



Concordia Student Union – Council of Representatives

**CSU Special Council Meeting – Agenda**

**Thursday, June 25<sup>th</sup>, 2015**

**H-711, 18h30, S.G.W Campus**

- 1. Call to Order**
- 2. Roll Call**
- 3. Reggie's – Contingency and Soft Costs**
- 4. CSU Daycare – Design Phase**
- 5. Adjournment**



## Concordia Student Union – Council of Representatives

### CSU Special Council Meeting – Minutes

Thursday, June 25<sup>th</sup>, 2015

H-711, 18h30, S.G.W Campus

#### 1. CALL TO ORDER

Meeting is called to order.

*We would like to acknowledge that Concordia university is on the traditional territory of the Kanien'keha:ka (Ga-niyen-gé-haa-ga), a place which has long served as a site of meeting and exchange amongst nations. Concordia recognizes, and respects the Kanien'keha:ka (Ga-niyen-gé-haa-ga) as the traditional custodians of the lands and waters on which we meet today.*

#### 2. ROLL CALL

Council Chairperson: *Marion Miller*

Council Secretary: *Chloë Williams and Caitlin Robinson*

Executives present for the duration of the meeting consisted of *Anas Bouslikhane* (VP Finance), *Gabrielle Caron* (VP Sustainability), *Lori Dimaria* (VP Clubs & Internal), *Marion Miller* (VP Academic & Advocacy), *John Talbot* (VP Student Life), *Gabriel Velasco* (VP External & Mobilization), *Terry Wilkings* (President) and *Chloë Williams* (VP Loyola).

Councillors present for the duration of the meeting consisted of *Jenna Cocullo* (Arts & Science), *Simon Dansereau* (JMSB), *Jana Ghalayini* (ENCS), *Sanaz Hassan Pour* (Fine Arts), *Adrian Longinotti* (Arts & Science), *Lucinda Marshall-Kiparissis* (Arts & Science), *Benjamin Prunty* (Arts & Science), *Thomas Radcliffe* (Arts & Science), *Fadi Saijari* (JMSB), *Katherine Soad Bellini* (ENCS) and *Michael Wrobel* (Arts & Science).

Councillors absent for the duration of the meeting consisted of *Omar Al Khin* (JMSB), *Rachel Gauthier* (JMSB), *Michael Giesbrecht* (Arts & Science), *Faddy Kamel* (ENCS), *Hassan Mogharbel* (ENCS), *Aloyse Muller* (Arts & Science), *Geneviève Nadeau-Bonin* (Arts & Science), *Terry Ngala* (Arts & Science), *Zoe Pearce* (Arts & Science), *Marcus Peters* (Arts & Science), *Jason Poirier-Lavoie* (Arts & Science), *Melanie Romer* (Arts & Science), *Dustin Ruck* (Fine Arts), *Leyla Sutherland* (Fine Arts) and *Rami Yahia* (ENCS).

**Benjamin Prunty** moves to appoint **Chloë Williams** as interim secretary.

Seconded by **Simon Dansereau**.

#### VOTE

In favour : 10

Opposed: 0

Abstentions: 0

*Motion carries.*



## Concordia Student Union – Council of Representatives

### 3. REGGIE'S – CONTINGENCY & SOFT COSTS

**Terry Wilkings:**

WHEREAS, the 2015 CSU general election referendum question on Reggie's reconstruction was strongly supported;

WHEREAS Doverco was awarded the renovation contract for Reggie's and has begun construction;

BE IT RESOLVED THAT CSU Council approve \$ 630,000 for the remaining necessary costs that pertain to Reggie's renovation which is to be expensed by the Student Space Accessible Education and Legal Contingency (SSAELC) Fund;

BE IT FURTHER RESOLVED THAT if the projected total net cost of the project goes beyond \$1,800,000 then the project returns to CSU Council for further deliberation.

Seconded by **Benjamin Prunty**.

**Terry Wilkings:** Looking at the way that costs are broken down, I doubt that we will exceed the \$1.8 million amount. The cost sits at above \$1.8 million and I figure this amount will cover what is necessary for the project to be completed in a timely manner.

**Lori Dimaria:** If anyone has any questions for me, I am more than happy to answer them.

**Benjamin Prunty:** Just to clarify, it is just every cost associated with the construction project put into this number for approval.

**Terry Wilkings:** That is exactly what it is from the initial professional fees from the design phase all the way until the paint dries on the signage of Reggie's.

**Michael Wrobel:** Can you give us an update as to the general construction and how it is going?

**Lori Dimaria:** Yes, right now the demolition phase complete, the area is bare to the bone and we are looking at the process of foundation. The flooring is looking good and now we are doing repairs to it. Certain things have arisen, which is common when you have a project where you start with the demolition and things arise that you did not find on the architectural plans. Right now the project is running smoothly and we are approving things so that the project can finish on time. As it stands right now, the demolition phase is complete. Now we are starting to build. If you would like to see videos, we have some.

**Katherine Soad Bellini:** I would like to speak in favour of the motion – last year we had the referendum that approved the project for \$1.2 million to \$1.8 million. Now we are approving the subdivision of the funding. It is only logical to re-approve the subdivision in the sense that what I specified here is the soft cost, the audiovisual equipment, and all other costs approved last year. This is just to avoid any confusion and make sure that all is approved.



## Concordia Student Union – Council of Representatives

**Terry Wilkings:** I just wanted to make one remark about the way contingencies work. Generally this is the industry standard that we follow to address things like **Lori** brought up that are unforeseeable, or in the case that there is the desire to make modifications during construction. One thing which has come up is possibly to give access to the Hive and Reggie's to the kitchen space, but that is something we are still trying to get more details on. It is well within the \$120 000 contingency – like putting in a door. I figured that this would be a good moment to talk about this. I am meeting with the co-op business plan folks and will be looking into details and feasibility soon.

### **VOTE**

In favour : 10

Opposed: 0

Abstentions: 0

*Motion carries.*

**Marion Miller:** Congratulations, we are going to have Reggie's.

## **4. CSU DAYCARE DESIGN PHASE**

### **Terry Wilkings:**

WHEREAS the University is moving ahead with re-zoning of a space to provide to CSU for the Daycare project;

WHEREAS undergraduate students have shown overwhelming support for the initiative through a referendum question in the fall of 2014;

WHEREAS the CSU has received a promising offer of services from an architectural firm specializing in childcare centres;

BE IT RESOLVED THAT Council empowers the executive to begin the design phase of the CSU daycare project by authorizing the Apollon contract of \$ 25,000, including relevant taxes, which is to be expensed by the Student Space Accessible Education Legal Contingency Fund (SSAELC).

BE IT FURTHER RESOLVED THAT that this expense be contingent on the approval of the Fund Committee.

Seconded by **Michael Wrobel**.

**Terry Wilkings:** I hope that people had a chance to read the preliminary documents from Apollon – they do over their extensive experience, having worked with over 45 childcare centres and they put a cute picture. We are really lucky to be able to take advantage of Maggy Apollon's services as she is an expert with not only the needs of children but the government too because we have to follow stringent regulations in terms of space, ratios and daylight, and this will give peace of mind and assure university that we will be making sure that the renovations are done properly. Unfortunately we had to black out a section of the offer from the architectural firm just because it locates where the daycare is planned to be and we are not at the moment to be able to speak about that openly just because it is the university we need to make a formal agreement with first. The university has gone ahead and paid for a request to re-zone the land with the city of Montreal and that costs around \$1000. Before, it was just about holding



## Concordia Student Union – Council of Representatives

conversations but then we provided information about space and they were really pleased to see that and are moving forward with a monetary contribution. This solidifies this space and they are following up their actions and just about finalizing things before making it public. Hopefully before the summer is over we can start talking to students about it. I would be more than happy to answer questions.

**Benjamin Prunty:** Assuming that we approve this, what would be the next thing to approve?

**Terry Wilkings:** Depending on the time it takes to do this, including the architectural phase, either it would be the approval of moving ahead with going to tender, similar to Reggie's, or it may be the introduction and hiring of a project manager to oversee not only this aspect of the project but to implement and operationalize the business plan we have been working on. In terms of chronology, it is difficult to say which would come first, so once we know that it, will probably be very soon – before the start of the academic year. It will be very detailed and a step-by-step articulation of what is coming next in our various work plans.

**Michael Wrobel:** Were there any other architects contacted about the plans?

**Terry Wilkings:** In the past we have worked with other firms in a preliminary sense but given the precise needs which come with the project, we did not explore that option. We did not contract other third party groups but this one because it was recommended by others who have opened daycares. In terms of experience, this is the most rigorous and comprehensive group.

**Michael Wrobel:** You mentioned UQAM, but are there any other examples of this architect working within the institutional context of a university?

**Terry Wilkings:** I think that they worked with UQTR.

**Marion Miller:** They also consulted on McGill's project. Our daycare consultant who worked with that project recommended them as well as UQAM.

**Terry Wilkings:** The regulations we need to follow do not change whether in a university setting or not. The advantage of having someone like Pauline Gervais, our consultant in the spring, is that she is familiar with engaging the Ministry of Families to procure grants and subsidies to operate on a CPE status. This does not change the infrastructure, but the day-to-day operations. That is when that specialization becomes more pertinent to our specific needs than the architectural side.

### **VOTE**

In favour : 10

Opposed: 0

Abstentions: 0

*Motion carries.*



## Concordia Student Union – Council of Representatives

**Terry Wilkings:** We may need to provide ourselves with more services from Apollon if more structural needs arise. We did not want to close the door on the design phase only being related to the costs we see today. Just in terms of experience with Reggie's, there is a need to procure more services sometimes.

**Benjamin Prunty:** Are there plans to increase the number of spots in the daycare? Is this a factor?

**Terry Wilkings:** That is part of it because we are also finalizing the operations of the daycare. There is a kitchen which currently exists in the building, so we must decide if we want to make the food in-house or not. Other questions come up which impact things like the electrical designs and mechanical designs and things like this. Other things will be answered in more in detail.

### 5. ADJOURNMENT

**Lucinda Marshall-Kiparisses** moves to adjourn.  
Seconded by **Katherine Soad Bellini**.

#### **VOTE**

In favour : 10

Opposed: 0

Abstentions: 0

*Motion carries.*

*Meeting is adjourned at 19h23.*



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### **Summary of Motions Carried**

#### **3. REGGIE'S – CONTINGENCY & SOFT COSTS**

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*– Terry Wilkings (Benjamin Prunty)*

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*– Terry Wilkings (Michael Wrobel)*