



REPORT OF THE BUILDING & OPERATIONS MANAGEMENT COMMITTEE

December 1st, 2016

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Membership: Sacha Magder (Vice-President Operations) , Ben Ger (Director), Ryan Hughes (General Manager), Mariam Madwar (Councilor), Adam Templar (Director), Sean Taylor (Director), Adam Templar (Director), Alessandro Sangiovanni (Food and Beverage Director), Alexander Nehrbass (Member at Large), Sarah Stewart (Member at Large)

COMMITTEE PURPOSE

- Allocate 40K from space fee to building improvement projects
- Long-term building & operations planning
- Short-term building management

APPROVED BUILDING IMPROVEMENT PROJECTS (SPACE FEE ALLOCATIONS)

Removing the pillar from the doorway at the S1 level by Gerts

Purpose: Remove the pillar that separates the two doors at the S1 entrance to widen the doorway and make this entrance more accessible. This was determined to be a priority as this is an essential accessibility corridor with the McTavish construction.

Cost: \$4,000.00

Status: The pillar has been removed, a guard will be purchased to seal the doors, and the floor will be touched-up in the spring



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Adding wheelchair-accessible mirrors to 2 bathrooms

Purpose: Make the S1 bathroom mirrors visible to individuals in a wheelchair.

Cost: \$510.75

Status: Ordered, installation TBD

Adding more club lockers

Purpose: To increase the number of lockers for clubs, as we only have 15 lockers that are able to be allocated. Our plans budgeted for an additional 24 lockers (12" width x 18" depth x 36" height). This is an important step to be able to reverse the club moratorium.

Cost: \$5,500.00

Status: Ordered, installation TBD

Cubbies for clubs

Purpose: This project aims to increase club space by installing cubbies in room 434A. This addition will also help to address the need of storage space by SSMU clubs.

Cost: \$2,395.00

Status: Formal quote #1 obtained, quote #2 in the process

Mounted projector and 12 ft screen for the ballroom

Purpose: Purchase of a 12 ft screen and corresponding projector for the ballroom. This major space improvement project was favored as it would be available to all student groups who use the ballroom and would be able to generate profit by increasing the profile of the ballroom space.

Cost: \$22,129.37

Status: In progress



New booths for Gerts

Purpose: Purchase movable booths for Gerts that would improve the space and could be used for events elsewhere in the building

Cost: \$5,500.00

Status: In Progress

NOTABLE RUNNERS-UP

- **Indigenous Art Installation:**
 - BOM-Committee decided that we didn't have a clear enough plan to allocate space fee to this project, however there were many individuals who felt this was an important project
 - BOM-Com will be doing consultation and developing a concrete proposal to give to the following year's executive as a potential project for approval
- **New student lounge on the 2nd floor**
 - This was a competitive project that was not chosen for two reasons. First, this expense would have taken up ¾ of space fee on its own although there was a long list of important, impactful projects. Second, we felt that as the 1st floor student lounge was done last year, it was more appropriate to invest differently

FUNDING BREAKDOWN & SUMMARY

Project	Cost (all included, \$CAD)
Wheelchair-accessible bathroom mirrors	\$510.75
Combine the S1 doors and remove the divider	\$4,000.00
Club & Day-lockers	\$5,500.00
Cubbies for Clubs	\$2,395.00
Mounted projector unit for the ballroom with 12ft screen	\$22,129.37
Mobile Booths for Gerts	\$5,500.00
Total	\$ 40,035.12
Space fee	\$ 40,000

Note: These are conservative estimates for these projects. I expect that a number of projects will be under-budget, however I am confident that no projects will be significantly over-budget



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WHAT'S NEXT?

- BOM-Com will be working on a long-term vision;
 - We'll be discussing the results of the building space usage audit (a research position that was approved by Executive Committee this week). We'll discuss if space could be better used (or if our current distribution should be maintained);
 - BOM-Com will also discuss future priorities for building improvements as well as any potential projects that might arise;
 - Finally, we'll be determining a long-term plan to address the SSMU's present and future space constraints.
- BOM-com will be handling any future decisions regarding tenants & building
 - Recall: SSMU has 6 ongoing sub-leases. Any issues that arise regarding these tenants will be discussed at BOM-Com
 - We will discuss building hours, expenses, etc. as required

Respectfully submitted,

A handwritten signature in black ink that reads "Sacha M." with a period at the end.

Sacha Lefebvre Magder

Chair of the Building & Operations Management Committee