



REPORT TO THE BOARD OF GOVERNORS

SUBJECT AQUATIC CENTRE – BOARD 3

MEETING DATE JUNE 2, 2014

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 Students
Pierre Ouillet, Vice-President Finance, Resources & Operations
Ashley Howard, Managing Director, Athletics & Recreation
Kavie Toor, Associate Director, Athletics & Recreation
John Metras, Managing Director, Infrastructure Development
Peter Smailes, Treasurer
Al Poettcker, President & CEO, UBC Properties

Report Date May 12, 2014

DECISION REQUESTED **IT IS HEREBY REQUESTED** that *the UBC Board of Governors grant BOARD 3 approval to commence construction on the new Aquatic Centre, subject to construction tenders being received at or below budget based on 80% of tenders, with a funding release of \$37,600,000 to undertake and complete construction.*

Approval is also requested for an internal loan of up to \$11.4 million (25 year amortization, 5.75% annual interest), paid back from the Athletics & Recreation operating budget, as bridge financing to support the project until donor fundraising is completed.

Capital Budget	\$39,900,000
Operating Budget	See 10-Year Projection
Revised Schedule	
Award construction contracts	
Funding Release	\$37,600,000

Information	
Expenses to date	\$97,108
Funding released to date	\$2,300,000

EXECUTIVE SUMMARY

The new Aquatic Centre is being developed by UBC Athletics & Recreation to replace the existing facility which is reaching the end of its useful operational life and can no longer meet the program needs of the growing University community. Board 2 approval for the project was received in June 2013. The design team has now completed working drawings and tender documents. Board 3 approval, conditional on tenders being received at or below budget, is requested at this time in order to proceed with construction.

The capital budget for the project is \$39.9 million. This is unchanged from Board 2. This investment will provide a facility with a 50m competition pool, 25m recreational lap pool, leisure pool and range of amenities such as hot tub, family change rooms, spectator seating and multi-purpose rooms to meet the needs of the full community.

Project completion is now targeted for March 2016. This is 14 months behind the target proposed at Board 1. The delay has been caused by iterations of design and value engineering work required to deliver the program within a tight capital budget.

The Aquatic Centre is an instrumental component of the recreational infrastructure for the campus community. The new centre incorporates facilities that will further the implementation of the UBC Land Use Plan for social and community services, (Section 4.3.2) and will provide the enhanced access to university recreation stipulated in the Neighbours' Agreement with the University Neighbourhoods' Association (UNA).

In accordance with the Gage South & Environs Plan approved by the Board of Governors in April 2012, the new Aquatic Centre will be located on the current site of MacInnes Field directly to the south of the Student Recreation Centre. The MacInnes Field open space will be relocated and upgraded for year-round use on the site of the existing Aquatic Centre and above the planned new underground bus layover facility.

Funding for the new Aquatic Centre will come from land development cost of sales as a community amenity expense, donor fundraising and Infrastructure Impact Charges (IICs). The contribution from land development cost-of-sales is targeted at \$27.5 million, or approximately 69% of the total. Donor fundraising is targeted at \$11.4 million, or 29% of the total. The remaining \$1 million in funding will come from Infrastructure Impact Charges (IICs).

Significant fundraising work has been undertaken to date including: high profile meetings with potential naming donors, development of a fundraising video, preparation of a corporate valuation analysis and conversations with potential donors in the \$25,000 to \$1 million range. Athletics will assume the risk for any fundraising shortfall. The concept of using development cost-of-sales for community amenity projects was supported by the Board of Governors at its April 2012 meeting.

Place and Promise COMMITMENT(s) **Student Learning:** The University provides the opportunity for transformative student learning through outstanding teaching and research, enriched educational experiences, and rewarding campus life.

Goal: Support student well-being, personal development and outstanding campus life.

Community Engagement: The University serves and engages society to enhance economic, social, and cultural well-being.

Goal: Be a leader in fostering social, cultural and economic well-being through lifelong learning and engagement with students, faculty, staff, alumni and the wider community.

Place and Promise ACTION(s) Action: Increase community use of learning, cultural and outdoor venues on UBC’s campuses and sites.

Description & Rationale

Background

The purpose of this project is to develop a new Aquatic Centre to meet current and future community needs. The existing Aquatic Centre facility is reaching the end of its useful operating life. The indoor pool was opened in 1978. The outdoor pool was completed in 1954 for the British Empire Games. The facility is currently experiencing challenges with unreliable mechanical systems, worn finishes, inefficient energy systems and outdated layout for the needs of the University community, including lack of family change room facilities and lack of an adequate warm water leisure pool for children. The facility also no longer meets the standards for international swimming competition. While the structure of the indoor pool is in good condition, the roof and building envelope are due for replacement as are the electrical and mechanical systems.

Building Site

The new Aquatic Centre will be located on the current site of MacInnes Field 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 with respect to grouping of 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 diesel bus terminal. The MacInnes Field open space will be relocated and upgraded for year-round use on the site of the existing Aquatic Centre and above the planned new underground bus layover facility. A map of the proposed site as part of the approved Gage South & Environs Plan is provided in Attachment 3.

Program

The key elements of the Aquatic Centre functional program include: 50m competition pool, 25m recreational lap pool, leisure pool and amenities such as hot tub, family change rooms, spectator seating and multi-purpose rooms to meet the needs of the full community. Budget constraints have required the design team to find efficiencies by reducing building circulation and the size of office, support and health services retail (physiotherapy, massage space etc.) for UBC Athletics & Recreation. Elements that have been removed from the original program due to budget constraints include the

sauna/steam room and the moveable pool floor. Provisions will be made in the design such that these elements can be retrofitted at a later date should funding become available. The above cost reduction measures have reduced the overall size of the facility from 79,373 gross square feet (gsf) estimated at Board 1 to 74,448 gsf.

COSTS The following capital budget was prepared by UBC Properties Trust.

Capital &
Lifecycle Operating

Component	Board 1	Board 2+3	S/gsf
Construction	\$23,802,535	\$26,700,000	\$359
Movable pool floor	\$575,000	Not included	
General Conditions	Incl. above	\$1,716,500	
Construction Management Fee	Incl. above	\$490,000	
Construction Contingency	\$1,482,971	\$1,068,000	
Site Works	\$1,825,000	\$1,825,000	
Subtotal Construction	\$27,685,506	\$31,799,500	\$427
FF&E	\$500,000	\$300,000	
UBC IT/AV/Security/Keying/Moving	\$300,000	\$300,000	
Escalation Allowance	\$333,238	\$0	
Subtotal Cash Allowances	\$1,133,238	\$600,000	
Planning & Design Fees	\$3,189,825	\$3,189,825	
Project Management	\$799,772	\$800,000	
Permits/Legal/Insurance	\$410,000	\$410,000	
Infrastructure Impact Charges (IICs)	\$113,530	\$113,530	
Commissioning & Testing	\$200,000	\$200,000	
Subtotal Soft Costs	\$4,713,127	\$4,713,355	
Subtotal New Building before Tax	\$33,531,871	\$37,112,855	
Tax ¹	\$1,193,098	\$621,640	
Total New Building	\$34,724,969	\$37,734,495	\$507
Demolition of Existing Facilities	\$1,188,505	\$1,188,505	
Construction Period Financing Charges	\$710,000	\$710,000	
Retained Risk	\$370,743	\$267,000	
PROJECT TOTAL	\$36,994,216	\$39,900,000	\$536
Gross Building Area (sf)	79,373	74,448	

1 – Tax cost at Board 1 was for HST and was fully shown in the Tax line. Tax cost at Board 2 is split between GST, which is shown in the Tax line, and PST, which is built into the Construction line.

The budget increase between Board 1 and Board 2 was due to higher than anticipated mechanical system requirements to ensure a healthy training environment for competitive and recreational swimmers, as well as HST to GST/PST conversion impact. UBC Properties Trust worked diligently with the design team and project stakeholders to minimize the required cost increase and impact on key program elements. The revised cost is still below local benchmarks for similar facilities.

Preliminary Operating Budget

Athletics projects a positive annual income for the new facility, both on an accrual and cash flow basis, in each of the first 10 years of operation. A 10-year financial projection is provided in Attachment 1. This projection assumes that fundraising will be fully realized by the time the project is complete and no bridge financing debt payments will be required. If bridge financing is required, debt service will be covered by the Athletics operating budget. The projection also assumes that a significant component of revenue (10%) is derived from leasing space in the facility for commercial purposes. The functional program includes 140 m² (1,500 ft²) of “retail” space that is proposed to be leased to a variety of relevant tenants including massage therapists (who rent space in the existing aquatic centre), chiropractors and rehabilitation therapists who use water exercises. Existing lobby space will be used for a coffee / snack shop and aquatic supplies. This leasing strategy is employed by many aquatic facilities as a practical and necessary method to help support operations. It is understood that while lease revenue is integral to the financial plan for the new Aquatic Centre, it will be important to optimize retail presence and revenues from an entire University perspective and avoid the risk of UBC units undercutting rents to attract tenants to potentially sub-optimal locations. The retail space in the new facility has been reduced since Board 1 to help address capital budget pressures while maintaining other key program uses. After careful analysis, Athletics has determined that the current 1,500 ft² allocation is optimal from a space and rental efficiency perspective given that the proposed health care tenants typically seek to rent smaller spaces.

FINANCIAL Funding Sources

Funding Sources,
Impact on Debt Ratios

Funding for the project will come from land development cost of sales, as a community amenity expense, donor fundraising and Infrastructure Impact Charges (IICs). The contribution from land development cost of sales is targeted at \$27.5 million, or approximately 69% of the total. Donor fundraising is targeted at \$11.4 million, or 29% of the total. Athletics will assume the risk for this \$11.4 million component. The Development Office is confident in the ability to raise \$2.5 – 4.0 million and is working to identify a naming donor for the facility to cover the balance. Any shortfall would be covered by Athletics internal resources. The remaining \$1 million will be funded by IICs. The concept of using development cost of sales for community amenity projects was supported by the Board of Governors at its April 2012 meeting.

Financing

In the event that donor fundraising is not received in its entirety by project completion, an internal loan of up to \$11.4M will be provided to Athletics at a projected annual interest rate of up to 5.75% and an amortization of up to 25 years. Athletics will be responsible to repay this loan from its operating budget. Donor funds received for the project will be applied against the principle of the loan. The Aquatic Centre is a Priority 1A project and therefore sufficient working capital liquidity is available for the full \$11.4M loan.

SCHEDULE Schedule

Implementation
Timeline

	Board 1	Board 2	Board 3
Board Approval of Gage South Plan	Apr 2012	Apr 2012	Apr 2012
Board 1	Jun 2012	Jun 2012	Jun 2012
Board 2	Dec 2012	Jun 2013	Jun 2013
Board 3	Apr 2013	Nov 2013	Jun 2014
Start Construction	May 2013	Jan 2014	Jul 2014
Occupancy	Jan 2015	Aug 2015	Mar 2016
Board 4	Feb 2017	Sep 2017	Apr 2018

RISKS Key Risks

Financial, Operational
& Reputational

- 1) Construction tenders come in over budget. The development manager, design consultants and construction manager have worked closely together to align design and budget in order to minimize this risk, which has extended the design schedule. The mechanical system is complex and the project team have thoroughly reviewed and incorporated design efficiencies where operational integrity will not be negatively impacted. If the tender results are over budget, the team will review any new trade contractor cost saving suggestions, but alternate funding sources may be considered to maintain the program and operational effectiveness.
- 2) Design and site risks related to utility relocations and design coordination with adjacent New Transit Terminal and New Student Union Building projects. The development manager, project architect and construction manager have worked with UBC Utilities, Bird Construction (New SUB) and TransLink to mitigate these issues. The Gage precinct has been carefully studied and designed to efficiently service all new projects in the neighborhood.
- 3) Fundraising targets are not achieved. Athletics & Recreation and the Development Office have a strong fundraising track record and have put in place a plan to minimize risk on this project. If fundraising targets are not met, Athletics & Recreation would be responsible to cover shortfalls.
- 4) Sustainability – The project team is not aware of other pool facilities in the Lower Mainland that have been certified LEED Gold, but are targeting LEED Gold certification through innovative strategies, which includes topping up pool water evaporation losses through rainwater collected and stored in a precinct cistern. If LEED Gold certification cannot be met, a variance will be requested by the project team and incorporated as a condition of the Development Permit.

BENEFITS The new Aquatic Centre will provide the following benefits:

Learning, Research,
Financial,
Sustainability &
Reputational

- Learning & Research - Provides facilities for swimming lessons, scuba classes, aquafit, and water safety courses.
- Student Amenity - Provides state-of-the-art aquatic facilities for varsity swim teams and for student recreational use.
- Community Amenity - Provides facilities tailored for community use (families, school and community groups, and club teams).
- Asset Management - Replaces existing facility that is at the end of its useful life and can no longer meet the program needs of the campus community.

CONSULTATION **Consultation**

Relevant Units,
Internal & External
Constituencies

The campus community has been consulted throughout the development of the new Aquatic Centre project. Two public open houses were held in September 2011. 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). The majority of feedback on the new Aquatic Centre project has been positive, with the exception of some focused opposition from the Friends of the Aquatic Centre & MacInnes Field, a group of alumni and emeriti involved in the development of the original aquatic centre who would like to preserve the existing facility.

The UBC Property & Planning Advisory Committee supported the plan to develop a new Aquatic Centre at its April 17, 2012 meeting. Further consultation with aquatic centre users, through a community advisory committee and a project working committee, has been undertaken during the design process for the new facility.

On December 11, 2012, following a presentation of the project by UBC Athletics, the UNA Board supported the proposed family-oriented features (lazy river, beach entry in the family pool and family change rooms) for community usage. The architects selected for the project were Acton Ostry Architects in joint venture with MacLennan Jaunkalns Miller Architects.

Campus & Community Planning Review

The schematic design for the new Aquatic Centre was reviewed and supported by the Advisory Urban Design Panel (AUDP) on May 2, 2013. The Development Review Committee also supported the project at its meeting on May 9, 2013. A Public Open House was held in the Student Union Building on May 9, 2013 as part of the Development Permit review process. The Open House was well attended with 38 people signing the attendance sheet and 10 providing written comments. Feedback for the proposed design was very positive with some respondents expressing regret about the loss of the outdoor pool and the absence of associated fitness facilities currently available in the existing aquatic centre. Although the project does not include fitness facilities, its location next to the Student Recreation Centre (SRC) will allow for nearby access to fitness equipment.

Comments also included the desire to maintain access to the SUB and open space during construction of the new aquatic facility. East-west pedestrian access from the existing diesel bus loop to the SRC and SUB will be maintained to the north of the site during construction.

Given the deletion of some of the family-oriented features of the project (sauna/steam room, movable floor), UBC Athletics provided the UNA Board with an update on the revised design.

UBCPT COMMENTS

Complete for all reports that include a property component

Date of Review:

Signed Off by:

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Previous Report Date

June 4, 2013

Decision

Board 2 Approvals:

Revised Capital Budget:	\$39,900,000
Preliminary Operating Budget	See 10-year projection
Preliminary Schedule	
Project in Principle	
Location	
Consultant Selection	
Program	
Proceed to Schematic Design	
Funding Release:	\$1,500,000
Information:	
Expenses to Date:	\$97,108
Funds Released to Date:	\$800,000

Action / Follow Up

Commence working drawings and tender documents.

Previous Report Date

June 12, 2012

Decision

Board 1 Approvals:

Preliminary Capital Budget:	\$37,000,000
Preliminary Operating Budget	See 10-year projection
Preliminary Schedule	
Project in Principle	
Location	
Consultant Selection	
Program	
Proceed to Schematic Design	
Funding Release:	\$800,000
Information:	
Expenses to Date:	\$26,550

Action / Follow Up

Select design consultant. Commence schematic design.

Attachments

1. Aquatic Centre 10-Year Financial Projection
2. Map: UBC Land Use Plan Schedule A
3. New Aquatic Centre Site within Gage South & Environs Plan Area
4. Schematic Layout of New Aquatic Centre (Main Level)
5. Schematic Design Renderings
6. Capital Project Accountability Scope & Planning
7. Capital Project Accountability Budget & Funding

Aquatic Centre 10-Year Financial Projection

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
Student Fees	1,084,260	1,105,945	1,128,064	1,150,625	1,173,638	1,197,111	1,221,053	1,245,474	1,270,383	1,295,791
Rental (Rooms, Lockers & Other)	543,820	554,696	565,790	577,106	588,648	600,421	612,429	624,678	637,171	649,915
Business Revenues	365,000	365,000	365,000	365,000	365,000	401,500	401,500	401,500	401,500	401,500
Entrance Fees	460,666	465,273	469,925	474,625	479,371	484,165	489,006	493,896	498,835	503,824
Camps & Swim Lessons	904,205	922,289	940,735	959,550	978,741	998,315	1,018,282	1,038,647	1,059,420	1,080,609
Fitness Classes/swim meets	350,000	353,500	357,035	360,605	364,211	367,854	371,532	375,247	379,000	382,790
Total Revenue	3,707,951	3,766,703	3,826,549	3,887,511	3,949,609	4,049,365	4,113,802	4,179,443	4,246,310	4,314,428
Salaries & Benefits	1,476,000	1,505,520	1,535,630	1,566,343	1,597,670	1,629,623	1,662,216	1,695,460	1,729,369	1,763,957
Utilities	616,869	635,375	654,436	674,069	694,291	715,120	736,574	758,671	781,431	804,874
Repairs & Janitorial	612,638	624,891	637,389	650,136	663,139	676,402	689,930	703,728	717,803	732,159
General Operating	279,841	282,639	285,466	288,320	291,204	294,116	297,057	300,027	303,028	306,058
Printing & copying	11,853	12,090	12,332	12,578	12,830	13,087	13,348	13,615	13,888	14,165
Depreciation*	798,000	798,000	798,000	798,000	798,000	798,000	798,000	798,000	798,000	798,000
Other	13,054	13,315	13,581	13,853	14,130	14,413	14,701	14,995	15,295	15,601
Total Expenses	3,808,255	3,871,830	3,936,834	4,003,301	4,071,264	4,140,760	4,211,826	4,284,497	4,358,814	4,434,814
Income Accrual basis	(100,304)	(105,127)	(110,285)	(115,790)	(121,656)	(91,395)	(98,024)	(105,055)	(112,504)	(120,386)
Cash Basis										
Add depreciation	798,000	798,000	798,000	798,000	798,000	798,000	798,000	798,000	798,000	798,000
Deduct capital purchases	(22,542)	(22,993)	(23,453)	(23,922)	(24,400)	(26,108)	(27,936)	(29,891)	(31,984)	(34,223)
Income Cash basis	675,154	669,880	664,262	658,288	651,944	680,496	672,041	663,054	653,513	643,391

Assumptions:

* \$39.5 million building - 50 years straight line depreciation

Debt payments on potential bridge financing loan (if required due to fundraising timing) are not included. Payments would come from Athletics operating budget.

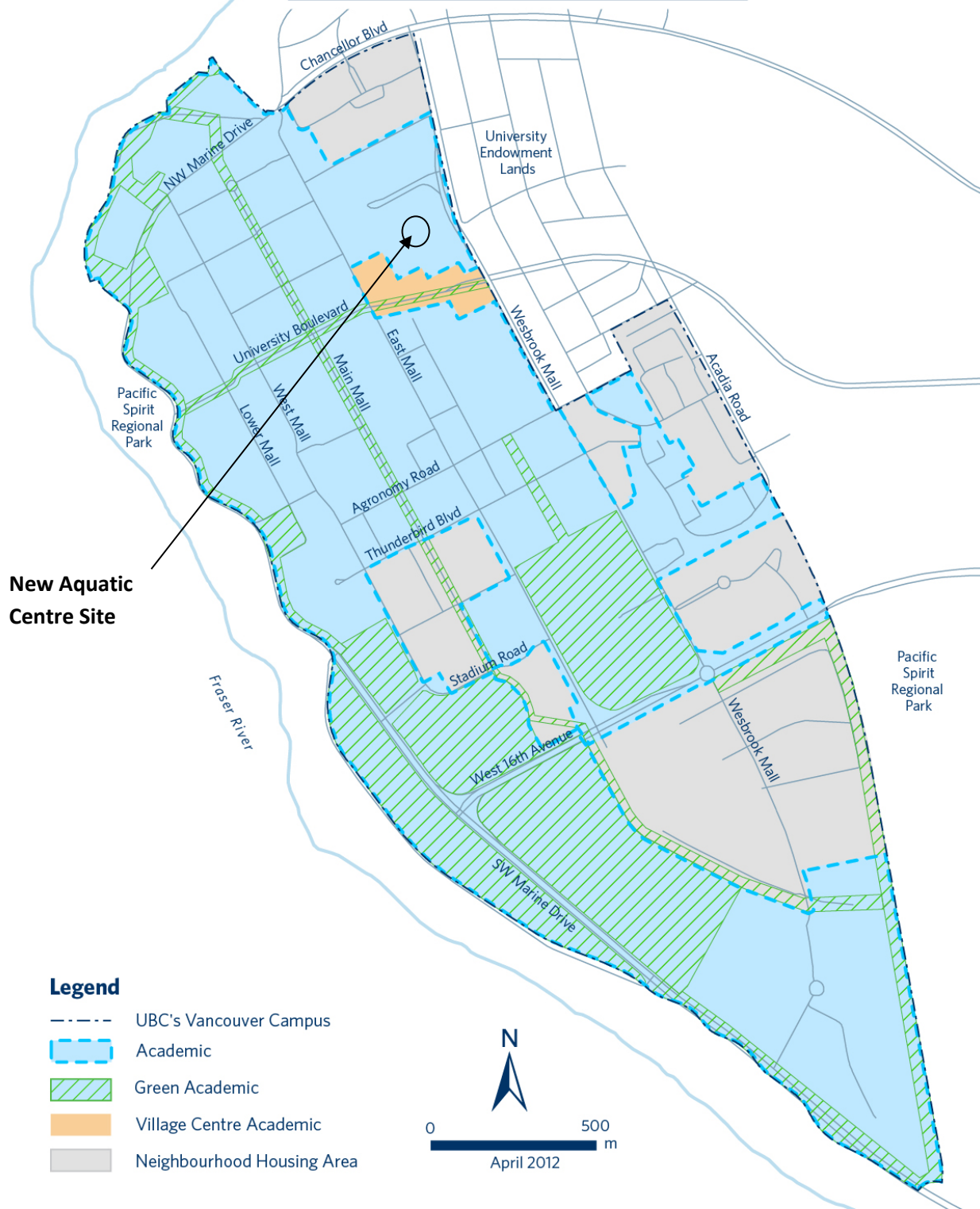
Lease rate increase every 5 years.

Student fee contribution assumed to increase by 2% per year.

Bridge Financing Loan - Debt Service (if required)

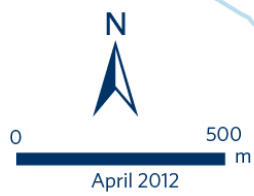
Loan amount	\$11,400,000
Interest	0.48%
Amortization (months)	300
Monthly debt payment	\$71,718
Annual debt payment	\$860,618

SCHEDULE A - LAND USE PLAN

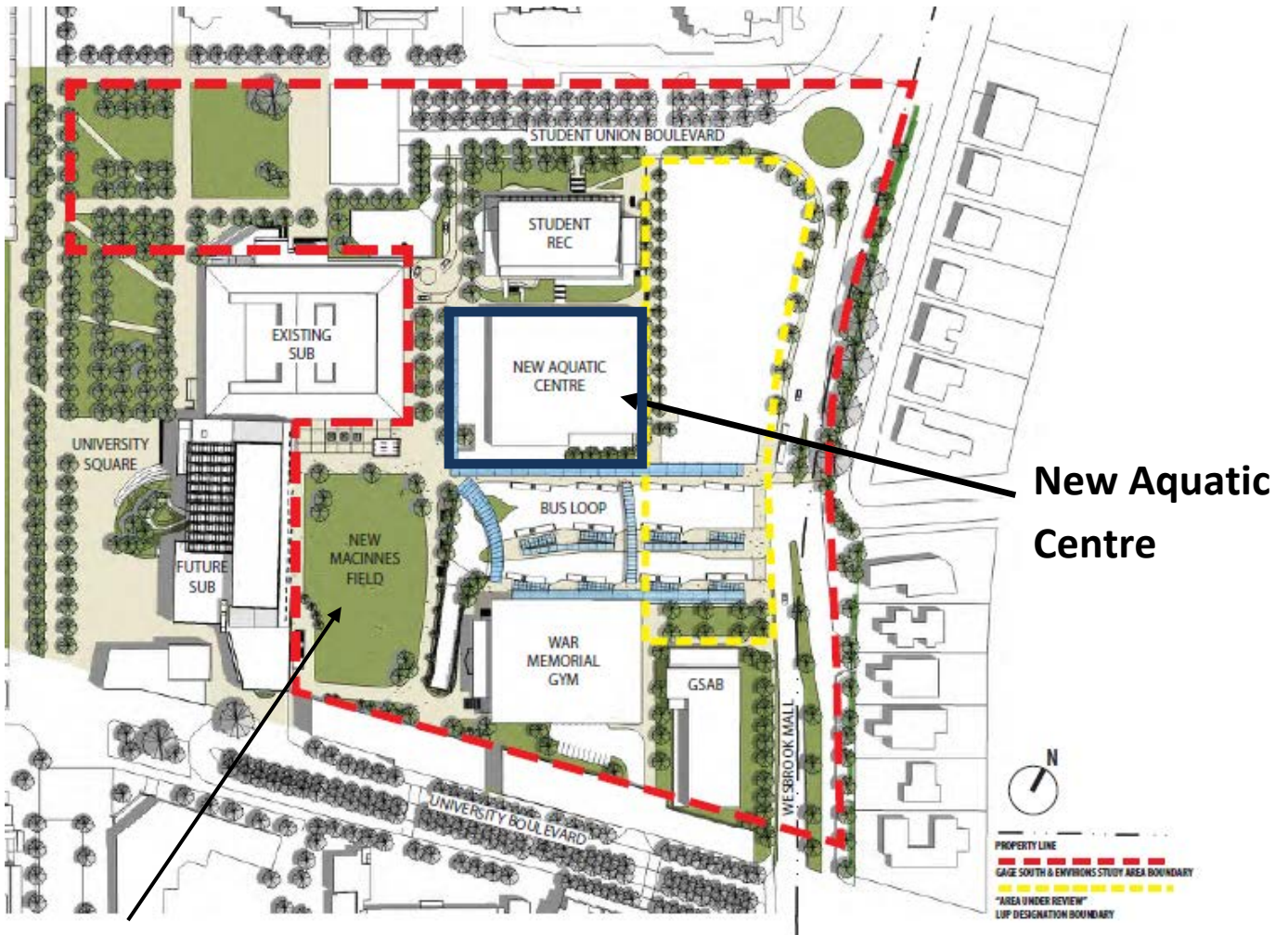


Legend

- UBC's Vancouver Campus
- Academic
- Green hatched Green Academic
- Orange Village Centre Academic
- Grey Neighbourhood Housing Area



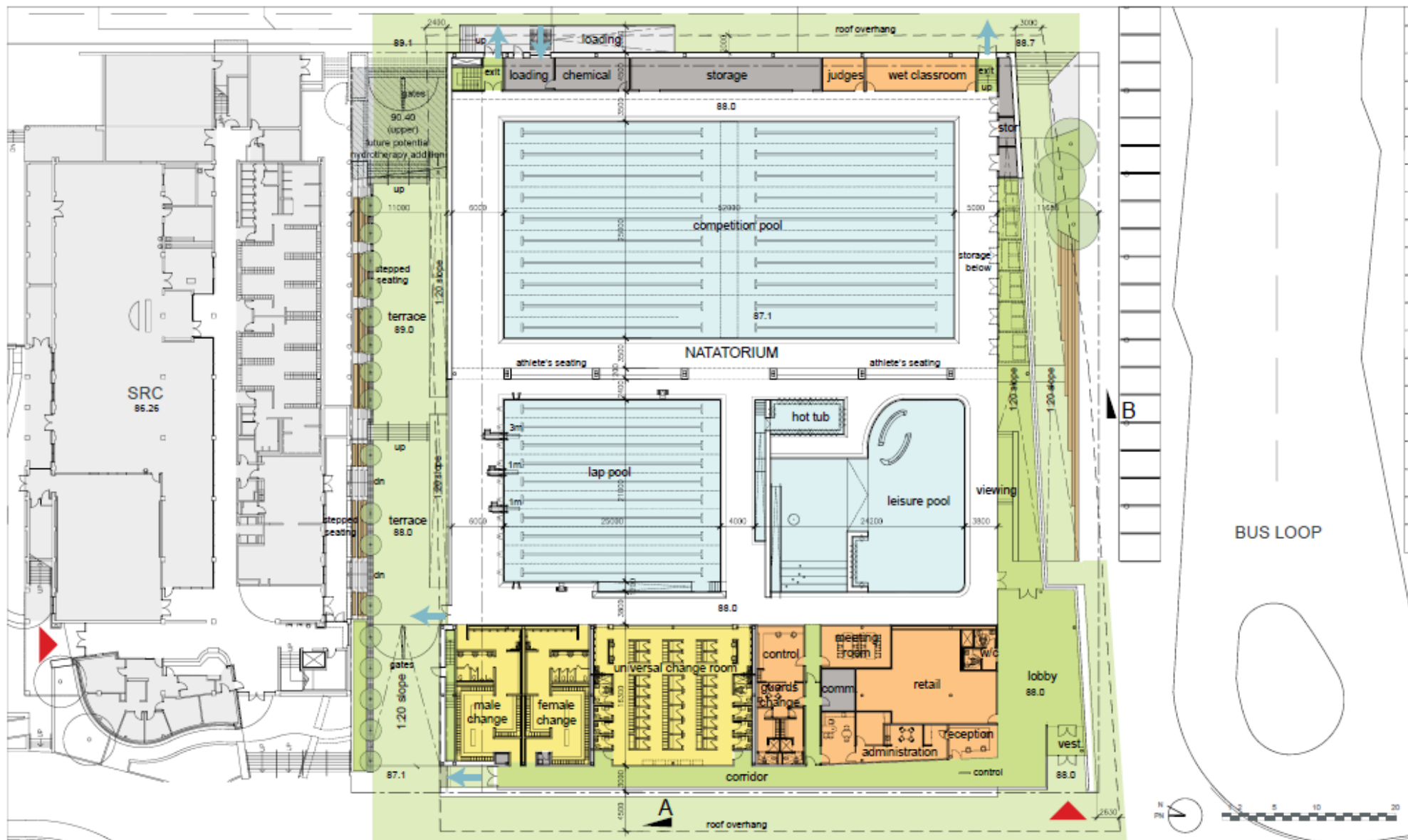
New Aquatic Centre Site within Gage South & Environs Plan Area



**New Aquatic
Centre**

**Existing Aquatic Centre
Location**

Schematic Layout of New Aquatic Centre (Main Level)



Schematic Design Renderings



PROJECT NAME		CURRENT APPROVAL STATUS				
Project Name:	New Aquatic Centre		Level	Approval Date		
Department/Unit:	UBC Athletics & Recreation	Executive:	3	3-May-12		
Sponsor:	Louise Cowin, VP Students	Board:	2	4-Jun-13		
PROJECT DESCRIPTION		FUNCTIONAL PROGRAM				
Development Type:	New Construction	Space Type		Gross SM	Gross SF	
Facility Type:	Athletic and recreation	50 m pool tank		1,270	13,670	
Gross Building Area:	74,448 gsf (6,916 gsm)	25m pool tank		645	6,943	
Capital Cost:	\$39,900,000	Leisure tank		400	4,306	
Location/Site:	MacInnes Field, UBC Vancouver campus	Hot tub		55	592	
Primary Users / Tenants:	UBC Athletics & Recreation	Pool deck		1,805	19,429	
	UBC varsity swim teams	Spectator seating		200	2,153	
	UBC students	Changerooms		595	6,405	
	Community users	Offices, meeting, other		1,946	20,951	
		Total		6,916	74,448	
PROJECT RATIONALE & BENEFITS						
Need/Benefit Area	Description					
Learning & Research Environment	Provides facilities for swimming lessons, scuba classes, aquafit, and water safety courses.					
Student Amenity	Provides state-of-the-art aquatic facilities for varsity swim teams and for student recreational use.					
Community Amenity	Provides facilities tailored for community use (families, school and community groups, and club					
Other Benefits:	Replaces existing facility that is at the end of its useful life and can no longer meet the the program needs of the campus community.					
SCHEDULE			SUSTAINABILITY GOALS			
		Target	Actual	Indicator	Target	Actual
Board 1		Jun 2012	Jun 2012	Certification:	LEED Gold Certified	
Board 2		Dec 2012	Jun 2013	Energy Efficiency Level:	TBD % better than MNECB	
Board 3		Nov 2013	Jun 2014	Energy Use Intensity:	TBD kWh/m ² /yr	
Construction Start		Jan 2014		GHG Reduction:	TBD % better than standard	
Substantial Completion		Aug 2015		Const Waste Recycling	TBC % recycling rate	
Occupancy		Aug 2015		Water Use Efficiency	TBD % better than standard	
Board 4		Sep 2017		Innovative Features:		
DEVELOPMENT PROCESS						
Project Manager	UBC Properties Trust (Rob Brown)		Construction Manager	Heatherbrae		
Architect	Acton Ostry with MJMA		Infrastructure Development Rep	John Metras, Managing Director		
	Date	Comments				
AUDP Review	May 2, 2013					
Dev. Review Committee	May 9, 2013					
Public Open House	May 9, 2013					
Development Permit						
Building Permit						
CAMPUS & COMMUNITY PLANNING COMMENTS						

Capital Project Accountability Budget & Funding

Attachment 7

PROJECT NAME										
Project Name:	New Aquatic Centre									
Department/Unit:	UBC Athletics & Recreation									
Sponsor:	Louise Cowin, VP Students									
CAPITAL BUDGET (\$000s)				LIFE-CYCLE OPERATING BUDGET						
Capital Development Cost				\$000s	\$/GSF	Operating Costs		Annual \$	\$/GSF	Funding Source
Construction				\$ 28,907	\$ 388	Ops & Maintenance		\$ 612,638	\$ 7.72	Athletics
Contingency				\$ 1,068		Utilities		\$ 616,869	\$ 7.77	Athletics
Site Works Allowance				\$ 1,825		Gross Total O&M Cost		\$ 1,229,507	\$ 15.49	Athletics
Furniture & Equipment				\$ 300		Less: Savings from demolished aquatic ctr		\$ 1,229,507		
UBC IT/AV/Security/Keying/Moving				\$ 300		Net O&M Cost		\$ -	\$ -	
Escalation Allowance				\$ -		Life-Cycle Capital		Annual \$	\$/GSF	Funding Source
Planning & Design				\$ 3,190		Cyclical Maintenance				
Project Management				\$ 800		Modernization/Upgrade				
Permits, Legal, Insurance				\$ 410		Total Cap Renewal		\$ 76,200	\$ 0.96	Athletics
Infrastructure Impact Charges (IICs)				\$ 114						
Commissioning, Inspection Testing				\$ 200						
Subtotal before Tax				\$ 37,113						
Tax (GST)				\$ 622						
Total New Building				\$ 37,734	\$ 507					
Demolition of Existing Facilities				\$ 1,189						
Construction Period Financing				\$ 710						
Retained Risk				\$ 267						
Total Project Budget				\$ 39,900	\$ 536					
Capital Budget Notes:						Operating Budget Notes: A portion of the Life-Cycle Capital Renewal cost (for annual maintenance shutdown) is included in Ops & Maintenance figure. Further refinement of Operating Budget will be provided at Board 3.				
FUNDING AGREEMENTS (\$000s)				FINANCING AGREEMENTS						
Funding Source	Liability with:	Committed	Secured*	Debt Serviced By:	Loan Amt*	Amort.	Int.	Ann. Payment		
Development Costs	UBCPT	\$ 27,500	\$ 27,500		\$ -			\$ -		
Donor Fundraising	Athletics	\$ 11,400	\$ -	Athletics	\$ 11,400	25	5.75%	\$ 860,618		
IICs	UBC Central	\$ 1,000	\$ 1,000					\$ -		
Total		\$ 39,900	\$ 28,500	Total	\$ 11,400			\$ 860,618		
* Funding paid or firmly committed to be paid before end of construction				* Treasury will provide loan of up to this amount (if required) to cover unsecured fundraising liabilities.						
Funding Notes:				Debt Capacity Impact:		Sufficient liquidity is available to advance an internal loan of up to \$11.4m if it is required.				
PROJECT REQUIREMENTS CHECKLIST & SIGN-OFF										
CHECK	REQUIREMENT	NAME	SIGNATURE	DATE						
	Programmatic need and benefit	Athletics & Recreation Director	Kavie Toor	14-May-13						
	Project scope and budget Project manager assignment	Infrastructure Development Managing Director	John Metras	14-May-13						
	Project site Development review process Sustainability measures	Campus & Community Planning Associate Vice President	Nancy Knight	14-May-13						
	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	Director, Athletics & Recreation	Kavie Toor	14-May-13						
	Funding & financing agreements Debt capacity	Treasury Treasurer	Peter Smailes	14-May-13						
	Fundraising plan	Development Office AVP, Development Services	Heather McCaw	11-May-12						
	Life-cycle operating costs	Athletics & Recreation Associate Director, Facilities & Business Development	Kavie Toor	14-May-13						
	Security & access control Parking	University Community Services Managing Director								
ATTACHMENTS										