

RESOLUTION OF THE BOARD OF DIRECTORS AUTHORIZING CAPITAL INVESTMENT FOR DINING SERVICES – CAFÉ TORO EXPANSION

- WHEREAS,** the Foundation Board of Directors did not approve Resolution FY1920-06 in its presented state on April 28, 2020; and
- WHEREAS,** the Foundation Board of Directors asked that the resolution be revised and additional information be presented at an Ad Hoc meeting in order for the Board to make an informed decision on the matter of “Café Toro Expansion”; and
- WHEREAS,** Resolution FY1920-06B is a revised version of Resolution FY1920-06; and
- WHEREAS** the California State University, Dominguez Hills Foundation “Foundation” in order to meet the needs of its students, faculty, and staff has deemed it necessary to invest in the expansion of its dining services; and
- WHEREAS,** the Board approves Foundation to borrow \$1.5 million dollars from the Philanthropic Foundation for a loan term of 10 years with a 2.25% interest annual rate to fund a portion of this project; and
- WHEREAS,** terms and agreements set forth will be memorialized and documented in a formal contract between the Philanthropic Foundation and Foundation; and
- WHEREAS,** the funding of this project will be shared with the CSUDH auxiliary, Loker Student Union decreasing the original request to authorize a capital investment not to exceed three million dollars (\$3,000,000.00) to a capital investment not to exceed one million five hundred thousand dollars (\$1,500,000.); and
- WHEREAS,** the Trustees of the California State University will receive sealed bid proposals for the project known as Café Toro Expansion, Project Number 026-2019-001 (Design-Bid-Build); and
- WHEREAS,** construction is deemed to consist of demolition of partial interior walls, ceiling, and associated lighting, carpet, and existing buffet and equipment; and
- WHEREAS** new work includes refinishing of concrete floor, installation of owner furnished new food service equipment, installation of custom millwork service counter per drawings, and fixed seating; power and data and installation of owner-furnished TV and menu boards; and
- WHEREAS,** the exterior scope includes demolition of existing perimeter fencing and limited area of existing concrete and four (4) selected trees. Installation of new concrete pads to expand the concrete patio, new sidewalk, new landscaping, and limited grading, and new built-in seating and lighting; and
- WHEREAS,** all work will be completed in accordance with the plans and specifications prepared by Hammel, Green and Associates Architects; 1301 Colorado Avenue, Santa Monica, CA 90404; and
- WHEREAS,** the Board is being asked to authorize a capital investment not to exceed one million five hundred thousand dollars (\$1,500,000.).

THEREFORE, IN CONSIDERATION OF THE FOREGOING, IT IS RESOLVED AS FOLLOWS:

- RESOLVED,** that the Board of Directors of the Foundation recognizes the above recitals as true and correct and adopts them as findings of fact; and
- RESOLVED,** that the Board of Directors authorizes a capital investment not to exceed one million five

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hundred thousand dollars (\$1,500,000.) to complete the construction project known as “Café Toro Expansion, Project Number 026-2019-001 (Design-Bid-Build)”; and

RESOLVED, that the Board of Directors approves the transfer of funds from Foundation to the University, who will oversee this project; and

RESOLVED, that the CSU, Dominguez Hills Director of Facilities Planning, Design & Construction, Roshni Thomas will have oversight of this project; and

RESOLVED, that through a Business Agreement between Foundation and the University, the CSU, Dominguez Hills Director of Facilities Planning, Design & Construction will have the authority to approve invoices and payments within the scope of this project; and

RESOLVED, that the University will provide Foundation with invoices and receipts for all expenses incurred under this project; and

RESOLVED, that any unused funds from this project will be returned to Foundation within thirty (30) days of completion; and

RESOLVED, that the Executive Director is authorized to execute the necessary contracts and engage the appropriate personnel to effectuate this project and disburse the adequate funds; and

RESOLVED, that the Executive Director is hereby authorized to take any and all other action(s) necessary and appropriate for the effectuation of this resolution.

Resolution Adopted this 18th day of June 2020
(Action approved at BOD “Ad Hoc” meeting on May 14, 2020)


Roger von Ting (Jun 22, 2020 13:20 PDT)

Roger von Ting, Chair
Board of Directors
CSUDH Foundation


David Donell (Jun 22, 2020 13:59 PDT)

Attest: _____

David Donell, Vice Chair
Board of Directors
CSUDH Foundation