

**Simon Fraser University**  
**Surrey Central City Campus**



**Major Capital Project Plan**

TABLE OF CONTENTS

- 1.0 Objectives of the Project
- 2.0 Costs and Benefits of the Project
- 3.0 Risks Associated with the Costs and Benefits

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## **1.0 OBJECTIVES**

### **1.1 The Project Objective**

The project considered under this Major Capital Project Plan is the purchase and development of 29,958 square metres of space within the ICBC Central City development. This project is being implemented to meet the growing demand for post-secondary education in the South Fraser region.

### **1.2 Background and Status**

One of the goals of the 2004/05 Ministry of Advanced Education (AVED) Service Plan is to provide a top-notch post-secondary education system. AVED works to ensure the public post-secondary system is of adequate size and accessible to British Columbians. In the next three years over 11,800 more student spaces will be added to the post secondary system.

The project will provide a permanent campus for Simon Fraser University in Surrey that will accommodate space for 2500 Full Time Equivalent (FTE) students by 2010.

The purchase allows for staged campus growth and the total fit-out of the facilities will be complete by 2007.

## **2.0 COSTS AND BENEFITS OF THE PROJECT**

### **2.1 Costs**

In March 2004 Treasury Board approved the purchase and development costs of \$69.8 million for this project. The purchase cost of this project is approximately half of the total estimated cost. The project will be developed in phases with completion scheduled for 2007.

### **2.2 Benefits**

The project at Central City provides a permanent campus in Surrey that will accommodate quality instruction and research space for residents in the South Fraser region; the staged growth will also meet their immediate educational needs. The first phase of the fit-out will be complete by September 2005 and will allow for immediate increased access.

This cost-effective facility solution will provide accommodation in less space than that of traditional universities through the use of neighbouring private sector facilities for food and athletic services.

### **3.0 RISKS ASSOCIATED WITH COSTS AND BENEFITS**

#### **2.3 Risks Associated with Costs**

The potential for capital cost increases is mitigated by several factors. The building is already constructed and therefore the risk of construction cost increases is greatly reduced and can only pertain to the fitting-out of the interior space.

#### **2.4 Risks Associated with Benefits**

Risks associated with the benefits have been mitigated by the phased approach to fitting-out the space. Schedule delays and scope adjustments are minimized by the purchase of a constructed building shell and phasing in the growth.

Academic planning of post-secondary education demand, both short-term and long-term, has been completed by a consortium of four post-secondary education institutions in the Fraser Valley and AVED.