



Minutes

TSC Facilities Committee Meeting

📅 Wed October 14th, 2020

🕒 3:00pm - 4:30pm PDT

📍 Zoom Meeting <https://fullerton.zoom.us/j/91520148096>

👤 In Attendance

I. **Call to Order**

Shayan Shabak, Vice Chair Facilities called the meeting to order at 3:00 pm

II. **Roll Call**

Members Present: Avila, Brem, Carlsen, Herrera, Linares, Sanchez, Shabak, Reveles, Wong

Members Absent: None

According to the ASI Policy Concerning Board of Directors Operations, attendance is defined as being present prior to the announcement of Unfinished Business and remaining until the scheduled end of the meeting.

*Indicates that the member was in attendance prior to the announcement of Unfinished Business but left before the scheduled ending of the meeting.

** Indicates that the member was in attendance for a portion of the meeting, but not in attendance prior to the announcement of Unfinished Business.

III. **Approval of Agenda**

Decision: (Linares-m / Brem-s) The agenda was approved by unanimous consent.

IV. **Approval of Minutes**

a. **09/16/2020**

Decision: (Brem-m / Avila-s) The minutes were approved by unanimous consent.

V. **Public Speakers**

Members of the public may address TSC Board of Trustees Facilities Committee members on any item appearing on this posted agenda.

There were no public comments.

VI. **Reports**

a. **Chair**

Shabak informed the committee he had met with Nima Nikopour to discuss the student art.

Attached is Shabak report for reference.

b. **Marketing Liaison**

No report.

c. **Director, Leader & Program Development**

Wiley thanked the committee for meeting with him. Wiley confirmed all the meetings during the fall semester were scheduled.

VII. **Unfinished Business**

No unfinished business.

VIII. **New Business**

a. **Discussion: Virtual Student Engagement**

The committee will discuss potential ways we can engage with students throughout the school year.

Shabak asked the committee to share their ideas regarding possible virtual student engagement events. Below are ideas the committee suggested.

- TikTok competition
- Pictures of student's pets
- Live game show and winners would be awarded.
- Cooking demonstrations
- Zoom watch party for sports
- Netflix watch party
- Talent show

Shabak thanked the committee for sharing thier ideas.

Wiley, reminded the committee the time needed to organize event. Planning an event for Halloween would not be possible. Wiley encouraged the committee members to step up and take the lead on future events.

Austin Ysais, programming would be working on planning a talent show for the Spring 2021 semester.

b. Informational: TSU Renovation Project

The Committee will receive information regarding the TSU Renovation Project.

Shabak yielded to Wiley to elaborate on the TSU Renovation Project.

Wiley informed the committee that an information item is an opportunity to provide the committee information regarding the continuous project. (Attached is the presentation for reference.

Wiley highlighted the following:

- Facility History
- Pre-Expansion Timeline
- Spring 2012 Needs Assessment
- Expansion Opening in October 2016
- TSU Modernization / Expansion proposed by the Brailsford & Dunlavey

Wiley stated Landon Wilson provided a master plan to provide orderly strategy for development of the TSU to meet current and future demands of growing and changing University.

Nikopour opened the floor for questions.

- Brem, what will be done with old furniture? Wiley stated the furniture is sold or donated.
- Linares asked, are the funds still available for the renovation? Wiley, confirmed the funds would be available for the project. Wiley stated the original proposal was 7 million dollars. Every year would set aside money for the project.
- Shabak asked, where do the funds come from when the cost is more than the budget. Wiley stated there are two options. Option one is a fee referendum or ASI can finance it.

Wiley reminded the committee that the proposal is not exactly what ASI will do. The company provides an idea and ASI can alter it. Wiley stated the designing and building of project will be the next things that will be reviewed and approved.

Wiley clarified this project is the TSU Renovation.

How long would it take to finish the renovation.

Wiley informed the committee that from breaking grounds to finishing the renovation it can be done within 1-1.5 years. The development piece is the longest process which as to be approved by the Chancellors office.

Attached is the presentation for additional informatin.

IX. Announcements/Member's Privilege


Chris informed the committee he is sitting on ASI Controller search committee and welcomed the members to send him any questions they would like for him to ask.

X. Adjournment

Shayan Shabak adjourned the meeting at 4:03 pm.


TSC Vice Chair Facilities (Mar 3, 2021 12:47 PST)

Shayan Shabak, Vice Chair Facilities


Kristyne Robles (Mar 3, 2021 13:01 PST)

Kristyne Robles, Recording Secretary

Vice Chair Facilities Report
October 14, 2020

Shayan Shabak, Vice Chair Facilities

I met with Nima to discuss the TSU painting competition and we talked about different ways we can get students involved in this event. Moving forward the Operations committee will be working on the TSU painting competition. However, once we have our winner of the competition the Facilities committee will be responsible for choosing the location of where to hang the painting.

I also met with each member of my committee to help myself have a better understanding of their goals and interest for the year.

Roll Call 2019-2020

Attendance			
		Present	Absent
Avila, Arissa		1	
Brem, Ido		1	
Carlsen, Chris		1	
Herrera, Joey		1	
Linares, Maria		1	
Sanchez, Alison		1	
Shabak, Shayan		1	
Reveles, Marcus		1	
Wong, Brandon		1	
Wiley, Drew		1	
		Present	Absent
		7	0



Titan Student Union

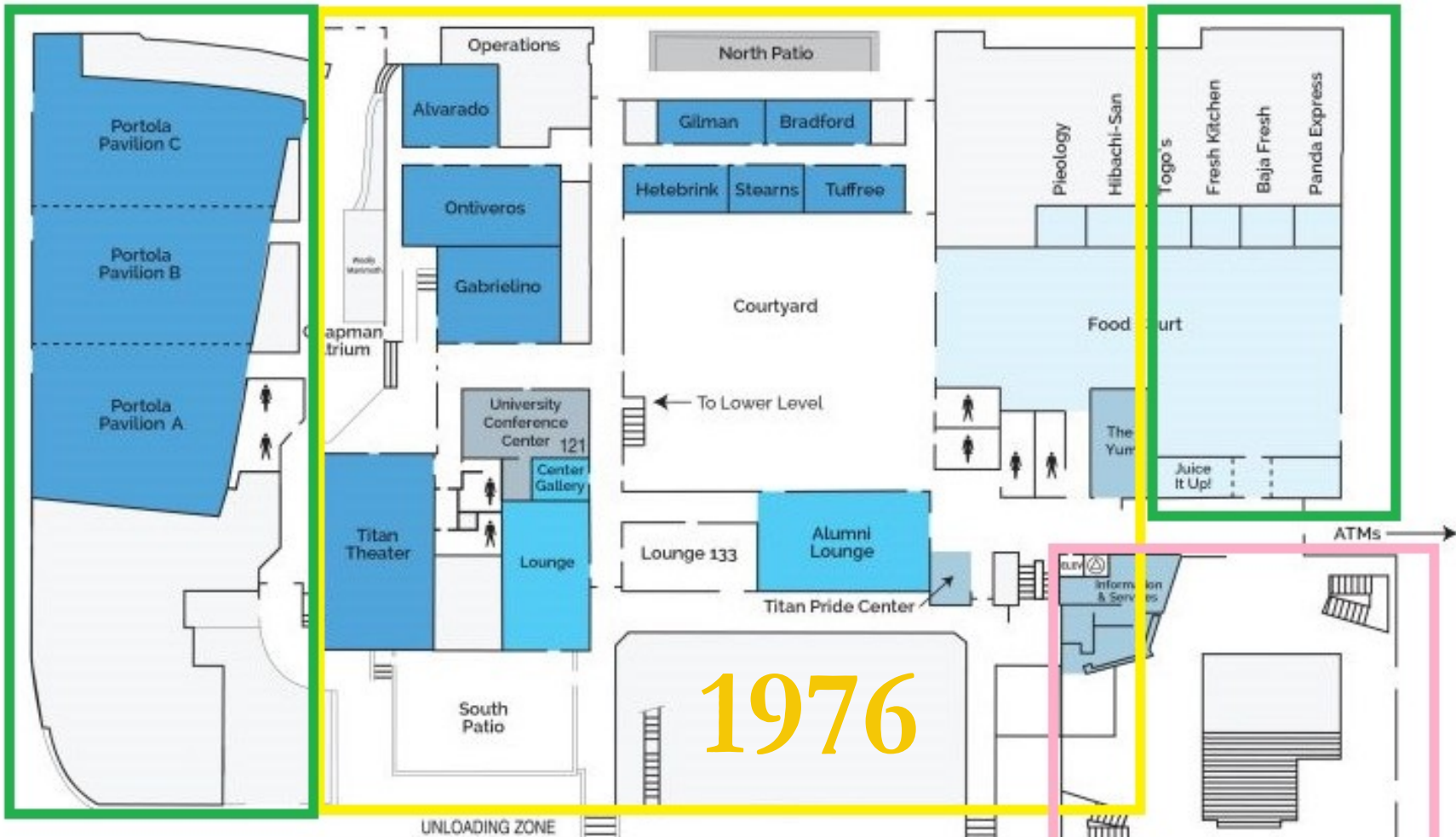
EXPANSION HISTORY & RENOVATION PLAN
UPDATE



TSU Modernization/Expansion Project

Facility History

- 1976 University Center was built – 70,000 square feet
- 1992 First expansion completed, renamed Titan Student Union
- Added Pavilion and Atrium
 - Remodeled Gabrielino/Alvarado/Ontiveros
 - Added East half of upper level, food court, and game room
 - Added 70,000 square feet – now 140,000 sf
- 2016 Second expansion completed
Added 26,000 square feet – now 166,000 sf



1976

1992

2016



TSU Modernization/Expansion

Pre- Expansion Timeline

2005 - 2006	First mention of Modernization and Expansion of the TSU
2010 - 2011	Decision to assess facility needs
2011 - 2012	Brailsford & Dunlavey Needs Assessment



TSU Modernization/Expansion

Spring 2012 Needs Assessment

Brailsford & Dunlavey Study

- Assessment of space needs, financial feasibility, tolerance for fee increase
- 6,400 completed surveys
- Compared TSU square footage to other CSU student unions
- Assessed occupancy levels
- Met with student leaders
- Stakeholder meetings/interviews



TSU Modernization/Expansion

Spring 2012 Brailsford & Dunlavy Findings

- Lacked lounge space/open seating
- Food Court was being used as lounge space, limiting room for eating
- Disjointed circulation both laterally and horizontally
- No central node, gathering space, or building focal point
- Underutilized lower level, particularly the lower level patio
- Compartmentalized second floor



TSU Modernization/Expansion

Spring 2012 Brailsford & Dunlavey Recommendations

- Increase lounge space by 8,000 sq ft
- Increase student organization and meeting space by 11,500 sq ft
- Expand food service area
- Improve way-finding
- Establish focal point and entries for building
- Reorganize second floor office space

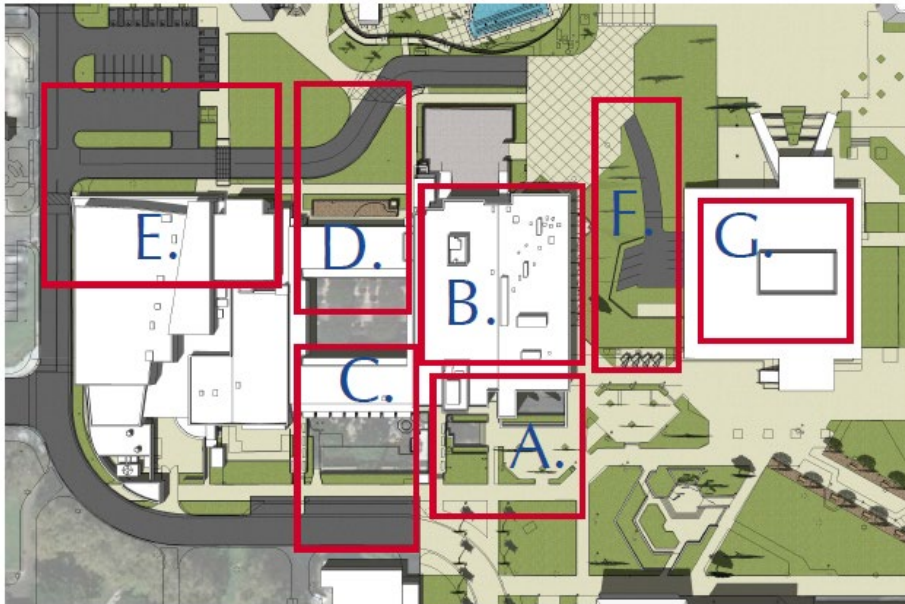


TSU Modernization/Expansion

Fall 2013

Langdon Wilson TSU Master Plan

- “...to provide an orderly strategy for development of the Titan Student Union to meet current and future demands of a growing and changing University.”



HVAC Upgrade

- A. Entry Pavilion “Wow Space”
- B. Second Floor Space Plan
- C 1. Lower Level Lounge Space
- C2. Arts Plaza
- D. Courtyard North Entrance
- E. Conference/Banquet Facilities
- F. Union/Titan Shops Plaza
- G. Titan Shops/Bookstore Renovation

May 1, 2014

Expansion Priorities

HVAC Upgrade	}	\$20,000,000
A. Entry Pavilion "Wow Space"		
B. Second Floor Space Plan		
C 1. Lower Level Lounge Space		
C2. Arts Plaza		
D. Courtyard North Entrance		
E. Conference/Banquet Facilities		
F. Union/Titan Shops Plaza		
G. Titan Shops/Bookstore Renovation		

Fall 2014

Updated Expansion Priorities

HVAC Upgrade	\$ 4,200,000
A. Entry Pavilion “Wow Space”	\$ 20,000,000
B. Second Floor Space Plan	
C 1. Lower Level Lounge Space	
C2. Arts Plaza	
D. Courtyard North Entrance	
E. Conference/Banquet Facilities	
F. Union/Titan Shops Plaza	
G. Titan Shops/Bookstore Renovation	



Expansion Opening

The TSU Expansion officially opens its doors to students October 2016





TSU Modernization/Expansion

2017-2018

Second Floor Needs Assessment

Spring 2018

Interior Improvement Projects Funded

Second Floor Renovation Funding Plan

Spring 2019

Design Concept – HPI

Food Court Renovation Funded



TSU Modernization/Expansion

2017-2018

Second Floor Needs Assessment

Spring 2018

Interior Improvement Projects Funded

Second Floor Renovation Funding Plan

Spring 2019

Design Concept – HPI

Food Court Renovation Funded



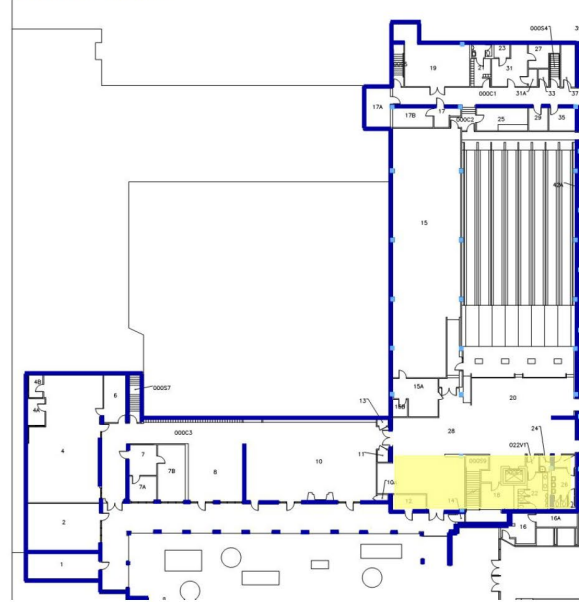
TSU Modernization/Expansion

CONSTRAINTS

UPPER LEVEL



LOWER LEVEL



KEY:

- STRUCTURAL WALL
- OTHER FIXED FEATURES
- COLUMN
- MECHANICAL



Upper Level

CONSTRAINTS



KEY:

- STRUCTURAL WALL
- OTHER FIXED FEATURES
- COLUMN
- MECHANICAL



Upper Level

UPPER LEVEL

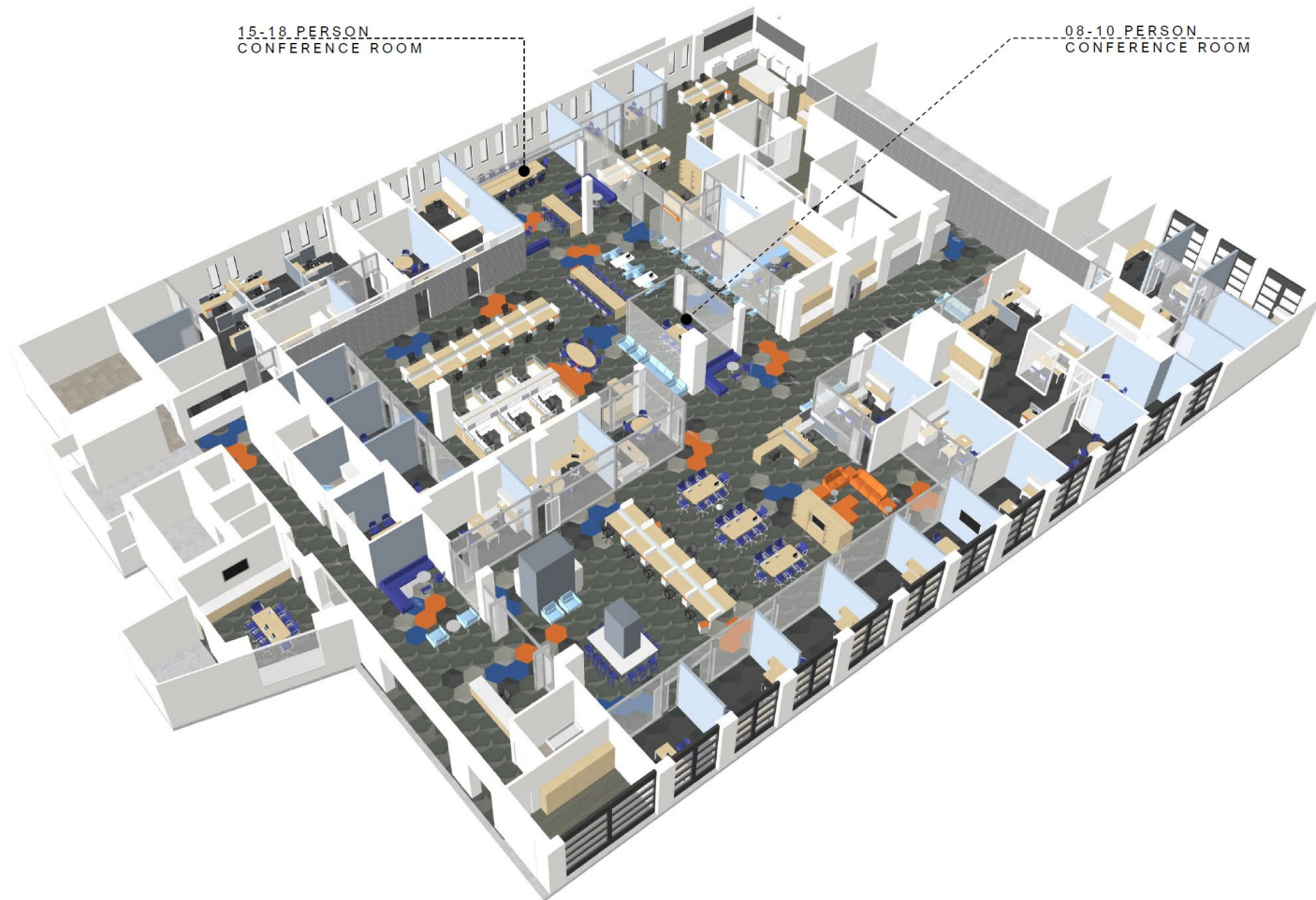


- KEY:**
- STUDENT SPACE
 - BOARD OF TRUSTEES
 - BOARD OF DIRECTORS
 - ASI EXECUTIVE
 - LPD
 - HUMAN RESOURCES
 - ADMINISTRATION
 - FINANCIAL SERVICES
 - IT
 - MARKETING
 - ▨ FLEX SPACE
 - ENTRY
 - ↑ MAIN ACCESS
 - CONTROLLED ACCESS (CA)
 - ↑ CA ENTRY
 - ↑ FINANCIAL SERVICES TRANSACTION COUNTER





Upper Level



15-18 PERSON
CONFERENCE ROOM

08-10 PERSON
CONFERENCE ROOM



Upper Level

ENTRY/ PUBLIC STUDENT SPACES





Upper Level





Upper Level





Upper Level





Upper Level





Upper Level





Upper Level





Upper Level





Upper Level





Upper Level

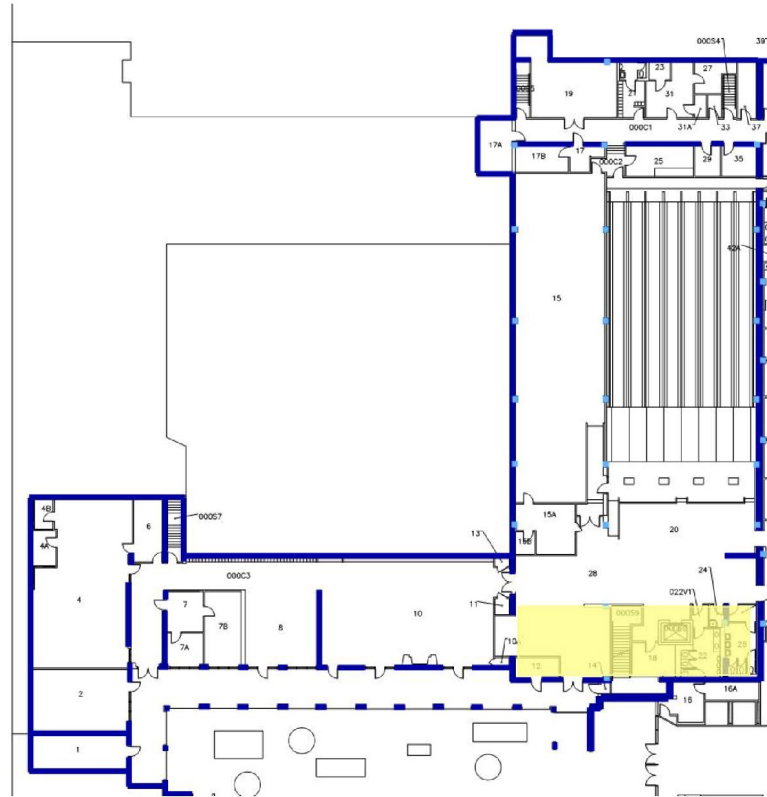




Lower Level

CONSTRAINTS

- KEY:
- STRUCTURAL WALL
 - OTHER FIXED FEATURE
 - COLUMN
 - MECHANICAL





Lower Level



KEY:

- DEAN OF STUDENTS
- STUDENT LIFE AND LEADERSHIP
- STUDENT ORGANIZATIONS
- CONFERENCE ROOM
- STUDENT LOUNGE
- STORAGE



Lower Level

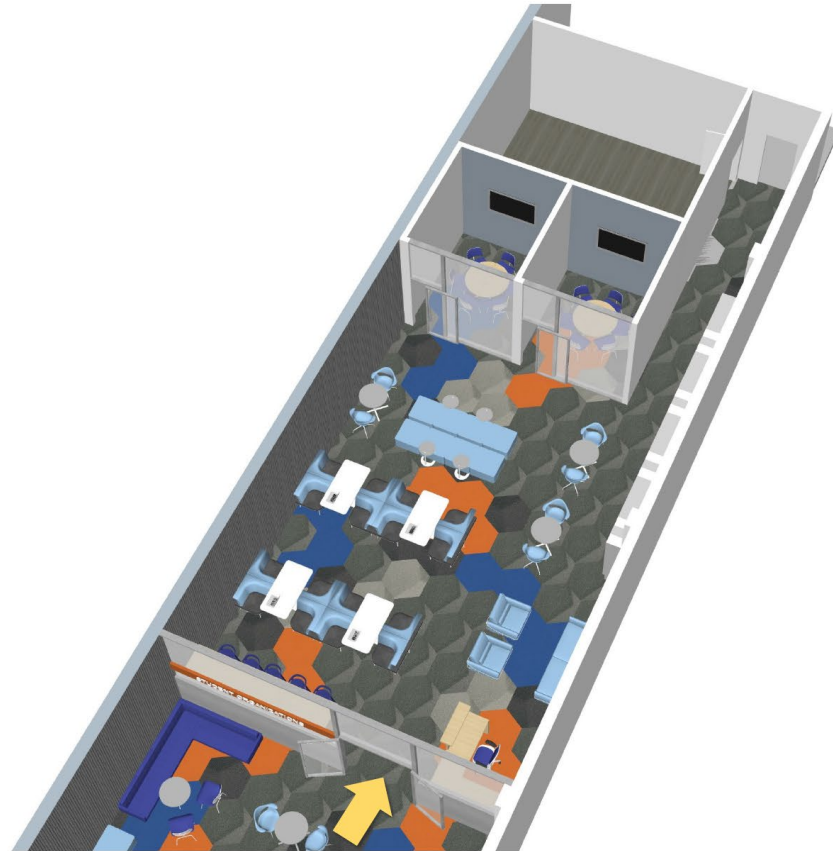
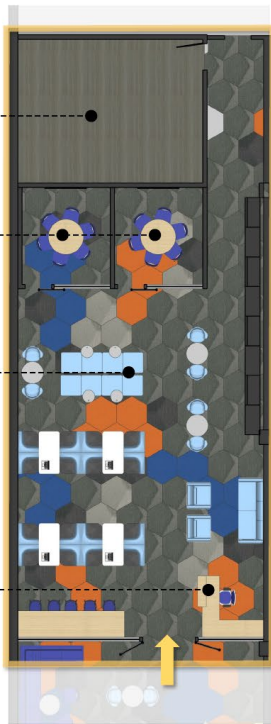
STUDENT ORGANIZATIONS

STORAGE LPD/CLUB
DEMISABLE 4-5

MEETING ROOMS

STUDENT ORG.
LOUNGE SEATING

RECEPTION





Lower Level

STUDENT
LOUNGE





Lower Level





Lower Level





Questions?