

**ASSOCIATED STUDENTS
CALIFORNIA STATE UNIVERSITY FULLERTON, INC.**

Facilities & Operations Committee MINUTES April 25th, 2018
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- CALL TO ORDER** Austin Mendes, Chair, called the meeting to order at 3:35p.m.
- ROLL CALL**
- Members Present: Francisco, Gwaltney*, Hill, Jakel, Mendes, Nikopour, Perez
- Members Absent: None
- Officers Present: Fehrnr
- Officers Absent: Allen
- Guests: Alexander Catala, Reza A. Hadaegh, Rebecca Hesgard, Carol McDoniel
- *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 (4:30 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. (Francisco-m/Perez-s)
- APPROVAL OF MINUTES** The minutes for the April 11, 2018 meeting were approved as presented (Francisco-m/Perez-s)
- PUBLIC SPEAKERS** None.
- UNFINISHED BUSINESS** None.
- REPORTS**
- a. Chair** Mendes reported the following:
- 1) Thank you to Fehrnr for all the hard work, help and advice this year. Also, thank you to the committee for their hard work. I am proud to announce that we met our goal of having each Trustee write a proposal each semester. If today's proposals get passed, the committee will have passed a record of 20 proposals in the year.
- b. Associate Director,
Titan Student Union** Fehrnr reported the following:
- 1) The Capital Equipment that was approved last year included the last batch of the chairs for the Pavilions and meetings rooms and those chairs have arrived. We now have all new chairs that match.
 - 2) Thank you to Mendes for challenging me and thanks everyone for your hard work.

NEW BUSINESS**a. Action: SRC
Instructional Class Fees**

FOC 019 17/18 (Hill-m/Francisco-s) On a motion duly made and seconded, the Facilities & Operations Committee approved sending a recommendation to the Board for the approval of the changes to the SRC Instructional Class Fee structure.

Mendes stated that he spoke with Tapper and asked what was the foundation for the current SRC instructional class fee structure and why does it need to be changed. Tapper had informed him this fee structure was something he inherited when he came to the position and was not aware of the foundation for the current fee structure. Mendes stated he has been working with Tapper since December on getting a solid foundation for the SRC Instructional Class Fees so that future TSCBOT members can address or change the fees as needed more easily. The proposed SRC Instructional Class Fees are based on the cost recovery model. Non-student members get charged 25% higher than the student price and non-members will get charged 25% higher than the student price plus \$10 for the guest pass. See attached proposal for the proposed fee structure.

Mendes stated that based on this proposed fee structure and using the attendance data from the past year, he made some revenue projections and overall we would be making money and not losing money.

The committee moved into questions.

Gwaltney asked why are we not charging non-members a \$10 guest pass for each day they come for the instructional class as opposed to just charging it once. Mendes stated it was easier to just charge it once but the goal in the future is to phase out the non-member option as a whole because we don't have that many anyway. Charging the \$10 guest pass fee each time would increase the price so high that no non-members would come.

Francisco asked if there was any research of instructional class fees outside of the SRC. Mendes stated he has not but Tapper has. These prices are comparable. Hesgard agreed that the prices are comparable if not less than what other campuses charge.

The committee moved into discussion. There was no discussion.

FOC 019 17/18 MSC 5-0-1 The motion passed.

**b. Action: TSU Main Level
Projects**

FOC 020 17/18 (Francisco-m/Perez-s) On a motion duly made and seconded, the Facilities & Operations Committee approved sending a recommendation to the Board for the approval of the allocation of funds for projects for the main level of the TSU.

Mendes explained the proposal is to allocated \$750,000 to update the main level of the TSU so that it ties well with the expansion side of the building. This will include: all of the maroon paint on the inside and out of the building will be painted, the wall texture will be removed, all of the carpet will get removed and replaced, new doors, way finding, updated paint in the Food Court, and 20 touch pads for the meeting rooms as digital room cards. See proposal for further details.

The committee moved into questions.

Perez stated that the impact section of the proposal states some meeting rooms will be unavailable for use during construction. She asked where would the meetings scheduled in those areas be moved to. Fehrn responded they would work around already scheduled reservations. At most, these reservations would be moved to other rooms but no one will be left without a meeting room if they already have an existing reservation.

Mendes also pointed out that the proposal states that staff must report to the TSCBOT if any of these projects don't get completed on time. Jakel asked why are we putting new carpet in the Quiet Lounge if Roscoe's might be taking over that space. Fehr stated that for now that location is included for new carpeting but if it does turn out that Roscoe's construction begins, then that area will not be re-carpeted.

Hill thanked everyone for pushing this project forward.

The committee moved into discussion. There was no discussion.

FOC 020 17/18 MSC 5-0-1 The motion passed.

**c. Action: TSU Facility
Renovation Plan**

FOC 021 17/18 (Hill-m/Francisco-s) On a motion duly made and seconded, the Facilities & Operations Committee approved sending a recommendation to the Board for the approval and allocation of funds for the TSU facility renovation plan.

Mendes stated that a survey was conducted with students and meetings took place with all of the different stakeholders in the second floor. Square footage was looked at and we came up with a general idea of what we wanted to do with the second floor. The proposal today is to approve the general idea of the TSU facility renovation plan and allocate funds for it.

Mendes yielded to McDoniel to talk a little bit more about the history of the second floor remodel. McDoniel explained that the original part of the TSU was built on 1976 and we only had about 10,000 students. In 1992, we has 22,000 students and we expanded the building almost double. Then in 2016, we expanded the building some more. Since 2006, student leaders and staff have been talking about how the second floor offices are not conducive to their uses. In 2012, we started a study of the entire building and that's how we came up with 2016 expansion. The goal of the expansion was to expand public space, repair our HVAC system and renovate the second floor with \$20 million. Unfortunately, we spent \$24 million and only addressed the addition of public space and HVAC system upgrade and not the second floor. The assessment done in 2017 gave similar results as the assessment back in 2012 and it was that we must address our office space/layout on the second floor. In 2018, we met with all the stakeholders located on the second floor to talk about their space needs which included staff, student leaders and club office space users. Menemsha Architecture built the Starbucks downstairs and is working with ASC on some food court upgrades. Reza A. Hadaegh and Alexander Catala from Menemsha Architecture are here today to present to us what the second floor could look like. This is just a design not architectural drawings or construction drawings.

Mendes yielded to Reza A. Hadaegh and Alexander Catala from Menemsha Architecture to present their design idea.

Hadaegh stated that he and his team came up with this design with both user experience and user notes of experience in mind. The design that will be presented is to show you what kind of mood/experience we would like to give the space so the color and furniture are not set in stone. It is a concept/idea of what can be created on the second floor.

Catala stated that the process started by looking at the current space and they concentrated on the positives and possibilities for the space. We noted there was very little natural light coming to the second floor and the area is very disconnected, disjointed and hidden. It feels like a maze. Our creative statement/concept for this renovation is a space that will create an environment that will serve as a tool to enhance productivity, foster creativity and bring the students together.

Catala stated that with that creative statement in mind, they came up with different design layouts that were flexible and would foster creativity and collaboration while also connecting it to the new part of the building. We also took into consideration the space assessment that McDoniel and her team had done with current stakeholders.

Hadaegh presented the design. It has a diagonal line down the middle that would open up the area and make it more inviting. This diagonal like is a result of an existing structural concrete wall that can't be removed. Down that diagonal line/corridor, there will be study areas, possibly small areas for group studying and art/graphics on the walls. On the ends, would go the offices, small meeting rooms and flex space that can be used for different things. There would be a Welcome reception area. The Board of Directors, Executive Officer and TSCBOT offices will have glass walls for transparency. He suggested the furniture can be beyond the regular chair and tables. Meeting rooms would also be flexible and transparent. The idea is to leave administration departments on the second floor and move club office space to the lower level. There would be an open ceiling system to not feel so enclosed. The use of color, graphics and way finding will be key.

The committee moved into questions.

Hill asked what would be at the end of the corridor. Hadaegh stated it would be the back service elevator. Hill thanked the architect firm for their time and creativity. He is happy to see that the design integrates the Leader and Program Development office and the two Boards together. This will lead to great collaboration between both Boards and support from the Leader and Program Development office.

The committee moved into discussion.

McDoniel stated there were two parts to this proposal. One is moving forward with the project based on the presentation and the second is funding for the actual project. We would like to pay for this project out of our savings account and not with a credit card. Through the budget for this new fiscal year, the Board has already allocated \$2 million to go into the Maintenance and Reserves account and the proposal is to allocated \$2.5 million per year (\$1.5 Million from income and \$1 Million from savings) for the next two years for a grand total of \$7 million for this project. The \$7 million figure came from the campus Design and Construction office based on square footage and plans for the space. Because it is a lot of money, we will keep the Board updated on how we are doing fiscally. If more funds are needed to complete the project, then we will have to come back to the Board to request additional funding.

Francisco asked how accessible would the new area be to the general student population. Mendes stated study space would be incorporated for anyone to use.

Jakel asked to clarify what we are voting on. McDoniel responded they are voting on remodeling the second floor and parts of the lower level, which include the Pub and Marketing, based on the ideas set forth by the group this year and allocating the funds for the project. Perez asked if plan/design would be set in stone or if changes could be made in the future. Mendes stated the plan would be flexible but the funds will be allocated. Hill added that this presented concept would be guiding principle for the future Boards so they know what the goal is for this project. McDoniel agreed and stated that this proposal would set the goal and funding for the project. Future Boards will be tasked with accomplishing that goal. Of course they can adjust the goal as needed but with the original intent of the project in mind.

There was no further discussion.

FOC 021 17/18 MSC 4-0-2 The motion passed.

ROLL CALL VOTES

	019	020	021
Francisco	Y	Y	Abstain
Gwaltney	Abstain	Y	Absent
Hill	Y	Y	Y
Jakel	Y	Abstain	Abstain
Mendes	Chair		Y
Nikopour	Y	Y	Y
Perez	Y	Y	Y
Results	5-0-1	5-0-1	4-0-2

ANNOUNCEMENTS/MEMBERS' PRIVILEGE

Hill thanked the committee for all of their help and dedication this year.

ADJOURNMENT

The meeting adjourned at 4:42p.m.

Austin Mendes, Chair

Deisy S. Hernandez, Recording Secretary

Approved by unanimous consent, Associated Students Inc., CSUF Board of Directors on this seventh day of May, two thousand and nineteen.



Maria Linares, Vice Chair/Secretary



Ana Aldazabal, President



Susan Collins, Recording Secretary