



<b>SUBJECT</b>	<b>AMS NEST LEASE AMENDMENT</b>
<b>MEETING DATE</b>	<b>SEPTEMBER 27, 2018</b>

Forwarded on the Recommendation of the President

**APPROVED FOR SUBMISSION**

Santa J. Ono, President and Vice-Chancellor

<b>DECISION REQUESTED</b>	<p><b>IT IS HEREBY REQUESTED that the UBC Board of Governors:</b></p> <p><i>a) APPROVE the Lease Amending Agreement to the AMS Nest Lease, that amends the Retained Areas Term from eight years to a term that aligns with the Term of the Nest;</i></p> <p><i>b) DECLARE that the Lease Amending Agreement will not affect future delivery of educational programs; and</i></p> <p><i>c) AUTHORIZE the University Administration to:</i></p> <p><i>i. obtain Ministerial approval of the Lease Amending Agreement pursuant to section 50(2) of the University Act (British Columbia); and</i></p> <p><i>ii. execute the agreed Lease Amending Agreement between UBC and the AMS.</i></p>
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<b>Report Date</b>	August 14, 2018
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**Presented By** Peter Smailes, Vice-President Finance & Operations  
Interim Vice-President Students TBA

**EXECUTIVE SUMMARY**

The current lease between UBC and the AMS includes the lease of certain space within Old SUB (as it was then known, now the UBC Life Building). The term of the Retained Areas containing club space was limited to eight years due to the uncertainty as to the future uses of the Old SUB. With the completion of Phase 1 of the UBC Life Building renewal project, the AMS requested that the term of the Retained Areas also be aligned with the term of the Nest.

**INSTITUTIONAL STRATEGIC PRIORITIES SUPPORTED**

- Learning     
 Research     
 Innovation     
 Engagement (Internal / External)     
 International
- or  Operational

<b>DESCRIPTION &amp; RATIONALE</b>	The AMS leases both the Commercial Kitchen Areas, which contain the commercial kitchen supporting AMS food service outlets, and Retained Areas, which contains areas for club use, in the UBC Life Building. When the lease was negotiated, there was uncertainty regarding the future uses of the Old SUB, so the term of the lease of the Retained Areas was limited to eight years from occupancy of the Nest. UBC agreed that if it required possession of the space when the term for the Retained
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Areas expired, it would make best commercial efforts to find functionally comparable alternative space in campus at no additional cost to the AMS. With the completion of Phase 1 of the UBC Life Building, including renovation of the Retained Areas, the AMS has requested that UBC consider aligning the term of the Retained Areas with the Nest, to be consistent with the term of the Commercial Kitchen Areas.

Review by UBC supports the AMS request. Even if UBC had potential need for the space after the original eight-year term, it would be difficult to find functionally comparable alternative space on campus as required by the lease.

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<p><b>BENEFITS</b> Learning, Research, Financial, Sustainability &amp; Reputational</p>	<p>The retention of club space is consistent with the use and function of the UBC Life Building.</p>
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<p><b>RISKS</b> Financial, Operational &amp; Reputational</p>	<p>UBC may require the space after the 8 year term but it would be difficult to find functionally comparable alternative space on campus as required by the lease.</p>
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<p><b>SCHEDULE</b> Implementation Timeline</p>	<p>The Lease Amending Agreement will be executed after provincial approval is received.</p>
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<p><b>CONSULTATION</b> Relevant Units, Internal &amp; External Constituencies</p>	<p>Infrastructure Development University Counsel’s Office</p>
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