



Union WELL Inc. Board of Directors Special Meeting

Wednesday, May 14, 2025

Zoom Meeting

Minutes

1. This meeting was called to order at 7:34am by Williams.
 - a. Present: Marisol Flores, Todd McComb, Christine Flowers, Aniesha Mitchell, Deborah Williams, Alina Nadeem, Bill Hébert Jr., Nikki Khamsouksay, Drew Harris
 - b. Also Present: Rina Chhong, Bill Olmsted, Jill Farrell, Andrew Reddish
2. Public Comment
 - a. None
3. New Business
 - a. Additional funding request for the event center space in The WELL
MSP: Mitchell, Hébert.
 - i. Olmsted reviews the additional funding request for the event center space in The WELL, explaining that code deficiencies were discovered by the Fire Marshal. Once the conditions were discovered, several weeks were spent with the Fire Marshal and the CSU Office of Fire Safety (OFS) to determine the best way to mitigate the conditions. The mitigation entails fireproofing for all the support structure that holds up the roof of The WELL and special fireproofing panels on the underside of the roof. McComb adds that in addition to the scope of the extra work, it will extend the completion date by approximately an additional 70 days. Olmsted continues, stating that the 2-7, the campus form that itemizes the costs of a project, has determined the additional funds needed amount to \$1.9 million. Included in this number is the cost to expedite the work, as the non-expedited schedule for the work would have put the completion date at mid-September which is past the goal of having the space turned back over to the students by the beginning of the Fall semester. Reserves in the TDU account as well as revenue from a higher than budgeted headcount can cover the requested amount, however in conversations with the University CFO, the University has agreed to contribute at least \$300,000 to this effort.
 - ii. Hébert asks, "I have two questions. The first question is, I know the Union WELL needs a specific reserve that cannot be touched, this does not go into those reserves?" Olmsted responds no. Hébert asks, "The second question is, this won't affect the ability to fund other current projects going on for students?" Olmsted responds that it won't affect any other project that has been approved as they have funds set aside to cover them. It may affect non-approved future projects, but won't affect approved projects nor any emergency funding needs.
 - iii. Flowers asks, "How much is the campus contributing to this project? Is it 100% coming out of the Union WELL, Inc. budget this Board controls? Did they contribute?" Olmsted responds that the auxiliary initially contributed \$5.2 million then approved an additional \$240-260,000. The rest is from campus.

McComb adds that campus contributed \$5.3 million with an additional \$800,000 from Athletics.

- iv. Daniel asks, "This is something you said was inherent to the building to begin with?" Olmsted responds yes. Daniel asks, "How was this not in the original design of the building?" McComb responds that the track was originally classified as a mezzanine. This mezzanine designation is now considered incorrect and the track is now classified as a 2nd floor. With this new classification, there is a requirement of 20ft between the floor and the ceiling and the track is 18ft, 7in below the ceiling. This causes the need to fireproof the ceiling.

b. University Union Redwood Room Architectural, Interior Design, and Engineering Services proposal **MSP: Daniel, Harris.**

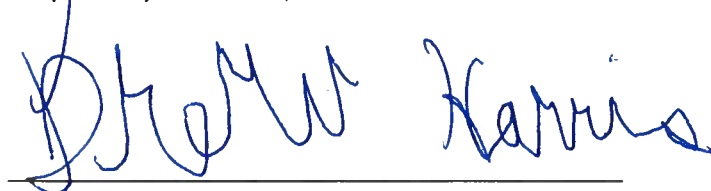
- i. Olmsted displays the TBU01 and TBU04 project list, explaining that this was previously the Redwood Room LED Update. While the project was in a holding pattern, formal plans from an architect were acquired and since the project was approved, infrastructure issues that need to be addressed arose. Lionakis has this project quoted at \$154,954. This proposal seeks to rename and reshape the project, from a lighting project to a full room update, and change the initial budget from \$150,000 to almost \$155,000.

c. 2024-25 Capital, Repair & Replacement, and Art Expenditures addition **MSP: Hébert, Nadeem.**


- i. Olmsted reviews the 2024–25 Capital, Repair & Replacement, and Art Expenditures addition, explaining that changes have come up since it was last presented. We were previously \$100,000 under budget but have added a few items: new AEDs were needed and a new water mitigation issue needed to be addressed. The issue was known about previously; however, it now needs to be addressed sooner than originally scheduled. Additionally, some supplies on the list were affected by price increases and tariffs. Some items have come under budget however, so there is no additional dollar asks and only price adjustments.

4. This meeting was adjourned at 8:03am.

Respectfully Submitted,



Authorized Signature



Date