Agreement
5. Capital Project Accountability - Scope & Planning
6. Capital Project Accountability - Budget & Funding