

California State University, Stanislaus
University Student Union

Proposed Financial Contribution Agreement between Associated Students, Inc. and University Student Union

Author

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Purpose

The purpose of this document is to outline a proposal of an agreement to be made between the Associated Student Inc. (ASI) and the University Student Union (USU) of California State University, Stanislaus regarding a financial contribution and the tenancy of ASI within the University Student Union building throughout the next 20 years.

Current Lease Specifications

Currently, ASI subleases 4,645ft² of space within the USU for a price of \$0.65 per square foot with a monthly total of \$3,019.25. This culminates to an annual cost of \$36,231.00. The agreement stands that furnishing is included and the subleased space is maintained by USU.

Future Lease Plans Pending Renovation/Expansion

Pending a passed referendum, an expansion of the building would increase the square feet that are subleased to ASI. The new square footage break down is as follows:

ASI Board of Directors Suite	3,670 ft ²
Conference Room	900 ft ²
Career/Diversity/Study Center	1,200 ft ²
Administrative Office Suite	1,200 ft ²
Programming Office Suite	1,900 ft ²
Marketing Team Suite	1,000 ft ²

Total: 9,870 ft²

This new space would total 9,870 ft². At this point, the rate per square foot would increase to approximately \$1.00 per square foot with the increase attributed to improvement of the subleased space.

At a rate of \$1.00 per square foot, the total cost would be:

Monthly Lease Amount \$9,870.00

Annual Lease Amount \$118,440.00

Seventeen-year Lease Amount \$2,013,480.00

Proposed Agreement

Pending a passed referendum, the USU would like to put forth the proposal that ASI adhere to the following actions:

- Make a one-time financial contribution of \$1,250,000.00.
- Continue with current annual lease amount of \$36,231.00 for 2016-2017, 2017-2018 and 2018-2019.
- Commit to funding the operation cost for a new service such as, but not limited, to a Career, Diversity, or Study Center within the newly renovated and expanded University Student Union building.

This agreement would allow for:

- ASI to continue subleasing the current space within the University Student Union until the groundbreaking of the renovation and/or expansion of the current University Student Union.
- ASI to sublease space within a trailer and/or office space during the period of construction.
- ASI to sublease space within the newly renovated and expanded University Student Union for \$1.00 per year for 17 years.

All other provisions of the previous lease agreement shall remain in place including but not limited to the details outlined regarding termination, furnishing, maintenance, negligence, and liability.

Condition Requirements for Both Parties

Associated Students, Inc. must:

- Ensure that funds are provided to the University Student Union when needed.
- Maintain an open line of communication with the University Student Union in terms of facility maintenance, agreement terms, and other expectations.
- Mutually agree on a set direction for the space allocated to be funded by ASI.


University Student Union must:

- Provide a comfortable and safe environment for Associated Students Incorporated for the length of the agreement.
- Communicate openly about expectations of tenants, building renovation/expansion status, and other matters that may arise.

Recommendation

It is the respectful recommendation of the University Student Union, based on the information above, that Associated Students Inc. accept this proposal as written.

By signing below, both parties accept and agree to honor the above-described agreement.



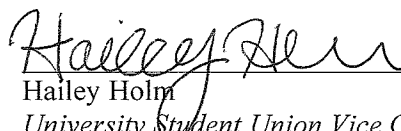
Nicole Larson 10-12-15
Date
Associated Students Inc. President



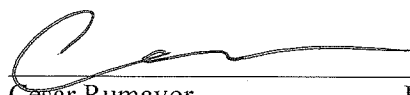
Natalie Dykzeul 10/8/15
Date
University Student Union Chair



Sandra Loza 10/12/15
Date
Associated Students Inc. Vice President



Hailey Holm 10/8/15
Date
University Student Union Vice Chair



Cesar Rumayor 10/12/15
Date
Executive Director