Union WELL, Inc. Board of Directors Meeting
Wednesday, September 9, 2026, 7:30am
Terrace Suite, 2nd floor, The WELL

Agenda

1. **Call to Order, 7:30 am**

2. **Public Comment**

3. **Introductions**

4. **Consent Calendar: Action Requested**
   a. Approval of the Joint Advisory Group/Budget & Finance Committee Meeting Minutes — April 15, 2026
   b. Approval of Board of Directors Meeting Minutes — April 22, 2026
   c. Approval of Board of Directors Special Meeting Minutes — April 29, 2026
   d. Approval of Board of Directors Executive Committee Meeting Minutes — May 5, 2026
   e. Approval of Board of Directors Executive Committee Meeting Minutes — June 24, 2026
   f. Approval of the Union WELL, Inc. Audit Committee Meeting Minutes — September 2, 2025

5. **Audit Presentation:** CLA (CliftonLarsonAllen LLP)
   a. Acceptance of 2025–26 Audit: **Action Requested**

6. **New Business:**
   a. 2026–27 Capital, Repair & Replacement, and Art Expenditures additions/changes: **Action Requested**
   b. 2026–27 TBU01 and TBU04 additions/changes: **Action Requested**
   c. Appointment of Legal Counsel for 2026–27, Resolution 26-02: **Action Requested**
   d. Quarterly LAIF Update: **Information**
   e. Selection of Vice Chair: **Action Requested**
   f. Committee and Advisory Group Charges: **Information**
   g. Meeting Dates for 2026–27: **Information**

7. **Reports and Comments**
   a. Board Members
   b. Executive Director: Olmsted
   c. Facilities and I.T.: Singletary
   d. University Union: Sanchez
   e. Marketing: LaPorte
   f. The WELL: Reddish
   g. Event Services: Wood

8. **Adjournment**

Union WELL, Inc.
Budget and Finance Committee,
University Union Advisory Group
The WELL Advisory Group
Joint Meeting
April 15, 2026
The WELL Terrace Suite, 7:30am

Minutes

1. **Call to Order: 7:38am, Nadeem**
    a. Present: Wayne Linklater, Brieann Howard, Kendall Newman, Drew Harris, Rene Nevarez, Sevinch Nigmadjanova, Alina Nadeem, Elena Larson, Deborah Williams, Laurie Pittman, Edyyt Mauricio, Zuhaib Saleem
    b. Also Present: Rina Chhong, Bill Olmsted, Jill Farrell, Andrew Reddish, Norma Sanchez, Kizzy Whitfield, Jessica Swart, Amy Jacobsen, Erica Wood, Fatima Mauricio
2. **Public Comment**
    a. None
3. **2026-27 Budget:**
    a. Olmsted reviews the proposed 2026–27 Budget which is broken down into four parts: the operating budget, the TBU01 and TBU04 expenditures list, the long-range plan, and reserve and fund levels. Each part will be approved individually.
        i. 2026-27 Operating Budget, Including Capital, Repair and Replacement, and Art Expenditures **MSP: Harris, Saleem**
            1. Olmsted reviews the 2026–27 Operating budget, which includes the Capital, Repair and Replacement, and Art expenditures list. The largest revenue item is the return of surplus amount which is the mandatory student (Union) fee collected when the students register each semester. During budgeting, the portion of return of surplus to use for the year's operating budget is determined and requested to the University. Historically, the biggest driver of variance year-to-year in the budgeting process is wages and benefits. Of the $1.7 million budget to budget variance, wages and benefits represent $1.2 million. Increases in wages and benefits also cause an increase in the UEI fee for contracted payroll and HR services. Olmsted also points out that several account categories that were previously for individual campus cost allocation categories have been zeroed out and replaced with one single account now that cost allocation are combined into a single number. Olmsted reviews the Capital, Repair and Replacement, and Art portion of the budget. He further explains that the 70 designations are for new items while the 80 designations are for items already owned but that need to be repaired or replaced. Linklater asks, "What is data equipment on this list?" Olmsted responds that it encompasses all workstations and digital signage displays in both buildings. He explains that there is a percentage of workstation refresh every year which is staggered to not have a too large of an increase in any given year. Overall, revenue is projected to total $22,514,028 and expenditures are projected to total $22,277,111.

ii. 2026-27 TBU01 and TBU04 Expenditures **MSP: Newman, Howard**
   1. Olmsted reviews the 2026–27 TBU01 and TBU04 expenditures, which are the larger capital projects within the organization. He goes through the additions in both account categories (TBU01 & TBU04) and also gives updates on a few other projects which were previously placed on the list. Lower on the list are projects that have previously been approved but have been delayed due to various reasons such are scheduling issues, contractor issues, or changes in priority.

iii. 2026-27 Long Range Plan **MSP: Nevarez, Larson**
   1. Olmsted reviews the 2026-27 long range plan. "Above the line" represents the revenue fund which is where money from campus comes in. As the budget is determined, that amount is transferred "below the line" and is available to fund things done on the local level, i.e. funding for the auxiliary's operating budget. At the bottom of the long-range plan is the debt coverage ratio which, by CSU policy, must be at 1.1 or higher. It is currently at 1.8.

iv. 2026-27 Reserve and Fund Levels **MSP: Newman, Harris**
   1. Olmsted reviews the projected 2026-27 reserve and fund levels and explains the different funds, what they are for, and how they function. He also makes the correlation to the policy which governs to what level certain funds need to be funded.

4. Adjournment: 8:48am

Respectfully submitted,

Authorized Signature ____________________ Date ____________

Union WELL, Inc. Board of Directors Meeting
Wednesday, April 22, 2026, 7:30am
Green and Gold Boardroom, University Union, 3rd Floor

Minutes

1. **Call to Order, 7:41am, Harris**
   a. Present: Deborah Williams, Drew Harris, Nneka Omekam, Christine Flowers, Alina Nadeem, Natalie Daniel, Lisset Cruz, Gabriel Conejo Gallegos
   b. Also Present: Rina Chhong, Bill Olmsted, Jill Farrell, Erica Wood, Norma Sanchez, Zenia LaPorte, Andrew Reddish, Andrew Singletary
2. **Public Comment**
   a. None
3. **Consent Calendar: Action Requested**
   a. Approval of Board of Directors Meeting Minutes – March 11, 2026 **MSP: Conejo Gallegos, Nadeem**
4. **New Business:**
   a. 2025–26 Capital, Repair & Replacement, and Art Expenditures changes: **Information**
      i. Olmsted reviews the 2025–26 Capital, Repair & Replacement, and Art Expenditures changes which is overall $16,000 under budget, despite additions, due to the final pricing on multiple items coming in lower than originally estimated.
   b. Banking and Signatory Policy: **MSP: Omekam, Conejo Gallegos**
      i. Olmsted reviews the Banking and Signatory Policy change which adds the Director of Event Services as an authorized signer for the organization.
   c. 2026–27 Budget:
      i. Olmsted explains the 2026–27 Budget will be presented in four parts and approved in four separate motions.
         1. 2026–27 Operating Budget, Including Capital, Repair and Replacement, and Art Expenditures **MSP: Conejo Gallegos, Nadeem**
            a. Olmsted reviews the 2026–27 Operating Budget, including Capital, Repair and Replacement, and Art Expenditures. The first page is the executive summary which is divided into projected revenue and projected expenses with each containing the current year's budget juxtaposed with the proposed budget for 2026–27 and variance notes. The second page is a detailed look at expenditures which show projected increases in areas such as insurance, program supplies, and wages. Previous account codes for cost allocation have been zeroed out for the upcoming year due to the consolidation of cost allocation into a new, singular account. The last section is the listing of Capital, Repair and Replacement, and Art Expenditures. Overall, revenue is projected to total $22,514,028 and expenditures are projected to total $22,277,111 for 2026–27.

        2. 2026–27 TBU01 and TBU04 Expenditures **MSP: Conejo Gallegos, Daniel**
            a. Olmsted reviews the 2026–27 TBU01 and TBU04 Expenditures which contains new project additions as well as older projects in various stages which have yet to be completed. The new addition to the TBU01 list is the WELL HVAC boiler. New additions to the TBU04 list are ongoing roof repairs, a sump pump replacement feasibility study, the skylight construction, and an additional foot washing station in the Union due to increased need and student input.
        3. 2026–27 Long Range Plan **MSP: Conejo Gallegos, Omekam**
            a. Olmsted reviews the 2026–27 Long Range Plan, explaining the document structure and how to read it using the guide provided. This document now includes a new section that shows the debt coverage ratio calculation. As an auxiliary, the organization is required to maintain at least a 1.1 ratio of debt coverage. Olmsted adds that this form was not created by the organization but rather one used by the CSU system.
        4. 2026–27 Reserve and Fund Level **MSP: Conejo Gallegos, Daniel**
            a. Olmsted reviews the proposed 2026–27 Reserve and Fund Level amounts along with the policy requiring the organization to always maintain at least six months of operating costs and one year of debt coverage in reserve. Available undesignated reserves represents the adjusted amount after removing the policy-required amount and any other obligations. These reserves are used to fund operations under unforeseen circumstances such as lowered enrollment, cost allocation changes, etc.
    d. 2026–27 Proposed Annual Corporate Project List: **MSP: Conejo Gallegos, Omekam**
        i. Olmsted presents the 2026–27 Proposed Annual Corporate Project List which has not been altered since it was initially presented at the March meeting for the Board's consideration.
    e. Election of the 2026–27 Board of Directors Chairperson: **MSP: Conejo Gallegos, Nadeem**
        i. Olmsted explains the composition of the Executive Committee: the Chairperson, the Vice Chair, and the Secretary Treasurer; the latter two are typically seated in September. Olmsted then calls for nominations. Harris nominates Nadeem and Nadeem accepts the nomination. Gallegos nominates Cruz and Cruz accepts the nomination. After a vote by the remaining Board members, Harris announces Cruz as the new Board of Directors Chairperson for the 2026–27 academic year.
    f. Delegation of Authority to the Executive Committee: **MSP: Conejo Gallegos, Omekam**
        i. Olmsted explains this action item is to acknowledge the delegation authority to the Executive Committee to act on behalf of the Board during the summer until it reconvenes in the fall.

5. Reports and Comments
    a. Board Members
        i. Flowers announces a press release facilitated by herself and her students about environmental happenings on campus which includes The WELL's garden. Harris and Gallegos express appreciation for serving on this board.

b. Executive Director: Olmsted
   i. Olmsted announces a special meeting due to a concern that has recently come up and needs to be resolved within the next 10 days. He explains that information on the concern is not yet presentable, but it will be announced before the meeting. Due to time constraints, Olmsted forgoes Director report presentations but states they are included in the meeting documents.

6. Adjournment, 9:10am

Respectfully Submitted,

______________________________________ ____________________

Authorized Signature Date

Union WELL, Inc. Board of Directors – Special Meeting
Wednesday, April 29, 2026
Zoom Meeting

Minutes

1. **Call to Order, 7:32am, Harris**
    a. Present: Christine Flowers, Drew Harris, Deborah Williams, Gabriel Conejo Gallegos, Lisset Cruz, Bill Hebert, Nikki Khamsouksay, Aniesha Mitchell, Nneka Omekam
    b. Also Present: Bill Olmsted, Rina Chhong, Jill Farrell, Zenia LaPorte, Erica Wood, Norma Sanchez, Andrew Singletary, Andrew Reddish
2. **Public Comment**
    a. **None**
3. **New Business:**
    a. Funding Request for Auxiliary Cost Allocation Support: **MSP: Omekam, Conejo Gallegos**
        i. Olmsted reviews the funding request for auxiliary cost allocation support to University Enterprises, Inc. (UEI). In response to audit findings in 2025, the University was tasked with altering their method for cost allocation, which is how the University recovers funds from auxiliaries for campus-provided services. Using the new methodology, UEI was originally allocated $4.8 million and Union WELL, Inc. (UWI) $1.5 million in cost allocation due to the University. However, after a period of review and feedback from the auxiliaries, the amounts decreased to $4.1 million and $1.275 million, respectively. The new methodology uses a percentage calculation based on the total expenditures for each auxiliary. The cost allocation UEI paid in the fall was based on a calculation of expenditures for the 2024–25 fiscal year which from audited financial statements was $51 million. For fiscal year 2024–25, UWI's expenses for salary and benefits was $10.2 million. UEI and UWI have a MOU that UEI will provide payroll and HR services to UWI and UWI will reimburse the amount for salary and benefits for its staff, plus a fee. Due to this arrangement, the $10.2 million figure was included in both UWI and UEI's expenditures that was used to calculate cost allocation. UEI requested the University to reduce their calculated cost allocation by 19.9%, a reduction of $815,900.00, for a new total of $3.2 million, removing what was seen as a duplication in expense. The University denied this request, so the UEI Board of Directors is now asking UWI to share responsibility of paying this amount, a total of $407,950, since it is directly related to UWI's personnel costs. UWI currently has undesignated reserves which are meant to cover various known and unknown expenditures such as cost allocation increases, however this decision could only be authorized by the UWI Board of Directors. Cost allocation for the first year with the new methodology is higher due to the University's need to recover monies from previous years and is projected to decrease next year.

Omekam asks, “When you said the University denied the request, do you know the reason why?” Olmsted responds that from his understanding, the review and feedback period had passed, and campus had already determined their budget with the calculated figures. Olmsted explains that if approved, this expense would take place in the current fiscal year, and documentation would be drafted to request UWI not be penalized with the next year’s calculation for cost allocation which is based on expenditures.

4. Adjournment, 8:03am

Respectfully submitted,

Authorized Signature | Date

Union WELL, Inc. Executive Committee Meeting
Wednesday, May 6, 2026, 10am
Zoom Meeting ID: 889 3452 3077

Minutes

1. **Call To Order, 10:33am, Harris**
    a. Present: Drew Harris, Aniesha Mitchell, Amaka Okam
    b. Also Present: Bill Olmsted, Rina Chhong, Jill Farrell
2. **Public Comment**
    a. **None**
3. **New Business:**
    a. Authorizing Resolution for 2025-26, Resolution 26-01: **MSP: Mitchell, Okam**
        i. Olmsted reviews Resolution 26-01. At the previous Board meeting, a policy change was approved that added a new position to the list of signatories, but an accompanying resolution was not presented, acknowledging the new Director of Event Services position as an authorized signatory for the organization.
    b. AORMA Programs Participation Agreement, Resolution 26-02: **MSP: Mitchell, Okam**
        i. Olmsted reviews Resolution 26-02. AORMA is part of a group within the CSU that provides insurance and risk management services for all CSU auxiliaries. A participation agreement is now being renewed annually, along with a request that a resolution be also be passed annually acknowledging participation of the AORMA program.
    c. WELL DXAC System Replacement (TBU01) Project Funding Increase: **MSP: Mitchell, Okam**
        i. Olmsted reviews the funding increase request. The WELL DXAC System Replacement Project is the last item on the TBU01 list and currently has a placeholder budget amount of $525,000 as additional campus charges are determined. The total amount has been ascertained as $641,500.00, an increase of $116,500 and includes all soft costs and project management fees. Mitchell asks, "Is there any possibility that this cost goes up? Or is this the final cost?" Olmsted responds that it is always possible, however the project was recently sent to the contractors for pricing, so this cost is current. He explains that costs usually increase as projects are placed on hold.
4. **Adjournment, 10:41am.**

Respectfully submitted,

Authorized Signature   Date

Union WELL, Inc. Executive Committee Meeting
Wednesday, June 24, 2026
Zoom Meeting ID: 832 8429 4553

Minutes

1. **Call to Order: 8:03am, Cruz**
   a. Present: Lisset Cruz, Aniesha Mitchell, Alina Nadeem
   b. Also Present: Bill Olmsted, Rina Chhong
2. **Public Comment**
   a. None
3. **New Business**
   a. 2026-27 Capital, Repair & Replacement, and Art Expenditures Changes/Additions
   MSP: Nadeem, Mitchell
      i. Olmsted reviews the 2026-27 Capital, Repair & Replacement, and Art Expenditures Changes/Additions which include carpet, rewiring, and network access for the Summit room and California Suite remodel, rewiring and network access for the new WELL EGYM equipment, a projector replacement for The WELL Feather studio, and increased pricing of the task chairs in the University Union lounge areas. These changes/additions total to $66,272. Olmsted states that there is a projected savings from the purchasing of existing 2025–26 Capital, Repair & Replacement items which will nearly offset the amount of the requested increases. Also, any carry over items from that list will push to the 2026–27 list and will be presented to the Board in early Fall.
4. **Adjournment: 8:08am**

Respectfully submitted,

Authorized Signature ____________________ Date ____________________

Union WELL, Inc. Audit Committee Meeting
Wednesday September 2, 2026, 7:30am
Zoom Meeting ID: 844 8559 6206

Minutes

1. **Call to Order, 7:33am, Saleem (Chairperson)**
   a. Present: Zuhaib Saleem, Victor Serrano, Hahn Hua, Milaana McClanahan, and Nicole Barksdale
   b. Also Present: Jill Farrell, Bill Olmsted, Amy Jacobsen, Riley Thoreson (CLA), Garrett Johnson (CLA), Liezl Malabanan (CLA), and Michael Eldridge (ASI)

2. **Welcome and Introductions**

3. **Conflict of Interest Forms: Information**
   a. Farrell explains the purpose of the conflict of interest forms and acknowledges that all were signed.

4. **Audit Presentation: CLA (CliftonLarsonAllen LLP)**
   a. Johnson begins by introducing the scope of the audit process and that the presentation will consist of a report on the organization's financial statements, a corresponding internal control or management letter which typically consists of recommendations that CLA can see as they do their testing and internal controls walkthroughs, along with required governance communications letter.
   b. Malabanan states that CLA is issuing a clean opinion on the financial statements but goes on to clarify one item which is listed as a material weakness. This item has to do with how there is an error in the classification of the organization's LAIF investment. Historically, it was presented as cash versus investments, but in the current year, CLA proposes to reclassify it to investments. This will now align better with the University and the CSU system who uses a similar classification.
   c. Eldridge and Olmsted both clarify that the proposed change does not affect assets or management's access to those assets, but rather it's the representation of those assets going from the cash line on the balance sheet down to the investments.
   d. Serrano asks how long has it been classified as a cash equivalent?
      i. Eldridge responds that it's been about 15 years. The auditors at the time, MGO, changed it from cash and investments to cash equivalent.
   e. Malabanan moves on to discuss IT recommendations, which due to the current IT environment, needs to be incorporated as part of the audit. These recommendations include best practices around data storage as well as backup and penetration testing.
   f. Johnson finishes the presentation on the financial statement highlights and the next step in engagement finalization leading to Board of Directors approval. Johnson asks if any questions.
      i. Hua asks about the amount listed for contributions and grants in 2026 ($1,500) and why it was higher in the previous year.
      ii. Farrell replies that it has to do with the 5K fun run, and the qualified sponsorships. She states that the 2026 amount is less due to not having the 5K this year, thus a lower sponsorship number.

5. **Recommendation of the 2025–2026 Audit —** MSP: Serrano, Barksdale

6. **Meeting Adjourned at 8:02am**

2026–2027 Capital, Repair & Replacement, and Art Expenditures

Union WELL, Inc. directly controls these funds as part of the operating budget. Shown as line item in Executive Summary

70 = Capital (New)		Budget	Change/Add	
1-5210-70-8000	Secure Storage Shelving	$5,000		
1-5210-70-8000	UU 2nd floor balcony privacy panels	$40,000		
1-5210-70-8000	New furniture for UU Summit and California Suites	$125,000	($125,000)	2 — Reclassed to 2-5210-80-8000
1-5210-70-8000	GR gaming desks and chairs	$17,500	$214	2 — increase
1-5210-70-8000	Focal point for 2002 (Felt Wall Art 9ftx28ft)	$8,500		
1-5210-70-8000	8 (2 banks of 4) additional cold storage lockers to UU	$11,500		
1-5210-70-8000	Additional Scooter rack (South Side)	$10,000.00		
1-5210-70-8000	Union South Dock Additional Dock Leveler		$22,841	2 — Carry over 2025–26
	(Furniture/Fixtures/Equip) **Total 1-5210-70-8000**	**$217,500**	**($101,945)**	
1-5220-70-8000				
1-5220-70-8000				
	(Leasehold Improvements) **Total 1-5220-70-8000**	**$0**	**$0**	
1-5230-70-8000	New Blue Evolution Steam Hero (custodial equipment)	$6,000.00	($394)	2 — decrease
1-5230-70-8000	AP 100/50M Wet/Dry Vacuum K'Archer	$7,500.00	($424)	2 — decrease
	(Minor Equipment) **Total 1-5230-70-8000**	**$13,500**	**($818)**	
1-5250-70-8000	SNMP-based monitoring system	$12,000		
1-5250-70-8000	Install Hinde (5) Wireless Mic System	$5,000	$8,000	2 — Bill approved 8-4-26 to 5 microphones
1-5250-70-8000	Projectors Orchard 1, Orchard 2 & Walnut Rooms ($3k per space for infrastructure)	$40,000		
1-5250-70-8000	Built-in Sound for Valley Suite (no Lobby or Summit)	$30,000		
1-5250-70-8000	Games Room Gaming Computers (6 x $4K)	$24,000		
1-5250-70-8000	Data infrastructure for Games Room computers ($750 x 6)	$5,500	$1,699	2 — Bill approved 8-25-26
	(Data Equip) **Total 1-5250-70-8000**	**$116,500**	**$9,699**	
	Grand Total Capital (70)	**$347,500**	**($93,064)**	

80 = Repair & Replacement, Art		Budget	Change/Add	
2-5210-80-8000	Fitness Equipment Repair and Replace	$204,300	$11,121	2— Bill ok on invoice 8-24-26
2-5210-80-8000	Replace Redwood Staging - Dual Height Stages	$20,000		
2-5210-80-8000	UU Task Chairs for student lounges for all 3 floors (195 count)	$81,990	$16,757	1 — Exec Comm 6-24-26
2-5210-80-8000	Reupholster Cube chairs lounge furniture (20)	$30,000		
2-5210-80-8000	Replace a massage chairs (2 X $8k)	$16,000		
2-5210-80-8000	Replace gaming console chairs (8 min depending on esports set-up)	$20,000		
2-5210-80-8000	Climbing mat replacement (partial)	$20,000		
2-5210-80-8000	UU Redwood Mechanical Domestic Water Pump Replacement		$23,810	2 — Carry over 2025–26
2-5210-80-8000	New furniture for UU Summit and California Suites		$125,000	2 — Reclassed from 1-5210-70-8000
2-5210-80-8000	Furniture for WELL Business Office Reconfiguration		$30,000	2 — BOD 9-9-26
	(Furniture/Fixtures/Equip) **Total 1-5210-80-8000**	**$392,290**	**$206,688**	
2-5220-80-8000	Union Waterproofing, 2nd Flr green above Round Table	$40,000		
2-5220-80-8000	Panda Express Flooring Replacement	$100,000		
2-5220-80-8000	Cardio suite electrical modifications	$10,000		
2-5220-80-8000	Hinde Lighting Upgrades		$98,184	2 — Carry over $50,000 2025–26 + increase $48,184 BOD 9-9-26
2-5220-80-8000	UU Lobby Suite Floor Refinish		$10,765	2 — Bill approved 7-22-26
2-5220-80-8000	Carpet Replacement, UU Summit and California Suites (D & D Flooring)		$21,295	1,2 — Exec Comm 6-24 $28,000. Decrease ($6,704.96)
2-5220-80-8000	UU Telecom Room (T1000) Ductless Condenser Heat Pump		$23,934	2 — Bill gave emergency authorization 8-27-26
2-5220-80-8000	UU Electrical Room 0002 Split System Replacement		$24,969	2 — BOD 9-9-26
2-5220-80-8000	UU Electrical Room(s) 1008/1009 Split System Replacement		$23,777	2 — BOD 9-9-26
2-5220-80-8000	UU Basement: 2", 3", 4" Overhead Cast Iron Pipe Replacement		$97,137	2 — BOD 9-9-26
	(Leasehold Improvements) **Total 2-5220-80-8000**	**$150,000**	**$300,061**	
2-5230-80-8000	Replace evac chair 3rd floor UU South	$3,500		
2-5230-80-8000	AED Replacements (4 x $3K)	$12,000		
	(Minor Equipment) **Total 2-5230-80-8000**	**$15,500**	**$0**	
3-5240-80-8000	Art Fund & Student Purchase Awards	$5,000		
	(Art) **Total 3-5240-80-8000**	**$5,000**	**$0**	
2-5250-80-8000	Workstation Refresh	$107,000		
2-5250-80-8000	Conference Room Digital Signage Refresh	$19,600		
2-5250-80-8000	Camera Refresh (3/3 Hikvision to Axis)	$90,300		
2-5250-80-8000	Asset Watcher Replacement	$7,000	($7,000)	2— No longer needed
2-5250-80-8000	Synology to Genetec Video Management Systems	$75,000		
2-5250-80-8000	WELL Rubicon and Klamath Studio AV Refresh	$21,000	$11,682	2— Bill approved 8-18-26
2-5250-80-8000	Replace the monitor and sound bar in Pop Up Shop	$5,000		
2-5250-80-8000	Replace PC with Mac Computer for Union Marketing	$2,500		
2-5250-80-8000	Rewiring and Network Access, UU Summit and California Suites (Valley Communications)		$8,366	1, 2 —Exec Comm 6-24 $8,000. Bill approved 7-22-26 add'l $366.31
2-5250-80-8000	WELL Feather Studio Projector Replacement		$9,115	1 — Exec Comm 6-24-26
2-5250-80-8000	Rewiring and Network Access, new WELL EGYM Equipment (Valley Communications)		$4,400	1 — Exec Comm 6-24-26
2-5250-80-8000	Electrical modifications UU Summit and California Suites		$15,386	2 — BOD 9-9-26
	(Data Equip) **Total 2-5250-80-8000**	**$327,400**	**$41,949**	
	Grand Total Repair & Replacement, Art (80)	**$890,190**	**$548,698**	
	Grand Total Capital (70), Repair & Replacement, and Art (80)	**$1,237,690**	**$455,634**	
	Updated **Grand Total Capital (70), Repair & Replacement, and Art (80)**	**$1,693,324**		

Additions/Changes:	**Revision**	**#**
$66,272	— Exec. Committee approved 6.24.26	1
$389,363	— For BOD approval 9.9.26 *	2

* $96,651 in carry overs from 2025–26

Current 2026–2027 TBU01 and TBU04 Projects

These funds are kept in stateside accounts, and follow university purchasing procedures when accessed.
Funds are replenished annually based on current and upcoming project need.

TBU01 and TBU04 projects listed below have received prior Board approval and designated funding

(waiting on Facilities/JOC/TOCA availability to start)

TBU01	Project and BOD Approval Date	Projected year of completion	BOD Approved Budget	Update to Project Cost	Revised Budget
	WELL HVAC Boiler Replacement Feasibility Study — BOD 4/22/26	2026–27	**$150,000**		
	WELL Domestic Boiler Replacement — BOD 4/24/24	2025–26	**$250,000**		
	UU and WELL Flooring Replacement/Upgrades — BOD 4/24/24	2025–26	**$350,000**		
	UU HVAC Modernization Project — Orig. BOD approval dates: 4/22/20, 4/28/21, 4/27/22 BOD approved cost increases 4/24/24 and 2/12/25	2025–26	**$6,965,000**		
	~~**Replace Lobby Suite Flooring** — BOD 4/26/23~~	~~2024–25~~	~~**$75,000**~~	Completed with other funds	
	UU AHU6 Replacement — BOD 4/23/25	2025–26	**$650,000**		
	WELL DXAC System Replacement — BOD 4/23/25	2025–26	**$525,000**	**$116,500**	**$641,500**
		Total TBU01	**$8,890,000**		**$9,006,500**

TBU04	Project and BOD Approval Date	Projected year of completion	BOD Approved Budget	Update to Project Cost	Revised Budget
	Union West Sump Pump Feasibility Study — BOD 4/22/26	2026–27	**$150,000**		
	Atrium Skylight Construction — BOD 4/22/26	2027–28	**$1,222,900**		
	Additional Footwash Station Feasibility Study — BOD 4/22/26	2024–25	**$150,000**		
	WELL Rooftop Boiler Enclosure: Design Work & Plan Set —	2026–27		**$56,000**	**$56,000**
	East Walkway / East Doors / East Trellis — BOD 4/22/20 & 4/28/21	2025–26	**$2,633,000**		
	West Walkway & Automatic Door Replacement — BOD 4/28/21	TBD	**$1,500,000**		
	Redwood Rm. Remodel: Design Work & Plan Set — BOD 4/24/19 & 5/14/25	2025–26	**$154,950**	**$19,922**	**$174,872**
	WELL Maintenance Shop Remodel — BOD 4/27/22	TBD	**$475,000**		
	UU and WELL Roofing Repairs–Phase 1 — BOD 4/26/23, 9/13/23, 4/22/26	2024–25	**$3,000,000**		
	UU Atrium Skylight Feasibility and Design — BOD 4/26/23	TBD	**$250,000**		
	UU South 1st Floor Restroom Upgrade — BOD 4/23/25	TBD	**$1,500,000**		
		Total TBU04	**$11,035,850**		**$11,111,772**

Union WELL, Inc.
Board of Directors
Resolution 26-02

Appointment of Legal Counsel

Be it resolved for the 2026–27 fiscal year, that the Union WELL, Inc. Board of Directors continues to appoint Thatch & Hooper, LLP as its Attorney of Record.

____ ____________________

Signature Date

Union WELL, Inc.
Board of Directors
Committee and Advisory Group Charges and Assignments:

Purpose of all Committees and Advisory Groups:

- Provide the best possible service to the Sacramento State community;
- Seek continuous input from students and other stakeholders to define needed services; and
- Keep the University Union and The WELL responsive to the needs of the students, faculty, staff and alumni who make up the Sacramento State community.

Committee and Advisory Group procedures:

- Committee and Advisory Groups must consist of, at minimum, the members listed below, but may, at the Chairperson's discretion, have more members.
- Meetings will be scheduled based on the availability of most committee and Advisory Group members. Occasionally, that limits an individual's ability to participate. Those individuals should communicate the time conflicts to the Chairperson and ask to be replaced on the committee.
- Each Advisory Group shall select its own Chairperson at the first meeting of the year. However, the Secretary/Treasurer of the BOD is automatically the Chairperson of the Budget and Finance Committee.
- The committee or Advisory Group Chairperson, in collaboration with the staff designee, is responsible for establishing the agendas for meetings. An agenda, together with relevant materials, will be sent to committee and Advisory Group members in advance of each meeting. The committee or Advisory Group maintains and approves minutes of all of its actions.
- Written notice of upcoming meetings will be e-mailed, mailed if requested, to members at least seven (7) days before a meeting.
- A committee or Advisory Group member's term of office shall be for one year, with renewals of that term as is deemed mutually beneficial and meets the criteria for the position on the committee or Advisory Group.
- Meetings shall occur at a minimum of twice per semester, but work demands may require additional meetings. The Audit Committee is exempt from this frequency, and must meet once per year. An annual meeting of the Advisory Groups for the University Union and The WELL, along with the Budget and Finance Committee, called the Joint Advisory Group meeting, is also exempt from the above frequency and must meet once per year for the presentation and recommendation of the budget to the BOD. The process of approving the minutes from the Audit Committee and Joint Advisory Group annual meetings is delegated to the BOD.
- To conduct business, quorum is required, which consists of 50% plus 1 of the seated members. In the event quorum is not attained, the meeting of a committee or Advisory Group may continue as information only and noted in the minutes as such. No official business may be conducted without quorum.

Union WELL Inc. Board of Directors

Membership for Quorum:

University President or Designee
Chief Financial Officer or Designee
Chief Student Affairs Officer or Designee
Student-at-Large (2)
University Union Advisory Group Student Member (2)
WELL Advisory Group Student Member (2)
ASI Student Representative
Faculty Representative
Alumni Representative
Student Affairs AVP and Dean of Students
Union WELL Inc. Staff Designee (non-voting): Executive Director

WELL Advisory Group (WAG):
Reviews operational and programmatic aspects of The WELL. WAG is also involved in reviewing expansion plans, strategic plan, budget, and need for new and improved services to the campus community. Recommends to the Union WELL, Inc. Board of Directors all WELL policies.

Membership for Quorum:

Alumni Representative
Student-at-Large (2)
RPTA Representative
Student Health and Counseling Representative
ASI Representative
Student Housing and Residential Life Representative
University Union Representative
Student Affairs Staff Representative
Faculty Representative
Chief Fiscal Officer Designee
Union WELL, Inc. Staff Designee (non-voting): Director of The WELL
2 student members from the WAG also serve on the Board of Directors

Union Advisory Group (UUAG):
Reviews operational and programmatic aspects of the University Union. UUAG is also involved in reviewing expansion plans, strategic planning, budget, and new and improved services to the campus community. Recommends to the Union WELL, Inc. Board of Directors all Union policies.

Membership for Quorum:

Alumni Representative
Student-at-Large (2)
WELL Representative
UNIQUE Programs Representative
ASI Student Representative (Appointed by ASI)
Faculty Representative
Student Affairs Staff Representative
Campus Staff Representative (non-Student Affairs)
Union WELL, Inc. Staff Designee (non-voting): Director of University Union
2 student members from the UUAG also serve on the Board of Directors

Budget and Finance Committee: The Budget and Finance Committee is responsible for overseeing financial matters of the Union WELL, Inc. and recommends to the Board of Directors all Union WELL, Inc. fiscal policies, financial statements, investments, annual operating and capital outlay budgets, repair and replacement fund items and Union WELL, Inc. reserves. The Secretary/ Treasurer of the Board of Directors is the Chairperson of the Budget and Finance Committee.

Membership for Quorum:

- Alumni Representative
- Secretary/Treasurer of the Union WELL, Inc. Board of Directors
- Student At Large
- ASI Representative: (Appointed by ASI)
- Campus Budget Office Representative
- Union WELL, Inc. Staff Designee (non-voting): Director of Financial Services

Audit Committee:

The Audit Committee confers with the independent auditor to assure the financial affairs of Union WELL, Inc. are in order, and determines whether to recommend acceptance of the annual audit to the Union WELL, Inc. Board of Directors. The Audit committee helps meet the goals of transparency called for in the federal Sarbanes-Oxley Act. Committee members may not be a current member of the Board of Directors or a current employee of Union WELL, Inc.

Membership for Quorum:

- Alumni/Community Representative
- Student At large
- Student At large
- ASI Representative: (Appointed by ASI)
- Campus Budget or Accounting Office Representative
- Union WELL, Inc. Staff Designee (non-voting): Director of Financial Services

Executive Committee

The Executive Committee consists of the officers of the Board of Directors. They shall review all agendas in advance of distribution. They also have the ability to act on behalf of the Board of Directors in a matter of immediate concern, particularly during the summer. If an officer cannot serve over the summer, the Board of Directors can appoint other continuing Board of Directors members to serve on the Executive Committee.

Membership for Quorum:

- Chairperson of the Union WELL, Inc. Board of Directors
- Vice-Chairperson of the Union WELL, Inc. Board of Directors
- Secretary Treasurer of the Union WELL, Inc. Board of Directors
- Union WELL, Inc. Staff Designee (non-voting): Executive Director

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Board of Director Meeting Dates for 2026–27

September 9, 2026

November 18, 2026

February 10, 2027

March 10, 2027

April 21, 2027

All meetings will be held Wednesdays at 7:30am in The WELL Terrace Suite, 2nd Floor *(unless otherwise noted)*