Meeting: 2014 New SUB Committee

Agenda: 168

Place: SUB Design Cube

Date: December 16th, 2014

Time: 10:00AM - 11:00am

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
<th>Initials</th>
<th>Representing</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ava Nasiri</td>
<td>Yes</td>
<td>AN</td>
<td>AMS VP-Administration</td>
<td><a href="mailto:vpadmin@ams.ubc.ca">vpadmin@ams.ubc.ca</a></td>
</tr>
<tr>
<td>Rae Barilea</td>
<td></td>
<td>RBa</td>
<td>AMS New SUB Project</td>
<td><a href="mailto:newsub@ams.ubc.ca">newsub@ams.ubc.ca</a></td>
</tr>
<tr>
<td>Michael Kingsmill</td>
<td></td>
<td>MK</td>
<td>AMS Design</td>
<td><a href="mailto:design@ams.ubc.ca">design@ams.ubc.ca</a></td>
</tr>
<tr>
<td>Tanner Boker</td>
<td>Yes</td>
<td>TB</td>
<td>AMS President</td>
<td><a href="mailto:president@ams.ubc.ca">president@ams.ubc.ca</a></td>
</tr>
<tr>
<td>Ross Horton</td>
<td></td>
<td>RH</td>
<td>AMS General Manager</td>
<td><a href="mailto:rosshorton@ams.ubc.ca">rosshorton@ams.ubc.ca</a></td>
</tr>
<tr>
<td>Michael Duncan</td>
<td>Yes</td>
<td>MD</td>
<td>Permanent Member</td>
<td><a href="mailto:michael.ubc@gmail.com">michael.ubc@gmail.com</a></td>
</tr>
<tr>
<td>Guillaume Houle</td>
<td>Yes</td>
<td>GH</td>
<td>Permanent Member</td>
<td><a href="mailto:Ghoule15@hotmail.com">Ghoule15@hotmail.com</a></td>
</tr>
<tr>
<td>YuJin Chen</td>
<td>Yes</td>
<td>YC</td>
<td>Member-at-Large</td>
<td><a href="mailto:yujingamychen@hotmail.com">yujingamychen@hotmail.com</a></td>
</tr>
<tr>
<td>Casey Chen</td>
<td>Yes</td>
<td>CC</td>
<td>Member-at-Large</td>
<td><a href="mailto:caseychen008@gmail.com">caseychen008@gmail.com</a></td>
</tr>
<tr>
<td>Jenna Omassi</td>
<td>Yes</td>
<td>JO</td>
<td>Councilor</td>
<td><a href="mailto:aus.president@ubc.ca">aus.president@ubc.ca</a></td>
</tr>
</tbody>
</table>

Regrets

- Abby Blinch
  - Initials: AB
  - Representing: AMS Communications
  - Email: communications@ams.ubc.ca
- Uli Laue
  - Initials: UL
  - Representing: AMS Operations
- Riley Fisher
  - Initials: RF
  - Representing: Councilor
  - Email: rdlfisher@gmail.com

Guests

- Keith Hester
  - Initials: KH
  - Representing: AMS Director of Finance

Item | Title                                      | Details |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>168.1</td>
<td>Approval: Meeting Agenda</td>
<td>AN</td>
</tr>
<tr>
<td>168.2</td>
<td>Approval Committee Meeting Minutes</td>
<td>AN</td>
</tr>
<tr>
<td>168.2.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>168.3</td>
<td>New SUB Motions</td>
<td></td>
</tr>
<tr>
<td>168.3.1</td>
<td>Be it resolved that New SUB Committee approve the relocation of Sexual Assault Support Centre(SASC) to the as yet leased Commercial Retail Unit(CRU) #3127. Cost of the Change Order(CO) to be funded by external sources approved by Council. If Council funding is not approved the CO will not proceed. Moved by JO, seconded by TB, passes unanimously</td>
<td>AN</td>
</tr>
<tr>
<td>168.3.2</td>
<td>BE IT RESOLVED THAT the New SUB Committee approve the contract extension for Nest Fest Associates MD moves, seconded by TB, passes unanimously</td>
<td>AN</td>
</tr>
</tbody>
</table>
New SUB Project Financing Update

168.4.1 Effect of project delay on cash flow and extension of UBC Treasury down payment

Loan kept at $68m, getting towards what the maximum of that loan. The original first payment was going to be this past October, but now with the delay the first payment will be next October. We’ll have another cycle of fees collected to about 4.01m, so may not have to have loan increased anymore.

MD don’t we have a total cost of project to stick to? RH still has to go to BOG, TB will have to increase to project, will lower the loan.

CC where do these fees come from? TB Student fees going for the next 28 years.

MD what if grad student society separates? TB there is still a debt.

GH we should be discussing how this money is going to be spent which leads to the discussion about renovations.

168.4.2 Effect of cancelling AMS old SUB Repurposed space trades contracts due to UBC life building uncertainties

Don’t have a sense of the direction of the lower level at this time, been asked to put together our own strategies given the UBC Life Building uncertainty. If uncertainty continues to drag, in April we’ll probably want to go forward with some kind of renovation with or without UBC’s bigger plan but we’ll be underfunded. If we rebuild the whole lower level with a different vision with them, UBC PT has suggested it might be better to cancel the trades contracts, end the project where it is. So options are 1) keep contract, move forward, 2) don’t keep contracts, don’t go over budget.

JO is there an update on the Life Building? UBC has says the VP students office is doing review of programming in life building, what’s needed what’s not. TB UBC is back to talking about infrastructure, fast-tracked schedule will have decision by January-February. Will not be demolishing the building. Significant changes to basement, possibility of student housing; don’t have financing for project in general though so will not be in construction in the next 8 months. Removed squash courts and VPS office, asked to use for academic purposes.

AN We’ve expressed that January-February is too late to cancel trades contracts, we need to decide what we’d like to do. TB should maybe push for full control of basement and program the rest of the space.

JO if in a year, UBC is ready to start, is everything in the basement going to move to temporary spaces? TB UBC has noted that probably not, it’d be noisy and have electrical disruption, but should be functional. JO Can what’s there function throughout that construction? AN we don’t know what they’d be doing but at least if we have the entire floor it won’t be as disruptive. Won’t ever get back to full strip down.

MK In the basement we have athletics, campus security, secure access, food services – campus security and secure access moving to main floor.

GH What are the costs on cancelling the contracts? MK We would get approximately 1.7m, RH savings around 2.4m, trending about 1.8m to go over budget, so if we cancelled now that’s how much we would save of the renovation costs. GH if we cancelled not only would we save money, we would also have the accumulated funds money available. TB we might have a little more information after new year. UBC has said that life is top priority to figure out programming, will
go to February board.
MD do we have programming for that extra space? GH can we afford to take this on? AN AMS keeping use of space of the basement for clubs there until UBC starts construction, at that point we’d team up with UBC’s construction. GH when would that construction start? TB tendering 8-10 months, 18 month construction cycle,

168.5  New SUB Community Engagement Update
168.5.1  Contract extension Motion (168.3.2) for Nest Fest associates  RBa
Contracts for assistant coordinators originally went to a week after the original Nest Fest, in January. Now the Opening Celebrations have a spring-summer-fall phasing and we’ve added on more programming to their portfolios like the club resource centre, other engagement tasks, website, events, etc. Note: this extension would be pending LPC/Council approval

168.6  New SUB Project Update
168.6.1  Project Process & Schedule Update  MK

168.7  New SUB Sustainability Update
168.7.1  SEEDS Project Update: Timber, Runoff, etc.  CT
168.7.2  SALA Project Update  CT

Next Meeting – Wednesday January 7th, 2015 2:30PM – Design Cube