

Preconditions regarding the Student Center

This document outlines the preconditions and will regarding the joint construction project, the Student Center, of the Student Union of Aalto University (AYY), Aalto University Business Students (KY) and Teknologföreningen (TF), and records the Parties' aims on the project. The Parties referred to in the document mean AYY, KY and TF.

Organization of Work

Work Group. The group that oversees the advancement of the practicalities of the project. The group will have at the most three representatives from each Party. The representatives of the Parties in the Work Group will have the right to advance the practical matters regarding the project.

The Work Group will communicate openly amongst themselves. The Work Group will communicate to other parties through a single mediator (with one voice).

Guidance Group. The results of the preparations for the project shall always be taken to the Guidance Group, where Chairpersons or their representatives from the executive bodies of the Parties will be present. The task of the Guidance Group is to decide on mutual proposals for decisions.

Student Center and Vision

The Student Center is a place for students to meet and spend their time, a place which all Aalto people have a reason to visit. Student activities and supporting business and party activities will be hosted at the Student Center, along with other business activities conducted by students. The activities and services aimed towards the students must be the most important aim of the Student Center, so long as the Parties do not unanimously agree to change this aim.

The Student Center will be a long-term space for the members of TF, KY and AYY, and more broadly for the students of Aalto University. This should be taken into consideration when designing the building: the

design should be modular and flexible, so that it can adapt and change accordingly to serve the needs of the Parties in the future, which may be entirely new or which may change with the times.

The shared spaces of the Student Center should form a unified, diverse and comprehensive service entity.

Sharing the Costs Incurred from the Student Center Project

Costs incurred before the construction planning begins will be divided evenly between the Parties. The costs of later phases will be decided separately during the decisions regarding funding and construction.

The projected costs incurred before construction will be as follows:

1. Updating or drafting the spatial program: max. 5000€.
2. Competitive tendering to architect(s): max. 5000€.

The Work Group shall have the mandate to approve these costs. Other unexpected shared costs that are incurred before the construction planning begins must be approved by all Parties.

The principles of division of expenses for later phases are decided when the decisions on accepting the expenses are made. As a baseline, the Parties can use, for example, the planned ownership of the gross floor area in the completed Student Center for each Party, or some other division based on the expenses and their division.

Funding

All Parties should be able to conduct funding to cover their part of the construction costs, independent of other Parties. The Parties will communicate openly amongst themselves regarding funding.

Business Entity

The planned division of ownership and the planned business entity should enable the fulfillment of the preconditions drafted in this document. They should also enable the making of possible changes in the planned appearance and roles of the facilities. The company controlling the Student Center building and premises should be formed as a non-profit company. The redemption clauses should be drafted so that the requirements of possible external funding parties regarding the facilities of the Student Center and their use are fulfilled.

The principles of the company controlling the Student Center building and premises will be decided on before the construction planning begins.

Shared Facilities and Venues

The Parties aim to find synergies in combining overlapping facilities and functions of the Student Center. This can be made possible, for example, by spaces that are shared between all Parties. The planning and

ownership of facilities in shared and/or common use should be undertaken so that the dispensing of alcohol by TF is enabled according to the alcohol licensing legislation in effect at the time of dispensing.

The ownership, governance and use of shared spaces shall be agreed on before the construction planning begins.

Corporate Relations

The principles of corporate relations activities taking place in the Student Center will be agreed on by the Parties before the project is completed.

Façade and Yards

The decisions concerning the appearance and use of the façade of the Student Center (walls and roof) must be decided mutually by the Parties, independent of any external parties.

The Student Center should have yard space and possibly a terrace. The terrace should have a space which can be separated from the rest of the deck for the serving of alcoholic beverages for the TF student restaurant and for TF's other alcohol dispensing activities, in accordance with the alcohol legislation in effect at the time.

Noise caused by activities of the Parties both inside and outside the Student Center should be permitted, but the construction planning will take noise into consideration and aim to minimize its effects (both inside and outside).

Independently Owned Facilities

The Parties should have the freedom to govern and make changes to the facilities they own independently, without the consent of other Parties. Resource-intensive facilities, for example kitchens and bathroom spaces, are aimed to be constructed near each other when possible, considering the need for their use.

Building Plot

The Student Center plot should enable the other preconditions (like the yard and terrace) to be fulfilled.

Primarily, the plot should be owned jointly by the Parties or a company owned jointly by the Parties.

Alternatively, the Student Center can be built on a plot that the Parties have rented from an external party, but in this case the rental agreement should be drafted to be in effect for a very long time (50-100 years).

In this case, the party renting the plot cannot be a company where one of the Parties is a majority shareholder, or another entity where one of the Parties has a deciding position.

AYY's Preconditions

1. The Student Center acts as a builder of the community. The flexibility and multi-functionality of the facilities is in the center of the whole project.
 - i. Each AYY member has a reason to use the services of the Student Center, for example for the following purposes (but not limited to them):
 - Visiting the TF restaurant
 - Using the communal hangout facilities
 - Participating in activities organized in the party facilities
 - Using the volunteer spaces
 - Utilizing the versatile service desk
 - Utilizing shared facilities for events
 - ii. There are diverse and flexible facilities available for use for the members. The usage rights to these facilities can be granted as a form of the Association Grant, for example.
2. The Central Office of AYY and all current services will be moved to the new facilities inside the Student Center, designed to be cost-effective.
 - i. The current Central Office facilities must be re-utilized sensibly by a party from AYY's sphere of influence or outside of it.
3. The level of service of the Central Office will improve in the new facilities.
 - i. The facilities will be planned so that they will bring added value to current activities but can be flexibly changed to fit the needs of the future.
 - ii. The effectiveness and changeability of the service desks need to be taken seriously in terms of the effectiveness of the space.
4. Facilities for AYY volunteers, both for working and free time, will be designed to be a part of the Student Center. Some or all of these spaces can be shared between other parties or connected to them, but the essential thing is that they serve the whole volunteer base of AYY.
 - i. Facilities should be accessible 24 hours a day.
 - ii. Facilities can be used by regular members for projects.

5. If it is later possible to build student apartments to the immediate vicinity of the Student Center, the primary contractor will be AYY.

KY's Preconditions

1. The new facilities of business students in Otaniemi should support the requirements of business students, while also taking all students in the Aalto University into account.
2. The Student Center should include member facilities for KY and facilities for KY organizations, subject organizations and sections. The Student Center should include shared facilities for all volunteers of the Aalto community.
3. The current service level of KY activities must stay the same or improve.
4. KY should have its own facilities that KY can govern on its own without the consent of the other Parties. These facilities are comprised of the following:
 - a. *Member facilities*. KY should have facilities for its members, which should include at least:
 - Sauna facilities
 - Party facilities, including
 - A kitchen to enable cooking for parties (can be part of a larger entity)
 - Stage and backstage
 - Meeting spaces
 - Storage spaces and spaces for associations (building service technology must enable the maintenance of association spaces in the basement level)
 - Communal facilities
 - Office facilities
 - Facilities for the members' own associations
 - b. *Shared facilities*
 - Workshop (can be shared and/or communally governed with the other Parties, or governed by one of the Parties)
 - Practice rooms for orchestras/bands (can be shared and/or communally governed with the other Parties, or governed by one of the Parties)
 - Studio (photography/video recording opportunity, can be shared and/or communally governed with the other Parties, or governed by one of the Parties)
5. All facilities stated above should be accessible to members 24/7.

TF's Preconditions

1. TF should be able to operate as an open meeting spot at the Student Center by offering facilities and services that all Aalto people want to use. The current status and identity of TF should stay as it is or improve. In addition, the service level for members and member benefits should stay as they are or improve.
2. TF should have the possibility to practice business at the Student Center.
3. TF should have the sole right to commercially distribute alcohol and operate a restaurant at the Student Center. The rules and regulations, ownership and governance of the Student Center and/or the possible controlling company must be drafted so that TF has the prerequisites required to practice student restaurant, restaurant and party facility business (including alcohol dispensing) at the Student Center.
4. TF should have its own facilities that form an uniform entity and TF can govern on its own without the consent of the other Parties. All spaces owned partially or entirely by TF should be accessible to TF members 24/7. TF facilities would be comprised of:
 - i. *Facilities available for everyone.* TF should be able to act as an open meeting spot for everyone, and TF should be able to operate a student restaurant and a bar. TF should have,

for this purpose, at least a dining hall and a common banquet hall for TF's own needs and for rental purposes. The dining hall of the restaurant may operate as a banquet hall.

- ii. *Member facilities.* TF should have facilities for its members, consisting of at least
 - Communal facilities
 - Party facilities
 - Sauna and related facilities
 - Facilities for TF's members' associations and their events
 - Storage space
 - Practice rooms for orchestras must be present at the Student Center (can be shared and/or communally governed with the other Parties, or governed by one of the Parties)
 - Meeting spaces
 - Office spaces for the board, office, and TF business activities
 - Kitchen for the members
 - Workshop (unless it is organized elsewhere) (can be shared and/or communally governed with the other Parties, or governed by one of the Parties)
- iii. *Restaurant and business facilities.* The operation of the TF restaurant and other business activity (including the bar) should be made possible in the form of at least the following facilities:
 - The dining hall of the restaurant, kitchen and related facilities
 - Technical facilities pertaining to the operation of the banquet hall (lights, sound etc.)
 - Loading dock
 - Parking spaces near the Student Center for TF's restaurant, office and employees
 - Office and storage space for TF's businesses

Validity and Next Steps

These preconditions will come into effect as they are stated in this document as soon as KY's Representative Council, TF's Student nation assembly and AYY's Representative Council, meaning the highest decision-making bodies of the Parties, have accepted them as they are stated above. After this, these preconditions will be binding unless the Parties unanimously agree otherwise.

These preconditions are valid until further notice. If one Party drops out of the project, these preconditions will still stay in effect amongst the remaining Parties until new preconditions are drafted by the remaining

Parties. The Party dropping out is responsible for costs that have been incurred or that have been designated to them before they dropped out.

After the construction decisions have taken place and when forming the property company, things will be discussed in more detail, following these preconditions, unless unanimously agreed by all Parties. Before the fulfillment of the project, the Parties must draft all needed agreements in a manner that follows these preconditions.