



Facilities & Sustainability Committee
October 21, 2025 – 12:00pm
Student Chambers (SUN-3305)
Zoom: <https://csusb.zoom.us/j/88691537976>

MINUTES

Members Present: Karolyn Chery, Ahlad Dendukuri, Sean Kinnally, Anthony Roberson, Kimberly Rosas

Members Absent: Darshkumar Rakeshkumar Pancholi, Jocelyn Paz, Haley Yee

Staff Present: Vilayat Del Rossi, Jared Fisk, Elizabeth Junker

Guests Present: No guests present.

Call to Order: Meeting called to order by Kimberly Rosas at 12:05 p.m.

Roll Call: A verbal roll call was conducted, and quorum was confirmed.

Approval of Minutes: M/S Roberson/Kinnally motion to approve Facilities and Sustainability Meeting Minutes from September 23, 2025.
Motion passed.

Open Forum: No members of the public were present for open forum.

Adoption of Agenda: M/S Roberson/Kinnally motioned to adopt October 21, 2025 agenda as presented.
Motion passed.

New Business

FS 05/26 SMSU Leases & Executive Summary (Informational, Del Rossi)

M/S Roberson/Chery; motion to move FS 05/26 to the last agenda item on the agenda.

FS 06/26 SMSU South HVAC Upgrades (Action, Roberson)

M/S Roberson/Dendukuri; motion to open FS 06/26 SMSU South HVAC Upgrades.

Mr. Roberson presented a proposal for comprehensive HVAC system upgrades in the Santos Manuel Student Union (SMSU) South building, which serves as a high-traffic hub for student life and engagement. The existing HVAC system, with air handlers dating back to 1993 and 2006, has exceeded its service life, leading to reduced efficiency, inconsistent temperature control, and increased maintenance needs. The proposed scope includes replacement of outdated air handling units (AHUs), installation of new controls and actuators, upgrades to the building management system (BMS), and testing and commissioning. Specific upgrades will be made to Air Handler Units 2 and 6, as well as the Makeup Air Unit, with corresponding VAV (Variable Air Volume) upgrades for Air Handler 2. The estimated project cost is over \$201,200 and will be covered by existing reserves budgeted for deferred maintenance. Roberson noted that the campus Facilities Management team will complete the work internally, as required by union and labor agreements, avoiding the formal bidding process typically triggered by projects over \$100,000. Clarification was provided that utilizing campus labor remains cost-effective and within policy, though this will be verified to ensure compliance. The committee reviewed HVAC coverage maps for SMSU South and discussed the impact of these systems on specific student services and administrative areas. Questions regarding contingency funding and future upgrade phases were addressed; an additional \$50,000 was budgeted as a buffer, and remaining air handlers will be prioritized in subsequent fiscal years. The committee expressed support for the project, recognizing its long-term benefit to building sustainability and occupant comfort, and proceeded to vote on the action item.

ROLL CALL VOTE: 4 - In-Favor 0 - Oppose 1-Abstain

Motion passed.

FS 07/25 Reimagining Our Walls: Communication, Art, and Engagement (Discussion, Rosas)

M/S Kinnally/Roberson; motion to open FS 07/25 Reimagining Our Walls: Communication, Art, and Engagement.

During the discussion on repurposing the blank wall near the SMSU Administration Office, committee members explored options to enhance student engagement and club visibility. A student representative proposed installing a whiteboard calendar for clubs and organizations to publicly promote their events at no cost. The idea received positive feedback, with others suggesting alternative designs such as bulletin boards or public display cases that align with SMSU branding and support both aesthetics and function. The conversation expanded to include potential for semi-permanent emblem displays, magnetic boards, and future collaborations with the art department and graphic design students to incorporate more personality into SMSU North's institutional appearance. Marketing and facilities staff noted existing plans and budgets for that wall but expressed openness to combining concepts. Additional details need to be sorted out such as who will be funding the project and who would be in charge of ensuring of upkeep, if needed. The committee agreed that the next steps would include developing design concepts in collaboration with students and staff, which would return as an action item for formal recommendation to the SMSU Board of Directors.

M/S Roberson/ Dendukuri ; motion to extend meeting time to 1:05pm.

Motion passed.

FS 05/26 SMSU Leases & Executive Summary (Informational, Del Rossi)

M/S Roberson/Chery; motion to open FS 05/26 SMSU Leases & Executive Summary.

Mr. Del Rossi provided an overview of the SMSU's leasing structure and cost allocation practices to clarify how space leases are managed within SMSU South and the broader university. He explained that SMSU operates as a 501(c)(3) nonprofit auxiliary and does not receive state funding, relying instead on Category II student fees and lease income from campus partners. Lease rates are established in accordance with Chancellor's Office guidelines and adjusted annually under the university's Cost Allocation Plan (CAP), ensuring consistency and transparency. Mr. Del Rossi noted that the initiative originated from questions raised by Academic Affairs during the Project Rebound lease process, prompting SMSU to prepare a summary for the Provost outlining lease rates, square footage, and methodology. He shared that leases under Student Affairs are being aligned for renewal in 2027–28 to streamline operations. The committee also discussed recent renewals, including those for the Undocumented Student Success Center and Title IX offices, and clarified that internal SMSU spaces such as the Affinity Centers and RecWell do not pay to occupy spaces.

Announcements

- No announcements.

Adjournment

Meeting adjourn meeting at 1:11 pm.

Motion passed unanimously.

Reviewed and respectfully submitted by:

Jocelyn Paz, Chair

Date