New SUB/UBC Student Life Building

Pooja Bhatti
VP Administration
July 19th, 2017
Overview

➢ 4 phases project, over 10 year period
➢ Most recent phase completed: Nest
➢ Current phase: 4/4 - New SUB/Student Life Basement (AMS Space)
➢ Rest of the building - University space (Collegia, classrooms, dry labs, VP Student’s Office)
Design Plan
(design drawings can be viewed on request)

➢ Club space:
  ○ Sprouts
  ○ Exchange Club
  ○ Bike Kitchen/CoOp
  ○ AquaSoc
  ○ PhotoSoc
  ○ FilmSoc
  ○ Food Bank
  ○ Pottery Club
  ○ Blank Vinyl Project
  ○ Additional Club Storage

➢ Additional:
  ○ Norm Theatre
  ○ Movement Studio
Who we work with

➢ AMS:
  ○ Keith Hester
  ○ Michael Kingsmill
  ○ VP Admin

➢ Perkins and Wills (design)

➢ UBC
  ○ John Metras (Managing Director of Infrastructure Development)

➢ UBC Properties Trust (project management)
  ○ Dave Poettcker

➢ BIRD Construction
  ○ Connor Ward
Timeline (expected)

➢ July, 2015
  ○ Construction begins

➢ February, 2016
  ○ Space opens
Timeline (what actually happened, till date)

➢ July, 2015
  ○ NEST completed and opened
  ○ Ready to commence the Old SUB project

➢ August, 2015 to May, 2017
  ○ 22-23 month delay to wait for the University
    ■ Cost inflation
    ■ Re-design of space (to current design; addition of new groups, deletion of some plans, etc.)

➢ May, 2017 ← (executive turnover)
  ○ Consultation with individual clubs
  ○ Submission of designs to P+W and BIRD for price estimations

➢ July, 2017
  ○ Working with numbers with UBC PT
  ○ Awaiting final numbers
Timeline (projected, from this point forward)

➢ August, 2017
   ○ Final numbers

➢ September, 2017
   ○ Commence construction (7-8 months)

➢ March/April 2018
   ○ Open Space
Budget (till date)

- Original Budget: $8M
- Revised Budget: $5M
- Hard Costs: ~4.5M (budget of 3.5M)
- Soft Costs: ~1.7M (budget of 1.5M)
- = 6.3M (1.3 M over)
Budget (till date)

<table>
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<tr>
<th>COST REPORT DATE</th>
<th>BUDGET</th>
<th>BIRD PRICING</th>
<th>DIFF.</th>
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Increase from 1st to 3rd round:

➢ Drawings are being estimated
➢ Reasonable judgements, but not actuals
Soft Costs

➢ Taxes
➢ Professional Fees
➢ Printing costs
➢ Building Permit
➢ Health department Fees
➢ Temporary Accommodation for clubs
➢ IT
Additional Problems

➢ Budget formed years in advance, but hit by inflation
➢ 5% per annum
➢ I.e.: 1M +50,000
➢ Market is currently hot - lots of jobs, busy, trades become demanding
➢ UBC is not an ideal place to work
➢ Affects timeline (may not get started on time), affects budget (additional costs to encourage work)
What we’re doing about this:

➢ Budget
  ○ Overestimation
  ○ Value Engineering: i.e.: movement studio; from hardwood flooring to impact sheet flooring
  ○ Changing performance specifications to allow for alternatives

➢ Timeline
  ○ Meeting with UBC, PT, and BIRD
  ○ Pushing the start of demolition
  ○ Instigating some moves right now to advance portions of work that we can do (i.e.: plumbing)
Future Council Presentations

August 30th - Final Numbers
Questions?