



Facilities Committee Meeting Minutes

Date: Thursday, June 5, 2025

Time: 2:00 PM

Location: Boyd Conference Room

Members Present: Cathy Deeb

Absent: Shannon Remines, Luke Roberts, Charlie Cole, Tim McKenzie

Guests: Darrin Martin, President; Brent Benjamin, General Counsel & EVP; Ron Shidemantle, VP Student Affairs; Josh Grubb, Chief of Staff; Donna Linkous, Administrative Assistant; Cynthia Higgins-Atwell, Controller

1. Call to Order:

Mrs. Deeb called the meeting to order at 2:04 PM in the Boyd Conference Room.

2. Facilities Updates:

D. Martin/B. Benjamin/R.
Shidemantle/T. McKenzie

a. Operations Organization

- Chuck McGonagle has officially retired but may return part-time for work on deferred maintenance and MEC second-floor construction.
- Brian Johnson has been mentored by Chuck and is assuming operational responsibilities at MEC, supported by existing maintenance staff and contractors.

b. Current Projects

i. Deferred Maintenance

- Projects include fire alarm replacements (\$1.5M), lighting upgrades, service entrances, HVAC, plumbing, drainage, and handrails.
- Some projects (e.g., alarms in MEC) remain in the bid process and are subject to review by the AG's and Governor's offices.
- Handrail bids exceeded budget; revised scope will phase implementation starting at PE/Basic Building.
- Noted contractor delays due to scheduling and capacity; some projects are paused but resuming shortly.
- Approximately \$1.4M spent to date; remaining funds are being tracked for future phases.

ii. MEC Housing – Floors 3 & 4 Preparation for Fall 2025

- Aiming for July 20th white-glove inspection by the President.
- Cleaning and repairs are being done in phases by wing. Once furniture is placed, rooms are sealed.
- Planning assumes 254 beds (including cottages), with potential room type adjustments based on enrollment.

iii. MEC Phases 2 and 3

- Phase 2 (Radiology area) is underway. Ceiling tile removal and sprinkler rework are complete.
- In-house ceiling work saved \$90K.
- Radiology architect expected onsite within 10 days; space targeted to be ready by January.
- Phase 3 to follow; Chuck McGonagle may oversee these if he returns in part-time capacity.

iv. Cottages

- Electrical work complete; plumbing underway; HVAC about 55% finished.
- Goal is to bring 20 beds online by fall.
- Ceiling fans were removed from scope to reduce costs; pillow lights used instead.
- Supply chain issues for refrigerants may impact HVAC readiness.

v. MEC Out-buildings

- Contracts for some outbuildings are signed; others pending bid.
- Conley Hall upgrades and outbuildings are progressing.

c. Siemens Sustainability Performance Smart Infrastructure Partnership

- Siemens can conduct a no-cost energy assessment; results include automation, lighting, and energy-saving ideas.
- Trane is also being evaluated for a similar proposal.

d. Campus Development Plan – last updated 2021

- A new plan is needed by 2026. Process is extensive and costly, potentially exceeding six figures.
- A campus walk-through is proposed to inform the plan.
- Emphasis placed on proactive planning, modernization, and classroom upgrades.
- Long-term needs include phased upgrades of older buildings (e.g., Dickinson nearing 100 years old).

e. Other Matters

- Landscaping and groundskeeping discussed; concerns raised about current vendor performance.
- Suggested exploring in-house options and/or hiring landscape architect.
- Beautification items mentioned include mulch, shrub replacement, and a proposed waterfall or reflecting pool.
- Student Government has requested a campus clock and statue of mascot “Blue.”
- Fraternity/sorority plots need aesthetic and historical-sensitive improvements. Fundraising from graduate chapters is being explored.

3. Adjournment:

Meeting was adjourned at 2:52 PM.

Minutes submitted by: Josh Grubb, Chief of Staff