Meeting  2013 New SUB Committee
Agenda   153
Place    SUB Design Cube
Date     April 30th, 2014
Time     11.30-13.00

Name               Vote  Initials Representing                    Email
Ava Nasiri         Yes   AN    AMS VP-Administration    vpadmin@ams.ubc.ca
Rob Brown          RB    UBC Properties Trust    rbrown@ubcproperties.com
Rae Barilea        RBa   AMS New SUB Team        newsub@ams.ubc.ca
Collyn Chan        CC    AMS New SUB Team        subsustain@ams.ubc.ca
Tanner Bokor       Yes   CW    AMS President            president@ams.ubc.ca
Uli Laue           UL    AMS Operations          ulilaue@ams.ubc.ca
Michael Kingsmill  MK    AMS Design              design@ams.ubc.ca
Abby Blinch        AB    AMS Communications      communications@ams.ubc.ca
Ross Horton        RH    AMS General Manager      rosshorton@ams.ubc.ca
Guillaume Houle    Yes   GH    Permanent Member       ghoule15@hotmail.com
Michael Duncan     Yes   MD    Permanent Member       michael.ubc@gmail.com
Camille Esquivel   Yes   CE    Member-at-large        camillesquivel@gmail.com
Nick Habibi        Yes   NH    Member-at-large        nickhabibi@hotmail.com
Sebastian Silley   Yes   SS    AMS Councilor          s.silley@hotmail.com

Regrets
Michael Duncan     Yes   MD    Permanent Member       michael.ubc@gmail.com
Camille Esquivel   Yes   CE    Member-at-large        camillesquivel@gmail.com
Nick Habibi        Yes   NH    Member-at-large        nickhabibi@hotmail.com
Sebastian Silley   Yes   SS    AMS Councilor          s.silley@hotmail.com

Guests
Keith Hester       KH    AMS Director of Finance and Administration keithhester@ams.ubc.ca
Nancy Toogood      NT    AMS Food Services        foodbevmgr@ams.ubc.ca
Carrie Johnson     CJ    UBC Properties Trust
Lara Piscoli       LP    Dialog

Item  Title                                      Details                                                                 People
153.1 Approval: Meeting Agenda
152.2 Approval: Past Minutes
153.3 Presentation from Dialog – Furniture Fixtures and Equipment

Context: Looking at placing an order for furniture in the next couple of weeks. Went to 6 different manufacturers to get competitive pricing. Pre-selection criteria – functionality, ergonomics, sustainable practices, durability, cost. Went to showrooms, looked at detail and everything. Narrowed it down and have some selection. Some are public realm areas (café, agora, etc.)

Lower level large lounge seating area: Furniture for pocket lounges have been used around UBC. “Pause” modular lounge furniture system, coordinated tables and so on. Durable, easy for
maintenance (off the floor). Working with palette that has been selected for architecture – blues, not as much yellow since it doesn’t have the longevity, want timeless colours. Series of L shape configurations and then single lounge seats. Seats will be more of a vinyl type seat (fabric durability level – 100 000 double rubs, corporate level standard is 25 000; these are 365 000 double rubs.) Seat backs attached, modular by it can move around but not take apart and such. Seat back does not need as high durability (30 000) compared to seat bottom. Longer lounge seats have darker finish and individual chairs have red.

Agora: “Casper”. Shell chairs, stackable, have a more foundational piece. Looking at 3 colours for those, base will be charcoal, lower level combined with red, upper combined with blue.

Lower level: Some lounge space with blue “smartie”(polka dot pattern) backing. L1 lounge chairs.

Level 1: Furniture is primarily outdoor and indoor café tables and chairs. Charcoal and blue. Tables will be white laminate so it’s not so dark to contrast concrete and darker finishes. Outdoor tables have metal finish for the tops. Casper chairs in charcoal and blue, curved shape, very comfortable and durable, has UV component to the shell. Will be doing UV for all seating since seating might move around in and out of the building. Stools in blue. Different counter heights and a few different stools.

Level 2: Pocket lounges. Handful of pocket lounges on this floor. Pause furniture. Two pocket lounges with blue and black seating, coffee tables, will have matching leg details, can move around and such. Finish for all legs on lounge seating, tables, chairs, is a painted silver metallic – does not show any fingerprints, won’t rust, has outdoor component. Climbing wall pocket lounge – each lounge has color and accent. This one is green smartie. Carpet is very textural. Stools in red shell. Along east corridor are “Tommo” seating, red fabric(282 000 DR); color blocking important because the space is so large and furniture needs to stand up to that level.

Bookable rooms: Tables foldable, stackable and extremely lightweight, ordering about 800 of these. Sizes – 35”x72”, 60” round, 36” round (cocktail style), supplementary buffet type tables. Black and neutral grey tone finish. Casper stacking upholstered chair – fabric is very secure to chair, durability 300 000 DR, went with fabric instead of vinyl because it has a more sophisticated look to it. Smaller bookable rooms have more conference like tables, more permanent setup; laminate still coordinates with other foldable tables. Chairs are more meeting style chairs – “revel” chair more adjustability to them, feel more like a conference room.

Nest: Two components. Area where stage is setup, treated like a bookable room; could have bigger seating setting or cocktail style, etc. Upper section circular lounge configuration – similar to Pause product, lifted off the ground; vinyl base in a greyish, back fabric is
“tesla” a grey playful pattern; bean bags in red and silver (“big boys” 300 000 DR)

Club common spaces and rooms: Rather than equip rooms with desks and task chair and such, viewing it more as mini lounge; instead of desk there’s a small table for laptops and such to reflect club room use. Colours in red, orange, green and blue. Combination of large lounge sofa and little ottomans (colored fabrics), seat will be vinyl. Common space – stackable chairs; important to be able to move stuff around and if you change finishes too much you lose ability to shift things.

Outside great hall pocket lounge: Modular furniture in circular formation. Wood benches. A little green with a bit of yellow in it.

Office area: Generally, there are offices that are desks and chairs and then there are some with more of a configurated offices and then workstations in an open office scenario. All modular. Using same furniture in offices as open areas for flexibility to move around, overall consistent look. “Answers” – highly configurable. Using it around UBC and has been around for some time. Work surfaces in a neutral laminate, little bit of texture to it; panels silvery metallic colour (“grain”); white metal trim details. Chairs – black or grey mesh back, charcoal seats, black trim.

RB vinyl vs fabric cost? Will need to double check, depends on type of chair. Fabric is harder to clean, vinyl can clean from beach. Sustainable requirements? They all pretty much do – reduced environment impact: recycled fiber content, GREENGUARD children & schools indoor air quality certified.

153.4 Project Change Management Update
153.4.1 Current: Change Order and Cash Flow
Most recent log – this month we have gone back up again. Last month almost no changes, this month $300 000-400 000, this is too high. Not any big CO, just a lot of smaller ones. Will have weekly meetings to put some added pressure and look at exact changes coming through because at this rate we are going to run out of contingency. We need to get down to $100 000/month. Also will bring update on $3.5m next meeting. Building might just be too complicated for consultants, this is the one of the most complex on campus.

RH what about schedule? Dwayne from BIRD will come in next meeting to speak to this.

RH perch? MK guardrail extension and floor raising have been designed and everything in the works for that. Interior – front door, bar and speaker locations, light fixture, still working on. Pit might be a bit behind.

153.5 New SUB Project Update
153.5.1 Project Update
Scaffolding is being decommissioned, carries on for 2 more weeks and then will be gone. Crane going away in another week. A lot of
things still to be done but a lot of effort being poured into it. Things you don’t see - IT, infrastructure moves, AV systems, interior furnishings – following up on all these things. Just closed the AV tender and looks to be on budget ($850 000-$900 000). Mid-June will have final finish, polishing and so forth.

153.5.2 Sustainability Space Discussion
$185 000 from grad council to develop digital component of the space. Space design and layout was talked about at sustainability working group meeting – 2 different floorplan options. First has meeting room off to the corner to make a more lounge space, second has office in the back, more space in the front. This space is a little behind, we need to make these move forward and get out of schematic and go into development.

153.6 New SUB Sustainability Update
153.6.1 SEEDS Project Update Waste tracking have finished their final presentation. Wall art team is looking for a place to store the art piece. Petri dish has found a place to store their project. Food delivery truck reports have come in and operation has to decide which option it is they desire. Dashboard RFP out by end of May. Community kitchen report – UBC wanted space to be used as food skills building space. Art projects – wood mosaic, petri dish, possible student piece or Lionel Thomas piece.

153.7 New SUB Community Engagement Update
153.7.1 Opening Ceremonies Opening Ceremonies Committee will be meeting bi-weekly starting next week. Anna has put together a general skeleton of what it should all look like. Really need to know that that date is finalized, get countdown clock, push this to the students. But getting more investment means that we can’t change the date at all. Also if we start booking big headliners and inviting special guests and alike that date needs to be completely solidified.

153.8 Discussion
153.8.1 Donation Lev from Student Care wanting to donating $100 000 to name the Nest.

153.8.2 Slide Coming up at AMS council as a motion to be approved if insurance is accepted by UBC. Budget discussion has been put on hold as we figure out the liability.

Next Meeting – Wednesday, May 14th, 2014 11:30 – Design Cube