Meeting: 2013 New SUB Committee

Agenda: 155

Place: SUB Design Cube

Date: May 28th, 2014

Time: 11.30-13.00

Name | Vote | Initials | Representing | Email
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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
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Guillaume Houle | Yes | GH | Permanent Member | ghoule15@hotmail.com
Michael Duncan | Yes | MD | Permanent Member | michael.ubc@gmail.com
Abby Blinch | Yes | AB | AMS Communications | communications@ams.ubc.ca

Regrets

Guests

Duane Ferreira | DF | BIRD Construction
Jennifer Sun | JS | AMS Sustainability
Kevin Eng | KE | Student
Angela Tien | AT | Student

Item | Title | Details | Speaker
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155.1 | Approval: Meeting Agenda | Passes unanimously | AN
155.2 | Approval: Past Minutes | Passes unanimously | AN
155.3 | Motions | | AN
155.4 | New SUB Project Schedule Update | Pit pub schedule discussion: Hoping to open with the rest of the building but the closest we’ve been able to get is to the middle of January. A few outstanding questions are hindering that schedule, might affect date more. RB there is opportunity in the next 7 months to make up ground as well to lose some. Rather than pushing the opening date we will be able to get in there and see what is and isn’t done closer to the actual opening date and then could get a provisional occupancy permit for the Pit so it can still be open for the Opening Ceremonies (with some use conditions). MD Have we thought about the financial value of opening later? RH financially it’d be make more sense to open the rest of the building still when that’s ready. UL could we have the provisional occupancy say to not have any construction every Wednesday? RB if it’s not close enough to be commissioned that’s when you’d get the special occupancy night but if we can get | DF
to provisional occupancy, there would be damage caused each night. DF from a construction level we should be able to get a provisional but we would also need to ask consultants as well. From the trades, people are working overtime and on the weekends to try and make it. Construction for building done middle of November, then commissioning happens for an occupancy of December 19th. We are confident in a January 5th opening.

In terms of the outside paneling there is a chalky look to it so there’s measures being taken to fix the aesthetics. The remedial plan is to refinish the panels with the sealer. The Great Hall panels are a better batch. RB what is the warranty? We should maybe flag and ask for an extended warranty. What would we say is the root cause? DF the sealer wasn’t properly applied in fabrication, we will be using this same sealer out in the field. This resealing would start in June.

155.5 Project Change Management Update

155.5.1 Current: Change Order and Cash Flow

RB

Spent $71m to date, $36m left. On consultants line, there’s $120 000 worth of contingency, hopefully we won’t have to access this line. Furniture and equipment has moved down to 1.9m. IT has moved down to 1.4m. Second contingency, slide recovery (60 000), filming (36 000) too. At $100 000 per month, this is enough to sustain to end of project but not easily. Continuing to be financially creative, trying to see if we can maybe get some money from the UBC Life project. UBC Life to maybe pay for half of loading bay. The only risk is if the project gets cancelled so would that funding. In the contingency line, we should be fairly covered off in the renovations but this wouldn’t cover new and old.

155.6 New SUB Project Update

155.6.1 Project Update

MK

Will be able to go on more tours now that we have our own equipment. Crane has left, everything now lifted by small elevator and mobile cranes that will brought on as desired. Crane costs are considerable on a mothy rate. Scaffolding coming down and final detailing happening on the window. Middle of July for final wrap up on building envelope. The warmer weather has allowed us to turn the heat off in the building and save there. Painting happening next week and following, will do touch-ups and cleanup with it at the end. Moving up to fourth with framing, Perch restaurant and GSS centre. IT and other technology coming into the building as well.

155.6.2 Sustainability Space Discussion

MK

Requested by general contractors to forward project on to them, this has happened and now moved into architectural instruction. So this is now in action.

155.6.3 New SUB Signage Project

MK

Signage for wayfinding in and outside of the building. Brings business to the building as well as life and vitality to the space. Storefront signage for commercial food and beverage outlets. Naming the former Nest (multiperformance space) after Lev Boogman who would like to donate $100 000.

155.7 New SUB Sustainability Update

155.7.1 SEEDS Project Updates

CC

Rooftop garden is getting stuff together for location at totem, will be moving with landscape architect soon. Wallart – Petri dish art piece got funding from sustainability so that’ll get going.

155.7.2 Sustainability Art Projects Update

CC

Timber is on track, construction starting at on campus studio. Runoff have been working on redesign (original design costs were too high).
155.7.3 Dashboard Projects
Presentation on this next meeting.

155.8 New SUB Community Engagement
155.8.1 Alumni Weekend Report
Went alright, people were very into the flythrough video and cake. We were boothed with Nest businesses which have a new campaign out right now so they had banners and things displaying most of the businesses in the new building. Next alumni weekend will be there!

155.8.2 Opening Ceremonies – Jan.5
Standing firm on the January 5th opening date. The invite list google doc will be sent with the minutes from this meeting. Right now we are looking into our 2 bigger events for the week, the lock-in and laser tag – hoping that liability will be okay for these two. Also wondering if we should have a speaker event. Met with SAC about showcasing clubs throughout the week – during the afternoons we’d like to have different clubs in the Great Hall in a “club carnival” type event similar to First Week. The following week we will be having a full blown clubs days round 2 where clubs can collect membership. Will be continuing to coordinate with SAC about this as well as moving clubs into the Nest and involving them more with the entire process. Playing around with the names for the New SUB Opening Ceremonies and right now “AMS Nest Fest” is at the top of the list. Finally, now that the building is actually becoming a building and every student that is here in September will be here for it opening, we’ve started to develop a communications plan to launch in the fall. In late August we will likely be hiring a small street team of students to consistently booth and active promo as well as make videos, do presentations and liaise with various campus groups. They will also be key in the execution of the Opening Ceremonies which we will be hiring more associates for to put on the events. Regarding budget for communications we will be bringing AMS cost centres to each meeting

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