



**THE ALMA MATER SOCIETY
OF THE UNIVERSITY OF BRITISH COLUMBIA VANCOUVER**

AMS EXECUTIVE COMMITTEE

Minutes of January 5, 2024

Attendance

Present: Ben Du (Interim President), Kamil Kanji (VP Academic & University Affairs, arrived 12:03), Abhi Mishra (VP Finance), Ian Caguiat (VP Administration), Justin Lieu (Managing Director), Kathleen Simpson (Senior Manager of Student Services), Sheldon Goldfarb (Archivist & Clerk of Council)

Regrets: Joshua Kim (Interim VP External),

Guests: Michael Kingsmill (Design Office)

Recording Secretary: Sheldon Goldfarb

Call to Order

- The meeting was called to order at 11:36 am in Nest Room 3511 and on Zoom.

Agenda

- The agenda was approved (Abhi, Ben).

Minutes

- The minutes of December 15 were approved as corrected (Ben, Abhi).

Blue Chip

- Michael:
 - Quite a few difficulties have severely impacted the schedule for completing the Blue Chip construction.
 - Pieces are contingent on each other, so one thing has to be completed before further things can proceed.
 - Preventative measures were taken when we drilled for columns, but unfortunately we punctured the radiant heating pipes in two places.
 - It then took seven weeks to acquire the materials for the repair.
 - We filled the hole, but there was a leak and we had to reopen; that was another delay.
 - That was finished on December 5, taking three months of time.
 - We've now finished the anchorage.
 - There's been difficulty getting the steel fabricator to return.

- There was also a decision to be made between welding and using mechanical connections: currently planning to weld.
- We're going to move forward proactively: we told the fabricators we'll hire additional help (ironworkers) and bring in a lift.
- Every day is a significant cost.
- We're aiming now for February 15.
- Going to pull parts from the fabricators' contract to get things done.
- Engineers will have to approve.
- Abhi:
 - We contracted an ultrasound of the floor; that must have shown the pipes, but still they drilled through.
- Michael:
 - We sounded out locations for the columns, but piping doesn't show clearly.
 - We had two hits in 16 drills.
 - It looked like we would miss all the plates; we shouldn't have hit any.
- Ben:
 - Did the contractor provide industry-standard work?
- Michael:
 - They'll tell you the scans are not a perfect picture.
- Ben:
 - And the drawings did not show things?
- Michael:
 - No, as-builts can have quite a bit of variance.
- Ben:
 - February 15 will be the opening, or just the completion of construction?
- Michael:
 - Construction will probably finish in mid-February.
 - The occupation permit takes 10 days.
 - Then there is the connection of equipment.
 - Plumbers, electricians. A week's work.
- Ben:
 - Can we overlap steps?
 - Are there permits we can start getting now?
- Ian:
 - A lot of things to do even after completion of the construction.
 - We can use the mid-February Reading Break for that.
- Justin:
 - Really it's looking more like March as the earliest to open, if we're lucky.
 - We're moving as fast as we can; our message is: do whatever it takes to expedite.

- Abhi:
 - Cost to date compared with what was approved?
- Michael:
 - Council approved \$325,000 for Blue Chip and \$325,000 for what was going to be the Mediterranean restaurant: total of \$650,000.
 - The ask wasn't specifically for one or the other.
 - Currently we're at \$320,000 for Blue Chip Cafe.
 - Early on we transferred \$20,000 and said the budget for Blue Chip was \$345,000.
- Ben:
 - On the consumer behaviour end, want a smooth transition so people will know where to place an order, where to sit.
 - Signage.
 - Want to look at this from a student-focused perspective.
 - Blue Chip is so popular lines go into the walkway.
 - Want to make sure there are no traffic flow problems.
- Michael:
 - We have allowed for that: a longer queue line, changes in the way the venue will operate to make the guest experience easier, more seating, nice sign package.

[Kamil arrives.]

Services Goals

- Kathleen:
 - Better stats. Project management software.
 - Better training and onboarding materials.
 - Integrated Advocacy and Housing.
 - Food Bank:
 - Reducing reliance on manual labour.
 - Inventory completed.
 - Delay on vehicles, but not a big concern.
 - Food Bank policy adjustment to focus on need.
 - Large-scale donations in process.
 - Peer Support:
 - Reviewed emergency procedures; now re-reviewing.
 - Boosted training.
 - Research on harm reduction may be pushed to summer.
 - Safewalk:
 - Successful marketing efforts: exceeded target for number of interactions.
 - Internal planning on popular pick-up locations.
 - SASC:
 - Planning.

- Staff resource constraints.
 - Education about healthier relationships.
 - Tutoring:
 - Launched LSAT and MCAT tutoring.
 - Almost at goal for increasing paid tutoring.
 - Expanding online resources.
- Abhi:
 - Advocacy numbers?
- Kathleen:
 - Last year was very busy because of cancellations caused by snow and because of academic integrity issues.
 - Lower this year.
- Ben:
 - Long-term mindset is good.
 - Better data leads to better predictions.
 - What are the plans for ensuring continuity, given turnover?
- Kathleen:
 - Have been relatively successful at retaining staff.
 - Some Services are more at risk than others, of having all staff leave or graduate.
 - We've worked on strategies for this:
 - Improved training.
 - Transition reports.
 - Project management software: it's been a huge piece of this.
 - Unfortunately, the Advocacy Coordinator resigned.
 - Job posted.
 - The level of expertise in that role is very high.
 - Will pay extra attention to it.
 - Emailing all first-year law students.
- Justin:
 - Looking at adding an Assistant Manager position in the Services department.
 - Not a student. Permanent staff.

Goals Progress

- Kamil:
 - Most completed.
 - Harm reduction still ongoing.
- Abhi:
 - Most completed.
 - Financial literacy remains.
 - And deficit reduction.

- Ian:
 - 50% of the goals are fully complete, 27% are currently ongoing as events and promotions, and 23% are getting started this month which are mostly projects that involve writing and minor additions to the building.
- Ben:
 - For remaining goals, you aren't working in isolation.
 - Abhi can help.
 - Be open to working with campus partners.

Advisory Board

- Ben:
 - Current members' contracts expiring.
 - Procedure for recruiting?
- Abhi:
 - We met once last year.
- Ben:
 - We want to get the ball rolling.
 - Want to use them more effectively.
 - We should have a mindset to look more externally, especially on the finance side.
- Justin:
 - It would be nice to get someone with legal experience.
- Kamil:
 - Need someone on advocacy.
- Justin:
 - HR too, sponsorship, public consultation.

Next meeting/meeting time

- Next Friday.
- Discuss our goals more.
- Meeting time will be 11-12 going forward.

Council

- Presentations on Services (Kathleen), Elections (Max), Athletics (Kavie Toor).

Adjournment

The meeting was adjourned at 12:32 pm.