



**California State University, San Bernardino
Santos Manuel Student Union Board of Directors
Facilities & Sustainability Committee
ZOOM: <https://csusb.zoom.us/j/88135160112>
February 5, 2024 – 1:00 PM**

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes from November 27, 2023
4. Open Forum
5. Adoption of Agenda

OLD BUSINESS:

NEW BUSINESS:

FSC 04/24 SMSU South Spaces (Discussion, Roberson)

FSC 05/24 Yotie Drinkz Space Lease (Action, Roberson)

Announcements

Adjournment

Project:
22A
Student Union

Sheet Title:
First Floor Plan

File Name:

Permit No:

Sheet No:

A1

Date: 12/21/2004



University Enterprises Corporation
Request for rent forgiveness due to flood closure
SMSU North and South buildings

11/9/2022

1. SMSU North Building -
The Coyote Bookstore

Period of time involved = September 12, 2022 thru November 30, 2022

Will use 2.5 months in calculation

FY 22/23 rent total for this space is \$68,039 per Exhibit C in SMSU sublease agreement
\$68,039 divided by 12 months is equal to \$5,669.92 per month

2.5 months times \$5,669.92 per month = \$14,174.80

2. SMSU North Building -
The Habit Burger Grill and Coyote Cantina food units

Period of time involved = September 12, 2022 thru November 30, 2022

Will use 2.5 months in calculation

FY 22/23 rent total for this space is \$30,584 per Exhibit C in SMSU sublease agreement
\$30,584 divided by 12 months is equal to \$2,548.66 per month

2.5 months times \$2,548.66 per month = \$6,371.66

3. SMSU South Building -
Food court and Coyote Market

Period of time involved = September 12, 2022 thru January 31, 2023

Will use 4.5 months in calculation

FY 22/23 rent total for this space is \$37,798 per Exhibit C in SMSU sublease agreement
\$37,798 divided by 12 months is equal to \$3,149.83 per month

4.5 months times \$3,149.83 per month = \$14,174.24

Total Rent Forgiveness Requested \$34,720.70

University Enterprises Corporation
Prepaid SMSU Space Rent Reconciliation
As of June 30, 2023

1/17/2024

Beginning prepaid rent to SMSU 1/31/2022	\$ 417,684	
Less: Prepaid rent applied to FY 2020/21	\$ (10,082)	
Prepaid rent applied to FY 2021/22	\$ (15,837)	
Prepaid rent applied to FY 2022/23	\$ (64,449)	
Remaining prepaid rent as of 6/30/2023	<u>\$ 327,316</u>	<i>(Balance verified by Melinda Jensen)</i>

Proposed Action Steps -

1. Apply prepaid rent to FY 2022/23 payment	\$ (101,703)	<i>(Net rent of \$136,423 less rent credit of \$34,720 from flood)</i>
2. Apply prepaid rent to FY 23/24 Bookstore payment	\$ (100,770)	
3. Apply prepaid rent to FY 23/24 Food Service payment	\$ (109,253)	
4. Apply prepaid rent to FY 24/25 Food Service payment	\$ (15,590)	
Total Remaining Prepaid Rent Applied	<u><u>\$ (327,316)</u></u>	

University Enterprises Corporation
 Prepaid SMSU Space Rent Analysis
 Proposed as of 1/17/2024

1/17/2024

Revised Food Service Space Rent -

Year	Location	Sq. ft	No. of Months	Market \$/Sqft	Prepaid Reduction \$/Sqft	Adjusted \$/Sqft	Market Annual Cost	Actual PP Rent Applied	Proposed PP Rent Application	Rent credit due to Flood Closure	Adjusted Annual Cost
2020/21	SMSU South	8402	12	\$0.60	(\$0.10)	\$0.50	\$ 60,494	\$ (10,082)			\$ 50,412
2021/22	SMSU South	5727	12	\$0.60	(\$0.10)	\$0.50	\$ 41,234	\$ (6,872)			\$ 34,362
	SMSU North (Jan22)	4634	6	\$0.60	(\$0.10)	\$0.50	\$ 16,682	\$ (2,780)			\$ 13,902
2022/23	SMSU South	5727	12	\$0.80	(\$0.25)	\$0.55	\$ 54,979	\$ (17,181)	\$ (23,624)	\$ (14,174)	\$ (0) Use prepaid rent to cover the \$23,624 net payment after the rent credit
	SMSU North	4634	12	\$0.80	(\$0.25)	\$0.55	\$ 44,486	\$ (13,902)	\$ (24,213)	\$ (6,372)	\$ (0) Use prepaid rent to cover the \$24,213 net payment after the rent credit
	SMSU North - Panda (Sep23)	800	10	\$0.80	(\$0.25)	\$0.55	\$ 6,400	\$ (2,000)			\$ 4,400 Not open until September 2023. No rent due for 2022/23
	SMSU North - Coffee Kiosk	351	5	\$0.80	(\$0.25)	\$0.55	\$ 1,404	\$ (439)			\$ 965 Never opened. No rent due.
2023/24	SMSU South - (Jul to Dec)	5727	6	\$0.85			\$ 29,208		\$ (29,208)		\$ (0) Includes Yotie Drinkz space
	SMSU South - (Jan to Jun)	4827	6	\$0.85			\$ 24,618		\$ (24,618)		\$ (0) Without Yotie Drinkz space. Space was returned to SMSU.
	SMSU North	5434	12	\$0.85			\$ 55,427		\$ (55,427)		\$ (0) Without coffee kiosk space. Coffee kiosk never opened.
2024/25	SMSU South	4827	12	\$0.95			\$ 55,028		\$ (15,590)		\$ 39,438 Remaining rent payment after prepaid rent is fully applied
	SMSU North	5434	12	\$0.95			\$ 61,948				\$ 61,948 Full rent is payable
2025/26	SMSU South	4827	12	\$1.00			\$ 57,924				\$ 57,924 Full rent is payable
	SMSU North	5434	12	\$1.00			\$ 65,208				\$ 65,208 Full rent is payable
2026/27	SMSU South	4827	12	\$1.00			\$ 57,924				\$ 57,924 Full rent is payable
	SMSU North	5434	12	\$1.00			\$ 65,208				\$ 65,208 Full rent is payable
Totals							\$ 698,172	\$ (53,257)	\$ (172,680)	\$ (20,546)	\$ 451,689

Actual prepaid rent applied thru 6/30/23	\$ (53,257)	(Balance verified by Melinda Jensen)
Proposed prepaid rent applied to FY 22/23	\$ (47,837)	
Proposed prepaid rent applied to FY 23/24	\$ (124,843)	
Total Prepaid Rent applied	\$ (225,937)	(Ties to original agreement rent schedule)

University Enterprises Corporation
Prepaid SMSU Space Rent Analysis
Proposed as of 1/17/2024

1/17/2024

Bookstore Space Rent -

Year	Location	Sq. ft	No. of Months	Market \$/Sqft	Prepaid Reduction \$/Sqft	Adjusted \$/Sqft	Market Annual Cost	Actual PP Rent Applied	Proposed PP Rent Application	Rent credit due to Flood Closure	Adjusted Annual Cost
2020/21	Under construction		0								
2021/22	SMSU North (Jan22)	10309	6	\$0.60	(0.10)	\$0.50	\$ 37,112	\$ (6,185)			\$ 30,927
2022/23	SMSU North	10309	12	\$0.80	(0.25)	\$0.55	\$ 98,966	\$ (30,927)	\$ (53,865)	\$ (14,175)	\$ (0) Use prepaid rent to cover the \$53,865 net payment after the rent credit
2023/24	SMSU North	10309	12	\$0.85			\$ 105,152		\$ (100,770)		\$ 4,382 Remaining rent payment after prepaid rent is fully applied
2024/25	SMSU North	10309	12	\$0.95			\$ 117,523				\$ 117,523 Full rent is payable
2025/26	SMSU North	10309	12	\$1.00			\$ 123,708				\$ 123,708 Full rent is payable
2026/27	SMSU North	10309	12	\$1.00			\$ 123,707				\$ 123,707 Full rent is payable
Totals							\$ 606,168	\$ (37,112)	\$ (154,635)	\$ (14,175)	\$ 400,246

Actual prepaid rent applied thru 6/30/2023	\$ (37,112)	(Balance verified by Melinda Jensen)
Proposed prepaid rent applied to FY 22/23	\$ (53,865)	
Proposed prepaid rent applied to FY 23/24	\$ (100,770)	
Total Prepaid Rent applied	\$ (191,747)	(Ties to original agreement rent schedule)

University Enterprises Corporation
Revised Space Utilization in SMSU Facilities
Square footage numbers supplied by Facilities Planning, Design & Construction

1/17/2024

|-----Original Space Utilization -----|

|----- Revised Space Utilization -----|

SMSU South Building prior to FY 2020/21 -

Food Court	4827
Blue Coyote Pub	1639
Coyote Market	1036
Yotie Drinkz	900
Total SMSU South	<u>8402</u>

SMSU South Building begining FY 2020/21 -

Food Court	4827
Yotie Drinkz/Coyote Market	900
Total SMSU South Dining	<u>5727</u>

SMSU North Building beginning FY 2020/21 -

Coyote Cantina	3434
Habit Burger Grill	1200
Subtotal SMSU North	<u>4634</u>

Panda Express	800
Coffee Kiosk	351
Total SMSU North Dining	<u>5785</u>

Coyote Bookstore	<u>10309</u>
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SMSU South Building beginning January 1, 2024, FY 2023/24 -

Food Court	4827
Yotie Drinkz/Coyote Market	0
Total SMSU South Dining	<u>4827</u>

SMSU North Building beginning July 1, FY 2023/24 -

Coyote Cantina	3434
Habit Burger Grill	1200

Panda Express	800
Coffee Kiosk	0
Total SMSU North Dining	<u>5434</u>

Coyote Bookstore	<u>10309</u>
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