



Union WELL, Inc. Board of Directors Special Meeting
Friday, May 23, 2025, 10:30am
Zoom Meeting

Minutes

1. The meeting was called to order at 10:35am by Olmsted

- a. Present: Drew Harris, Deborah Williams, Alina Nadeem
- b. Also Present: Bill Olmsted, Jill Farrell, Tori Butler

2. Public Comment: None

3. New Business:

- a. 2024–25 Capital, Repair & Replacement, and Art Expenditures addition: **(MSP: Nadeem, Harris)**
 - i. Olmsted discusses the proposed additions to the current year's project list. The first project involves installing privacy film on all windows and doors looking into the Gym Box on the first floor of The WELL, to prevent members inside the facility from viewing activities in the Event Center. The second project proposes adding padding to the retractable bleachers. Olmsted shares a photo of the bleachers in their folded position, which is how they will remain during informal recreation hours, to illustrate their close proximity to the court and the significant risk of injury they pose. The proposed padding would extend up to six feet high along both sides of the bleachers, covering a 92-foot span. The padding project does not yet have a confirmed cost but is currently estimated at \$50,000. The window film is estimated at \$3,100, bringing the total request to \$53,100.
 - 1. Williams asks where the padding will be stored when the bleachers are extended. Olmsted explains that the pads will be manufactured in sections, designed to attach to the bleachers using straps and Velcro. When the bleachers are deployed, the padding will be removed, placed on a cart, and stored in a new storage room being constructed behind the bleacher wall. He acknowledged that this will require an extra step during space transitions, but emphasized that the potential injury risk makes it a necessary precaution.
- b. 2025–26 Capital, Repair & Replacement, and Art Expenditures addition: **(MSP: Harris, Nadeem)**
 - i. Olmsted presents the updated project list for the upcoming fiscal year. While the net monetary change is just over \$8,000, he explains that the team took advantage of the opportunity to reclassify several existing projects into more appropriate categories. These changes are clearly highlighted and noted in the project list. Among the new additions is a proposal to install privacy film on the racquetball court located on The WELL's second floor, which currently features a glass wall facing the Event Center. The estimated cost for this project is \$3,100. Another addition addresses the rising costs associated with fitness equipment repair and replacement. Due to recent price increases driven by tariffs, the team

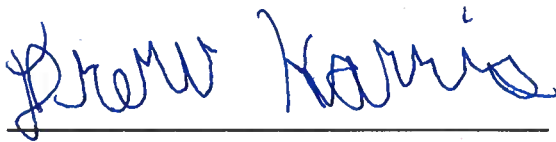
requests an additional \$5,500 to ensure continued upkeep of the facility's equipment. The total amount requested for the new projects is \$8,600, plus the project reclassifications.

c. TBU01 and TBU04 update: **(MSP: Nadeem, Williams)**

- i. Olmsted presents updates to the TBU01 project list. He explains that the air handler unit replacement for the University Union (UU), which was approved for the 2025–26 fiscal year, is now being moved into the current year's budget. This adjustment, previously approved by the board in April, enables the project to begin navigating the campus facilities process ahead of July 1. The change adds \$650,000 to the current fiscal year's expenditures. Additionally, Olmsted proposes renaming the UU carpet replacement project to "UU and WELL Flooring Replacement and Upgrades." The revision reflects flexibility in the project's scope, prompted by recent quotes for UU South flooring that came in lower than expected. The new title allows the available funds to support flooring needs in adjacent areas across both facilities.
- ii. Farrell points out an error in the date listed for the air handler replacement approval on Olmsted's slide. The date currently reads April 23, 2025, but should be corrected to May 23, 2025, to reflect the new presentation date.

4. The meeting was adjourned at 10:51am

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Nadeem Williams", written over a horizontal line.

Authorized Signature

A handwritten date in blue ink, "9/10/2023", written over a horizontal line.

Date