

Student Center

Student Center status

- New people in charge of the project have been selected:
 - The Board members responsible for the Student Center project are Noora Tanska (Community) and Emma Savela (Real Estate).
- Other people responsible for the project:
 - Secretary General, Financial Director and Real Estate Manager.
 - Pyry Huhtanen is also involved in the project during January and February.
- Next up:
 - Meeting with the different parties' financial committees (if all parties consider this sensible).
 - Meeting with Haahtela-yhtiöt in late January/early February.
 - Open workshop about the project plan and facilities program.
 - Zoning may be delayed.

Work stage	Processing body	Time	Year
Workshop concerning the project plan and facilities program Zoning completed	Open workshop	January	2018
Finalizing the project plan and facilities program Project plan completed	Board & Financial Committee Representative Council preliminary discussion TaKiVa	February	
	Working group		
	Board TaKiVa		
Decision on the furthering of the project and the start of the construction planning	Financial Committee Representative Council	February/March	
	Working group/Financial Committee		
Preparing and tendering the construction planning	Working group/Financial Committee	Spring	
Preparation and tendering completed	Working group/Financial Committee	August	
Preparing the proposal concerning the developer and designer	Board TaKiVa	September	
	Financial Committee		
	Working group/Financial Committee		
Construction planning Construction planning completed	Working group/Financial Committee	End of the year	
Preparing the construction decision	Working group/Financial Committee	Spring	
	Board		
	TaKiVa		
Construction decision to the Representative Council	Representative Council	Late spring	
Construction begins		Autumn	

Student Center vision (all parties)

- The Student Center is a meeting and hangout spot for students where all Aalto members have a reason to come to.
- The Student Center organizes student activities and business and festive activities supporting them, as well as other business activities carried out by students.
- Student-oriented activities and services should be the most important objective of the Student Center.
- In the planning, we should try to achieve modular and customizable solutions that can be modified when needed to accommodate the future needs of the parties, which may be new or altered from the present ones.

More information:

https://inside.ayy.fi/download/attachments/23986277/2017_25_L7.5_opiskelijakeskuksen_reunaehdot.pdf?version=1&modificationDate=1496996403000&api=v2

AYY's specific vision

- The Student Center acts as a builder of the community. The modifiability and versatility of the facilities are central to the entire project.
- All AYY members have a justifiable reason to make use of the Student Center's services.
- Members have versatile and customizable service facilities at their disposal, and granting members the right to use them for free can be a form of support for associations, for example.
- The facilities to be designed need to bring significant additional value to the current operations, but they must also remain modifiable for future needs.
 - The functionality and modifiability of the service points, in particular, is an important issue in terms of the efficiency of the facilities.
- High-quality and functional workspaces, as well as rooms for leisure time activities, are designed for AYY's volunteers. Some or all parts of this space can be located in facilities shared with the other parties or in connection with them, but the essential thing is that they serve the entire AYY volunteer field.
 - The facilities can also be used by regular members for project work.

What could the vision mean in practice?

- We tried to find answers for this through the project plan.
 - We failed.
- AYY's main focus: **The Student Center is a meeting and hangout spot for students where all Aalto members have a reason to come to.**
 - The current Central Office is not like this.
- What could be the reason for all AYY members to come to the Student Center?
 - We have tried to find this out in the workshops, but we may have not found the answer yet.
 - At least a student restaurant, café, bar.
 - However, this may not be enough.
- In addition, AYY wants to improve the functionality of its existing facilities
 - At present, more than 100 volunteers use a project space of ~ 40m² + 20m²
 - However, no comprehensive survey of volunteer needs has been made.
 - The current service facilities do not allow for a possible expansion or “innovative solutions”.
 - The Student Center could also have other student services in addition to those offered by AYY, TF and KY.

Do you want to continue the vision discussion?

- What could the continued discussion mean:
 - Reshaping the vision (clarifications, workshops)
 - Storifying the vision (done by the Office)
 - Something else?
- If we don't continue the vision discussion:
 - Thinking of how to implement the vision.

Alternative costs

- The annual maintenance costs for the existing premises are ~ 160,000 €.
- Every euro used for maintenance costs that exceeds the aforementioned budget must be covered by income from current operations or from rented apartments (which means that the facilities would need to be related to housing operations).
- Simplified numbers:
 - All invested money that exceeds the selling price of the Central Office will create an alternative cost.
 - E.g. AYY receives 2m € from the Central Office. The new Student Center will cost AYY 6m €. We could have used the 4m € for something else.
 - 4m € for apartments or other facilities.
 - 4m € investment, i.e. 120,000 € per year for ongoing activities (3% return of investment).
 - 1/8 of current membership fee income.

Student Center costs?

- How should we fund the maintenance costs of the Student Center?
 - Can the maintenance costs of AYY's office be higher than today?
 - If they can, we may find new functions (we will also look for synergy benefits).
 - If they cannot, we have to get everything new from the savings/services generated by the synergy.
- Can the maintenance costs of AYY's Office increase at the expense of other activities?
 - If they can, we have to find out where to cut our operations.
 - If they cannot, we should look for alternative financing activities.

List of the services and benefits that a “regular” member gets from this project

- What services or functions should the Student Center have?
 - For active members
 - For “regular” members
- How should we look into this?

What questions do you want answered in the next Representative Council meeting?