

Union WELL, Inc Board of Directors Meeting
Wednesday, February 12, 2025, 7:30am
Green and Gold Board Room, University Union, 3rd Floor

Minutes

1. **This meeting was called to order at 7:36am by Williams, Chairperson.**
 - a. Present: Drew Harris, Alina Nadeem, Deborah Williams, Marisol Flores, Nikki Khamsouksay, Aniesha Mitchell, Jennifer Harris, Bill Hébert, Christine Flowers
 - b. Also Present: Rina Chhong, Zenia LaPorte, Jill Farrell, Andrew Singletary, Andrew Reddish, Norma Sanchez, Bill Olmsted
2. **Public Comment**
 - a. No comment
3. **Consent Calendar: (MSP: Nadeem, Harris)**
 - a. Approval of Board of Directors Meeting Minutes – November 13, 2024
4. **New Business**
 - a. 2024–25 Capital, Repair & Replacement, and Art Expenditures additions:
(MSP: Flowers, Flores)
 - i. Olmsted reviews updates to 2024–25 Capital, Repair & Replacement, and Art Expenditures document. Items that have cost changes, and are being requested for approval, are annotated with a highlighted number 6; and total \$118, 073.
 1. Harris asks about the racquetball floor conversion? Reddish responds that since the four existing racquetball courts are often underutilized, this project will convert one to be used as an additional workout space.
 2. Khamsouksay requests clarification on whether or not the equipment within the space will be fixed in place.
 3. Reddish responds no, the space is intended to be multi-use and flexible, allowing it to evolve as trends change or as items need to be repaired
 - b. UU HVAC Modernization Project Funding Increase: **(MSP: Harris, Nadeem)**
 - i. Olmsted presents an overview of the project. Feasibility studies and investigations are complete but the project has not yet started. This funding increase is to cover the cost increases that come with delays as well as to address needs that were not identified in the initial studies. This includes the addition of three air handler units, design work for those air handler units, duct work, and hydronic tie-ins. The project initially cost \$4.8M and with the added costs of \$2.1M, will total \$6.9M. Olmsted reviews the updated reserve and fund levels and how funds from different funding accounts will be reallocated to cover the proposed funding increase.
 1. Harris comments that she has spent significant time with Olmsted and Farrell to understand the fund balance. She explains that the board regularly approves funds to be set aside for projects, allowing flexibility for emergencies that may arise.

2. Flowers requests clarification on the source of this funding in light of what is happening with budgets on campus. Harris clarifies that the funding source is from student fees and not from State dollars.
 3. Mitchell asks if we expect project to be complete by fall 2026? Olmsted responds no, adding that the project will be completed in phases, perhaps three depending on when project starts. Another factor is long lead items for large equipment such as air handlers.
- c. UU West Restroom Project Funding Increase: **(MSP: Harris, Flowers)**
- i. Olmsted reviews the list of items that encompass the need for the project funding increase. These items total an additional \$608K, adding to a new total project cost of \$3.1M.
 1. Harris asks how do you balance wants and need? What is the thought process for deciding? Olmsted responds that every week, there is a meeting with the contractor to discuss concerns as they come up and how to address them. Olmsted adds that it is important to address as many of these items now so they do not become bigger issues, and costlier projects, at a later date.
 2. Harris adds that it is normal for large renovations to encounter unforeseen conditions, explaining that she has been involved with many like projects in the past and every one had encountered similar conditions that needed to be addressed.
- d. TBU01 and TBU04 General Updates: Information
- i. Olmsted reviews the entire list of approved TBU01 and 04 projects and gives a status update on each.
- e. The WELL Building Hours for 2025-26: **(MSP: Nadeem, Harris)**
- i. Reddish reviews the proposed building hours document. He states that The WELL has strong operational hours compared to other recreational facilities.
 1. Mitchell asks what are the staff appreciation dates TBD? Reddish responds that The WELL will close early one day in the Fall for a staff appreciation event for all student employees to attend. The date has not yet been identified.
 2. Harris asks what sort of feedback do you get from students that utilize The WELL? Reddish responds that from speaking with students as well as from check in counts, folks prefer to work out earlier in the day. The first hours of opening are busier than the last two of each day. Harris comments that she sees and appreciates the consideration of student feedback. Flowers adds that she has re-started her WELL membership and echoes the appreciation of clientele feedback consideration.
5. Reports and Comments
- a. Board Members
 - i. Harris announces her retirement on February 28. Flowers asks who is going to be her replacement? Harris responds that the campus has hired Natalie Daniel.

b. Executive Director: Olmsted

- i. Olmsted gives updates on the event center project, including a presentation of progress photos and renderings. Flowers asks if the floor will be changed when the space is being used for games? Olmsted responds no. Olmsted gives updates on the north field project, which continues to be in a budgetary stand still. Efforts are underway to scale the project down to meet the base needs of the programs that use it, with the funds currently allocated.

c. Facilities & IT: Singletary

- i. Singletary gives updates to Facilities & IT matters, including the ongoing search for building maintenance specialists, the scheduling of the Union roofing project to summer when there is less rain, and completing punch list items for Habit Burger. He states they are coordinating with the campus flooring contractor to finish the carpet project before their contract with campus ends.

d. University Union: Sanchez

- i. Sanchez reviews Union updates. The Relaxation Station is booming, serving 980 students since the beginning of the semester despite two massage chairs out of commission. Since the start of school, there have been 208 new users of the refrigerated lockers, many of which use the lockers to store fresh food obtained from the food pantry. The Games Room has seen high activity since it became free for students with 1,276 billiards users, 802 gaming console users, and 220 table tennis users. Event Services has had 539 meetings/events in the building and has 2,004 semester reservations so far with more coming in daily.

e. The WELL: Reddish

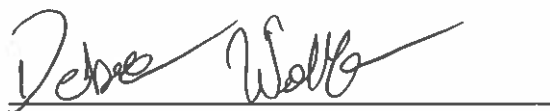
- i. Reddish encourages the board to refer students who may be stressed or are interested in learning a new skill to go to The WELL.

f. Marketing: LaPorte

- i. LaPorte gives highlights from UNIQUE Programs, including two sessions of Silent Disco with 200 attendees each and the Cornel West lecture with just over 1,200 in attendance. Planning is in progress for Apollo Night, a traditional college event and talent showcase that is currently accepting applicants. Sign-ups for the Sac State 5K have reached 626 so far. Efforts are underway to rekindle marketing collaborations with Hornet Commons to encourage resident involvement in events.

6. This meeting was adjourned at 9:04am.

Respectfully Submitted:



Authorized Signature



Date