Space Cadets Meeting 3-20-16

Though Geoff couldn't make the meeting, he prepped an information sheet listing
rents & other costs, as was requested by Darren & others.  We want to thank him for
prepping that sheet, especially considering he missed the meeting because he was
sick.

- One early consideration was renting alternate space within Quelab, such as
Flynn's Arcade or Mission Control

- Three types of rentals were discussed:
  - A room
  - Storage Space (nook/cranny)
  - Bench or table

Some liked the idea of a stationary bench, while others like the idea of a mobile
bench

The following people have expressed interest in renting space at Quelab:
- Alice, for 1,000 sq. ft
- Aaron B., for a workbench
- Ben Cole, for  ~30 sq. ft
- Josh P., for ~20 sq. ft
- Darrel, for ~20 sq. ft
- Aryon Hopkins, for display space (room 1

There was agreement on:
- There would be different rental rates, open storage vs. a room
- Large amount of space may net a lower rate per sq. ft  (Aaron B. suggested
different rates for different places, upstairs storage $1/sq ft, first floor $2/sq
ft)
- It was suggested to charge $1.50/sq. ft for an approximate charge of $45 for
$45/month charge. At first we had 30 sq. ft (thus $45 a month) then Darrel/Aaron
came up with a finer calculation of a 4 x 6.5 ft space (for the fixed benches).
That came out to 27 sq. ft (except that should have been 26 sq. ft) at 40.5$ ( 26\*
1.5 = 39 respectively)
- Rental rate for the Annex office at roughly $1.82/sq. ft (assuming ~220sq ft) for
a charge of $400/month
- It was recommended to rent 1,000 sq. ft to Alice for a total of $700 a month,
her lease to run through November (the end of the current Quelab lease).  Further it was
proposed that it would include the Annex "hallway" & the North wall  (to have the
minimum impact) since she would be renting a third of the space.  Alice found these
suggestions favorable.
- JT asked if we are obliged with the requirement to make back the additional rent
of the annex via rentals within the space?
- Darrel will send an email to the Members' list asking if anyone is interested in
renting space or a bench?

Details on Bench rental suggestions:
- a mobile bench would be cheaper than a stationary bench
- A fixed bench rental would be the square footage of the bench as well as 4.5 feet
back or so out from the bench to allow for the person renting it - A mobile bench
would be pulled out from its 'parking spot' and be returned there at the end of the
day and thus a mobile bench space is only charged per sq. ft of the bench itself.
-A discussion on who would manage the rental space assuming this was approved by
the board. A rental officer was suggested (although the treasurer would be paid
directly still).

Other Topics (briefly) discussed, probably to be brought up in the next meeting:
- The door in room 1 and whether it should be locked or have a breaker bar, to make
it a valid exit for the building?
- While the fermentation fridge is okay on the east wall, and brewing storage there
somewhere as well, the actual brewing cannot take place there, as there is a need
for proper ventilation.  It was suggested to use the "Hood Room", since it has that
awesome vent hood.
- Geoff's suggestion of Silk screening also on that east wall was mentioned.  At
this point in the meeting I am not sure how much agreement there was (most people
wanted to leave), but I think we agreed that that usable, non-donation gear would
go on the East Wall. At the moment that is beer equipment and the Silk Screening
equipment.
- The donation zone - once purged & cleaned out - could be relocated to the west
wall & the north wall (outside the Annex office) (For the Alice Rental to occur this
would need to happen
- Darren suggested having a shelf unit in room 42, as the "up for grabs" shelf, for
donations that have been cleared by the Donations officer & okayed for any member
that wants them.

It was posited that the 3D printing room is insufficient and could be moved to the
Annex office, or expanded (perhaps combined with Mission Control by taking out a
wall?)

It was also agreed that the entry room (Room 42) could use sprucing up.  Gonner's
friend & fellow Quelab member Felicia is interested in doing so.

APPENDIX
Here is the info we were going off of:
Summary of Calculations Considered
Current area: 6590 sq. ft
Annex area: 2986 sq. ft
Total area: 9576 sq. ft

Current Monthly rent: $2080
Monthly rent till October 31: $2848
Monthly rent as of November 1: $2314
Monthly rent total by November 1, 2018: $2454

Additional osts:
Back Rent (for March): $827
(estimates below)
Electricity: 600 now ? 900 with annex
Water: 110 now ? 165 with annex
Gas: 75 now ? 150 with annex
Insurance: 92 now ? 108 with annex
Common Area Fee: 300 now ? 450 with annex

Total Cost Estimate of Current building (no annex): $3257 per month
Total Cost Estimate of monthly fees with annex: $4227 per month

Cost per sq. ft to add annex: $0.325 per sq. ft per month (at infinity)
Cost per sq. ft to add annex till October 31st: $0.457 per sq. ft per month