



ASI Facilities & Operations Committee Minutes

2014-2015:3 Friday, October 31, 2014 1:00PM - 3:00 PM, BSC, 2nd Floor, Perseus

I. PRELIMINARIES

A. Call to Order

Taylor Young, Senator Pro-Tempore, Chair, called the meeting to order at 1:04pm

B. Attendance

Voting Members:

1. Taylor Young, Chair
2. James Cox, President
3. Louis Harfouche, Vice President
4. Colin Danahy, Engineering Senator - **Unexcused Tardy**
5. Benjamin Murdock, Senator-at-Large (SIC)
6. Kimberly Rotunno, Agriculture Senator
7. Zoi Givens, Student Representative
8. Devon Graves, Student Representative
9. Michael Adams, Student Representative
10. Mary Ashley-Cherney, Student Representative

Advisors:

1. Cora M. Culla, ASI Executive Director
2. Barny Peake, Director of the BSC, Executive Director Designee - **Excused Absence**
3. Krista Smith, Director of Recreation, Executive Director Designee
4. Lorena Marquez, University Advisor

Non-Voting Liaisons:

1. Andrea Cendejas, Attorney General
2. Vacant, Academic Senate Rep.
3. Vacant, Staff Council Rep.
4. Vacant, Alumni Association Rep.
5. Aaron Nielson, Foundation Rep. – **Unexcused Absence**

C. Approval of Minutes

1. Minutes from October 17, 2014 were approved with changes by the chair

D. Agenda Changes

1. There were no agenda changes

E. Introduction of Guests

1. Dave Quezada, Associate Director of Operations for the BSC
2. Sarah Bauer, ASI Associate Director of Programs
3. Powell Velasco, Director of Facilities Management
4. Marisol Aguayo, Secretary of Programs and Services

F. Reports

1. Report was given by Louis Harfouche regarding bikes hindering accessibility to railing at the BSC and the BRIC

G. Open Forum

1. Benjamin shared that there are students who are concerned with the lack of vegan, vegetarian, gluten free, etc. options on campus
2. Lorena discussed Dia de Los Muertos
3. Zoi wanted to ask about if now that Solaris is a lounge, if the exits to the 2nd floor of the BSC can be used or if they must remain emergency exits
 - a. Taylor explained that those doors have remained locked to control the access to Ursa Major
 - b. Dave added that the alarms are not activated and you can technically exit that way but you cannot re-enter the lounge through those doors. He also explained that the elevator can be used to access the BSC side of the 2nd floor.
4. Ben wanted to point out that the microwaves that were added in the BSC were not working
 - a. Dave explained that they were tripping the circuit when both in use while they were plugged in in front of Round Table so they have now been relocated in front of Peet's Coffee and are now operational
5. Taylor encouraged all the voting members to attend the special presentation following adjournment and invited all the advisors and liaisons to attend as well

II. Information Items

A. Conversion of Vending Area for Foundation Dining Use

1. Cora wanted the committee to be aware the long area behind the food court, that Foundation Dining uses as a food preparation area, is not to be used for this purpose according to the Fire Marshall
2. Barny and Aaron are now working together to convert the vending area off the Games' Room to a designated food prep space to comply with the Fire Marshall's expectations
3. The Food Services Agreement with Foundation will be amended since they will now have a formal space for food prep
4. Cora clarified that food prep is the preparation for food ordered for events and organizations, "aka catering"
5. Dave added that food prep must have a sink to wash your hands and a sink for cleaning utensils

B. BSC Space Study

1. Cora explained the historical background starting in 2012 of the Space Study
2. Cora shared some of the major points of feedback including:
 - a. A coffee house environment
 - b. A pub environment
 - c. Extension of operating hours for food vendors
 - d. Expanded seating areas in Center Court
 - e. Add an ethnic food dining option
 - f. More quiet lounge/study spaces
 - g. Move ASI Student Government office and Senate Chambers into one shared suite
 - h. Include more storage for offices and administration
 - i. Provide professional staff offices with room to expand
 - j. Relocate key departments so that they are closer together

- k. Create more medium sized meeting rooms with ceiling mounted AV equipment
 - l. Add signage throughout the building
 - m. Update and organize older section of the building
 - n. Add more light and windows throughout the building wherever possible
- 3. Louis asked if there was a ranking on which points of feedback were more important to students than others
 - a. Cora explained that if they went through the raw data collected, they could probably determine which changes were requested most. However, the list that Cora read was not in a particular order.
- 4. Cora presented the architects rendering of the BSC that incorporated the feedback from students
 - a. Mary-Ashley asked how it would affect Solaris
 - b. Cora explained that for the most part Solaris is reflective of the architect's suggestions, so only the 2nd floor of Solaris would actually be affected
- 5. Ben asked about the proposed estimate on how much this renovation would cost
 - a. Cora shared that the estimate was \$10 million
 - b. Cora explained that they also have a "facing plan" so that they can work on the BSC on section at a time
- 6. James asked if this was the only layout option that was presented
 - a. Powell explained that this was the final rendering after several ideas were brought up and then discussed until there was an architect rendering that fit the needs of the BSC
- 7. Louis requested that the Space Study and the budget that went with it be sent to Taylor so that it can be shared with the committee. Louis also asked about how the remodeling of Centaurus intertwined with the Space Study
 - a. Cora explained she would share it but that they wanted to be careful with making sure the right information was given to the committee and that the Space Study and budget were not to be shared beyond the scope of the committee
 - b. Powell explained that all the information is on a flash drive and is about 100 pages so emailing might not be the most practical approach but they could try finding a way to put it on the SAN
 - c. Cora also suggested finding a time that worked for the committee members to get together and they can be given the flash drive so that they can study the information in greater detail
 - d. Cora explained that many of the projects/remodeling proposals that are being implemented will be reflective of the layout that was presented in the Space Study
 - e. In regards to Centaurus, Cora explained that the remodeling is a result of a "domino effect" of Campus Recreation moving offices which has affected additional offices, BEAT in particular. This remodeling and relocation of BEAT to Centaurus is reflective of the effort to get student government and BEAT closer to each other, and to get BEAT closer to students.
 - f. Cora wanted to clarify that there was no underhanded effort to implement the Space Study little by little, but the remodeling proposals happen to coincide with some of the goals of the Space Study
- 8. Cora shared that the cost estimate for the remodeling of Centaurus is \$100,000, possibly \$100,000+
 - a. She explained that if the committee and Senate decide to approve the proposal for remodeling Centaurus, there is a fund called the Dormitory

Building Maintenance Equipment Replacement fund (DBMER) which is an account held by the Chancellors office. Money is set aside into this fund out of the budget every year for remodels or capital projects. This account currently has \$2 million. Cora explained that the proposal would be to remodel Centaurus and use this account to support the project. The remodel would not be accomplished by the raising of student fees.

9. Louis wanted clarification on whether or not there was a plan to implement the Space Study. Furthermore, he wanted to know if the decisions made by the committee regarding the Proposal to Remodel Centaurus are going to affect the Space Study in the future if at some time they choose to move forward with the Space Study implementation.
 - a. Cora explained that ASI is trying to be sensitive to the fee increase that begun this year following the building of the BRIC. The leadership team doesn't want to be aggressive in undertaking another large project unless funding is identified by a donor, a grant, or a support of fee increases.
 - b. Cora added that as of now there is no plan right now to implement the Space Study in a certain timeframe. Certain aspects that happened to be a part of the Space Study, such as the movement of the Senate Chambers, were done because they made sense. Additionally, these changes were approved by the Senate.
10. Powell wanted to provide some insight to the correlation between the current recommendation of remodeling Centaurus and the recommendation proposed in the Space Study
11. Devon raised a concern that the DBMER account couldn't be used for the Centaurus remodeling because it was used for the remodel of what is now Solaris
 - a. Cora clarified that the DBMER account could be used for Centaurus through Senate approval and University approval
 - b. She also explained the status of the DBMER account as of May 2014 and how the Solaris remodel affected and is related to the use of the DBMER account
12. Devon requested the guiding document "Bronco Student Center Space Study Master Plan Recommendation", the memo in particular, be provided to committee
13. Devon also explained that the finalized memo from Senate is not in the records in the Student Government office
14. Devon shared some of the concerns that were brought up by students and student leaders when the Space Study first came to Senate which were outlined in the June 6, 2013 minutes and the June 13, 2013 minutes.
15. Cora wanted to remind the student leaders that they are trying to put away as much money as possible because the North end of the BSC is over 40 years old. Management's biggest concerns are the internal things such as HVAC systems, plumbing systems, and electrical systems. At some point, there will something due to the age/use of the building that will force them to take action.
16. Zoi raised questions on they plan to simply maintain the BSC and can they use the DBMER account or will they have to increase student fees
 - a. Cora explained that the Centaurus proposal is what she was referring to when she said they don't planning on increasing student fees.
 - b. Cora clarified that they don't want to deplete the DBMER account because it is somewhat a safety net account for if there is ever an unexpected issue in the BSC such as a flood, plumbing, or electrical problem

- c. The Centaurus proposal was presented to address the needs of BEAT and the advisors so Cora wanted to reiterate that there is no agenda to surprise to students with a fee increase so that the Space Study can be done.

III. Discussion Item

A. BSC Space Proposal to Remodel Centaurus

1. Dave gave an overview of the events and thought process leading up to deciding to remodel Centaurus for BEAT offices
2. Dave also explained some of how the movement will affect other departments and how they plan to separate the staff between the two offices on the 1st floor and the 2nd floor
3. Devon shared his concern of having Centaurus offline would result in taking away a resource from the students
 - a. Dave explained that Centaurus isn't as multifunctional as other spaces in the BSC and there have been two rooms added (Perseus and Lyra) for multifunctional use
4. Devon just wanted to ensure they aren't losing sight of this being a student center and the BSC being the student's building.
 - a. Dave agreed that BEAT being more visible is promoting the interaction of BEAT and student involvement
5. Sarah shared her perspective of the departments staff structure and the benefits of having BEAT downstairs, more accessible to students
6. Marisol gave an overview of the space issues in Vela Room. She also shared the varying uses of the BEAT offices, especially during events. Marisol shared her perspective of the advantages of moving to Centaurus and how it would help BEAT as a department and students overall.
7. Lorena shared her experiences with the use of Centaurus and the importance of BEAT having a visible and functional space.
8. Louis requested that before the vote takes place regarding the Proposal to Remodel Centaurus, information about the use of the space by students be provided to himself and the committee.
9. Louis reiterated the breakdown of the BEAT department, professional staff, student staff, etc. Louis asked about whether or not Centaurus can provide enough space for the size of the department and requested seeing a tentative plan for the layout.
 - a. Dave clarified that they will have to decide what they are going to consider "work space" and decide how they want to set up the room for maximum use of space without cramming everyone into Centaurus
 - b. Cora explained she will work with them on the layout of the space. Cora also added that in reference to the Space Study information item, the DBMER account as of this fiscal year is \$2.9 million.
 - c. Lorena shared that she watched a video that discusses space and layout that could be helpful in the design of Centaurus

IV. Adjournment

- A. Meeting was adjourned at 2:04pm
- B. Next Facilities and Operations Committee meeting will be on November 14th from 1:00pm – 3:00pm in Perseus, BSC, 2nd floor

V. Special Presentation – Time Specific

- A. 2:00-3:00pm: BSC Maintenance and Custodial, Behind the Scenes