

Facilities Committee Meeting Minutes

Date: Thursday, April 9, 2026

Time: 3:00 PM

Location: Boyd Conference Room

Members Present: Ms. Cathy Deeb, Mr. Tim McKenzie, Mr. Luke Roberts.

Absent: Mr. Charlie Cole

Guests: Mr. Brent Benjamin, Mr. Josh Grubb, Mr. Darrell Malamisura (Virtual), Dr. Darrin Martin.

1. Call to Order:

The meeting was called to order by Ms. Cathy Deeb at 3:07PM.

2. Facilities – Updates Deferred Maintenance

- **Deferred maintenance projects** are nearing completion:
 - **Lighting upgrades:** Completed across campus
 - **HVAC systems:** Approximately 90% complete
 - **Roof repairs:** Completed except for a minor area near the pool (low-cost fix pending)
 - **Plumbing and fixtures:** Largely completed
 - **Handrails:** Completed
 - **Sidewalk repairs:** Delayed due to weather; work expected to begin soon
- **Gym HVAC improvements:** Awaiting quote for air circulation upgrades
- Projected completion for most items: **June 2026**
- Budget status pending due to outstanding vendor invoices

MEC Housing (Floors 3 & 4 / Phase 2)

- Residence hall will be **closed May 18 – August 1, 2026**
- Closure required to address plumbing stack issues
- Work will focus on:
 - Stack replacements
 - Fixture updates
 - Wall repairs
- Students needing summer housing will be relocated to **campus cottages**
- Timeline supports readiness for fall occupancy

Cottages Housing Status

- **Cottages A–C:** Fully operational and occupied
- **Cottage D:** ~95% complete
 - Minor electrical issues resolved
 - Final cleaning pending
- Will be ready for **Fall 2026** occupancy
- Available for summer use if needed
- **Cottage F (future work):**
 - Awaiting coordination with West Virginia Water for fire suppression line installation

Basic Science Building

- Structural column issues under review
- Plan to:
 - Improve insulation
 - Eliminate air gaps causing freezing
- Awaiting contractor quote
- Expected completion: **Fall 2026**

Other Matters

Campus Improvement – Earth Day (April 22, 2026)

Planned activities include:

- Painting tunnel (blue and gold)
- Repainting parking areas and curbs
- Pressure washing campus structures
- Landscaping and mulching
- Cleaning entrances and common areas
- Bench repainting and picnic area cleanup

Participation across departments expected; event runs approximately **8:00 AM – 4:00 PM**

Library Renovation Project

- Comprehensive renovation planned to modernize and increase student engagement
- Proposed improvements:
 - New carpeting (school-branded)
 - Study carrels and private study pods
 - Group study rooms
 - Reduced physical book footprint to create open space
 - Enhanced layout for collaboration and quiet study
- Design inspiration drawn from other university libraries
- Architect engaged; minimal electrical upgrades anticipated

Future Housing Development (Quality Inn Site Concept)

- Exploring redevelopment into student housing
 - Funding strategy includes:
 - Internal funds
 - Grant opportunities
 - Donor contributions (including potential foundation matches)
 - Planning and fundraising process underway
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Tiffany Manor Property

- Project progressing slowly due to funding and regulatory complexities
- Key issue:
 - Purchase may require **replacement cost** (~\$20M+), not appraised value
- Ongoing discussions with housing authorities and potential federal contacts
- Further clarification and strategy development needed

Ms. Cathy Deeb made a motion to adjourn the meeting at 3:42 PM.

