

# AMS Fermentation Lab Update

September 2021

# Project History

## Brewery Planned for New SUB

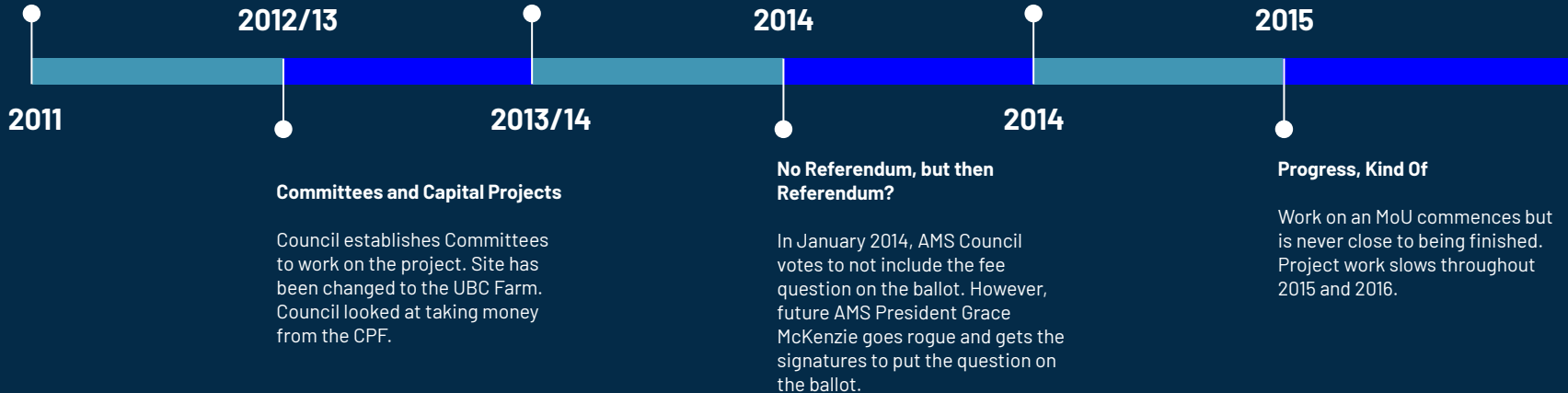
AMS Council begins to debate possibility of including a microbrewery in plans for the New SUB Project.

## Shift to Referendum

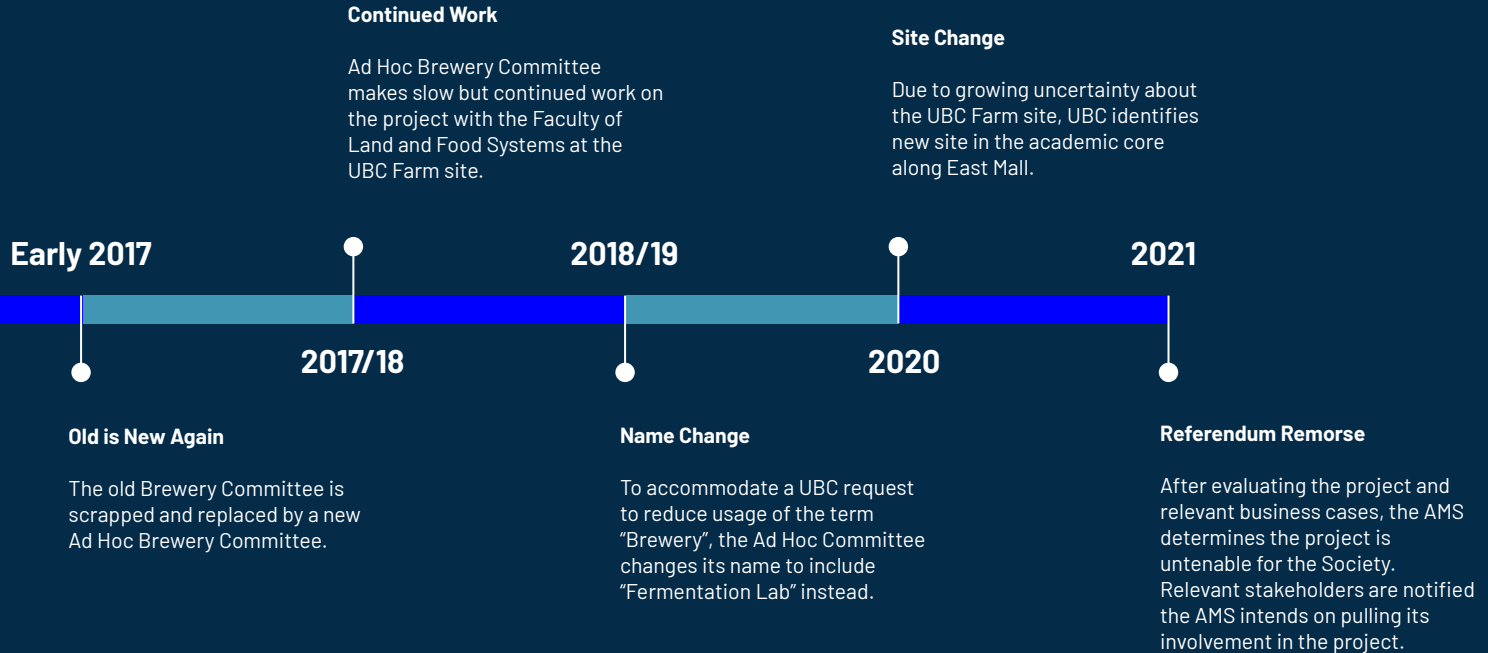
Council establishes that it cannot fund the project from the CPF, explores holding a referendum to fund the project.

## Referendum Passes

Referendum passes with 55% of the vote, and the Brewery Committee is formed to steer the project. AMS commits funding to Faculty of Land and Food Systems.



# Project History



# Original Site Concept

UBC FARM BREWERY  
SITE ANALYSIS & DESIGN BRIEF  
DECEMBER 2014



# Original Site Concept



# Current Site Proposal



# The Fee Structure

**Years 1 and 2:** \$2.50 per student.  
(\$275,000 collected)

**Years 3 and 4:** \$5.00 per student.  
(\$825,000 collected)

**Year 5:** \$7.00 per student.  
(\$1,210,000 collected)

**Year 6+:** \$7.00 + CPI per student.

## PROJECTED AMS CONTRIBUTION

\$1 MILLION to  
\$1.5 MILLION

# Financial Projections

	Assumed Average Monthly Totals		Annual Projections	
<b>Total Revenue (100%)</b>	<b>CA\$</b>	<b>10,800.00</b>		<b>CA\$129,600.00</b>
<b>Cost of Sales (direct expenses) (50.9%)</b>	<b>CA\$</b>	<b>(5,497.20)</b>	<b>CA\$</b>	<b>(65,966.40)</b>
Wages and Benefits (11.3%)	CA\$	(1,220.40)	CA\$	(14,644.80)
Purchases, Materials and Subcontracts (39.6%)	CA\$	(2,176.89)	CA\$	(26,122.68)
<b>Operating Expenses (indirect expenses) (24.4%)</b>	<b>CA\$</b>	<b>(2,635.20)</b>	<b>CA\$</b>	<b>(31,622.40)</b>
Labour and Commissions (0%)	CA\$	-	CA\$	-
Ammortization and depeletion (5.5%)	CA\$	(144.94)	CA\$	(1,739.28)
Repairs and Maintenance (1.6%)	CA\$	(42.16)	CA\$	(505.92)
Utilities and Comms (1.9%)	CA\$	(50.07)	CA\$	(600.84)
Rent (0%)	-	-	-	-
Interest and Bank Charges (0%)	-	-	-	-
Professional and Business Fees (1.5%)	CA\$	(39.52)	CA\$	(474.24)
Avertising and Promotion (0%)	-	-	-	-
Delivery, Shipping and Warehouse Expenses (1%)	CA\$	(26.35)	CA\$	(316.20)
Insurance (0.7%)	CA\$	(18.44)	CA\$	(221.28)
Other expenses (7%)	CA\$	(184.46)	CA\$	(2,213.52)
<b>Total Expenses (75.3%)</b>	<b>CA\$</b>	<b>(8,132.40)</b>	<b>CA\$</b>	<b>(97,588.80)</b>
<b>Profit/Loss (24.7%)</b>	<b>CA\$</b>	<b>2,667.60</b>	<b>CA\$</b>	<b>32,011.20</b>
Third Party Commission (75%)	CA\$	(2,000.70)	CA\$	(24,008.40)
<b>AMS Revenue (6.175%)</b>	<b>CA\$</b>	<b>666.90</b>	<b>CA\$</b>	<b>8,002.80</b>



# Resolving the Referendum and Next Steps