

Meadows, Jennifer L AVED:EX

From: Cindy Brooke <cindybrooke@ecuad.ca>
Sent: July 8, 2014 11:21 AM
To: Carroll, Sandra AVED:EX; Thompson, Joseph AVED:EX; Houle, Michael PSBC:EX; Ron Burnett
Subject: Fwd: T/C ECUAD Project Board Meeting

Sandy, Joe,

Emily Carr/PBC will be looking for Project Board review and approval of the Evaluation Committee recommendations early in September (September 10th is the date to issue invitation to proponents for Financial Submission package)

Would you confirm that the intent of the 30 minute briefing August 18th is an informal update on any outstanding land issues plus a high level summary on the evaluation process?

If more than the above, it might be worthwhile to postpone the meeting until the first week of September. We could then call a meeting in August only if there are pressing land issues to discuss.

Regards
Cindy

----- Original Message -----

Subject: T/C ECUAD Project Board Meeting

Date: Tue, 8 Jul 2014 09:05:10 -0700

From: Carroll, Sandra AVED:EX <Sandra.Carroll@gov.bc.ca>

To: Anderson, Kim PSBC:EX <Kim.Anderson@partnershipsbc.ca>, Blain, Larry PSBC:EX <Larry.Blain@partnershipsbc.ca>, 'Brooke, Cindy' <cindybrooke@ecuad.ca>, 'Burnett, Ron' <rburnett@ecuad.ca>, Duncan, Dave TRAN:EX <Dave.Duncan@gov.bc.ca>, Houle, Michael PSBC:EX <Michael.Houle@partnershipsbc.ca>, 'Kerr, Jake' <jkerr@canadiansbaseball.com>, Main, Grant TRAN:EX <Grant.Main@gov.bc.ca>, Nickerson, Catherine M AVED:EX <Catherine.Nickerson@gov.bc.ca>, Thompson, Joseph AVED:EX <Joe.Thompson@gov.bc.ca>, Aitken, Cathy M AVED:EX <Cathy.Aitken@gov.bc.ca>

When: Tuesday, August 19, 2014 3:30 PM-4:00 PM (GMT-08:00) Pacific Time (US & Canada).

Where:

s.17

Note: The GMT offset above does not reflect daylight saving time adjustments.

~~*~*~*~*~*~*~*

Due to summer vacations, this meeting will be a short teleconference

s.17

Page 2 redacted for the following reason:

s.17

Meadows, Jennifer L AVED:EX

From: Cindy Brooke <cindybrooke@ecuad.ca>
Sent: June 5, 2014 12:34 PM
To: Carroll, Sandra AVED:EX
Subject:
Attachments: s.14

Sandra, fyi

----- Original Message -----

Subject: Fwd: Re: s.14

Date: Thu, 05 Jun 2014 12:31:13 -0700

From: Cindy Brooke <cindybrooke@ecuad.ca>

To: Dana Hayden <dana@haydenconsulting.net>, "Sandrin, Larry" <lrs@bht.com>, Michael Clifford <mclifford@ecuad.ca>

Dana, Larry
signed copy of s.14 is attached.

Regards
Cindy

Pages 4 through 8 redacted for the following reasons:

s.14



Our Ref. 96818

MAR 31 2014

Dr. Ron Burnett
President and Vice-Chancellor
Emily Carr University of Art and Design
1399 Johnston St
Granville Island
Vancouver BC V6H 3R9

Dear Mr. Burnett:

I am pleased to announce that the Ministry of Advanced Education (the Ministry) is providing Emily Carr University of Art and Design (ECUAD) with a one-time grant in the amount of \$500,000 for costs related to planning and procurement for the new campus project at Great Northern Way. This funding will be provided in the next available electronic funds transfer.

The Ministry requests that ECUAD provide the Ministry with a plan by May 31st 2014, including the projected planning and procurement costs, to be delivered as a result of these one-time funds. The Ministry also requests that ECUAD provide a final summary report on the use of these funds by March 31st, 2015. The final report should provide details on the total spending related to the planning and procurement activities undertaken as a result of this funding and related to the new campus project. If ECUAD anticipates being unable to utilize this funding for the planned activities identified, please contact Mr. Colin Fowler (Colin.Fowler@gov.bc.ca) to discuss potential repayment or reallocation of the funding to meet other priorities.

The Ministry feels cooperative efforts around public communications will benefit our respective organizations. I respectfully request that you defer any media releases until our joint efforts can be formalized. I trust that this funding will further your institution's efforts to meet provincial labour market needs and support British Columbia's growing economy.

Sincerely,

Sandra Carroll
Deputy Minister

pc: Distribution List follows

.../2

Ministry of
Advanced Education

Office of the
Deputy Minister

Mailing Address:
PO Box 9884 Stn Prov Govt
Victoria BC V8W 9T6

Telephone: 250 356-5170
Facsimile: 250 356-5468

pc: Mr. Michael Clifford, Vice-President, Finance and Administration
Emily Carr University of Art and Design

Mr. Joe Thompson, Assistant Deputy Minister
Student Services and Sector Resource Management Division
Ministry of Advanced Education

Mr. Colin Fowler, Acting Executive Director and Chief Financial Officer
Ministry of Advanced Education

Ms. Deb Hull, Executive Director
Teaching Universities, Institutes and Aboriginal Programs Branch
Ministry of Advanced Education

Ms. Donna Friedlander, Acting Director, Post-Secondary Finance
Post-Secondary Funding and Corporate Finance Branch
Ministry of Advanced Education

Pages 11 through 12 redacted for the following reasons:

s.17



May 29, 2014

Our Ref.: 96932

Mr. Matthew Carter, President
Great Northern Way Trust
685 Great Northern Way
Vancouver BC V5T 0C6

Dear Ms. Tikovt:

I am writing in regards to Ms. Elena Tikovt's email of March 17, 2014, requesting approval from the Minister of Advanced Education for the Great Northern Way Campus Trust Ltd. (GNWT) to enter into a Right of Use Agreement with Emily Carr University of Art and Design (ECUAD).

Based on the Ministry of Advanced Education's review of the Right of Use Agreement, the grant of rights by GNWT to ECUAD under the terms of the Right of Use Agreement is not subject to the requirement of ministerial approval or consent under Section 50(2) of the *University Act* or Section 50(2) of the *College and Institute Act*.

If you have any questions or comments, or require anything further on this matter, please do not hesitate to contact me.

Sincerely,

Joe Thompson
Assistant Deputy Minister

pc: Mr. Kevin Brewster, Executive Lead
Ministry of Advanced Education

Ms. Catherine Nickerson, Director, Capital Asset Management
Ministry of Advanced Education

Ms. Elena Tikovt, Manager, Planning and Development
Great Northern Way Trust

Ms. Cathy Aitken, Manager, Capital Asset Management
Ministry of Advanced Education

**Ministry of
Advanced Education**

Student Services and
Sector Resource
Management
Division

Mailing Address:
PO Box 9134 Stn Prov Govt
Victoria BC V8W 9B5

Location Address:
3rd Floor -- 835 Humboldt Street
Victoria BC V8V 4W8

Telephone: (250) 356-2496
Facsimile: (250) 356-5468

emily carr
university of art + design

DEPUTY MINISTER'S OFFICE MINISTRY OF ADVANCED EDUCATION		
CLERK NUMBER		
REFER TO		
DRAFT Deputy Min	DRAFT Deputy Min	DRAFT Deputy Min
JUN 18 2013		
RECEIVED		
NOTES		

Office of the president + vice-chancellor

1309 Johnston Street, Vancouver, BC, Canada V6H 3R9



June 10, 2013

Deputy Minister James Gorman
Ministry of Advanced Education
PO Box 9884 Stn Prov Govt
Victoria, BC V8W 9T6

Dear Mr. Gorman,

On behalf of Emily Carr University of Art + Design, I would like to congratulate you on your recent appointment as Deputy Minister of Advanced Education.

I extend an open invitation to you to visit Emily Carr University of Art + Design. We would be delighted to meet with you and provide you with a tour of our campus on Granville Island, and to provide details on our new campus at Great Northern Way, at your convenience.

Congratulations again on your appointment. I wish you all the best as you assume your new position and look forward to working with you.

Yours sincerely,



Dr. Ron Burnett, RCA
President + Vice-Chancellor



June 18, 2014

Our Ref. 97521

Dr. Ron Burnett, President
Emily Carr University of Art and Design
1399 Johnston Street, Granville Island
Vancouver BC V6H 3R9

Dear Dr. Burnett:

I am pleased to inform you that the Ministry of Advanced Education (the Ministry) will provide the Emily Carr University of Art and Design (ECUAD) with a one-time grant in the amount of \$35,000 for costs related to planning for the new Great Northern Way site. Funding will be transferred to ECUAD in the next available electronic funds transfer.

The Ministry requests that ECUAD provide a report to the Ministry regarding the use of these funds. The report should provide details on the services ECUAD received and how they align with the new campus project.

The Ministry feels cooperative efforts around public communications will benefit our respective organizations. I respectfully request that you defer any media releases until our joint efforts can be formalized.

If these funds cannot be used for the intended purpose, please contact the Ministry to discuss a reallocation or repayment strategy.

Sincerely,

Joe Thompson
Assistant Deputy Minister

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**Ministry of
Advanced Education**

Student Services and
Sector Resource
Management
Division

Mailing Address:
PO Box 9134 Stn Prov Govt
Victoria BC V8W 9B5

Location Address:
3rd Floor – 835 Humboldt Street
Victoria BC V8V 4W8

Telephone: (250) 356-2496
Facsimile: (250) 356-5468

pc: Mr. Michael Clifford, Vice-President, Finance and Administration
Emily Carr University of Art and Design

Mr. Kevin Brewster, Executive Lead
Post-Secondary Finance Branch
Ministry of Advanced Education

Ms. Donna Friedlander, Director, Post-Secondary Finance
Post-Secondary Finance Branch
Ministry of Advanced Education

NEWS RELEASE

For Immediate Release
2013AVED0044-001867
Dec. 12, 2013

Ministry of Advanced Education

Another milestone for Emily Carr University redevelopment project

VANCOUVER – Moving Emily Carr University of Art + Design to its new home at the Great Northern Way Campus took a major step forward today with the release of the Request for Proposals (RFP) to the three short-listed proponents preparing submissions to deliver the project.

The release of the RFP officially invites the three proponents, Applied Arts Partners, BC Education Partners and Tandem Education Partners to prepare and submit detailed proposals to design, build, finance and maintain a new campus for the university.

"I am delighted that the development of Emily Carr University's new campus has taken another step forward," said Minister of Advanced Education Amrik Virk. "The creation of state-of-the-art facilities will help the university further its world-renowned reputation for students in creative arts, media and design."

The RFP process is scheduled to run until September 2014 and is a multi-stage process that requires the proponents to put forward comprehensive technical and financial submissions detailing how their proposals will meet the project's criteria.

"With this key milestone we continue to build momentum towards realizing our future new campus at Great Northern Way," said president and vice-chancellor, Emily Carr University of Art + Design, Dr. Ron Burnett. "Our new campus will serve as a social and creative centre for our learning community, the citizens of Vancouver and the world."

Emily Carr has outgrown its current Granville Island campus due to increased student demand and the need to accommodate current and emerging program areas. The new campus will accommodate more than 1,800 students and provide state-of-the-art facilities that will attract national and international students and enhance B.C.'s reputation for world-class post-secondary education. International student applications to the university have grown by 46 per cent over the last five years and currently 19 per cent of FTE students come from outside Canada.

The capital cost of the project is budgeted at up to \$134 million, including a provincial investment of up to \$113 million dollars, with the remainder to be raised through a capital campaign by the university.

Construction on the project is due to start in the fall of 2014 and the new campus is expected to be complete in 2016, creating an estimated 1,500 jobs during construction.

Quick Facts:

- Further details about the RFP can be found at: www.partnershipsbcc.ca/files-4/project-ecuad.php
- The project site is situated at the Great Northern Way Campus, located at Great Northern Way and East 1st Ave. in Vancouver. The site of the new Emily Carr facility comprises three acres west of the new Centre for Digital Media.
- The new building will be designed to Leadership in Energy and Environmental Design (LEED) Gold standards and will maximize the interior and exterior use of wood, in keeping with the B.C. government's Wood First Act.
- Founded as Vancouver School of Art in 1925, Emily Carr is the only specialized post-secondary institution in B.C. offering programs in fine arts, media arts and design exclusively. Emily Carr is one of only four such institutions in Canada and is consistently recognized nationally and internationally for the excellence of its faculty, students and alumni.

Learn More:

Emily Carr University of Art + Design: www.ecuad.ca/gnwcampus

Media Contacts: Rodney Porter
Communications Director
Ministry of Advanced Education
250 889-7494

Barry Patterson
Executive Director, Communications
Emily Carr University of Art + Design
604 839-3078
bpatterson@ecuad.ca

Connect with the Province of B.C. at: www.gov.bc.ca/connect

BACKGROUNDER

For Immediate Release
2013AVED0044-001867
Dec. 12, 2013

Ministry of Advanced Education

Proponent team profiles

The three shortlisted proponents are:

Team: Applied Arts Partners

Brookfield Financial Corp.: <http://www.brookfieldfinancial.com/>
EllisDon Corporation: <http://www.ellisdon.com/>
EllisDon Capital Inc.: <http://www.ellisdon.com/>
Fengate Capital Management Ltd.: <http://www.fengatecapital.com/>
Diamond and Schmitt Architects Incorporated: <http://www.dsai.ca/>
Chernoff Thompson Architects: <http://www.cta.bc.ca/>
Johnson Controls Inc.: <http://www.johnsoncontrols.ca/content/ca/en.html>

Team: BC Education Partners

Bouygues Building Canada: <http://www.bouyguesbuildingcanada.com/>
InfraRed Capital Partners: <http://ircp.com/>
Bouygues Energies and Services Canada: <http://www.bouygues-es.ca/>
Bing Thom Architects: <http://www.bingthomarchitects.com/>

Team: Tandem Education Partners

Balfour Beatty Investments, a division of Balfour Beatty Group Canada Inc.:
<http://www.bbcgrp.com/>
Gracorp Capital Advisors Ltd.: <http://www.gracorpcapital.com/>
Connor Clark & Lunn GWest Traditional Infrastructure LP: <http://www.cclgroup.com/>
Graham Design Builders LP: <http://graham.ca/Project-Solutions/Delivery-Methods/Design-Build/default.aspx>
Balfour Beatty Construction:
<http://www.balfourbeatty.com/index.asp?pageid=109#&country=canada&companyid=BB> Capital
B+H Architects Inc.: <http://www.bharchitects.com/en/news>
Zeidler Partnership Architects: <http://www.zeidlerpartnership.com/>

Media Contacts: Rodney Porter
Communications Director
Ministry of Advanced Education
250 889-7494

Barry Patterson
Executive Director, Communications
Emily Carr University of Art + Design
604 839-3078
bpatterson@ecuad.ca

Connect with the Province of B.C. at: www.gov.bc.ca/connect

August 16, 2013

Minister Amrik Virk
Ministry of Advanced Education
PO Box 9080 Stn Prov Govt
Victoria, BC V8W 9E2

MINISTRY OF ADVANCED EDUCATION			
CLIFF NUMBER _____			
REFER TO _____			
RECEIVED			
AUG 19 2013			
<input type="checkbox"/> DRAFT MIN	<input type="checkbox"/> DRAFT REPLY MIN'S BEHALF	<input type="checkbox"/> DM <input type="checkbox"/> ADM <input type="checkbox"/> DIR	<input type="checkbox"/> INFO / FILE
<input type="checkbox"/> RLU	<input type="checkbox"/> MINISTER	<input type="checkbox"/> MA	<input type="checkbox"/> EA <input type="checkbox"/> AC
NOTES _____			

Dear Mr. A. Virk,

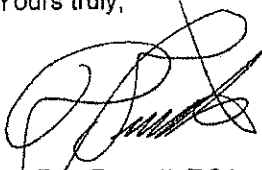
Re: Letter of Invitation

Further to my letter of June 10, 2013 congratulating you on your recent appointment as Minister of Advanced Education, we would like to offer you the opportunity to visit our campus.

I extend an open invitation to you to visit Emily Carr University of Art + Design. Evaleen Jaager Roy (Chair) Board of Governors, and I would be delighted to meet with you in September 2013, and provide you with a tour of our campus on Granville Island, and the details on our new campus at Great Northern Way.

I look forward to meeting with you soon.

Yours truly,



Dr. Ron Burnett, RCA
President + Vice-Chancellor

Component	Net Area	Gross Factor	Component Gross Area	% Area	±
<u>A. Learning Support</u>					
A1 Entrance, Concourse, and Informal Learning	302.3	1.25	380	1.7%	
A2 General Classroom and Lecture Theatres	1544.8	1.25	1,930	8.9%	
A3 Library/Learning Commons & Centre for Teaching and Learning	1564.5	1.25	1,955	9.0%	
A4 Computer Lab and Classroom Support Services	227.5	1.35	307	1.4%	70
<u>B. Studio and Academic Programs</u>					
B1 Foundation	1093.6	1.3	1,420	6.5%	
B2 Animation	547.5	1.25	685	3.2%	
B3 Film, Video and Integrated Media	745.2	1.25	930	4.3%	
B4 Interactive + Social Media Art (SMA)	55.8	1.25	70	0.3%	
B5 Critical and Cultural Studies, Commun. Engagement + Projects	174.6	1.35	235	1.1%	
B6 Communications, Industrial and Interactive Design	1313.2	1.2	1,576	7.3%	-70
B7 Painting, Drawing and Illustration	1505.8	1.2	1,805	8.3%	
B8 Photography, Print Media and Digital Output Centre	1324.9	1.25	1,656	7.6%	-10
B9 Ceramics and Sculpture	1046.8	1.2	1,255	5.8%	
B10 Integrated Technology Support	1476.9	1.2	1,770	8.1%	
B11 Graduate Studies	583.3	1.25	730	3.4%	
B12 Industry Liaison Office and Research	880.0	1.25	1,100	5.1%	
<u>C. Student and Campus Services</u>					
C1 Student Commons, Student Services & Continuing Studies	596.6	1.35	805	3.7%	
C2 Aboriginal Gathering Place	158.4	1.25	200	0.9%	
C3 Gallery	344.8	1.25	430	2.0%	
C4 Books Supplies Store	53.4	1.2	65	0.3%	
C5 Food Services	399.5	1.2	480	2.2%	
C6 Students' Union	184.5	1.3	240	1.1%	
C7 General Meeting Rooms	163.4	1.25	205	0.9%	
<u>D. Administration and Support Services</u>					
D1 VP Academic and Deans	133.6	1.35	180	0.8%	
D2 Communications and University Advancement	169.2	1.35	230	1.1%	
D3 Facilities	63.8	1.35	85	0.4%	
D4 Finance	155.2	1.35	210	1.0%	
D5 Human Resources	105.9	1.35	145	0.7%	
D6 Information Technology Services	142.4	1.35	190	0.9%	
D7 President's Office	70.4	1.35	95	0.4%	
D8 Shipping & Receiving/Maintenance	145.6	1.25	180	0.8%	
D9 Faculty and Staff Lounge	154.0	1.25	195	0.9%	
Total	17427.4		21,739	100%	
Gross Factor			4,460		
Building Gross Area			26,199		

2014 April 28



DEC 17 2013

VIA E-MAIL

File No. 64300-60/ECUAD

Fiscal Year 2013/14 – 804644

Mr. Michael Clifford
Vice-President, Finance and Administration
Emily Carr University of Art and Design
1399 Johnston St
Granville Island
Vancouver BC V6H 3R9

Dear Mr. Clifford:

I am pleased to advise that the Ministry of Advanced Education (the Ministry) has increased the Certificate of Approval (COA) advance in accordance with the terms and conditions of the funding approval for the following project:

Project No.: **804644**
Certificate No. 262-804644-4
Title: Emily Carr University of Art and Design Campus Redevelopment
Project Rationale: Cost-shared construction of a new campus facility to accommodate delivery of post secondary training in media, design and art programs.
Project Scope: 26,210 gross square metre (GSM) state-of-the-art visual, media and design art facility with capacity for a minimum of 1,800 students. The facility will be divided into four main functional areas: Studio and Academic Programs, together with Learning Support, comprise the majority of allocated space, while Administration, Student and Campus Services account for the remaining space.
Total Approved Project Budget: \$134,000,000
Approved Maximum AEIT
Contribution: \$113,000,000 (\$71.6 million Public-Private Partnership debt, \$3.5 million restricted capital grant funding and \$37.9 million construction progress payments)
Total Approved COA Advance: \$4,000,000
COA Expiry: March 31, 2014

Please find enclosed the COA and Capital Project Summary. All approved borrowing funds must be drawn down in fiscal year 2013/14.

The general terms and conditions of this approval are included in Attachment 1.

... /2

In addition, the project approval is subject to the following conditions:

- Total capital cost of \$134 million. This includes a maximum Provincial contribution of \$113 million (\$71.6 million Public Private Partnership [P3] debt, \$3.5 million restricted capital grant funding and \$37.9 million construction progress payments) and \$21 million in philanthropic contributions. The provincial funding contribution is a restricted contribution for the development of the aforementioned capital project and will be treated as a deferred contribution;
- The project is to be procured as a Design-Build-Finance-Maintain P3 with an affordability ceiling of \$130.1 million;
- The Emily Carr University of Art and Design (the University) is to return a Term Sheet for the project with a preferred Proponent to the Ministry. Operating cost options for funding the incremental costs related to the P3 obligation should be presented at that time; and
- Significant changes to project schedule, scope and/or provincial cashflow cannot be implemented without prior approval of Treasury Board and the Ministry.

As an additional stipulation of this transfer, the recipient is required to provide quarterly cash flow projections for this project to Mr. Inder Gill, Research Officer, at AVED.PostSecFundingAndCorporateFinanceBr@gov.bc.ca. It is critical that the University provide accurate cash flow projections and make project draws as soon as viable. Diligent monitoring of cashflow for this and all capital projects is expected.

Sincerely,



Catherine Nickerson, Architect AIBC
Director

Enclosures

pc: Colin Fowler, Acting Executive Director and Chief Financial Officer
Ministry of Advanced Education

Ms. Cindy Brooke, Chief Project Officer
Emily Carr University of Art and Design

Ms. Janice Wong, Director, Campus Planning
Emily Carr University of Art and Design

Ms. Cathy Aitken, Manager, Post-Secondary Capital
Post-Secondary Funding and Corporate Finance Branch
Ministry of Advanced Education

Terms and Conditions of Equipment Funding Approval

Under the terms and conditions of this funding approval, it is the Ministry of Advanced Education's expectation that:

- The equipment and/or renovated space and/or building will be used for its entire useful life;
- The funding received is a restricted contribution for the development of a capital project that will maintain, create or extend the service life of the asset(s) and therefore will be treated as a deferred contribution. The reduction of the deferral will be over the service life of the equipment and/or building;
- The project(s) will proceed within the approved scope, budget and cashflow allocations to achieve service delivery objectives as per the approved Business Case;
- The institution is responsible for any cost overruns that may occur on the project(s), without impacting the Province's debt;
- If, at the completion of the project, the total actual eligible costs vary from the approved project budget, the provincial funding will be limited to either the approved maximum contribution or the agreed percentage share, whichever is less; and
- The project(s) will proceed in accordance with various provincial government requirements and policies including, but not limited to:
 - Capital Asset Management Framework
<http://www.fin.gov.bc.ca/tbs/camf.htm>
 - Capital Asset Reference Guide
http://www.aved.gov.bc.ca/cppm/related_documents.htm
 - Where applicable:
 - University Act, College and Institute Act, Thompson Rivers University Act, Royal Roads University Act;
 - Greenhouse Gas Reduction Targets Act;
 - Wood First Legislation;
 - LEED Gold for new construction; certification must be obtained from Canada Green Building Council (CaGBC); and
 - LEED Silver for major renovation and renewal project; certification must be obtained from CaGBC.

CAPITAL PROJECT CERTIFICATE OF APPROVAL

Sponsoring Ministry: ADVANCED EDUCATION,
INNOVATION AND TECHNOLOGY

Division: 01 UNIVERSITIES

Government Body: 0010 EMILY CARR UNIVERSITY OF ART AND DESIGN

Certificate Number: 262-804644

Revision No.: 4

This Certificate is issued pursuant to the Treasury Board approval for the Capital Project described below (the "Project") and a Memorandum of Understanding (the "COA-MOU") between Provincial Treasury and the Sponsoring Ministry. This Certificate constitutes an approval by the Province for the Government Body to request a prepaid Capital Advance (Advance) from the Province in accordance with the COA-MOU for the purpose of facilitating approved Project expenditures.

APPROVED CAPITAL PROJECT

Project No.: 804644

Project Location: VANCOUVER

Facility Name: EMILY CARR UNIVERSITY OF ART AND DESIGN

Project Description: CAMPUS REDEVELOPMENT

Total Estimated Project Costs: \$ 134,000,000.00

Total Provincial Contribution: \$113,000,000.00

Treasury Board Approval Stage: 1. ☐ Site 2. ☒ Planning 3. ☐ Completion

Funding Detail (this certificate cancels and replaces all previous certificates issued for the Project):

Previous Certificate No.: 262-804644

Previous Revision No.: 3

Previous Total Approved Advance: \$ 3,000,000.00

Increase (Decrease) Determined By This Certificate: \$ 1,000,000.00

Total Approved Advance: \$ 4,000,000.00

Expiry Date: MARCH 31, 2014

GOVERNMENT BODY ACCOUNT

Financial Institution:

Transit No.:

Account No.:

TERMS OF APPROVAL

1. The **Total Approved Advance** approved by this Certificate represents the maximum that may be advanced for the Project.
2. This Certificate is valid only until the **Expiry Date** or until cancelled by the Sponsoring Ministry. This Certificate is not transferable.
3. Additional terms specific to the Project made between the Sponsoring Ministry and the Government Body are set out below or in the attached Appendix.



Dec 13, 2013

SIGNATURE OF RESPONSIBLE MINISTER OR DESIGNATE

EFFECTIVE DATE

Page 26 redacted for the following reason:

s.17



VIA E-MAIL

File No. 64300-20/ECUAD
Fiscal Year 2013/14 – 804644

MAR 27 2014

Mr. Michael Clifford
Vice-President, Finance and Administration
Emily Carr University of Art and Design
1399 Johnston St
Granville Island
Vancouver BC V6H 3R9

Dear Mr. Clifford:

I am pleased to advise that based on our recent communication, the Ministry of Advanced Education (the Ministry) has extended the Certificate of Approval (COA) advance in accordance with the terms and conditions of the funding approval for the following project:

Project No.: **804644**
Certificate No. 262-804644-6
Title: Emily Carr University of Art and Design Campus Redevelopment
Project Rationale: Cost-shared construction of a new campus facility to accommodate delivery of post-secondary training in media, design and art programs.
Project Scope: 26,210 gross square metre state-of-the-art visual, media and design art facility with capacity for a minimum of 1,800 students. The facility will be divided into four main functional areas: Studio and Academic Programs, together with Learning Support, comprise the majority of allocated space, while Administration, Student and Campus Services account for the remaining space.
Total Approved Project Budget: \$134,000,000
Approved Maximum AVED Contribution: \$113,000,000 (\$71.6 million Public-Private Partnership debt, \$3.5 million restricted capital grant funding and \$37.9 million construction progress payments)
Total Approved COA Advance: \$4,300,000
COA Expiry: March 31, 2015

Please find the COA enclosed. The general terms and conditions of this approval are included in Attachment 1.

... /2

In addition, the project approval is subject to the following conditions:

- Total capital cost of \$134 million. This includes a maximum Provincial contribution of \$113 million (\$71.6 million Public-Private Partnership [P3] debt, \$3.5 million restricted capital grant funding and \$37.9 million construction progress payments) and \$21 million in philanthropic contributions. The provincial funding contribution is a restricted contribution for the development of the aforementioned capital project and will be treated as a deferred contribution;
- The project is to be procured as a Design-Build-Finance-Maintain P3 with an affordability ceiling of \$130.1 million;
- Emily Carr University of Art and Design (the University) is to return a Term Sheet for the project with a preferred Proponent to the Ministry. Operating cost options for funding the incremental costs related to the P3 obligation should be presented at that time; and
- Significant changes to project schedule, scope and/or provincial cashflow cannot be implemented without prior approval of Treasury Board and the Ministry.

As an additional stipulation of this transfer, the recipient is required to provide quarterly cash flow projections for this project to Mr. Inder Gill, Research Officer, at AVED.PostSecFundingAndCorporateFinanceBr@gov.bc.ca. It is critical that the University provide accurate cash flow projections and make project draws as soon as viable. Diligent monitoring of cashflow for this and all capital projects is expected.

Sincerely,



Catherine Nickerson, Architect AIBC
Director

Enclosures

pc: Mr. Colin Fowler, Acting Executive Director and Chief Financial Officer
Ministry of Advanced Education

Ms. Cindy Brooke, Chief Project Officer
Emily Carr University of Art and Design

Ms. Janice Wong, Director, Campus Planning
Emily Carr University of Art and Design

Ms. Cathy Aitken, Manager, Capital Asset Management
Post-Secondary Funding and Corporate Finance Branch
Ministry of Advanced Education

Terms and Conditions of Equipment Funding Approval

Under the terms and conditions of this funding approval, it is the Ministry of Advanced Education's expectation that:

- The equipment and/or renovated space and/or building will be used for its entire useful life;
- The funding received is a restricted contribution for the development of a capital project that will maintain, create or extend the service life of the asset(s) and therefore will be treated as a deferred contribution. The reduction of the deferral will be over the service life of the equipment and/or building;
- The project(s) will proceed within the approved scope, budget and cashflow allocations to achieve service delivery objectives as per the approved Business Case;
- The institution is responsible for any cost overruns that may occur on the project(s), without impacting the Province's debt;
- If, at the completion of the project, the total actual eligible costs vary from the approved project budget, the provincial funding will be limited to either the approved maximum contribution or the agreed percentage share, whichever is less; and
- The project(s) will proceed in accordance with various provincial government requirements and policies including, but not limited to:
 - Capital Asset Management Framework
<http://www.fin.gov.bc.ca/tbs/camf.htm>
 - Capital Asset Reference Guide
http://www.aved.gov.bc.ca/cppm/related_documents.htm
 - Where applicable:
 - University Act, College and Institute Act, Thompson Rivers University Act, Royal Roads University Act;
 - Greenhouse Gas Reduction Targets Act;
 - Wood First Legislation;
 - LEED Gold for new construction; certification must be obtained from Canada Green Building Council (CaGBC); and
 - LEED Silver for major renovation and renewal project; certification must be obtained from CaGBC.

CAPITAL PROJECT CERTIFICATE OF APPROVAL

Sponsoring Ministry: ADVANCED EDUCATION

Division: 01 UNIVERSITIES

Government Body: 0010 EMILY CARR UNIVERSITY OF ART AND DESIGN

Certificate Number: 262-804644

Revision No.: 6

This Certificate is issued pursuant to the Treasury Board approval for the Capital Project described below (the "Project") and a Memorandum of Understanding (the "COA-MOU") between Provincial Treasury and the Sponsoring Ministry. This Certificate constitutes an approval by the Province for the Government Body to request a prepaid Capital Advance (Advance) from the Province in accordance with the COA-MOU for the purpose of facilitating approved Project expenditures.

APPROVED CAPITAL PROJECT

Project No.: 804644

Project Location: VANCOUVER

Facility Name: EMILY CARR UNIVERSITY OF ART AND DESIGN

Project Description: CAMPUS REDEVELOPMENT

Total Estimated Project Costs: \$ 134,000,000.00

Total Provincial Contribution: \$113,000,000.00

Treasury Board Approval Stage: 1. ☐ Site 2. ☒ Planning 3. ☐ Completion

Funding Detail (this certificate cancels and replaces all previous certificates issued for the Project):

Previous Certificate No.: 262-804644

Previous Revision No.: 5

Previous Total Approved Advance: \$ 4,300,000.00

Increase (Decrease) Determined By This Certificate: \$ 00.00

Total Approved Advance: \$ 4,300,000.00

Expiry Date: MARCH 31, 2015

GOVERNMENT BODY ACCOUNT

Financial Institution:

Transit No.:

Account No.:

TERMS OF APPROVAL

1. The **Total Approved Advance** approved by this Certificate represents the maximum that may be advanced for the Project.
2. This Certificate is valid only until the **Expiry Date** or until cancelled by the Sponsoring Ministry. This Certificate is not transferable.
3. Additional terms specific to the Project made between the Sponsoring Ministry and the Government Body are set out below or in the attached Appendix.



SIGNATURE OF RESPONSIBLE MINISTER OR DESIGNATE

EFFECTIVE DATE



JUL 08 2014

VIA E-MAIL

File No. 64300-20/ECUAD

Fiscal Year 2013/14 – 804644

Mr. Michael Clifford
Vice-President, Finance and Administration
Emily Carr University of Art and Design
1399 Johnston St
Granville Island
Vancouver BC V6H 3R9

Dear Mr. Clifford:

I am pleased to advise that the Ministry of Advanced Education (the Ministry) has increased the Certificate of Approval (COA) advance in accordance with the terms and conditions of the funding approval for the following project:

Project No.: **804644**
Certificate No. 262-804644-7
Title: Emily Carr University of Art and Design Campus Redevelopment
Project Rationale: Cost-shared construction of a new campus facility to accommodate delivery of post-secondary training in media, design and art programs.
Project Scope: 26,210 gross square metre (GSM) state-of-the-art visual, media and design art facility with capacity for a minimum of 1,800 students. The facility will be divided into four main functional areas: Studio and Academic Programs, together with Learning Support, comprise the majority of allocated space, while Administration, Student and Campus Services account for the remaining space.
Total Approved Project Budget: \$134,000,000
Approved Maximum AVED Contribution: \$113,000,000 (\$71.6 million Public-Private Partnership debt, \$3.5 million restricted capital grant funding and \$37.9 million construction progress payments)
Total Approved COA Advance: \$12,000,000
COA Expiry: March 31, 2015

Please find the COA enclosed. All approved borrowing funds must be drawn down in fiscal year 2014/15. The general terms and conditions of this approval are included in Attachment 1.

... /2

In addition, the project approval is subject to the following conditions:

- Total capital cost of \$134 million. This includes a maximum provincial contribution of \$113 million (\$71.6 million Public-Private Partnership [P3] debt, \$3.5 million restricted capital grant funding, and \$37.9 million construction progress payments) and \$21 million in philanthropic contributions. The provincial funding contribution is a restricted contribution for the development of the aforementioned capital project and will be treated as a deferred contribution;
- The project is to be procured as a Design-Build-Finance-Maintain P3 with an affordability ceiling of \$130.1 million;
- The Emily Carr University of Art and Design (the University) is to return a Term Sheet for the project with a preferred Proponent to the Ministry. Operating cost options for funding the incremental costs related to the P3 obligation should be presented at that time; and
- Significant changes to project schedule, scope and/or provincial cashflow cannot be implemented without prior approval of Treasury Board and the Ministry.

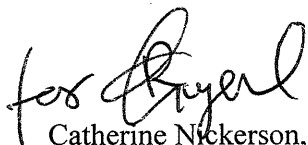
Reporting Requirements

As a stipulation of this funding approval, your institution is required to submit the following:

- Quarterly cashflow projections sent to the attention of Mr. Inder Gill, Research Officer, at: AVED.PostSecondaryFinanceBranch@gov.bc.ca.
- Funding issued through the COA is to be reflected in the appropriate lines on quarterly forecasts and year-to-date actuals (Appendix C's), sent to the attention of Ms. Donna Friedlander, Director, Financial Performance, at Donna.Friedlander@gov.bc.ca.

It is critical that the University provide accurate cash flow projections and make project draws as soon as viable. Diligent monitoring of cashflow for this and all capital projects is expected.

Sincerely,



Catherine Nickerson, Architect AIBC
Director

Enclosures

pc: Distribution List follows

.../3

pc: Kevin Brewster, Executive Lead
Post-Secondary Finance Branch
Ministry of Advanced Education

Ms. Cindy Brooke, Chief Project Officer
Emily Carr University of Art and Design

Ms. Janice Wong, Director, Campus Planning
Emily Carr University of Art and Design

Ms. Cathy Aitken, Manager, Capital Asset Management
Post-Secondary Finance Branch
Ministry of Advanced Education

Terms and Conditions of Equipment Funding Approval

Under the terms and conditions of this funding approval, it is the Ministry of Advanced Education's expectation that:

- The equipment and/or renovated space and/or building will be used for its entire useful life;
- The funding received is a restricted contribution for the development of a capital project that will maintain, create or extend the service life of the asset(s) and therefore will be treated as a deferred contribution. The reduction of the deferral will be over the service life of the equipment and/or building;
- The project(s) will proceed within the approved scope, budget and cashflow allocations to achieve service delivery objectives as per the approved Business Case;
- The institution is responsible for any cost overruns that may occur on the project(s), without impacting the Province's debt;
- If, at the completion of the project, the total actual eligible costs vary from the approved project budget, the provincial funding will be limited to either the approved maximum contribution or the agreed percentage share, whichever is less; and
- The project(s) will proceed in accordance with various provincial government requirements and policies including, but not limited to:
 - Capital Asset Management Framework
<http://www.fin.gov.bc.ca/tbs/camf.htm>
 - Capital Asset Reference Guide
http://www.aved.gov.bc.ca/cppm/related_documents.htm
 - Where applicable:
 - University Act, College and Institute Act, Thompson Rivers University Act, Royal Roads University Act;
 - Greenhouse Gas Reduction Targets Act;
 - Wood First Legislation;
 - LEED Gold for new construction; certification must be obtained from Canada Green Building Council (CaGBC); and
 - LEED Silver for major renovation and renewal project; certification must be obtained from CaGBC.

CAPITAL PROJECT CERTIFICATE OF APPROVAL

Sponsoring Ministry: ADVANCED EDUCATION

Division: 01 UNIVERSITIES

Government Body: 0010 EMILY CARR UNIVERSITY OF ART AND DESIGN

Certificate Number: 262-804644

Revision No.: 7

This Certificate is issued pursuant to the Treasury Board approval for the Capital Project described below (the "Project") and a Memorandum of Understanding (the "COA-MOU") between Provincial Treasury and the Sponsoring Ministry. This Certificate constitutes an approval by the Province for the Government Body to request a prepaid Capital Advance (Advance) from the Province in accordance with the COA-MOU for the purpose of facilitating approved Project expenditures.

APPROVED CAPITAL PROJECT

Project No.: 804644

Project Location: VANCOUVER

Facility Name: EMILY CARR UNIVERSITY OF ART AND DESIGN

Project Description: CAMPUS REDEVELOPMENT

Total Estimated Project Costs: \$ 134,000,000.00

Total Provincial Contribution: \$113,000,000.00

Treasury Board Approval Stage: 1. ☐ Site 2. ☒ Planning 3. ☐ Completion

Funding Detail (this certificate cancels and replaces all previous certificates issued for the Project):

Previous Certificate No.: 262-804644

Previous Revision No.: 6

Previous Total Approved Advance:

\$ 4,300,000.00

Increase (Decrease) Determined By This Certificate:

\$ 7,700,000.00

Total Approved Advance:

\$ 12,000,000.00

Expiry Date: MARCH 31, 2015

GOVERNMENT BODY ACCOUNT

Financial Institution:

Transit No.:

Account No.:

TERMS OF APPROVAL

1. The **Total Approved Advance** approved by this Certificate represents the maximum that may be advanced for the Project.
2. This Certificate is valid only until the **Expiry Date** or until cancelled by the Sponsoring Ministry. This Certificate is not transferable.
3. Additional terms specific to the Project made between the Sponsoring Ministry and the Government Body are set out below or in the attached Appendix.



SIGNATURE OF RESPONSIBLE MINISTER OR DESIGNATE

July 8, 2014

EFFECTIVE DATE

October 31, 2013

Cheryl Wenezenki-Yolland, Chair, Project Board
Ministry of Finance
PO Box 9417 Stn Prov Govt
Victoria, BC V8W 9V1

Dear Cheryl,

Further to our conversation at the Project Board meeting in October of 2013, this letter confirms that Emily Carr University of Art and Design will move into the new GNW campus on January 2nd, 2017. This one semester delay from our original schedule will be handled by a transition team that will start working in the summer of 2014 on the planning process.

Our intention is to minimize the disruption to daily operations by slightly compressing the Fall semester of 2016 to give us the time to move in the last week of November and throughout the month of December. The full plan for the move should be complete by the summer of 2015. This will give us additional time to refine and work on the details for another year and half until November of 2016.

We have identified a team of 12 employees who will form the main steering committee under the guidance of the VP Finance and Administration. A second team made up of the VP Academic, Deans and Associate Deans will work on the academic planning, equipment transfer and course configurations for the new campus.

A third team headed up by our VP Enrolment and Registrar will work with students and staff on the plans for scheduling and classroom allocation. A fourth team of technicians and the librarian will work specifically on the Learning Commons and its requirements. These committees will report directly to me. Further details on the planning for move will be transmitted to the Project Board late next summer.

Sincerely,



Dr. Ron Burnett, RCA
President + Vice Chancellor

November 6, 2013

Cheryl Wenezenki-Yolland
Chair, Project Board
PO Box 9417, Stn Prov Govt
Victoria, BC V8W 9V1

Dear Ms. Wenezenki-Yolland:

Re: Emily Carr University of Art + Design/Great Northern Way Philanthropy Program

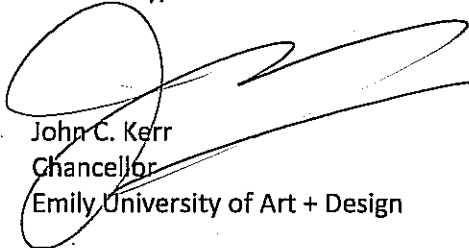
I am writing to confirm that we are highly confident that our fundraising goals for the Emily Carr campus will be met as outlined in our business plan.

We currently have commitments or cash in hand of s.17 and requests under consideration for approximately the full amount of the fundraising goal. Our consultants have confirmed that our expectations are reasonable.

Our objective is that the philanthropy goal will be reached by the completion of campus construction.

Should you wish any other information, please do not hesitate to contact the writer.

Yours truly,



John C. Kerr
Chancellor
Emily University of Art + Design