

Facilities Committee Meeting Minutes

Date: Thursday, October 16, 2025

Time: 3:00 PM

Location: Boyd Conference Room

Members Present: Ms. Cathy Deeb, Mr. Tim McKenzie, Mr. Anthony Tolley, Mr. Ronald Shidemantle

Virtual: Mr. Darrell Malamisura, Mr. Shannon Remines (Chair)

Absent: Mr. Charlie Cole, Mr. Luke Roberts

Guests: Mr. Brent Benjamin, Mr. Josh Grubb, Mrs. Cynthia Higgins-Atwell, Dr. Darrin Martin.

1. Call to Order:

The meeting was called to order by Mr. Shannon Remines at 3:00 PM.

2. Facilities - Updates

a. Operations Organization

- Deferred maintenance projects are underway.
- The State extended the completion deadline to December 2026; the university will aim for June 30, 2026, to stay ahead of schedule.

b. Current Projects

i. Deferred Maintenance

The plumbing project has been awarded, with start dates expected soon. This will involve fixture replacements and limited pipe upgrades, but not full remodels to avoid ADA-triggered costs.

Other completed or ongoing projects include:

Handrail installation at the Student Union – coordinating with maintenance to add protective curbs.

Campus lighting upgrades - There are concerns about brightness and light pollution was noted. Lights are currently operating at 50% capacity with plans for smart dimming systems.

The university will request additional funds for roofing, HVAC, and electrical projects are clarification from state agencies that new requests can proceed without full prior spending.

ii. MEC Housing Status – Floors 3 & 4 – Fall 2025

Currently there are 224 students total at the MEC (approximately 120 on the third floor and 104 on the fourth floor.

The number of students currently staying at the Quality Inn remains at 54.

iii. Cottages Housing Status

Cottage A is fully occupied.

Cottage B is 95% complete and expected to open within two to three days. Final furniture delivery is underway. The targeted completion date for **Cottages C & D is mid-November, pending a contractor requested four-week extension. Renovations are under way with changes to kitchen layouts to improve functionality.**

Cottage F has been delayed due to sprinkler system pressure issues. Completion likely will be in **January 2026.**

Routine maintenance continues noting that there were 46 work orders in August, 50 in September, and 15 so far in October. These have been mostly for minor repairs.

There have been no major leaks or system failures reported. Some showers will require full floor replacement over the **Christmas break.**

It was noted that there will be an estimated savings of **\$450/day** for each cottage occupied, reducing Quality Inn costs.

iv. MED Phases 2 and 3

Phase 1 successfully completed and operational.

Phase 2 (Radiology & Sonography labs):

- Low bid was awarded to **R.L. Price (Salem, VA)** for **\$4.237 million.**
- Eight bids received; prices ranged up to \$5.8 million.
- Expected completion: **June 2026**, allowing use by the **2026–27 academic year.**
- All licensing, bonding, and documentation verified.

Phase 3: Initially planned for Respiratory Therapy; future use under review.

- Approximately **\$3.2 million** remains available for reallocation.

c. Hiring of Director of Maintenance

- Job posting closes **Tuesday, October 21, 2025.**
- **Four candidates** have applied.
- Anticipated hiring within **2–3 weeks** following the close of applications.

d. Other Matters

Furniture Deliveries

- Recently received: 84 chairs, 57 desks, 42 mattresses/springs/beds, and 46 dressers.
- All items checked and approved for future use.

Future Housing Development / PPP Consultant

- Administration plans to engage a **Public-Private Partnership (PPP) consultant** to assist with long-term housing strategy.
- Other WV universities (Shepherd, WVU, Marshall) have used PPP models with mixed success:
 - **Marshall's** projects successful and may offer guidance.
 - **WVU's** PPP experience problematic due to partner bankruptcy.
- Consultant selection will prioritize experience and cost-effectiveness; multiple firms may be interviewed.

Short-Term Housing Options

- Continued use of **Quality Inn** likely through Spring 2026.
- Exploring **lease agreements with local landlords** to bring payments under university control and count toward housing inventory.
- Potential use of **Title III funding, grants, and other sources such as external foundations and philanthropic support** for property acquisition or repairs.
- The president is visiting with Virginia State University leadership in October to discuss their recent modular housing project to help determine feasibility for BSU.

Housing Policy & Student Placement

- Freshman and sophomore residency requirement continues; upperclassmen will have limited housing priority.
- Policy adjustments may be made to prioritize early applicants and manage overflow situations.
- **Retention data** shows students enrolling late are less likely to persist; committee discussed focusing recruitment on earlier, committed applicants.
- **Occupancy rates** remain at record highs (~285 students housed), reflecting significant growth compared to prior years.

3. Adjournment

The meeting was adjourned at 4:00 PM. Mr. Anthony Tolley made a motion to adjourn and it was seconded by Ms. Cathy Deeb.