



THE UNIVERSITY OF BRITISH COLUMBIA

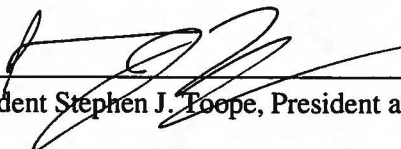
Report to the Board of Governors

SUBJECT PONDEROSA COMMONS PHASE 2 – BOARD 2

MEETING DATE April 3, 2013

Forwarded to the Board of Governors on the
Recommendation of the President

**APPROVED FOR
SUBMISSION**



President Stephen J. Toope, President and Vice-Chancellor

Presented By Louise Cowin, Vice President, Student
David Farrar, Provost and Vice President Academic
Pierre Ouillet, Vice President, Finance, Resources & Operations
Andrew Parr, Managing Dir., Student Housing & Hospitality Services
John Metras, Managing Director, Infrastructure Development
Nancy Knight, AVP, Campus & Community Planning
Peter Smailes, Treasurer
Al Poettcker, President & CEO – UBC Properties Trust

Report Date March 8, 2013

DECISION REQUESTED **IT IS HEREBY REQUESTED** that *the UBC Board of Governors approve BOARD 2 for Ponderosa Commons Phase 2 with authorization to issue the development permit and a funding release of \$1,500,000 to complete working drawings and tender documents and undertake demolition of existing buildings on the Phase 2 site.*

Approval

Phase 1 Capital Budget (approved Dec 2011)	\$87,654,876
Phase 2 Capital Budget	<u>\$79,777,735</u>
Revised Total Phase 1+2 Capital Budget	\$167,432,611
Program	
Schedule	
Authorization to Issue Development Permit	
Proceed to Working Drawings	
Funding Release	\$1,500,000

Information

Funding released to date:	\$87,654,876
Expenses to date Phase 1	\$41,000,000
Expenses to date Phase 2	<u>\$530,000</u>
Expenses to date Total	\$41,530,000

EXECUTIVE SUMMARY

The Ponderosa Commons project received Board 1 approval in February 2011 for both Phases 1 and 2. Board 3 approval for Phase 1 was received in December 2011 and construction is currently underway. All academic and community amenity space plus 400 residence beds in the West Tower will be completed in August 2013. The remaining 203 residence beds will be completed in phases by December 2013.

The schematic design for Phase 2 which has concurrently been in development is now complete, including review by the Advisory Urban Design Panel and the campus community through a Public Open House. The schematic design complies with Campus Plan Design Guidelines pertaining to sustainability, universal accessibility, architecture, public realm and furnishings. Board 2 approval for Phase 2 is sought at this time to authorize issuance of the Development Permit and completion of working drawings.

The budget for the project remains unchanged at this point although upward cost pressure on Phase 2 on the order of \$2 million is a risk. This is related to HST/PST conversion (\$1M) and building net to gross area inefficiencies due to site constraints and program requirements (\$1M). Further costing will be undertaken prior to Board 3 and an assessment made to determine whether this risk can be managed through value engineering and/or project contingency or whether a budget increase is required to ensure delivery of full program.

Place and Promise COMMITMENT	The University provides the opportunity for transformative student learning through outstanding teaching and research, enriched educational experiences, and rewarding campus life.
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Place and Promise ACTION	Continue the rapid expansion of student housing, informal learning space, and on-campus work opportunities.
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Description & Rationale	Ponderosa Commons is one of five proposed Commons or “hubs” designed to increase on-campus student housing, contribute to the target of 2,500 new beds by 2016 and create vibrant social and academic centres, bringing life to the core of campus 24 hours a day, 12 months of the year and connecting students who live on campus, commuter students, faculty and staff.
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Ponderosa Commons will include 1,118 student residence beds, academic space for the Faculty of Arts and Faculty of Education, two collegia for commuter students, a café, food outlet, convenience store, fitness facility, bicycle storage and end of trip facility, child care facility and informal learning spaces. It will be designed for LEED Gold certification.

UBC Properties Trust is the project manager for this project. The architectural design consultant is Kuwabara Payne McKenna Blumberg in partnership with Hughes Condon Marler Architects. Leducor is the construction manager on Phase 1. Urban One has been engaged as the construction manager for Phase 2.

COSTS Capital & Lifecycle Operating	Capital Costs			
	<i>Phase 1</i>	<i>Phase 2</i>	<i>Total</i>	<i>\$/SF</i>
Construction Costs	\$64,000,000	\$58,250,000	\$122,250,000	\$205
Construction Contingency	\$2,560,000	\$2,280,000	\$4,840,000	
Public Realm Allowance	\$1,000,000	\$800,000	\$1,800,000	
Site Servicing Allowance	\$800,000	\$650,000	\$1,450,000	
Demolition Allowance	\$190,000	\$350,000	\$540,000	
Planning and Design Fees	\$3,900,000	\$3,550,000	\$7,450,000	
FF+E Allowance ¹	\$2,500,000	\$2,850,000	\$5,350,000	
IT/AV/Security Allowance	\$1,700,000	\$2,300,000	\$4,000,000	
IIC, Permits, Insurance, Legal	\$2,260,000	\$2,150,000	\$4,410,000	
Swing Space Costs	\$816,850	\$781,150	\$1,598,000	
Moving, Commissioning, Insp.	\$185,000	\$500,000	\$685,000	
Project Management (UBCPT)	\$2,270,041	\$1,592,763	\$3,862,804	
Tax	\$2,732,985	\$1,253,822	\$3,986,807	
Subtotal	\$84,914,876	\$77,307,735	\$162,222,611	\$273
Retained Risk Fee	\$640,000	\$570,000	\$1,210,000	
Const Period Financing Costs	\$2,100,000	\$1,900,000	\$4,000,000	
Total	\$87,654,876	\$79,777,735	\$167,432,611	\$281
Total Residence Units	440	368	808	
Total Residence Bed Count ²	603	515	1,118	
Total Gross Area	306,405	288,903	595,308	

1 – The Faculty of Arts is funding approximately an additional \$1 million in specialized art studio equipment outside the project budget.

2 – An additional 2 beds were added since Phase 1 Board 3 in December 2011.

Total Project Costs by User Group

	Phase 1	Phase 2	Total NASM	Total NASF	Project Costs
Student Housing	14,510	12,665	27,175	292,509	\$121,161
Public Domain	757	601	1,358	14,617	\$5,649
Food Services	66	501	567	6,103	\$387
Fitness Centre	165	-	165	1,776	\$918
Child Care	-	390	390	4,198	\$1,251
Building Support	244	405	649	6,986	\$2,355
Faculty Replacement Space	1,278	472	1,750	18,837	\$10,734
SHHS	17,020	15,034	32,054	345,026	\$142,455
Faculty of Arts	1,713		1,713	18,439	\$6,868
Faculty of Education		2,329	2,329	25,069	\$18,110
Faculties	1,713	2,329	4,042	43,508	\$24,978
Total Net Area	18,733	17,363	36,096	388,534	\$167,433

Operating Proforma (Phase 1+2)

	2013/14	2015/16	2030/31	2034/35
			SHHS B/E	Project B/E
Rental Revenue ¹	\$6,422	\$12,367	\$16,644	\$18,016
Less Rental Vacancy ²	(\$257)	(\$495)	(\$666)	(\$721)
Lease Revenue - Athletics ³	\$92	\$93	\$103	\$106
Lease/Other Revenue ⁴	\$12	\$25	\$29	\$30
	<u>\$6,269</u>	<u>\$11,990</u>	<u>\$16,110</u>	<u>\$17,432</u>
Less Student Housing Op Costs ⁵	(\$2,009)	(\$4,020)	(\$5,410)	(\$5,856)
Less Other Base Operating Costs ⁶	(\$481)	(\$697)	(\$937)	(\$1,015)
	<u>(\$2,490)</u>	<u>(\$4,717)</u>	<u>(\$6,348)</u>	<u>(\$6,871)</u>
SHHS Net Operating Income	<u>\$3,779</u>	<u>\$7,273</u>	<u>\$9,763</u>	<u>\$10,561</u>
Less SHHS Debt Service ⁸	(\$5,533)	(\$9,749)	(\$9,749)	(\$9,749)
SHHS Cash Flow	<u>(\$1,755)</u>	<u>(\$2,475)</u>	<u>\$14</u>	<u>\$812</u>
			SHHS B/E	
Less FoA Operating Costs ^{6,9}	(\$116)	(\$120)	(\$162)	(\$175)
Less FoE Operating Costs ^{6,9}	\$ -	(\$291)	(\$391)	(\$423)
Plus Replacement Space Op Cost Elimination ⁷	\$206	\$265	\$357	\$387
Less Athletics Lease Payment	(\$92)	(\$93)	(\$103)	(\$106)
	<u>(\$1)</u>	<u>(\$238)</u>	<u>(\$299)</u>	<u>(\$318)</u>
Less Central Debt Service ¹⁰	\$ -	(\$416)	(\$416)	(\$416)
Ponderosa Hub Cash Flow	<u>(\$1,756)</u>	<u>(\$3,130)</u>	<u>(\$701)</u>	<u>\$78</u>

1 - Comparing current rates and current unit sizes, with a 2% annual rental inflation applied.

2 - Contemplates vacancy rates of 1% in Winter Acad term and 10% in Summer Acad term.

3 - Athletics to 'lease' fitness centre from SHHS

4 - Lease revenue of \$25 per Square Foot per annum.

5 - Current operating costs are 35% based on Marine Drive Residence operating figures.

6 - Public and other area operating costs are \$10 per Square foot per annum, derived from Building Operations.

7 - Assumes operating costs of current Faculty space at \$10 per square foot

8 - Assumes financing at a rate of 5.75% amortized over 30 years for Phase 1 and Phase 2

9 - Faculty responsible for operating costs of net new space only @ \$10 per sq ft

10 - Assumes the funding of \$6.037M of incremental Faculty of Education space

2030/31 equals SHHS break even

2034/35 equals Pond Hub break even

FINANCIAL

Funding Sources, Impact
on Debt Ratios

Funding Sources/Financing Structure

Funding Sources	Phase 1	Phase 2	Total
Student Housing & Hospitality Services			
Internal Loan	\$80,287	61,168	\$141,455
Faculty of Arts			
FoA Fundraising	\$4,967	\$ -	\$4,967
FoA CFI	\$633		\$633
Central Cash Contribution	\$1,268	\$ -	\$1,268
FoA Total	\$6,868	\$ -	\$6,868
Faculty of Education			
FoE Cash Contribution	\$ -	\$6,037	\$6,037
FoE Fundraising	\$ -	\$6,037	\$6,037
Central - Internal Loan	\$ -	\$6,037	\$6,037
FoE Total	\$ -	\$18,110	\$18,110
Public Realm			
Infrastructure Impact Charges (IIC)	\$500	\$500	\$1,000
Total	\$87,655	\$79,778	\$167,433

Summary by Funding Department	Phase 1	Phase 2	Total
Student Housing & Hospitality Services	\$80,287	\$61,168	\$141,455
Central	\$1,268	\$6,037	\$7,305
Faculty of Arts	\$5,600	\$ -	\$5,600
Faculty of Education	\$ -	\$12,073	\$12,073
IIC	\$500	\$500	\$1,000
Total	\$87,655	\$79,778	\$167,433

Summary by Funding Type	Phase 1	Phase 2	Total
Debt (Internal Loan)	\$80,287	\$67,204	\$147,491
Cash Contribution	\$1,268	\$6,037	\$7,305
Fundraising	\$4,967	\$6,037	\$11,004
CFI	\$633		\$633
IIC	\$500	\$500	\$1,000
Total	\$87,655	\$79,778	\$167,433

Overall project financing will consist of three internal loans. Two loans will be for Student Housing & Hospitality Services (\$80.3M and \$67.2M) to cover each phase of the project and one loan will be for UBC Central (\$6.0M) to cover its contribution to the Faculty of Education program in Phase 2. The \$80.3M loan for Phase 1 was approved by the Board in December 2011 as part of the Board 3 approval for Phase 1. Ponderosa Phase 2 is a priority 1A project.

Each loan will be amortized over 30 years at a projected interest rate of 5.75%. SHHS annual debt service of approximately \$9.75M (\$5.53M and \$4.72M by phase) will be sourced from rental revenue including housing, fitness centre, daycare and café space. UBC Central annual debt service of \$416,000 will be sourced from the operating budget. The project will also result in an average \$1.4M reduction in the SHHS dividend contribution to the UBC Vancouver operating budget. SHHS breakeven is reached in 2030/31.

The University has sufficient liquidity to facilitate the Phase 1 and Phase 2 loans internally using Student Housing Financing Endowment funds. The inclusion of these loans is within the University’s mandated 5.5% debt burden ratio and the Central loan is also incorporated into the existing GPOF debt burden maximum of 3%.

In the event of a shortfall between faculty fundraising targets and actual donations received at projection completion, short term bridge financing loans will be established. Interest will be charged at prevailing rates as determined by Treasury.

SCHEDULE

Implementation
Timeline

	Ponderosa Phase 1	Ponderosa Phase 2
Exec 1/2	Oct 2010	Oct 2010
Exec 3	Dec 2010	Dec 2010
Board of Governors – Board 1	Feb 2011	Feb 2011
Board of Governors – Interim Funding Release	Jun 2011	
Board of Governors – Board 2	Sep 2011	Apr 2013
Board of Governors – Board 3	Dec 2011	Sep 2013
Commence Construction	Jan 2012	Oct 2013
Substantial Completion	Aug-Dec 2013	Aug 2015
Occupancy	Sep 2013	Sep 2015
Board of Governors – Board 4	Sep 2015	Sep 2017

RISKS Project Risks and Risk Mitigation StrategiesFinancial, Operational
& Reputational

- 1) *Cost increase due to HST-PST Conversion* – The projected impact on the Phase 1 is \$500,000 and the impact on Phase 2 is estimated at approximately \$1 million.

Mitigation – The additional Phase 1 cost will be covered from project contingency. The project team are working to address the Phase 2 increase within the project budget through value engineering and use of contingency.

- 2) *Cost increase due to space inefficiency* – The building net to gross area ratio is not as efficient as originally projected due to site constraints and program requirements. The estimated impact on Phase 2 is approximately \$1 million.

Mitigation – Further costing will be undertaken prior to Board 3 and an assessment made to determine whether this risk can be managed through value engineering and/or project contingency or whether a budget increase is required to ensure full delivery of program.

- 3) *Lower than projected summer occupancy* – The project financial proforma is built on 99% occupancy during the school terms and 90% occupancy during the 4 summer months. Failure to meet this summer occupancy has a significant impact on SHHS's financial viability. A summer occupancy rate of 60% or less will result in the project not breaking even over the 30 year repayment period.

Mitigation: Implementation of Summer Use of Campus initiatives including normalizing and expanding summer session, expanding JumpStart program for International students and creation of Summer Institutes. In addition, softer eligibility requirements and subletting standards will be established by SHHS that will provide more flexibility and options for students in the summer months. Finally, the year round housing contract will be changed from a September-August term to a May-April term, providing the following benefits:

- Aligns better with the typical academic calendar and graduation.
- Supports students wishing to start their contracts earlier and/or to stay in Vancouver over the summer months.
- Benefits students moving from a Winter Session (eight month) contract to a year round housing contract as the respective end and start dates are aligned.
- Creates greater accountability for the contract holder in terms of subletting at the front end of the contract term, prior to their own occupancy in September.
- Limits the potential of payments in arrears or contract termination or abandonment by placing the lower demand months at the front end of the contract period.

<p>BENEFITS Learning, Research, Financial, Sustainability & Reputational</p>	<p>Academic Growth – Part of overall strategy to develop an additional 2,500 beds on the UBCV campus by 2016, thereby increasing student residence spaces to 35% of full-time student population.</p> <p>Research Growth – Phase 1 provides enhanced space for Geography Department geofluvial lab, a unique CFI-funded research facility. Phase 2 will include a new model for flexible research space to support changing active research.</p> <p>Learning & Research Environment – Phase 1 provides seminar rooms, informal learning space, Fine Arts studios and gallery, graduate research offices, and a geofluvial lab. Phase 2 will provide informal learning space, enhanced classrooms, a flexible research commons and faculty offices.</p> <p>Student Amenity – On-campus housing allows students to better connect with the campus community and reduces time-consuming daily commutes to and from off-campus accommodation. Collegium space will be available for commuter students.</p> <p>Community Amenity – Community amenities will include a café, fitness facility, secure bicycle storage and end-of-trip change facilities in Phase 1, and a grocer and daycare in Phase 2.</p> <p>Other Benefits – Ponderosa Commons will animate the main campus at a local level by providing a vibrant centre where students living on-site, commuter students and the broader campus community can meet across disciplines, study, socialize and access services to meet their daily needs and enhance their overall UBC experience.</p>
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<p>CONSULTATION Relevant Units, Internal & External Constituencies</p>	<p>Campus and Community Planning Comments</p> <p>The Ponderosa Commons represents a significant innovation in campus land use, providing student housing in smaller activity centres in key precincts on campus to increase the vitality and sense of belonging on campus. The Advisory Urban Design Panel provided support for the project at its November 8, 2012 meeting. The open house held November 21, 2012 provided the campus community with an opportunity to see the detailed presentation of the Phase 2 design, and with the landscape elements and tree retention in particular.</p> <p>While feedback from the open house was positive, a series of 15 emails from faculty and staff at the neighbouring English Language Institute registered objections to the ongoing development of the UBC Vancouver campus in general, and concerns about landscape design. The design team subsequently met with this group of neighbours and addressed many of the landscape concerns. The open house proceedings, together with the series of emails is on file with the Board Secretary. Campus and Community Planning notes that the Phase 2 project is ready for a Development Permit that would follow s a Board 2 approval for the project.</p>
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<p>UBCPT COMMENTS Complete for all reports that include a property component</p>	<p>Date of Review: Not Applicable</p> <p>Signed Off by:</p>
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Previous Report Date	December 1, 2011	Decision	Board 3 Approval for Phase 1, \$83,654,876 Funding Release
Discussion Points	Board 3 approval granted subject to tenders for construction components (\$64.0M budget) being received at or below budget.		
Action / Follow Up	Completed tenders were within budget.		

Previous Report Date	September 27, 2011	Decision	Board 2 for Phase 1, \$2,000,000 Funding Release
Discussion Points	While some concerns were expressed regarding cost, members were supportive of the overall program and design. Issue of summer occupancy risk was raised.		
Action / Follow Up	Administration will continue to work on summer use of campus initiative.		

Previous Report Date	June 8, 2011	Decision	Phase 1 Update, \$1,250,000 Interim Funding Release
Discussion Points	Members were concerned about the tight schedule and potential impact of that pressure on decision-making during construction.		
Action / Follow Up	Future presentations to indicate more clearly the flow of funds from various funding sources (including faculties and IIC contributions to the public realm) to specific aspects of the project.		

Previous Report Date	February 7, 2011	Decision	Board 1 Approval for Phase 1+2 \$750,000 Funding Release
Discussion Points	Concern about tracking costs for the non-housing aspects of the project, potential funding gaps, the name/use of the word ‘hub’, the mixed uses suggested, and the overall design of the building.		
Action / Follow Up	All expenses will be appropriately allocated to the responsible unit through formal loan agreements, to be negotiated within existing guiding principles.		

Attachments

1. Ponderosa Commons Site Layout
2. Ponderosa Commons Program
3. Design Renderings
4. Capital Accountability Scope and Planning
5. Capital Accountability Budget and Funding

Ponderosa Commons Program

Component	Phase 1			Phase 2	Total SM
	East	West	Sub-Total		
Student Residences/Shared Space	3,994	10,516	14,510	12,665	27,175
Public Domain	179	578	757	601	1,358
Food Services	-	66	66	501	567
Fitness Centre	-	165	165	-	165
Child Care	-	-	-	390	390
AHVA	2,199	-	2,199	-	2,199
Psychology	278	-	278	-	278
Geofluvial Lab	-	514	514	-	514
Classrooms	-	-	-	662	662
Education	-	-	-	2,139	2,139
Building Support	133	111	244	405	649
TOTAL NET SM	6,783	11,950	18,733	17,363	36,096
Non-Assignable	3,798	5,935	9,733	9,477	19,210
TOTAL GROSS SM	10,581	17,885	28,466	26,840	55,306
TOTAL GROSS SF	113,893	192,513	306,405	288,903	595,308

Design Renderings




VIEW FROM SOUTH EAST CORNER - OPTION 1




VIEW FROM SOUTH WEST CORNER - SOUTH LOBBY - OPTION 1

Capital Accountability Scope and Planning

PROJECT NAME		CURRENT APPROVAL STATUS				
	Project Name: Ponderosa Commons	Executive:	Level	Approval Date		
	Department/Unit: Student Housing & Hospitality Services		3	21-Dec-10		
	Sponsor: Louise Cowin, VP Students	Board:	3 (Phase 1)	1-Dec-11		
PROJECT DESCRIPTION		FUNCTIONAL PROGRAM				
Development Type:	New Construction	Space Type	Net SM	Net SF	Gross SF	
Facility Type:	Ancillary Building	Full space program is provided in Attachment 2				
Gross Building Area:	595,308 gsf (55,306 gsm) 1,118 beds					
Capital Cost:	\$167,432,611					
Location/Site:	UBC Vancouver, West Mall & University Blv					
Primary Users / Tenants:	Student Housing & Hospitality Services Faculty of Arts Faculty of Education					
PROJECT RATIONALE & BENEFITS						
Need/Benefit Area	Description					
Academic Growth:	Part of overall strategy to develop an additional 2,500 beds on the UBCV campus by 2016, thereby increasing student residence spaces to 35% of full-time student population.					
Research Growth:	Provides enhanced space for Faculty of Education (Phase 2) and Geography Dept geofluvial lab (Phase 1), a unique CFI-funded research facility.					
Learning & Research Environment	Will provide seminar rooms, informal learning space, Fine Arts studios, geofluvial lab and Education learning space and faculty offices.					
Student Amenity	On-campus housing allows students to better connect with the campus community and reduces time consuming daily commutes to and from off campus accommodation. Collegium space will be available for commuter students.					
Community Amenity	Community amenities will include a cafe, fitness facility, daycare, secure bicycle storage and end-of-trip change facilities.					
Other Benefits:	Ponderosa Hub will animate the main campus at a local level by providing a vibrant centre in which students can live, study, socialize and access services to meet their daily needs and enhance their					
SCHEDULE			SUSTAINABILITY GOALS			
	Ph 1 Target	Ph 2 Target	Actual (Ph1)	Indicator	Target	Actual
Board 1	Feb 2011	Feb 2011	Feb 2011	Certification:	LEED Gold	
Board 2	Sep 2011	Feb 2013	Sep 2011	Energy Efficiency Level:	42% better than MNECB	
Board 3	Dec 2011	Sep 2013	Dec 2011	Energy Use Intensity:	130 kWhe/m2	118 kWhe/m2
Construction Start	Jan 2012	Oct 2013	Jan 2012	GHG Reduction:	TBD % better than standard	
Substantial Completion	Aug 2013	Aug 2015		Const Waste Recycling	75% recycling rate	
Occupancy	Sep 2013	Sep 2015		Water Use Efficiency	TBD % better than standard	
Board 4	Sep 2014	Sep 2016		Innovative Features:		
DEVELOPMENT PROCESS						
Project Manager	UBC Properties Trust (David English)		Construction Manager	Ledcor (Ph1), Urban One (Ph2)		
Architect	KPMB/HCMA		Infrastructure Development Rep	John Metras, Managing Director		
	Date	Comments				
AUDP Review	Dec 2012					
Dev. Review Committee	Dec 2012					
Public Open House	Nov 2012					
Development Permit	Pending	After Board 2				
Building Permit	Pending	Follows Development Permit and Preparation of Construction Drawings				
CAMPUS & COMMUNITY PLANNING COMMENTS						

Capital Accountability Budget and Funding

PROJECT NAME								
	Project Name:	Ponderosa Commons						
	Department/Unit:	Student Housing & Hospitality Services						
	Sponsor:	Lousie Cowin, VP Students						
CAPITAL BUDGET (\$000s)				LIFE-CYCLE OPERATING PROFORMA				
Capital Development Cost (Phases 1+2)		\$000s	\$/GSF	Ph 1+2 (Cash Basis)	2013/14	2015/16	2034/35	
Construction		\$ 122,250	\$ 205	Rental Revenue	\$ 6,422	\$ 12,367	\$ 18,016	
Construction Contingency		\$ 4,840		Less Rental Vacancy	\$ (257)	\$ (495)	\$ (721)	
Public Realm Allowance		\$ 1,800		Leases/Other Revenue	\$ 104	\$ 118	\$ 136	
Site Servicing Allowance		\$ 1,450		Total Revenue	\$ 6,269	\$ 11,990	\$ 17,431	
Demolition Allowance		\$ 540		Less Housing Op Costs	\$ (2,009)	\$ (4,020)	\$ (5,856)	
Planning & Design		\$ 7,450		Less Other Op Costs	\$ (481)	\$ (697)	\$ (1,015)	
FF&E Allowance		\$ 5,350		Total Op Costs	\$ (2,490)	\$ (4,717)	\$ (6,871)	
UBC IT/AV/Security Allowance		\$ 4,000		Net Operating Income	\$ 3,779	\$ 7,273	\$ 10,560	
IIC/Permits/BO Charges/Insurance/Legal		\$ 4,410		Less SHHS Debt Service	\$ (5,533)	\$ (9,749)	\$ (9,749)	
Swing Space Costs		\$ 1,598		SHHS Cashflow	\$ (1,754)	\$ (2,476)	\$ 811	
Moving/Commissioning/Inspections		\$ 685		Less FoA Op Costs	\$ (116)	\$ (120)	\$ (175)	
Project Management		\$ 3,863		Less FoE Ops Costs	\$ -	\$ (291)	\$ (423)	
HST (3.4%)		\$ 3,987		Add Replace Space Op Co	\$ 206	\$ 265	\$ 387	
Subtotal		\$ 162,223	\$ 273	Less Athletics Lease	\$ (92)	\$ (93)	\$ (106)	
Retained Risk		\$ 1,210		Less Central Debt Paymt	\$ -	\$ (416)	\$ (416)	
Construction Period Financing Cost		\$ 4,000		Ponderosa Hub Cashflow	\$ (1,756)	\$ (3,131)	\$ 78	
Total Project Budget		\$ 167,433	\$ 281	Operating Budget Notes:				
Capital Budget Notes:		Assumes 1,118 beds 595,308 gsf						
FUNDING AGREEMENTS (\$000s)				FINANCING AGREEMENTS (\$000s)				
Funding Source	Liability with:	Committed	Secured*	Debt Serviced By:	Loan Amt	Amort.	Int.	Ann. Payment
Donor Fundraising	Faculty of Arts	\$ 5,600		Faculty of Arts*	\$ 5,600	30	5.75%	\$ 396
Donor Fundraising	Faculty of Education	\$ 6,037		Faculty of Education*	\$ 6,037	30	5.75%	\$ 416
GPOF - Faculty/Unit	Faculty of Education	\$ 6,037	\$ 6,037		\$ -			
GPOF - Faculty/Unit	SHHS	\$ 141,455		SHHS	\$ 141,455	30	5.75%	\$ 9,749
GPOF - Central Admin	Central Admin	\$ 7,305	\$ 1,268	Central Administration	\$ 6,037	30	5.75%	\$ 416
Infrastructure Impact Charge	Central Admin	\$ 1,000	\$ 1,000		\$ -			
Total		\$ 167,434	\$ 8,305	Total	\$ 159,129			\$ 10,977
* Funding paid or firmly committed to be paid before end of construction				* Loan amts in this case represent liabilities for unsecured funding sources				
Funding Notes:				Debt Capacity Impact:		Long term debt associated with this project		
PROJECT REQUIREMENTS CHECKLIST & SIGN-OFF								
CHECK	REQUIREMENT	NAME	SIGNATURE	DATE				
	Programmatic need and benefit	Student Housing & Hospitality Services Managing Director	Andrew Parr	7-Sep-11				
	Project scope and budget Project manager assignment Swing space requirements	Infrastructure Development Managing Director	John Metras	31-Oct-11				
	Project site Development review process Sustainability measures	Campus & Community Planning Associate Vice President	Nancy Knight	8-Sep-11				
	Classroom/teaching lab review	Classroom Services Director						
	Food, housing and child care	Student Housing & Hospitality Services Managing Director	Andrew Parr	7-Sep-11				
	Funding & financing agreements	Project Sponsor VP Finance Resources & Operations	Pierre Ouillet					
	Funding & financing agreements Debt capacity	Treasury Treasurer	Peter Smailes	31-Oct-11				
	Fundraising plan	Development Office AVP, Development Services						
	Life-cycle operating costs	Student Housing & Hospitality Services Managing Director	Andrew Parr	7-Sep-11				
	Security & access control Parking	University Community Services Managing Director						