Meeting
2014 New SUB Committee

Agenda
159

Place
SUB Design Cube

Date
July 23rd, 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           |
Chiyi Tam             | CT      | AMS Sustainability           | sustainability@ams.ubc.ca    |
Uli Laue              | UL      | AMS Operations               | ulilae@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       |
Kevin Eng             Yes    | KE      | Member at Large              | kevin.mark.eng@gmail.com    |
Angela Tien           Yes    | AT      | Member at Large              | angelatien96@gmail.com      |
Jenna Omassi          Yes    | JO      | Councilor                    | aus.president@ubc.ca        |

Tanner Bokor          Yes    | TB      | AMS President                | president@ams.ubc.ca        |

Guests

Keith Hester          KH     | AMS Director of Finance and Administration | keithhester@ams.ubc.ca |
Jennifer Catbill      JC     | DIALOG                                     |
Peter Atkinson        PA     | DIALOG                                     |
Duane Ferreira        DF     | BIRD Construction                         |

Regrets

Item | Title                  | Details                                                                 | People |
-----|------------------------|-------------------------------------------------------------------------|--------|
154.1| Approval: Meeting Agenda | AT moves, KE seconds, passes unanimously                               | AN     |
154.2| Approval: Past Minutes  | NSC 158: AT moves, KE seconds, passes unanimously.                      | AN     |
154.3| New SUB Motions        | Be it resolved that the New SUB Committee request the expenditure of $832 000 from the capital projects fund for the New SUB project. 
|                        | Breakdown: 
|                        | Pit $151 181.75 
|                        | Communications $30 000.00 
|                        | Contingency $600 000.00(60 000/month for 10 months to end of renovation) 
|                        | Recreational pieces $50 000                                            | AN     |
154.4 **New SUB Project Schedule Update**

Pit and perch causing concern right now in terms of making the January 5th opening. Right now the pit is looking a completion for the end of January. In order to get the special occupancy permit we would have to sign off on the life safety systems each times. For the sustainability centre, a design hasn’t been put through yet so it’s not even in the books for occupancy. Waiting on Dialog for this.

154.5 **Project Change Management Update**

154.5.1 **Current: Change Order and Cash Flow**

There may be an error in the construction lines, but other than that the budget is right. Permits have been spent out and the AMS cost centres are through the AMS and their consultations. Month over month is $109,000 which is within the goal. Right now the contingency will not be enough to get to the end of the renovation; in discussion with UBC to take on a bit of this as part of the UBC Life project. However, if this money depends on this project and that project doesn’t go through then we don’t have enough to make it to the end so will be a part of the ask for at council. AN regarding the pit and the ask for more funds to complete it is there a way to decrease this number? RB looked into ways to be a bit more creative to bring down this number (like changing light fixtures, etc.) MD what is the target contingency number? RB it’s a little hard to project, more can be better but can be a subjective issue to know a total to ask.

154.6 **New SUB Project Update**

154.6.1 **Project Update**

Great hall envelope being worked on, curtain wall being installed. Roof level 1 is ongoing, majority of work complete, a bit of redo on garden roof pavers. Level 1 roofing ongoing, washrooms all boarded up, level 2 resilient flooring (hard surface sheet vinyl) being installed. Finishing level 3 and 4 with polished concrete. Moved forward on lower level with prep for final food service outlets. CFS kitchen hood has been installed.

154.6.2 **New SUB Signage Project**

Will bring some contents of design next meeting, link has also been sent out with this meeting’s agenda. Out for tender right now.

154.6.3 **Around SUB Project Updates**

Civil works starting for aquatic centre so fencing has changed. UL there were banners formerly on the McInness field, can we put them on the new fencing? RB should be okay will need to check with campus planning and such.

154.7 **New SUB Sustainability Update**

154.7.1 **SEEDS Project Updates**

No update

**Sustainability Art Projects Update**

No update

**Roof Garden Project Update**

Postponed

**In-Vessel Composter Project Update**

CT
Postponed

154.7.2  
Dashboard Projects
Postponed

CT

154.8  
New SUB Community Engagement

154.8.1  
Nest Fest Update
Staffing: Nest Fest Assistant Coordinator posting will go up next week. Posting for the street team will follow shortly after.

Events: Opening Ceremony – general itinerary/timeline is set. Will need to check out agora space to see where we can maybe set up a stage. Compiling guest list right now, have all contacts from ground breaking and will be getting in touch with people individually to see what other invitees might be on the list. Joanne will be handling correspondence with guests throughout first semester. UBC Academic procession is locked in, councillors will have to be made aware as well.

Lock-in – went to the SLCC meeting to see their thoughts on getting involved with the event. Have assigned two people specifically to this and will be looking to putting on more programming in the Nest regularly. Club Showcase – met with SAC to discuss afternoon club showcase which will consist of a “clubs carnival”, booths of clubs showcasing what they do or having some other kind of interactive feature, and then a schedule of performances on the main stage. SLC – the UBC Student Leadership Conference approached us about using the building for lunchtime programming, concurrent programming and perhaps awards. It is on the Saturday of Nest Fest and we believe it would be a good addition to the rest of the week’s programming to showcase the building in a different light. Will be meeting again next week to discuss the specifics of the AMS-SLC partnership.

154.8.2  
New Business

Conversion of Community Kitchen to Alternative Use
Postponed.

RBa

Fun Things For the Nest
It is important that we begin to think about the ways in which we can animate the space. Seeing as it is a student building, having recreational pieces and other fixtures that are of use and enjoyment to students is going to be key to the atmosphere and ownership of the building. We have started to look into ways in which we can do this, options include recreational game tables (foosball, pool, air hockey,), tech and media (video game screens, TVs, etc.), mobile charging stations, and fixed structures of a useful yet playful nature like hammocks.

Nest Campaign
Asking for a sum of funds to promote the building as well as its opening. History – with both openings of the past SUBs (brock hall and current) have had shaky openings with less attendance than expected. Other buildings on campus that have had promotions and opening celebrations have had better attendance. First part of Nest campaign will roll out in September to promote the building, second part in November to market Nest Fest. The campaign is meant to be bold, have a connection to the Nest name, and targeted towards the student body. Looking back on student history when choosing a varsity mascot, there was a vote and a write-in option, a seagull, had an overwhelming win. However it was overturned for the thunderbird. This showcases the student opinion and also has many opportunities for playful branding. Campaign consists of print ads, social media, contests, radio ads, a virtual tour on the AMS app, giveaways, transit ads, etc. Asking for a total of $30 000 to cover all of this. For swag we are looking at the company that Firstweek is using and are currently accepting ideas. Powerpoint with presented look and feel attached.

AB

DIALOG

Funds for Pit Design
Discussing request to increase budget from $400 000 Pit redesign to $550 000. This is made up of about 4 significant places where the amount of money needed came in higher than expected. $190 000 millwork, $350 000 electrical, $60 000 kitchen equip, $50 000 doors, sprinklers, etc. the change of design: first was night club primary (few finishes, minimalist, lighting). Redesign was to provide warmer feel within the pit, addressing finishes, provide a lot more seating – change from night club feel to more of a pub. In redesign you are getting more seating, spaces, more space to the bar. When the second bar moved there was money spent in order to move the electrical panel. Enlarged bar 1, included stage redesign (stage incorporated into seating element). Matter of lighting entire space: previous budget did not carry all this lighting. Total comes in at $650 000. When the total number came in, explored the cost per sq ft – 70 000 sq ft so about $170 per sq ft. looked at cost comparison with other places, low end is about $230 per sq ft. Looking at details – finishes, etc., if there is anything in those details that is unnecessarily expensive. In millwork package were able to reduce cost by about $50 000. Then electrically, $112 000 is for lighting fixtures – seeing if over-lighting space and were able to reduce by $10 000. Overall signage was not incorporated into original budget either (including artwork and other pieces that were complimentary to design of bar). Last $40 000 comes from some lighting reduction, data, electrical panels and smaller pieces. By looking at these areas, can reduce total from $650 000 to $550 000. Feel this is a reasonable number that would not sacrifice service in the bar. Anything below that will be more wasted money in order to redesign. AV $300 000 is independent and is for media wall. GH is this the final iteration of changes? Main concern is about schedule. We’re all looking to make that opening date, feel this is the most straightforward way to end. Consulting bills may be additional ask. What kills us in schedule is redesign and reworking the budget. In total asking for $151 181.75 to increase the budget for the Pit.

Next Meeting – Wednesday, August 6th, 2014 11:30 – Design Cube