

Facility Use

- **Che Café Collective:** The Che Café Collective leases space from University Centers within the Che Facility. The Master Space Agreement (MSA), which is the lease contract, indicates monthly rent to be paid at \$0.08 per square foot on the premises of 1,050 square feet, for a total of \$84 monthly. Note, the actual Che Café Collective premises totals more than 2,399 square feet of assembly, kitchen, office, and storage space. The reason for the discrepancy between the square footage calculations and outlined premises, both within the MSA, is unknown. The Che Café Collective programs concerts and other activities, and in the past ran a vegan restaurant. Current fire/life safety issues identified by the UCSD fire marshal prevent the Che from cooking on site.
- **Student organization offices:** There is one student organization office that is allocated on an annual basis as part of the UCAB Space Allocation process. Currently, three organizations are assigned to the office: Dark Star, Ambiance, and P.E.A.C.E. The Dark Star organization has a small library of books and other materials. The "office" is approximately 445 square feet, though it originated as a 186 square foot office and a separate 259 square foot hallway. It is unclear how/ when the hallway was absorbed into "office" space.
- **UCEN storage space:** Approximately 200 square feet of the Che Facility is dedicated to University Centers' storage, currently being used for outdated crafts materials and equipment.

Facility Condition

- The Che Facility scores 0.52 (total renovation) on the Facility Condition Needs Index (Scale: .1 excellent - .6 replacement indicated)
- Estimate \$1.5 million if total renovation were to be completed this year. (Based on ISES Facility Condition Report, Fire Marshal requirements, University Centers review of expected variables (ADA consultant and compliance, structural foundation, etc.), and annual CPI of 2.9%)

Expenses FY2013-14: To maintain active use of facility this year, University Centers has spent:

\$39,841.75	Additional exit doors and ADA pathway (fire/life safety concerns)
\$2,369	Additional outlets to alleviate extension cords for major equipment (fire/life safety)
\$1,000	Smaller projects such as exit signage (fire/life safety), capacity signage (fire/life safety, campus smoking policy signage, lock replacement, etc.

Expenses FY2014-15: To maintain active use of facility next year, University Centers will spend an estimated:

\$489,212	Restroom Renovations (hygiene/health; past life cycle; deferred maintenance)
\$350,000	Fire Sprinkler System and Fire Alarm System (fire/life safety)
\$15,000	Operational expenses to spot check facility and events.

Deferred Maintenance Commitment: To maintain active use of facility over next 8 years, University Centers will spend an est:

\$1.5 million	Deferred maintenance (see University Centers Long Term Facility Planning)
\$150,373	Operational expenses to spot check facility / events (\$15,000 base compounded annually at 2.9%)