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THE UNIVERSITY OF BRITISH COLUMBIA

## REPORT TO THE BOARD OF GOVERNORS

**SUBJECT** PONDEROSA COMMONS PHASE 2 – BOARD 3

**MEETING DATE** November 26, 2013

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

**APPROVED FOR  
SUBMISSION**

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 Director, Student Housing & Hospitality Services  
John Metras, Managing Director, Infrastructure Development  
Lisa Colby, Acting AVP, Campus + Community Planning  
Peter Smailes, Treasurer  
Al Poettcker, President & CEO, UBC Properties Trust

**Report Date** November 1, 2013

**DECISION REQUESTED** IT IS HEREBY REQUESTED that *the UBC Board of Governors approve:*

1. *BOARD 3 for Ponderosa Commons Phase 2 with a funding release of \$75,329,485 to undertake construction, subject to construction tenders being received at or below budget, based on 80% of tenders.*
2. *Approval for the following internal financing:*
  - a. *A loan in the amount of \$55.47 million financed from the Student Housing Financing Endowment to support the student housing component of the project. Annual debt service sourced from housing rental revenue.*
  - b. *A loan in the amount of \$4.75 million financed from working capital to support the SHHS-managed, non-residential amenity components of the project. Annual debt service sourced from amenity space revenue.*
  - c. *A loan in the amount of \$6.04 million financed from working capital to support the Central contribution to the Faculty of Education component of the project. Annual debt service sourced from the Central operating budget.*

*These loans will be repaid over a period of up to 30 years at an expected rate of 5.75% per year.*

**Approval**

Phase 1 Capital Budget (approved Dec 2011)	\$87,654,876
Phase 2 Revised Capital Budget	<u>\$77,829,485</u>
Revised Total Phase 1+2 Capital Budget	\$165,484,361
Operating Budget	
Award of Construction Contracts	
Funding Release	\$75,329,485

**Information**

Funding Released to Date	\$90,154,876
Expenses to DatePhase 1	\$80,000,000
Phase 2	<u>\$1,700,000</u>
Total	\$81,700,000

**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. All academic and community amenity space plus 400 residence beds in the Phase 1 West Tower were completed in August 2013. The remaining 203 residence beds in the Phase 1 East Tower will be completed in phases by December 2013.

Board 2 approval for the revised Phase 2 budget of \$77.23 million was received in June 2013 after a review focused on finding design efficiencies and cost savings in the project and lowering the cost per bed. These were achieved and the team was able to add 40 beds, rather than the target of 30 at Board 2, with a per bed cost of \$105,342, lower than the Board 2 target of \$106,174. The 10 new beds add \$600,000 for a revised Phase 2 total capital budget of \$77.83 million.

The residential components of the project are to be delivered on the original August 2015 target, however the academic and community amenity components may follow by up to 3 months beyond that date to allow for adequate completion time. Board 3 approval is being sought at this time in order to commence construction in January 2014. This approval is conditional on construction tenders coming in on budget, based on results from 80% of tenders.

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**Place and Promise COMMITMENT(s)** 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(s)** 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.

Ponderosa Commons will include 1,158 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 and informal learning spaces. It has been designed for LEED Gold certification.

The design team has incorporated the Phase 2 design and program revisions and an updated functional program with revised net and gross areas provided in this report.

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. Ledor is the construction manager on Phase 1. Urban One has been engaged as the construction manager for Phase 2.

COSTS Capital & Lifecycle Operating	Revised Capital Budget			
	Phase 1	Revised Phase 2	Revised Total	\$/SF
Construction Costs	\$64,000,000	\$58,250,000	\$122,250,000	
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 <sup>1</sup>	\$2,500,000	\$2,850,000	\$5,350,000	
UBC IT/AV/Security	\$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 (UBC Credit Value)	\$2,732,985	\$1,253,822	\$3,986,807	
<b>Subtotal</b>	<b>\$84,914,876</b>	<b>\$77,307,735</b>	<b>\$162,222,611</b>	
Retained Risk Fee	\$640,000	\$570,000	\$1,210,000	
Const Period Financing	\$2,100,000	\$1,900,000	\$4,000,000	
<b>Original Total</b>	<b>\$87,654,876</b>	<b>\$79,777,735</b>	<b>\$167,432,611</b>	
Design + Program Savings		(\$4,698,250)	(\$4,698,250)	
40 New Beds		\$2,500,000	\$2,500,000	
Additional Design Fees		\$250,000	\$250,000	
<b>Revised Total</b>		<b>\$77,829,485</b>	<b>\$165,484,361</b>	<b>\$274</b>
Total Residence Units	440	368	808	
New Units		40	40	
<b>Revised Total Res. Units</b>		<b>408</b>	<b>848</b>	
Total Residence Beds <sup>2</sup>	603	515	1,118	
New Beds		40	40	
<b>Revised Total Res. Beds</b>		<b>555</b>	<b>1,158</b>	
Total Gross Area (SF)	306,405	298,031	604,436	

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

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

**Capital Budget History (\$000's)**

	Date	Phase 1	Phase 2	Total
Board 1 (Phase 1+2)	Feb 2011	\$79,610	\$56,763	\$136,373
Board 2 (Ph 1) <sup>1</sup>	Sep 2011	\$87,655	\$79,778	\$167,433
Board 3 (Ph 1)	Dec 2011	\$87,655	\$79,778	\$167,433
Board 2 (Ph 2)	Apr 2013	\$87,655	\$79,778	\$167,433
Revised Board 2 (Ph 2) <sup>2</sup>	Jun 2013	\$87,655	\$77,229	\$164,884
Board 3 (Ph 2) <sup>3</sup>	Nov 2013	\$87,655	\$77,829	\$165,484

1 – Total project budget increased from \$136.37M to \$167.43M due to expanded Arts (Phase 1) and Education programs (Phase 2), the inclusion of additional public realm funding from IICs and revised costing from the construction manager based on 50% design development.

2 – Phase 2 budget decreased from \$79.78M to \$77.23M as a net result of design and program changes including deletion of Dean of Education Office, deletion of the Child Care facility (which will instead be developed in the Orchard Commons project), reconfiguration of the basement to provide a more efficient overall building layout and addition of 30 new residence beds.

3 - Phase 2 budget increased from \$77.23M to \$77.83M due to the inclusion of 10 additional beds (i.e. 40 new beds added rather than the 30 new beds proposed at Revised Board 2 in June 2013).

**Phase 2 – Revised Cost per Bed since April 2013**

	Residential	Non-Residential Amenity	Academic	Total
Pre-Board 2 Cost (April 2013)	\$56,745,611	\$3,964,510	\$19,067,614	\$79,777,735
Replacement Space Allocation	\$2,498,249		(\$2,498,249)	
Current Project Total	\$59,243,860	\$3,964,510	\$16,569,365	\$79,777,735
Total Beds	515			
<b>Original Cost per Bed</b>	<b>\$115,037</b>			
Common Space Reallocation	(\$1,000,000)	(\$500,000)	\$1,500,000	
Design Deductions	(\$2,454,000)	(\$1,243,250)	(\$1,001,000)	(\$4,698,250)
Sub-Total	\$55,789,860	\$2,221,260	\$17,068,365	\$75,079,485
<b>Initial Revised Cost per Bed</b>	<b>\$108,330</b>			
Add 40 New Beds	\$2,500,000	\$0	\$0	\$2,500,000
Redesign Fees	\$175,000	\$25,000	\$50,000	\$250,000
Revised Project Total	\$58,464,860	\$2,246,260	\$17,118,365	\$77,829,485
Total Beds	555			
<b>Final Revised Cost per Bed</b>	<b>\$105,342</b>			

**Operating Budget**

Operating and maintenance costs for the building will be covered by SHHS and the Faculty of Education. SHHS will manage all operating costs for SHHS-managed spaces. Education will be charged for all academic space at the standard space charge rate (currently \$12/net sf) on net space gain over current allocation. The SHHS operating budget, including debt servicing, was provided at Board 2.

**FINANCIAL**

Funding Sources,  
Impact on Debt Ratios

**Funding Sources/Financing Structure**

<b>Funding by Project Component</b>	<b>Phase 1 Approved</b>	<b>Revised Phase 2</b>	<b>Revised Total</b>
Student Housing & Hosp. Services Internal Loan – Student Housing Financing Endowment (for student residence only)	\$65,407	\$55,467	\$120,873
Internal Loan – Working Capital (for SHHS-managed non-residential amenities & replacement space)	<u>\$14,880</u>	<u>\$4,745</u>	<u>\$19,625</u>
<b>SHHS Total</b>	<b>\$80,287</b>	<b>\$60,211</b>	<b>\$140,498</b>
Faculty of Arts Space			
FoA Fundraising	\$4,967	\$0	\$4,967
FoA CFI	\$633	\$0	\$633
Central Cash Contribution	<u>\$1,268</u>	<u>\$0</u>	<u>\$1,268</u>
<b>FoA Total</b>	<b>\$6,868</b>	<b>\$0</b>	<b>\$6,868</b>
Faculty of Education Space			
FoE Cash Contribution	\$0	\$6,037	\$6,037
FoE Fundraising	\$0	\$5,045	\$5,045
Central - Internal Loan	<u>\$0</u>	<u>\$6,037</u>	<u>\$6,037</u>
<b>FoE Total</b>	<b>\$0</b>	<b>\$17,118</b>	<b>\$17,118</b>
Public Realm			
Infrastructure Impact Charges (IICs)	\$500	\$500	\$1,000
<b>Total</b>	<b>\$87,655</b>	<b>\$77,829</b>	<b>\$165,484</b>

<b>Summary by Funding Department</b>	<b>Phase 1</b>	<b>Revised Phase 2</b>	<b>Revised Total</b>
SHHS (Student Housing Financing Endowment Loan)	\$65,407	\$55,467	\$120,873
SHHS (Working Capital Loan)	\$14,880	\$4,745	\$19,625
Central	\$1,268	\$6,037	\$7,305
Faculty of Arts	\$5,600	\$0	\$5,600
Faculty of Education	\$0	\$11,082	\$11,082
IIC	\$500	\$500	\$1,000
<b>Total</b>	<b>\$87,655</b>	<b>\$77,829</b>	<b>\$165,484</b>

Summary by Funding Type	Phase 1	Revised Phase 2	Revised Total
Debt (Student Housing Financing Endowment Loan)	\$65,407	\$55,467	\$120,873
Debt (Working Capital Loan)	\$14,880	\$10,781	\$25,661
Cash Contribution	\$1,268	\$6,037	\$7,305
Fundraising	\$4,967	\$5,045	\$10,012
CFI	\$633	\$0	\$633
IIC	\$500	\$500	\$1,000
<b>Total</b>	<b>\$87,655</b>	<b>\$77,829</b>	<b>\$165,484</b>

Overall project financing will consist of five internal loans. Two loans will be for SHHS from the Student Housing Financing Endowment (SHFE), in the amount of \$65.41M and \$55.47M respectively, to cover the core student residence component of each phase of the project. This later loan (for Phase 2) has been increased by \$600K since Board 2 to account for the increased housing budget. An additional two loans will be for SHHS from Working Capital, in the amount of \$14.88M and \$4.75M respectively, to cover the SHHS-managed, non-residential amenity components of each of the project phases. A final loan in the amount of \$6.04M will be for UBC Central to cover its contribution to the Faculty of Education program in Phase 2. The total \$80.3M financing 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 and therefore sufficient working capital liquidity is available for the full \$66.3M Phase 2 internal financing requirement. It is important to emphasize that SHFE will only be used to finance the cost for the core student residence portion of the project.

Each of the above loans will be amortized over up to 30 years at a projected interest rate of 5.75%. SHHS annual debt service of approximately \$9.84M (\$5.62M and \$4.22M by phase) will be sourced from rental revenue including housing, fitness centre and café space. UBC Central annual debt service of \$423,000 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 will reach positive cashflow for the housing component of the project in 2025/26 (Year 10). Positive cashflow for overall SHHS operations in the Commons is reached in 2029/30 (Year 16). These are the same positive cashflow years as at Board 2.

The University has sufficient liquidity to facilitate all of the above loans. 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%.

The Faculty of Arts has secured the required fundraising. As the funds will come in over time the Faculty will use reserves to bridge the timing difference. The Faculty of Education also has sufficient reserves to fund the project in advance of any timing issues related to donations. No fundraising bridge financing will be required for either Faculty.

SCHEDULE Implementation Timeline		Ponderosa Phase 1	Ponderosa Phase 2 at Board 2	Ponderosa Phase 2 at Board 3
	Exec 1/2		Oct 2010	Oct 2010
Exec 3		Dec 2010	Dec 2010	Dec 2010
Board of Governors – Board 1		Feb 2011	Feb 2011	Feb 2011
Board of Governors – Interim Funding Release		Jun 2011		
Board of Governors – Board 2		Sep 2011	Jun 2013	Jun 2013
Board of Governors – Board 3		Dec 2011	Sep 2013	Nov 2013
Commence Construction		Jan 2012	Oct 2013	Jan 2014
Substantial Completion		Aug-Dec 2013	Aug-Dec 2015	Aug-Dec 2015
Occupancy		Sep 2013	Sep 2015	Sep-Dec 2015
Board of Governors – Board 4		Sep 2015	Sep 2017	Sep 2017

**RISKS Project Risks and Risk Mitigation Strategies**

Financial,  
Operational &  
Reputational

*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.

Should the year-round contract demand not be realized, Phase 2 is designed to accommodate conversion from 12-month contracts to 8-month contracts with hotelling capabilities for the summer period.

**BENEFITS**

Learning, Research,  
Financial,  
Sustainability &  
Reputational

**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. Ponderosa Commons Phase 1 and 2 will provide a total of 1,158 beds. New beds support the international student enrollment growth strategy since a majority of international students desire on-campus housing, not only in first year but throughout their academic career at UBC.

**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 for the Faculty of Education to support changing active research.

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. These spaces replace and expand upon aging, end of life facilities previously located on the project site.

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 in both Phases.

Community Amenity – Community amenities will include a café, fitness facility, secure bicycle storage and end-of-trip change facilities in Phase 1, and a convenience store/deli in Phase 2.

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. This is a central strategy in the Campus Plan approved by the Board in 2010 to significantly improve the academic community’s experience on campus, addressing issues of isolation, lack of collegiality and vitality, and anonymity that were significant issues raised in the extensive consultation process undertaken for the Campus Plan.

**CONSULTATION**

Relevant Units,  
Internal & External  
Constituencies

**Campus and Community Planning Comments**

At Board 2 Campus and Community Planning commented that the Ponderosa Commons represents a significant innovation in campus land use, providing student housing and other social infrastructure in smaller activity centres in key precincts on campus to increase the vitality and sense of belonging on campus. The development of five commons projects on campus is a critical strategy in the Campus Plan to deliver needed student housing and social infrastructure in a mixed use environment that will provide services for the surrounding academic uses as well as the students and academic uses integrated into the commons project.

The mixing of uses in higher density projects sites in key locations is intended to deliver vital ‘centres’ that draw students, faculty and staff to the variety of uses contained in the commons, thus creating the environment for more social interaction across the academic community. This addresses one of the key issues brought up repeatedly during the consultation conducted for the Campus Plan which was the lack of places for interaction and the resulting anonymity, lack of collegiality and vitality and sense of isolation experienced by many on the large campus.

The Advisory Urban Design Panel supported 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.



<b>Previous Report Date</b>	June 4, 2013	<b>Decision</b>	Ponderosa Commons Phase 2 – Revised Board 2
<b>Discussion Points</b>	1) Approval for a variance to Vancouver Campus Plan requirements (Section 3.5.1(a)) to allow removal of the daycare (Policy 15) from the program for this hub only; 2) authorization to issue the development permit; 3) authorization to complete working drawings and tender documents, and 4) approval to undertake demolition of existing buildings on the Phase 2 site.		
<b>Action / Follow Up</b>	The revised capital budget for Ponderosa Phase 2 is \$77.23 million, a \$2.55 million reduction from the original Board 2 submission and is the net result of design and program changes. These changes will result in a 3 month schedule impact on the project for re-design work. The residential components of the project can still be delivered on the original August 2015 target, however the academic and community amenity components may lag by up to 3 months beyond that date.		

<b>Previous Report Date</b>	April 3, 2013	<b>Decision</b>	Board 2 Approval for Phase 2 was requested but not granted
<b>Discussion Points</b>	Board expressed concerns over relatively higher cost/bed for Ponderosa Commons compared to UBC benchmark facility at Marine Drive, as well as ensuring that the Student Housing Financing Endowment is used only to finance core residence facilities.		
<b>Action / Follow Up</b>	Administration will investigate options to reduce cost/bed and will ensure proper allocation of cost and financing among the project user groups.		

<b>Previous Report Date</b>	December 1, 2011	<b>Decision</b>	Board 3 Approval for Phase 1, \$83,654,876 Funding Release
<b>Discussion Points</b>	Board 3 approval granted subject to tenders for construction components (\$64.0M budget) being received at or below budget.		
<b>Action / Follow Up</b>	Completed tenders were within budget.		

<b>Previous Report Date</b>	September 27, 2011	<b>Decision</b>	Board 2 for Phase 1, \$2,000,000 Funding Release
<b>Discussion Points</b>	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.		
<b>Action / Follow Up</b>	All expenses will be appropriately allocated to the responsible unit through formal loan agreements, to be negotiated within existing guiding principles.		


<b>Previous Report Date</b>	June 8, 2011	<b>Decision</b>	Phase 1 Update, \$1,250,000 Interim Funding Release
<b>Discussion Points</b>	Members were concerned about the tight schedule and potential impact of that pressure on decision-making during construction.		
<b>Action / Follow Up</b>	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.		

<b>Previous Report Date</b>	February 7, 2011	<b>Decision</b>	Board 1 Approval for Phase 1+2 \$750,000 Funding Release
<b>Discussion Points</b>	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.		
<b>Action / Follow Up</b>	All expenses will be appropriately allocated to the responsible unit through formal loan agreements, to be negotiated within existing guiding principles.		


**Attachments**

1. Capital Project Accountability Scope & Planning
2. Capital Project Accountability Budget & Funding

Attachment 1: Capital Project Accountability Scope & Planning

PROJECT NAME		CURRENT APPROVAL STATUS				
	Project Name: Ponderosa Commons			Level	Approval Date	
	Department/Unit: Student Housing & Hospitality Services	Executive:		3	21-Dec-10	
	Sponsor: Louise Cowin, VP Students	Board:		2 Revised (Phase 2)	4-Jun-13	
PROJECT DESCRIPTION		FUNCTIONAL PROGRAM PHASE 2				
Development Type:	New Construction	Space Type	Net SM	Net SF	Gross SF	
Facility Type:	Ancillary Building	Collegium	155	1671	2,300	
Gross Building Area:	Revised Area Ph 1+2: 604,436 gsf, 1158 beds	Education	2,694	28,995	41,000	
Capital Cost:	\$165,484,361	Public Domain	941	10,133	14,300	
Location/Site:	UBC Vancouver, West Mall & University	Retail	100	1,080	1,500	
Primary Users / Tenants:	Student Housing & Hospitality Services Faculty of Arts Faculty of Education	SHSS	15,574	167,641	238,931	
			19,464	209,520	298,031	
PROJECT RATIONALE & BENEFITS						
<b>Need/Benefit Area</b>		<b>Description</b>				
Academic Growth:						
Research Growth:						
Learning & Research Environment						
Academic Growth:		Part of overall strategy to develop an additional 2,500 beds on the UBCV campus by 2016,				
Research Growth:		Provides enhanced space for Faculty of Education (Phase 2) and Geography Dept geofluvial				
Learning & Research Environment		Will provide seminar rooms, informal learning space, Fine Arts studios, geofluvial lab and				
Student Amenity		On-campus housing allows students to better connect with the campus community and				
Community Amenity		Community amenities will include a cafe, fitness facility, secure bicycle storage and end-of-trip				
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 overall UBC experience.				
SCHEDULE			SUSTAINABILITY GOALS			
	Ph 1 Actual	Ph 2 Target	Actual (Ph2)	Indicator	Target	Actual
Board 1	Feb 2011	Feb 2011	Feb 2011	Certification:	LEED Gold	
Board 2	Sep 2011	Feb 2013	June 2013	Energy Efficiency Lev	42% better than MNECB	
Board 3	Dec 2011	Sep 2013		Energy Use Intensity:	130 kWhe/m2	118 kWhe/m2
Construction Start	Jan 2012	Oct 2013		GHG Reduction:	TBD % better than stand	
Substantial Completion	Aug 2013	Aug - Dec 2015		Const Waste Recycli	75% recycling rate	
Occupancy		Sep - Dec 2015		Water Use Efficiency	TBD % better than stand	
Board 4		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	Open House held on Wednesday, November 21, 2012, 3 - 5 PM in Cedar Room, Ponderosa Centre, 2071 West Mall.				
Development Permit	Pending	DP 12027				
Building Permit	Pending	Follows Development Permit and Preparation of Construction Drawings				

**Attachment 2: Capital Project Accountability Budget & Funding**

PROJECT NAME								
	Project Name:	Ponderosa Commons						
	Department/Unit:	Student Housing & Hospitality Services						
	Sponsor:	Louise 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	Refer to SHHS Operating Budget in Board 2 documents				
Construction Contingency		\$ 4,840						
Public Realm Allowance		\$ 1,800						
Site Servicing Allowance		\$ 1,450						
Demolition Allowance		\$ 540						
Planning & Design		\$ 7,450						
FF&E Allowance		\$ 5,350						
UBC IT/AV/Security Allowance		\$ 4,000						
IIC/Permits/BO Charges/Insurance/Legal		\$ 4,410						
Swing Space Costs		\$ 1,598						
Moving/Commissioning/Inspections		\$ 685						
Project Management		\$ 3,863						
HST (3.4%)		\$ 3,987						
<b>Subtotal</b>		<b>\$ 162,223</b>	<b>\$ 273</b>					
Retained Risk		\$ 1,210						
Construction Period Financing Cost		\$ 4,000						
<b>Original Total</b>		<b>\$ 167,433</b>	<b>\$ 281</b>					
Design + Program Savings		\$ (4,698)						
30 New Beds		\$ 2,500						
Additional Design Fees		\$ 250						
<b>Revised Total Project Budget</b>		<b>\$ 165,484</b>						
Capital Budget Notes:		Assumes 1,158 beds Old Area 595,308 gsf; Revised Area 604,436		Operating Budget Notes:				
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	\$ 5,600	Faculty of Arts*				
Donor Fundraising	Faculty of Education	\$ 5,045		Faculty of Education*				
GPOF - Faculty/Unit	Faculty of Education	\$ 6,037	\$ 6,037					
SHFE	SHHS	\$ 120,873		SHHS	\$ 120,873	30	5.75%	\$ 8,423
GPOF - Faculty/Unit	SHHS	\$ 19,625		SHHS	\$ 19,625	30	5.75%	\$ 1,374
GPOF - Central Admin	Central Admin	\$ 7,305	\$ 1,268	Central Administration	\$ 6,037	30	5.75%	\$ 423
Infrastructure Impact Charges	Central Admin	\$ 1,000	\$ 1,000		\$ -			
<b>Total</b>		<b>\$ 165,484</b>	<b>\$ 13,905</b>	<b>Total</b>	<b>\$ 146,534</b>			<b>\$ 10,220</b>
* 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	16-May-13				
	Project scope and budget Project manager assignment Swing space requirements	Infrastructure Development Managing Director	John Metras	16-May-13				
	Project site Development review process Sustainability measures	Campus & Community Planning Associate Vice President	Nancy Knight	16-May-13				
	Classroom/teaching lab review	Classroom Services Director						
	Food, housing and child care	Student Housing & Hospitality Services Managing Director	Andrew Parr	16-May-13				
	Funding & financing agreements	Project Sponsor VP Finance Resources & Operations	Pierre Ouillet					
	Funding & financing agreements Debt capacity	Treasury Treasurer	Peter Smailes	16-May-13				
	Fundraising plan	Development Office AVP, Development Services						
	Life-cycle operating costs	Student Housing & Hospitality Services Managing Director	Andrew Parr	16-May-13				
	Security & access control Parking	University Community Services Managing Director						