CALL TO ORDER
Jared Hill, TSC Board of Trustees Chair, called the meeting to order at 1:32 pm

ROLL CALL
Members Present: Achatz, Ayala, Barillas, Dadabhoy, Francisco, Gerboc, Gwaltney, Hesgard, Hill, Hust, Jakel, Mendes, Vigil, Wolfe

Members Absent: Davis

Officers Present: Allen, Badal, Collins, Fehrn, Martin, Scialdone, Tapper

Officers absent:

*Indicates that the member was in attendance prior to the start of Unfinished Business, but left before the scheduled ending of the meeting. [According to the by-laws, a member of the board who does not remain until the scheduled ending for the meeting (3:45 p.m.) is considered not to be in attendance.]

**Indicates that the member was in attendance for a portion of the meeting, but not in attendance prior to the announcement of Unfinished Business. [According to the by-laws, a member of the board who is not in attendance prior to the announcement of Unfinished Business is considered not to be in attendance.]

APPROVAL OF AGENDA
The agenda was approved as presented. (Ayala-m/Dadabhoy -s) There were no objections.

APPROVAL OF MINUTES
The minutes from the 2/14/2018 meeting were approved as presented. (Mendes-m/Achatz-s) There were no objections.

PUBLIC SPEAKERS
None

UNFINISHED BUSINESS
None

REPORTS
a. Chair
Hill reported that he and the Vice Chairs, Tapper and staff from the SRC will be leaving for the NIRSA conference in Denver, Colorado. Their goal for this Board is to enhance their knowledge of the SRC, and to gather ideas and trends from recreation centers across the nation. Hill provided a brief overview from his meeting with VP Eanes sharing that they talked about ASI events and ASI Elections. Hill reported that there are 17 candidates running for the 10 TSC Board of Trustees positions.

b. Vice Chair for Facilities & Operations
Mendes reported that the budget was not ready for the committee to review last week and that it should come through in next few weeks. Projects coming to the committee include behind the operating hours, SRC fees, TSU plans for remodel, student organization space allocation.

c. Vice Chair for Marketing & Outreach
Hust reported that she is excited to attend NIRSA next week. Additionally she has been working with Martin on the Elevator Vinyl proposal. In the coming weeks the Committee will continue to work on table toppers and other projects.
d. Vice Chair for Programs & Services

Hesgard reported next week, from 2:00pm until 7:00pm on Friday, tabling at the TTF Carnival at the ring toss booth. She urged all to sign up to serve. Evaluating another potential promo on what TSC does, looking at an April time frame. Excited for NIRSA.

e. Associate Executive Director

Allen reported Hill met with ASC to discuss food service options coming to the TSU.
- Scholarships, get the word out. She urged the Trustees to distribute handbills, see Exec office for more information.
- Spring Concert, currently in final contractual phase.
- Video productions area, just finished ask the president video. Viewing coming soon.
- Tomorrow in Pavilions Peter Mathews from CNN will be speaking. Yielded to Dadabhoy to share more information. Flyer distributed. Dadabhoy asked that all get the word out. Has education background and should provide good information to attendees.

a. ASI Board of Directors Chair

Jakel reported there are a few resolutions coming up. Working with Dr. Vigil on getting more athletic trainers on campus for SCICC. Finance Committee will be looking at the budget soon. Jakel shared elections information from Wiley and how important it is for Directors/Trustees to remain neutral and professional. Jakel’s written report is an attachment to the minutes.

b. ASI President’s Rep.

Dadabhoy reported that the Executive Officers are working on projects to keep students informed with the potential tuition increase. Working on a digital campaign, visits to different groups, Gwaltney will be leading the project; and working with the Daily Titan to collect student narratives on the impact of the tuition increase. Hoping collected efforts will be fruitful. She asked the Trustees to let her know of any Hot topic suggestions. Dadabhoy invited the trustees to come to the event tomorrow, Thursday, 3/2 with Peter Mathews. She shared that he is excited to come talk to students. She shared that his office is offering internships to students.

NEW BUSINESS

a. Appointment of Titan Student Centers Board of Trustee

BOT 020 17/18 (Hust-m/Hesgard-s) A motion was made and seconded to appoint the recommended applicant to fill the vacant Titan Student Centers Board of Trustee position effective immediately through May 31, 2018.

Hill thanked the BOT for sending the link for the position out, the results were positive. Hill reviewed the selection and interview process and introduced the applicant, Nima Nikopour.

Nikopour introduced himself and shared that he is excited to be considered for the position. Hill opened the floor to questions and discussion. Nikopour answered questions from the BOT. Nikopour stepped out of the room during Board discussion. The Board discussed the candidate.

Hill asked if there were any objections to moving to a roll call vote. The Board of Trustees appointed Nima Nikopour to serve as Student Trustee effective immediately through May 31, 2018 with a 12-0-0 roll call vote.

TIME CERTAIN

Auxiliary Services Corporation (ASC), Tony Lynch, Director, Campus Dining provided a PowerPoint presentation updating the Board on campus dining initiatives in the Titan Student Union. The presentation is attached to the minutes.

Tony Lynch provided an overview of the presentation and provided the following highlights to his report:
- Hibachi San update – brought in a new architect to work on the layout. Project is under review from campus state fire marshal. Should get a green light on this
Most cost will be borne by ASC also using services of ASI Building Engineering to assist with project work. Project completion expected to be ready Fall 2018.

- Pieology update – negotiated and finalized the agreement with Pieology at the end of 2017. Drawings are with the review team. Once ready they will be sent to the campus to be reviewed and signed-off. Expect project to run concurrent with Hibachi San. Expected completion to be ready by Fall 2018.
  - Dr. Vigil asked how many new student jobs would be generated. Lynch shared close to 30. Bringing the total ASC student employee count to approx. 300.
  - Hesgard asked why costs associated w/Pieology were so much more than Hibachi San. Lynch shared Hibachi San is going into the former Roundtable Pizza location which is prepared with a kitchen space already built out. The location for Pieology will require a full buildout of the space and kitchen facility.

- Roscoe’s Famous Deli – Lynch shared that the owners of Roscoe’s Famous Deli are excited to be on campus in the TSU. ASC started the process for the liquor license through ABC and at the end of 2017 received conditional permit, final approval subject to walk through at end of construction. Contracted with a Cost Estimator to evaluate project costs. Because of rising costs, the project scope was changed from including the three areas originally projected including TSU 133/Quiet Lounge to only including the TSU Gallery and the Mainframe Computer Lounge/patio. Lynch asked BOT to weigh in on the change to the scope of the project location. Lynch reviewed the timeline and shared the license is conditional that construction project would be completed by the end of 2018.
  - Hill thanked Lynch for the presentation.
  - Dr. Vigil asked if the proposed space does not work, is there an alternate plan. Lynch shared if the space does not work from a financial perspective the goal would be to come back to the BOT to further discuss.
  - Mendes asked for an overview of why the delays with no construction being started since the Board’s approval. Lynch shared that one of the problems has been working with the State Fire Marshal’s office and there was a delay of approximately 2 1/2 months. Partly because of the CA wildfires which affected the availability of the state fire marshal for the campus. During this time, ASC has been working to take care of all contract work and all other requirements.
  - Hesgard asked about the potential overlap and any potential complications especially with Hibachi San & Pieology. Lynch shared that using the same contractor for both facilities will bring economies of scale and also will streamline some of the work not requiring double efforts.
  - Allen asked about Roscoe’s if the costs are outside of what is acceptable are there other options. Lynch shared that at this time there are no other options. He indicated that there could be an internal option to try to build a store to meet the needs, if Roscoe’s is not a viable option.
  - Dr. Vigil asked if there had been conversation about the seating in the food court with the additional food options. Lynch shared that they are working to try to maximize the space with efficiency. As far as a refresh of the food court, will test moving cashier services behind the counter at Fresh Kitchen over the summer, similar to the Panda Express and Baja Fresh model.
  - Hill shared that it is a huge priority for TSC to see a refresh of the food court as well.
  - Badal shared concerns with the price to students. Lynch shared that the price point that will be charged on campus are comparable to what students are paying off campus. He shared that they must charge retail
pricing, as per the contact/agreement. He shared that students are surveyed and pricing is monitored on an ongoing basis.

- Lynch introduced Chuck Kissel, ASC Executive Director and Tariq Marji, Chief Financial Officer.

**b. Proposal: TSU Check Out Program**

**BOT 021 17/18** (Programs & Services) A motion was brought to the Board of Trustees from the Programs and Services Committee to approve a proposal for a program to check out lap desks and bean bag chairs in the TSU.

Hill yielded to Hesgard, Vice Chair Programs and Services to review the proposal. Hesgard and Barillas provided a PowerPoint presentation which is an attachment to the minutes. They shared information on the project’s background and that the concept was utilized by ASIP at an event and they thought that it would be useful in the TSU.

Allen asked for clarification in regards to the proposal to purchase new items, or use what is available in the SRC. Hesgard stated the proposal is to purchase new lap desks and bean bag chairs.

Hesgard shared that the Committee discussed if students should be charged for using items. Suggested that the BOT subsidize, not charge students for using/renting. Committee discussed storage, upkeep/cleanliness; damaged/stolen items; and the length of time items can be rented/used in the TSU.

Hill opened the floor to questions and discussion.

Badal commented that he thinks the idea is great and would be popular.

Vigil shared that the project is very innovative. He asked about portable charging stations and shared that Chapman University has portable charging options. Hesgard shared portable charging stations was a capital request item that the BOT did not approve.

Gerboc asked if there had been any conversation about adjusting the furnishing issues in the TSU. He asked for clarification on the current laptop rental process. Fehrn shared that students can rent laptops from the info desk using their titan card and it includes all day use. Any issues are addressed by the university. Gerboc stated that they should consider keeping all rental items in the same place with the same rules.

Mendes addressed Gerboc’s furniture question. A capital request was approved for the patio area to add seating and sun cover. Fehrn shared they are talking about how best to store all of the bean bags and lap desks.

Francisco asked how they came up with 20 as the number to purchase. Hesgard provided an overview of the process.

Hill thanked the committee for their work. Hill asked if there were any objections to moving to a roll call vote.

**BOT 021 17/18** (Programs & Services) MSC: 12-0-0  The motion passed.

**c. Proposal: Student Recreation Center Branding Study**

**BOT 022 17/18** (Marketing & Outreach) A motion was brought to the Board of Trustees from the Marketing and Outreach Committee to approve a proposal to allow management to enter into a contract for a Student Recreation Center branding study.

Hill yielded to Hust, Vice Chair Marketing and Outreach, to review the proposal. Hust provided an overview of the proposal to hire an architect to work on updating/tying the SRC with the TSU as far as coloring, branding, etc. Hust yielded to Tapper to review a PowerPoint
presentation which is an attachment to the minutes. He shared that the first floor SRC carpeting has been changed to match the new TSU area and the goal is to continue to bring the Titan brand into the facility. He estimated a 4 – 7 week timeline working with the architect.

Hill opened the floor to questions and discussion.

Mendes asked if this was a project that could be done in house by marketing. Tapper said that some of the work could be done in house, however the design should be done by a professional service provider. He stated ultimately the project will be done in conjunction with ASI marketing.

Hill asked Tapper to come back to the Board with a plan by the end of the year for review and consideration.

Hill asked if there were any objections to moving to a roll call vote.

BOT 022 17/18 (Marketing & Outreach) MSC: 12-0-0 The motion passed.

d. Proposal: Elevator Vinyl

BOT 023 17/18 (Marketing & Outreach) A motion was brought to the Board of Trustees from the Marketing and Outreach Committee to approve photography options for the elevator vinyl wrap.

Hill yielded to Hust, Vice Chair Marketing and Outreach, to review the proposal. Hust shared that she has been working with Martin on improving the wayfinding system for the TSU. This proposal is to provide improved elevator signage. Hust reviewed the photo designs and the thought process.

Hill opened the floor to questions and discussion.

Allen shared that it is important to incorporate wayfinding in the TSU for students and she has wanted to see this happen for some time.

Hill thanked the Committee and Hust for their work.

Hill asked if there were any objections to moving to a roll call vote.

BOT 023 17/18 (Marketing & Outreach) MSC: 11-0-1 The motion passed.

e. Proposal: Alternative Logo

BOT 024 17/18 (Marketing & Outreach) A motion was brought to the Board of Trustees from the Marketing and Outreach Committee to approve a proposal recommending an alternative logo for shared TSU office spaces.

Hill yielded to Martin to review the proposal. Martin reviewed the proposal and an example of the logo vinyl option that would be produced in house and utilized for office spaces that are shared by certain groups.

Hill shared that the BOT is approving the logo template not necessarily the example provided.

Hill opened the floor to questions and discussion. Hill thanked the Committee and Hust for their work.

Hill asked if there were any objections to moving to a roll call vote.

BOT 024 17/18 (Marketing & Outreach) MSC: 11-0-1 The motion passed.
ROLL CALL VOTES

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ANNOUNCEMENTS/MEMBERS’ PRIVILEGES

Wolfe shared that Housing will have an Olympics event today, with an ice rink. She invited all to attend.

Hesgard, shared ASI elections are coming in March, and she urged all to vote. She also urged the Board to sign up to work the TTF carnival tabling event.

Vigil shared that he is taking leadership students to and there are still spots open, let know if interested. In afternoon.

Jalker reminded the board to change their passwords for Fullerton.edu accounts.

Tapper shared there are three vacant positions in the SRC and they are hiring during March and April. He shared that open forums will be held and the information will be sent to all members. He stated that our motto is “#nofailedsearches”.

Martin shared that marketing has four vacant positions. Tell a friend. Additionally, he asked for anyone with availability to participate in taking photos for the elevator vinyl project. Contact marketing for more information.

Gerboc shared thanks to ASI overall. He shared that they have reserved 300 tickets for alumni for Spring Concert. People are inquiring. Thanks to Info and Services/ASIP. He shared that they have closed dinner for 12 titans (with over 300 students RSVP’d; 17 dinners in Orange, Riverside and Los Angeles counties). President Virjee will be hosting a dinner. Gerboc asked the leaders that if they are assigned to a dinner event, to please show up. Please encourage students who sign up to attend. Very important!

ADJOURNMENT

The meeting adjourned at 3:13 p.m.

Jared Hill, TSC Board of Trustees Chair
TSC Board of Trustees Minutes  February 28, 2018  

Susan Collins, Recording Secretary
LEADERSHIP

Pi Kappa Alpha Fraternity
Scholarship Chairman January 2018– Present
● Ensure members maintain an acceptable GPA by incentivizing good grades, referring them to tutoring and other resources, and monitoring their academic performance

Aliso Niguel Youth Council
Vice Chair August 2016- June 2017
● Represent the students of the Aliso Viejo at meetings with City Council members

Aliso Niguel School Site Council
Elected Student Representative April 2016- June 2017
● Advise the Principal on School policy issues alongside a committee of PTSA members

Boy Scouts
Senior Patrol Leader February 2016 – August 2016
● Lead the Troop in coordinating large-scale activities such as backpacking trips, campouts, community service events, and merit badge classes.

Applegate for Congress Campaign
Intern June 2017– August 2017
● Assist the office with the day to day activities of the campaign.
● Contact volunteers to organize campaign events.

Aliso Viejo Library Teen Advisement Board
Treasurer September 2015 – June 2016
● Organize a variety of community service events for locals.
● Manage the library’s budget and implement financial plans for upcoming events.

Aliso Niguel Model United Nations
Treasurer/Director of Fundraising March 2016 - June 2016
● Manage the funds of the club and draft a budget for the school year
● Organize fundraisers in the school to raise money

President June 2016- June 2017
● Lead meetings and practice debates
● Lead and represent the team in conferences

A.N.H.S Associated Student Body
Commissioner of Clubs August 2016- June 2018
● Review and approve club applications
● Settle inter-club disputes

Boys and Girls Club of Laguna Beach
Volunteer April 2016 – August 2016
● Provide mentorship to children through various activities such as arts, sports, or games.

HONORS AND AWARDS

Boy Scouts of America
Eagle Scout December 2016

Junior States of America
Best Speaker February 2016, March 2016

Aliso Niguel High School
Esprit de Wolverine Award - French May 2014
● Awarded to students who exemplify enthusiasm and knowledge in certain subjects.

Teal cares May 2016
● Awarded to those who have completed over 25 hours of community service in the preceding semester

Congressional Award
Silver Certificate November 2016
● Awarded to individuals who exhibit significant devotion to their community
CSU Fullerton Auxiliary Services Corporation

Tony Lynch, Division Director
Japanese Grill...
Using only the freshest ingredients, Hibachi-San prepares all of its entrees on-site and features mouth watering original recipes from Master Chef, Ming-Tsai Cherng.
HIBACHI - SAN

• Panda Express Brand
• Healthy Options
• Protein Choices
• Poke Bowls
M E N U

• Japanese Food
• Bowls
• Specialty Beverages
LOCATION
Space SF: +/- 675 SF

1. Entrance/Exits
2. Dining Area
3. Restrooms
4. Shared Drink Station
5. Existing Panda Express
Space SF: +/- 675 SF

1. MENUS (MAGNETIC PANEL 2 POKE & 3 TEA) – ON SOPFIT, NOT SHOWN
2. INDUCTION WELLS (4)
3. POKE TABLE 54”
4. RIDER WARMER & CART
5. POS (2)
6. BEVERAGE WELL (2FT)
7. GRILL 36"
8. UNDERCOUNTER REFR.
9. FRYER ON S.S. TABLE
10. OVERHEAD HOOD SYSTEM (E)
11. RINSE-O-MATIC / 2-COMP SINK
12. DROP-IN ICE BIN
13. TABLE TOP DRINK DISPENSER
14. S.S. HAND SINK & BUCKET SHELF
15. PREP SINK
16. ICE MACHINE (REQUIRED – SHARED NOT AVAILABLE)
17. WALK-IN PRIZ
18. WALK-IN FREEZER
19. MANAGER'S STATION 48”
20. SHARI SUSHI-RICE MIXER
21. RICE COOKERS-GAS (3)
22. 24" DEEP STORAGE & DRY FOOD BIN
23. S.S. PREP TABLE 48”
24. LOCKERS
25. ELECTRICAL PANEL
26. WATER HEATER (REQUIRED – SHARED NOT AVAILABLE)
27. MOP SINK (REQUIRED – SHARED NOT AVAILABLE)
28. 3-COMP SINK
29. 18" DEEP STORAGE, TYP.
30. INDUCTION PLATE
FINISHES

1. Hibachi San Panel: 1'-5"H
2. Menus will be magnetic with external lighting

SIGNAGE: no specific criteria.
OVERVIEW

- **Hibachi-San**— Contract negotiated and entered into in late Fall 2017. The Construction Drawings were completed by Gary Wang & Associates and submitted to Bureau Veritas for Plan Check and subsequently approved. They were also submitted to CSUF Facilities Director and Chief Campus Inspector for review and approval.

- Currently we’re waiting on feedback from State Fire Marshall to give us the go-ahead to proceed with project.

- Project General Contractor has been selected.

- (Approx. $700K Capital Investment -- Zero ASI Investment)
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<td>1d</td>
<td>07/26/18</td>
<td>07/27/18</td>
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<tr>
<td>28</td>
<td>Punch List Walkthrogh (Post)</td>
<td>1d</td>
<td>07/27/18</td>
<td>07/28/18</td>
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<tr>
<td>29</td>
<td>EH &amp; S Site Walk (Post)</td>
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<td>07/28/18</td>
<td>07/29/18</td>
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<tr>
<td>30</td>
<td>Turn over to operations</td>
<td>1d</td>
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<td>07/30/18</td>
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<tr>
<td>31</td>
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<td>1w</td>
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<tr>
<td>32</td>
<td>Training and store set-up</td>
<td>1w</td>
<td>07/30/18</td>
<td>08/12/18</td>
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<tr>
<td>33</td>
<td>Store Opening</td>
<td>1d</td>
<td>08/12/18</td>
<td>08/13/18</td>
</tr>
</tbody>
</table>
The study of custom pizza...

We believe pizza brings out the best in us, which is why we’re setting it free. After all, you can’t slap limits on creativity or inspiration and still expect to change the world. You have to give people the freedom to choose.
PIELOGY

- Recognizable Brand
  - Local Restaurant
  - Student Hangout
  - Customizable Menu

- Modern Concept
M E N U

• Custom Pizza
• Personalized Salads
• Gluten Free Crust
• Favorite Pies
  • Easy Cheesy
  • Mad to Meat You
  • Alfredo’s Alfredo
  • Rustic Veggie
  • Hickory BBQ Chicken
  • Smoking Buffalo Chicken
ATMOSPHERE
LOCATION

- TSU Food Court
OVERVIEW

• **Pieology**— Contract was negotiated and entered into in late Fall 2017. The Construction Drawings (CD’s) were recently completed and submitted to Bureau Veritas for review. This past week we received Construction Drawings back from Bureau Veritas with notations for corrections. Construction Drawings were returned to Sargenti Architects with request for expedited corrections of which will then be resubmitted to Bureau Veritas for review.

• Upon receiving Bureau Veritas approval—CD’s will be submitted to Facilities Director and Chief Campus Inspector for review and approval.

• Approx. $400K-Capital Investment -- Zero ASI Investment
# PROJECT "TENTATIVE" TIMELINE

Pickle - Titan Student Union

<table>
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<tr>
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<td>SITE SURVEY PHASE</td>
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<td>Submit CD's to CSUF Director of Facilities for</td>
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<td>04/02/18</td>
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<td>Submit to CSUF Chief Campus Inspector for</td>
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<td>Submit to State Fire Marshal for review and approval</td>
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<td>04/09/18</td>
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<tr>
<td>13</td>
<td>Solicit/Review General Contractor Bids</td>
<td>3w</td>
<td>04/23/18</td>
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<tr>
<td>14</td>
<td>Select General Contractor/Enter Agreement/Insurance Certificates</td>
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<td>05/14/18</td>
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<td>CONSTRUCTION PHASE - ON SITE</td>
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<tr>
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<td>08/03/18</td>
<td>09/04/18</td>
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<td>09/16/18</td>
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<td>Store Opening</td>
<td>1d</td>
<td>09/16/18</td>
<td>09/17/18</td>
</tr>
</tbody>
</table>
WELCOME TO ROSCOE'S FAMOUS DELI...
Roscoe's is a world famous deli and restaurant that specializes in top of the line sandwiches combined with a great atmosphere, great people and great music!
• Recognizable Brand
  • Local Restaurant
  • Downtown Fullerton
  • Student Hangout
• Billiards and Games
• Outside Seating
  • Band Area
  • Promotional Activities
• Area for Groups
ATMOSPHERE
LOCATION

• TSU Computer Lounge (a)
• TSU South Patio (b)
• TSU Center Gallery (c)
M E N U

• Quality Sandwiches
• Half Sandwiches
• Beer On Tap
• Sides
• Tapingo
TENTATIVE MENU

HALF SANDWICHES*
Comes with a pickle & (1) side: fresh fruit, pasta salad, potato salad, macaroni salad, or chips
Make it a whole sandwich: Add $2.00

<table>
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<tr>
<th>Item</th>
<th>Price</th>
<th>Item</th>
<th>Price</th>
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<td>$9.95</td>
<td>Ham</td>
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<td>Titan</td>
<td>$9.95</td>
<td>Pastrami On Rye</td>
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<tr>
<td>Fender Club</td>
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<td>Veggie</td>
<td>$7.95</td>
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<td>Tuna</td>
<td>$7.95</td>
<td>The Italian Job</td>
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<td>Reuben</td>
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<td>BLT</td>
<td>$8.95</td>
<td>Roast Beef</td>
<td>$10.95</td>
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BEVERAGES

Pepsi Fountain Soda (30) Import/Domestic/Craft Beers*

COMBOS

Discounted priced combos: TBD

*Tentative and contingent on student survey; prices and menu options are subject to change.
OVERVIEW

- **Roscoe’s**—We are working closely with Jack Franklyn (Roscoe’s/ Hero’s Owner) and Nick Montano (Jack’s Business Partner) in addition to Crane Architectural Group.

- Numerous administrative documents were submitted to the Alcoholic Beverage Control (ABC) to file for a premise to premise reassignment of our liquor license at which time we were informed of numerous applications to be completed along with a 30 day posting.

- After posting signage and filing necessary paperwork, we waited 90 days to hear back from ABC. Upon hearing back from the ABC we were asked to submit additional paperwork, etc.

- We received our conditional liquor license with a construction hold as to the license would not be granted until a walk through of the completed construction of Roscoe’s. Project will need to be completed by late 2018.

- In advance of construction, (We) ASC & Roscoe’s contracted with a cost estimator and received an update of the proposed budget for this project. The Cost Estimate came back more than double the original approved ASC budget.

- Current discussions involve altering the scope of desired space as to reduce Cost Estimate to a more favorable dollar amount.

- **Approx. $500K Capital Investment -- Zero ASI Investment**
August 10, 2017

Probable Cost Estimate
Roscoe’s Deli Tenant Improvements
CSUF – Titan Student Union
(Approx. 3,000 S.F. Building Area + 3,000 S.F. Patio Area)

<table>
<thead>
<tr>
<th>General Requirements</th>
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<tbody>
<tr>
<td>Site Construction:</td>
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<tr>
<td>Concrete:</td>
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<tr>
<td>Metals:</td>
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<tr>
<td>Thermal &amp; Moisture Protection</td>
<td>$13,500.00</td>
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<tr>
<td>Doors &amp; Windows:</td>
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<tr>
<td>Finishes:</td>
<td>$74,735.00</td>
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<td>Mechanical:</td>
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<tr>
<td>Plumbing:</td>
<td>$217,000.00</td>
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<tr>
<td>Electrical:</td>
<td>$185,000.00</td>
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<tr>
<td>Subtotal:</td>
<td>$789,235.00</td>
</tr>
</tbody>
</table>

| General Conditions                           | $100,950.00 |
| General Liability Insurance:                 | $8,902.00 |
| Contingency:                                 | $26,973.00 |
| Contractor Profit:                           | $46,303.00 |
| Overhead:                                    | $97,236.00 |
| Total Construction Costs:                    | $1,069,599.00 |

**Note:** Refer to the attached cost estimate prepared by FB&E (Facility Builders & Erectors) for an additional breakdown of the above costs.

**General Requirements**
- Plan Check/Permits & Fees: $53,500.00
- Architectural/Engineering Fees: $88,800.00
- Civil Engineering Fees: $5,000.00
- Soil Testing: $3,000.00
- Material Testing & Inspection: $5,000.00
- Asbestos Survey & Abatement: $15,000.00

**Total General Requirements:** $170,300.00
## FACILITY BUILDERS & ERECTORS, INC.

**PROJECT:** Roscoes Deli  
**1211 N State College Blvd**  
Fullerton, Ca 928331

**BUILDING AREA, SF.:** 3,000

**COST / SF:** $356.53  
**DURATION:** 5 MONTH

**BID TOTAL:** $1,069,599

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<th>CSI #</th>
<th>DESCRIPTION</th>
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<tr>
<td>1-307</td>
<td>SOILS REPORT</td>
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**TOTAL DIVISION 01000** $ -

| 2-060| SURVEY                                |     |      | $ -        | -           | -                      |

**TOTAL DIVISION 02000** $ -

| 2-100| DEMOLITION SOFT                       | 1   | LS   | $41,000.00 | $41,000.00  | FLAT & VERTICAL        |
|      | DEMO INTERIOR PARTITION               |     |      | $ -        | -           | -                      |
|      | DEMO T-BAR                            |     |      | $ -        | -           | -                      |
|      | DEMO DOOR                             |     |      | $ -        | -           | -                      |
|      | DEMO WINDOW                           |     |      | $ -        | -           | -                      |
|      | DEMO SHEARWALL                        |     |      | $ -        | -           | -                      |
|      | DEM UTILITY TRENCH                    |     |      | $ -        | -           | -                      |
|      | RUDDIT GRAUING                        |     |      | $ -        | -           | -                      |

**TOTAL DIVISION 2** $142,000.00

| 2-500| SITE CONCRETE                         | 400 | SF   | $15.00     | $6,000.00   | EST                    |
|      | TRENCH PATCH                          | 1   | LS   | $5,000.00  | $5,000.00   | EST                    |
|      |                                      |     |      | $ -        | -           | -                      |

**TOTAL DIVISION 3** $35,000.00

| 3-100| CAST IN PLACE CONCRETE                | 2   | EA   | $17,500.00 | $35,000.00  | EST                    |

**TOTAL DIVISION 5** $30,000.00

| 5-100| STRUCTURAL STEEL                     | 2   | EA   | $15,000.00 | $30,000.00  | EST                    |

**TOTAL DIVISION 6** $ -

| 6-400| FINISH CARPENTRY                      |     |      | $ -        | -           | BY OWNER               |
|      | CABINETS                              |     |      | $ -        | -           | -                      |

**TOTAL DIVISION 7** $13,500.00

| 7-200| INSULATION                            | 1   | LS   | $2,500.00  | $2,500.00   | EST                    |
|      | R-15 WALL                              |     |      | $ -        | -           | -                      |
|      | R-30 CEILING                           | 1   | LS   | $3,500.00  | $3,500.00   | EST                    |

**TOTAL DIVISION 8** $52,000.00

| 8-100| METAL DOORS & FRAMES                  | 2   | EA   | $2,500.00  | $5,000.00   | EST                    |
|      | WOOD DOOR & TIMELY FRAME               |     |      | $ -        | -           | -                      |
|      | PATIO GATE HARDWARE                    | 2   | EA   | $1,000.00  | $2,000.00   | EST                    |

**TOTAL DIVISION 9** $ -

| 8-330| OVERHEAD / COILING DOORS              | 1   | LS   | $15,000.00 | $15,000.00  | EST                    |
|      | FIRE RATED SHUTTERS                    |     |      | $ -        | -           | -                      |

**TOTAL DIVISION 10** $ -

| 8-400| GLASS & GLAZING                       | 1   | LS   | $30,000.00 | $30,000.00  | ACTIVE GLASS           |

**TOTAL DIVISION 11** $ -

| 09510| METAL STUD FRAMING & DRYWALL          |     |      | $ -        | -           | CENTERPOINT            |
|      | 5/8" METAL STUDS WITH 5/8" DRYWALL BOTH SIDES | 1   | LS  | $28,235.00 | $28,235.00  | CENTERPOINT            |

**TOTAL DIVISION 12** $ -

| 09520| ACOUSTIC CEILING                      |     |      | $ -        | -           | -                      |

Prepared by Nick Capriotti 8/9/2017
### Facility Builders & Erectors, Inc.

- **Metal Panels**
  - Washable Panels: 1 LS $7,500.00 $7,500.00 BY OWNER

- **9-550**
  - Special Coatings: 2000 SF $15.00 $30,000.00 EST

- **9-900**
  - Painting: 1 LS $9,000.00 $9,000.00 EST

- **Walls - Interior**

  **TOTAL DIVISION 9**

  $74,735.00

- **11-140**
  - Food Service Equipment: 1 LS $17,000.00 $17,000.00 GUPP

- **12-000**
  - Fixtures: 1 LS $200,000.00 $200,000.00 CONTINENTAL

- **13-039**
  - Sand and Grease Interceptor

- **15-500**
  - HVAC: 1 LS $40,000.00 $40,000.00 AIRRITE

  **TOTAL DIVISION 15**

  $257,000.00

- **16-100**
  - Electrical: 1 LS $185,000.00 $185,000.00 CSI

  **TOTAL DIVISION 16**

  $185,000.00

  **SUBTOTAL**

  $789,235.00

- **1-100**
  - General Conditions: 12.8% $100,950

- **1-500**
  - General Liability Insurance: 1.00% $8,902

- **1-501**
  - Builder's Risk Insurance: 0.0% $0

- **1-510**
  - Bonds: 0.0% $0

- **17-200**
  - Contingency: 3.0% $26,973

- **17-100**
  - Profit: 5.0% $46,303

- **17-100**
  - Overhead: 10.0% $97,236

  **ADJUSTMENTS**

  $1,069,599

### Alternate #1:

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<tr>
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**SUBTOTAL** $ -

**MARK-UP** $ - 10%

**TOTAL** $ -

### Alternate #2:

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<tr>
<td>3</td>
<td>$</td>
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**SUBTOTAL** $ -

**MARK-UP** $ - 10%

**TOTAL** $ -

Prepared by Nick Capriotti 8/9/2017
## PROJECT "TENTATIVE" TIMELINE
Roscoes - Titan Student Union

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<td>Completed</td>
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</tr>
<tr>
<td>5</td>
<td>DESIGN DEVELOPMENT PHASE</td>
<td></td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>CONSTRUCTION DOCUMENT PHASE</td>
<td>18w</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Construction Drawings (CD's)</td>
<td>2w</td>
<td>03/21/18</td>
<td>04/04/18</td>
</tr>
<tr>
<td>8</td>
<td>Plan check of CD's Bureau Veritas</td>
<td>2w</td>
<td>04/04/18</td>
<td>04/18/18</td>
</tr>
<tr>
<td>9</td>
<td>Respond to Bureau Verias Comments</td>
<td>2w</td>
<td>04/18/18</td>
<td>05/02/18</td>
</tr>
<tr>
<td>10</td>
<td>Submit CD's to CSUF Director of Facilities for review</td>
<td>2w</td>
<td>05/02/18</td>
<td>05/16/18</td>
</tr>
<tr>
<td>11</td>
<td>Submit to CSUF Chief Campus Inspector for review</td>
<td>1w</td>
<td>05/16/18</td>
<td>05/23/18</td>
</tr>
<tr>
<td>12</td>
<td>Submit to State Fire Marshal for review and approval</td>
<td>2w</td>
<td>05/23/18</td>
<td>06/06/18</td>
</tr>
<tr>
<td>13</td>
<td>Solicit/Review General Contractor Bids</td>
<td>3w</td>
<td>06/06/18</td>
<td>06/27/18</td>
</tr>
<tr>
<td>14</td>
<td>Select General Contractor/Enter Agreement/Insurance Certificates</td>
<td>1w</td>
<td>06/27/18</td>
<td>07/04/18</td>
</tr>
<tr>
<td>15</td>
<td>Construction Kick-Off Meeting</td>
<td>1w</td>
<td>07/04/18</td>
<td>07/11/18</td>
</tr>
<tr>
<td>16</td>
<td>Set Construction Schedule</td>
<td>1w</td>
<td>07/11/18</td>
<td>07/19/18</td>
</tr>
<tr>
<td>17</td>
<td>Permits/Approvals</td>
<td>1w</td>
<td>07/19/18</td>
<td>07/26/18</td>
</tr>
<tr>
<td>18</td>
<td>Construction Phase - FF&amp;E</td>
<td>4w</td>
<td>07/26/18</td>
<td>08/23/18</td>
</tr>
<tr>
<td>19</td>
<td>Casework Order/Arrival</td>
<td>3w</td>
<td>07/26/18</td>
<td>08/16/18</td>
</tr>
<tr>
<td>20</td>
<td>Equipment Order Arrival</td>
<td>1w</td>
<td>08/16/18</td>
<td>08/23/18</td>
</tr>
<tr>
<td>21</td>
<td>CONSTRUCTION PHASE - ON SITE</td>
<td>10w</td>
<td>08/23/18</td>
<td>11/02/18</td>
</tr>
<tr>
<td>22</td>
<td>Construction</td>
<td>8w</td>
<td>08/23/18</td>
<td>10/18/18</td>
</tr>
<tr>
<td>23</td>
<td>Casework Install</td>
<td>1w</td>
<td>10/18/18</td>
<td>10/25/18</td>
</tr>
<tr>
<td>24</td>
<td>Equipment Install</td>
<td>2d</td>
<td>10/25/18</td>
<td>10/27/18</td>
</tr>
<tr>
<td>25</td>
<td>EH &amp; S Site Walk (Pre)</td>
<td>1d</td>
<td>10/27/18</td>
<td>01/28/18</td>
</tr>
<tr>
<td>26</td>
<td>Punch List Walkthrough (Pre)</td>
<td>1d</td>
<td>10/28/18</td>
<td>10/29/18</td>
</tr>
<tr>
<td>27</td>
<td>State Fire Marshall Walk</td>
<td>1d</td>
<td>10/29/18</td>
<td>10/30/18</td>
</tr>
<tr>
<td>28</td>
<td>Punch List Walkthrough (Post)</td>
<td>1d</td>
<td>10/30/18</td>
<td>10/31/18</td>
</tr>
<tr>
<td>29</td>
<td>EH &amp; S Site Walk (Post)</td>
<td>1d</td>
<td>10/31/18</td>
<td>11/01/18</td>
</tr>
<tr>
<td>30</td>
<td>Turn over to operations</td>
<td>1d</td>
<td>11/01/18</td>
<td>11/02/18</td>
</tr>
<tr>
<td>31</td>
<td>TRAINING PHASE</td>
<td>1w</td>
<td>01/07/19</td>
<td>01/14/19</td>
</tr>
<tr>
<td>32</td>
<td>Training and store set-up</td>
<td>1w</td>
<td>01/07/19</td>
<td>01/14/19</td>
</tr>
<tr>
<td>33</td>
<td>Store Opening</td>
<td>1w</td>
<td>01/14/19</td>
<td>01/21/19</td>
</tr>
</tbody>
</table>
QUESTIONS

?
TSU CHECK OUT PROGRAM

PROGRAMS & SERVICES
BACKGROUND

• ASIP event last fall that had rented bean bags out on Titan Walk lawn and they were extremely popular

• Students find study spaces all over the TSU, even on the ground

• Looking for solution for comfort when studying in the TSU that did not require expensive furniture or additional physical building space
LAP DESKS

- Compact size for convenient travel
- Dual-bolster cushion provides the correct angle for optimal screen viewing
- Micro-bead filled cushion conforms to the lap, providing comfort and stability
- Durable surface made from High-Impact Polystyrene
- Dimensions: 13.75 x 10 x 2 in.

https://www.amazon.com/LapGear-Essential-Lap-Desk-Laptop/dp/B076DRYBM2/ref=sr_1_5?ie=UTF8&qid=1517379633&sr=1-5&keywords=lap%2Bdesk&th=1
LAP DESKS

- Solution for students to work throughout the TSU without needing more tables
- Helps alleviate the issue of students using seating space to put their laptops
- Can fit laptops up to 13"
- In a check-out format for this program, students should be more likely to return them

https://www.amazon.com/LapGear-Essential-Lap-Desk-Laptop/dp/B076DRYBM2/ref=sr_1_5?ie=UTF8&qid=1517379633&sr=1-5&keywords=lap%2Bdesk&th=1
“BEAN BAG” CHAIRS

• The R3 Foam Chair has a durable, 680 denier shell and a recycled foam interior.
• Each chair saved 10lbs of EVA foam from a landfill.
• Weight 11lbs

https://madrock.com/collections/accessories/products/r3-chair
“BEAN BAG” CHAIRS

• Currently have these chairs at the SRC Rock Wall and will further the effort to tie aspects of these two buildings together

• Maximize study space in TSU without major furniture purchase

• Since we have purchased from this company previously, we know their capabilities in terms of quality of product and the possibility of putting ASI marketing on the chairs is confirmed already

https://madrock.com/collections/accessories/products/r3-chair
## Cost

<table>
<thead>
<tr>
<th>Item</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lap Desk</td>
<td>($9.99-14.99 \times 20) $200-300</td>
</tr>
<tr>
<td>“Bean Bag” Chair</td>
<td>($39.95 \times 20) $800</td>
</tr>
<tr>
<td><strong>Total cost for all items:</strong></td>
<td><strong>$1,100</strong></td>
</tr>
</tbody>
</table>

These are pricing estimates that do not include shipping, marketing, and implementation costs, so to account for these costs this program is written not to exceed $1,500 in total.
LOGISTICAL CONCERNS

STORAGE
Final determination of storage will be handled upon arrival of the items, while they are being held to get ASI marketing on the products.

CLEANLINESS/UPKEEP + DAMAGED/STOLEN ITEMS
Maintenance of all furniture in the TSU is performed routinely, these items would then fall into that category and be taken care of.

It is also to be expected that some items will be damaged or stolen, that is a normal risk and part of the reasoning behind the number of items proposed to start this program.

HOW LONG TO CHECK OUT ITEMS FOR?
It would most likely be in the similar fashion to our current policies we use for the laptop check-out program, but it can be discussed further as to what the board feels is appropriate.
QUESTIONS?
Request to start a lap desk and bean bag chair check-out program in the Titan Student Union.

PRESENTED TO: Programs & Services Committee, TSCBOT

MEETING DATE: February 21, 2018

PRESENTED BY: Rebecca Hesgard and Wendy Barillas

BACKGROUND
The Titan Student Union is one of the largest studying spaces on campus that students utilize. On any given day students can be found seated on the ground throughout the TSU. Implementing a lap desk and bean bag chair check-out program will help to increase comfortability and maximize studying space in the TSU.

PROPOSAL
Request to start a lap desk and bean bag chair check-out program in the TSU.

RATIONALE
To enhance the student experience within the TSU, starting a small check-out program of 20 bean bag chairs and 20 portable lap desks will help provide additional comfort and a more suitable studying and socializing area. If this program receives a popular response, it can ultimately be expanded upon in the future.

IMPACT
Students will be able to have a greater experience in the TSU with these additions. This will primarily affect the area(s) in ASI that will be tasked with the checking in and out of the items for students.

BUDGET IMPACT
This program would have a minimal impact for the amount of items being added to enhance the TSU. With pricing estimates, this program is not to exceed $1,500. $500 from TSC General Services (1000-8051) and $1,000 from TSCBOT Supplies (1900-8050).

IMPLEMENTATION TIMELINE
Taking into consideration time to receive the items and get ASI and/or TSU marketing on them, the program should begin within the semester or by the start of fall 2018 at the latest.
BRANDING STUDY

Aaron Tapper
2/21/2018
Marketing & Outreach Committee
Hire an architect firm to complete a branding study to redesign and enhance the interior look of the Student Recreation Center.

List of deliverables to include a set of design plans, preliminary sign locations, circulation/wayfinding schematics and entire project cost estimates.

Goal 3: Provide effective approaches to facility maintenance and improvement:

3:2 Utilizing student feedback, redesign and enhance the interior look of the Rec Center, including submitting a renovation plan
The Student Recreation Center opened in April 2008 and has a color scheme that features green and beige. In addition, there are a lot of white walls and a lack of excitement inside the building. In the past year, we have started to incorporate a more blue, orange and grey colors for a Cal State Fullerton look.
This study will develop a set of plans that Titan Recreation can implement in the future to enhance the interior look of the Student Recreation Center. It will provide a facelift for the building and will tie the building to the campus. It will provide a more exciting look and feel as students and members use the center.
Week 1
- Kick-off & Discovery

Week 2
- Envisioning/Planning Session

Week 3
- Develop and present envisioning/planning results

Week 4
- Present concepts & Ideas

Week 5
- Present revised concepts & Ideas

Week 6
- Present final branding study with cost estimates
Student Recreation Center Branding Study

PRESENTED TO: Marketing and Outreach Committee

MEETING DATE: Wednesday, February 21, 2018

PRESENTED BY: Aaron Tapper, Director, Titan Recreation

BACKGROUND
The Student Recreation Center opened in April 2008 and has a color scheme that features green and beige. In addition, there are a lot of white walls and a lack of excitement inside the building. In the past year, we have started to incorporate more blue, orange and grey colors for a Cal State Fullerton look.

PROPOSAL
Hire an architect firm to complete a branding study to redesign and enhance the interior look of the Student Recreation Center. List of deliverables to include a set of design plans, preliminary sign locations, circulation/wayfinding schematics and entire project cost estimates.

RATIONALE
Hiring an architect firm will provide a professional review of the Student Recreation Center and provide guidance on how to improve the interior look. The company will also be well-versed in the current trends of interior designs of recreation centers.

IMPACT
This study will develop a set of plans that Titan Recreation can implement in the future to enhance the interior look of the Student Recreation Center. It will provide a facelift for the building and will tie the building to the campus. It will provide a more exciting look and feel as students and members use the center.

BUDGET IMPACT
Cost of the project to hire an architect firm is not to exceed $50,000 and will be funded by Titan Recreation’s current year budget savings.

IMPLEMENTATION TIMELINE
Branding study will begin immediately and a final plan will be presented to the TSC Board of Trustees in April 2018. After the plan is approved, an implementation timeline will be established.
Elevator Vinyl

PRESENTED TO:    Titan Student Centers Board of Trustees – Marketing & Outreach Committee

MEETING DATE:    Wednesday, February 21, 2018

PRESENTED BY:    Tori Hust, TSCBOT Vice Chair
                 Scott Martin, Marketing & Communications Associate Director

BACKGROUND
A TSU wayfinding campaign was initiated last year with the intent of helping patrons of the TSU more easily navigate their way around the building. The development and installation of a building directory on the exterior of the main elevator doors on each floor will contribute to the goals of the campaign.

PROPOSAL
Vote on and finalize the photographs that will be incorporated in the vinyl elevator directory located on each floor.

RATIONALE
As stated above, this project will further develop the TSU wayfinding campaign and improve the ease of building navigation.

IMPACT
It will make it easier for TSU patrons to navigate within the building and improve student access to ASI programs and services.

BUDGET IMPACT
Quoted estimate of cost is $992.66. This will be funded by the Marketing, Communications, & Design departmental budget.

IMPLEMENTATION TIMELINE
Production and installation to occur following board approval. Expected completion date to be within the Spring 2018 semester but subject to change based on vendor availability.
TSU Wayfinding
Elevator Information

VINYL - WHITE & ORANGE (CSUF COLORS) on Blue

TITAN STUDENT UNION

MAIN LEVEL

UL
Accounting
Administration
Board of Directors
Board of Trustees
Boardroom
Club Offices
Dean of Students
Executive Offices
Human Resources
Leader & Program Development
Student Life & Leadership

ML
Food Court
Information & Services
Meeting Rooms
Titan Pride Center
Titan Theater
University Conference Center

LL
Club Lockers
Grand Stair Studio
Marketing & Design
Starbucks
Titan Bowl & Billiards
BACKGROUND
A TSU wayfinding campaign was initiated last year with the intent of helping patrons of the TSU more easily navigate their way around the building. Vinyl logo extensions have been installed on some ASI offices and meeting rooms but some offices and meeting spaces do not have any identifying information.

PROPOSAL
Vote on whether or not to use the secondary ASI logo (i.e., disc) on doors to office spaces that house more than one ASI program or service.

RATIONALE
As stated above, this project will further develop the TSU wayfinding campaign and improve the ease of building navigation. The inclusion of the secondary ASI logo (with programming names below) on doors of shared spaces, will contribute to the goals of the campaign.

IMPACT
It will make it easier for TSU patrons to navigate within the building and improve student access to ASI programs and services.

BUDGET IMPACT
None. Vinyl printing and installation to be completed in-house by Marketing, Communications, & Design staff.

IMPLEMENTATION TIMELINE
Production and installation to occur following board approval.