

**STUDENT UNION, INC. BOARD OF DIRECTORS  
FACILITIES & PROGRAMS COMMITTEE**

**Meeting Minutes  
March 6, 2025  
8:00 AM - 9:00 AM**

**In-person: Student Union Building, Conference Room 6**

**Voting Members Present:** Justin Duong, Sarab Multani, Erik Rodriguez  
**Voting Members Absent:** Traci Ferdolage (Designee), Leo Lebedenko  
**Non-Voting Members Present:** Timothy Banks, Ryan Fetzer, Omar Garcia  
**Guests:** Tim Gridley and Alice Cheng, FD&O

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**I. CALL TO ORDER**

Director Duong called the meeting to order at 8:13 a.m

**II. ROLL CALL**

A verbal roll call was completed. Quorum met.

**III. APPROVAL OF MARCH 6, 2025 AGENDA**

Director Duong asked for any changes to the agenda.

Director Duong asked for a motion to approve the agenda.

**Director Rodriguez motioned to approve the agenda; Director Multani seconded the motion.**

**Vote on the Motion: 3-0-0 Motion Passed**

**IV. APPROVAL OF FEBRUARY 6, 2025 MEETING MINUTES**

Director Duong asked for any changes to the minutes.

Director Duong asked for a motion.

**Director Rodriguez motioned to approve the minutes; Director Multani seconded the motion.**

**Vote on the Motion: 3-0-0 Motion Passed**

**V. DISCUSSION ITEMS**

**A. Project Updates**

**1. EC Water Leak**

Mr. Garcia discussed the ongoing water leak issue in the bottom floor of the Event Center. Previously, epoxy options were considered, but no further updates had been made since the last conversation. Tim Gridley, Director of Maintenance and Infrastructure, provided an update on the project. A waterproofing consultant and a structural engineer were engaged to assess the issue, as underground water has been seeping through the floors, affecting the gymnasium and dance room. The goal is to prevent future damage by implementing proper waterproofing measures while ensuring no structural issues arise due to hydrostatic pressure.

The flooring for the affected areas has already been purchased and is stored on-site. However, the initial structural engineer and waterproofing consultant declined the project due to its smaller scale, requiring the team to seek new professionals. Mr. Gridley expects to secure a new consultant and engineer in the coming weeks to move forward with contract execution. Once approved, the flooring installation will take approximately three weeks, including the application of a waterproofing membrane. The estimated completion timeline is mid-April to early May, contingent on successful contract execution and public contracting procedures.

Alice Chang, Senior Director of Design and Construction, added that the building's age, nearing 40 years, has led to the failure of the original waterproofing membrane. The exact source of the water intrusion remains unclear, though it is likely due to the porous nature of untreated concrete and subterranean water movement. Due to the scope of the work, activities typically held in the affected areas will need to remain in alternate locations for the rest of the semester.

Financially, the total impact is still being assessed, with insurance coverage being evaluated. Future charges may arise for other areas of the building, as additional waterproofing and renovations will be necessary beyond the current project scope. The ongoing work is focused on the dance room, studio, basketball court, and a portion of one racquetball court. The board is advised to consider long-term renovations to address broader building concerns.

## **2. SRAC Rec Pool Heater**

Mr. Fetzner explained that the recreation pool heat exchanger has been experiencing corrosion issues, affecting the central plant and other parts of campus. The damage includes both the tube bundle and the shell, necessitating a costly and time-consuming replacement. Since these components are custom-fabricated, the installation process could take several months. In the meantime, a temporary heating solution is being considered, with options including an electric boiler or a natural gas system, though costs and feasibility are still being assessed.

Mr. Gridley explained that discussions are underway with maintenance and engineering teams to explore immediate repairs and long-term solutions. A stainless steel replacement bundle has been identified as a viable short-term fix, which could restore heating within a month or two. However, availability and shipping constraints may impact this timeline. A

propane or natural gas temporary system was ruled out due to safety concerns and excessive installation costs.

Ms. Cheng explained that efforts are being made to investigate potential latent defects in the system, as this is the second failure within six years. A redesign of the heating system is also being explored to improve efficiency and longevity, potentially replacing the current setup with a different heating mechanism to prevent further corrosion.

Mr. Fetzer mentioned that the pool closure is affecting employment, with lifeguard shifts reduced by about 50%. Alternative work opportunities and training are being explored to support staff. The competition pool remains open, with efforts to maintain programs like open lap swim and athletics. It is yet to be determined if we will be able to offer swim lessons in the recreation pool this summer.

Future plans include implementing redundancy in the heating system to ensure one heater can support both pools if necessary. Additionally, a recent health inspection noted water splatter concerns, prompting increased efforts to maintain cleanliness and avoid further disruptions.

### **3. SU Building Floor Replacement**

Mr. Banks confirmed that the purchase order in the contract has been finalized, and the next step is scheduling the repairs. The repair work will address the floor bubbling near the area, just outside the food court. Maintenance is currently coordinating a timeline for the work.

Additionally, discussions took place regarding lighting fixture replacements and updates to the fire alarm system. There have been frequent fire alarm activations in the facility, largely due to overly sensitive detectors. Some alarms have been triggered by steam or smoke from kitchens, as well as vaping in certain areas. To address this issue, multi-sensor devices that detect both heat and smoke will be installed in various locations to minimize false alarms.

The project involves replacing fire alarm devices in approximately a dozen locations, particularly in concessionaire areas and restrooms. Since it concerns fire safety, the process requires permits and approvals from the chancellor's office, as well as inspections. Although the design fee is relatively small, the estimated cost per device replacement is between \$2,500 and \$3,000. The proposal is currently being revised to include additional areas as suggested by Mr. Banks, and the project will move forward accordingly.

## **B. Program Updates**

### **1. SRAC/Recreation**

Mr. Fetzer provided several updates which included a new app that has been launched, allowing participants to sign electronic waivers, which is required to use the facility. Fitness and wellness programs are in full swing, offering 32 different fitness classes per week, including popular dance fitness and Pilates sessions. A four-week handstand workshop is also scheduled for April.

Intramural sports are thriving, with 81 teams participating in different leagues. A coed neurodiverse student basketball team has been formed and is receiving strong support from other teams. Club Sports are also active this spring, with around 800 athletes across 30 teams, participating in events every weekend. Lacrosse competitions are also taking place this weekend.

The outdoor adventure program continues with trips happening every other weekend, and a spring break camping trip to the Grand Canyon is scheduled.

Esports programs are expanding, with eight varsity teams competing in the Mountain West Conference and other leagues. Six teams are preparing to travel to Arlington, Texas, for nationals in May. An esports and gaming showcase will be hosted on April 7th.

Additionally, SRAC will be hosting a Spartan Rec showcase which will be similar to Rec Fest but with a focus on outdoor programs and activities. The event will feature short adventure films, a bouldering competition, and a raffle. It is scheduled for March 18th from 5 to 8 p.m.

## **VI. MEETING ADJOURNMENT**

Director Duong asked for a motion to adjourn the meeting.

**Director Rodriguez motioned to adjourn the meetings; Director Multani seconded the motion.**

**Vote on the Motion:**

**3-0-0**

**Motion Passed.**

Meeting adjourned at 8:38 a.m.