



Finance, Audit and Facilities Planning Committee Meeting

June 11, 2025 | 11 a.m.

Moses Board Room, Brad D. Smith Foundation Hall



June 2025 Finance, Audit and Facilities Planning Committee Meeting_Agenda

AGENDA

11 a.m.

Finance, Audit and Facilities Planning Committee
Donnie Holcomb, Chair

Action Items

- | | |
|--|----|
| Approval of FY2026-31 Capital Project List
<i>Brandi Jacobs-Jones, Senior Vice President for Operations</i> | 3 |
| Authorization of Reallocation of Funds from the State Institutions of Higher Education Deferred Maintenance Grant Program
<i>Brandi Jacobs-Jones, Senior Vice President for Operations</i> | 20 |
| Approval of the Sale of Property Situated at 1403, 1405, 1457 and 1459 11th Avenue, Huntington
<i>H. Toney Stroud, Chief Legal Officer / Vice President for Strategic Initiatives and Corporate Relations</i> | 49 |
| Approval of the Sale of Property Situated at 2400 Benedum Industrial Drive, Bridgeport
<i>H. Toney Stroud, Chief Legal Officer / Vice President for Strategic Initiatives and Corporate Relations</i> | 54 |

Information Items

- | | |
|--|----|
| Committee Annual Activity Calendar
<i>Matt Tidd, Chief Financial Officer</i> | 59 |
| Finance Update
<i>Matt Tidd, Chief Financial Officer</i> | 60 |
| Facilities and Operations Update
<i>Brandi Jacobs-Jones, Senior Vice President for Operations</i> | 65 |
| Internal Audit Update
<i>Perry Chaffin, Director of Audits</i> | 70 |
| West Virginia Advisory Council of Classified Employees (ACCE) Update
<i>Heather Smith, Marshall University Representative</i> | |

Lunch

**Marshall University Board of Governors
Meeting of June 11, 2025**

ITEM: Approval of FY2026-31 Capital Project List

COMMITTEE: Finance, Audit and Facilities Planning Committee

RECOMMENDED RESOLUTION: *Resolved*, that the Finance, Audit and Facilities Planning Committee does hereby recommend that the Marshall University Board of Governors approve the attached FY2026-31 Capital Project List

STAFF MEMBER: Brandi Jacobs-Jones
Senior Vice President for Operations

BACKGROUND:

The Capital Project Budget Request forwarded to Marshall University by the West Virginia Higher Education Policy Commission requires each spending unit to annually submit a listing of capital projects. After board approval, this capital expenditure projects list for FY2026-31 appropriation request will be forwarded, as required, for submission to the West Virginia Budget Office.

Inclusion on this list does not guarantee funding for a specific project. The purpose of the list is to outline in priority order all desired projects, should funding become available. Only items on the university's deferred maintenance list and approved capital expenditures are included.

Take Care of the House

FY26-31 REVISED CAPITAL PROJECT LIST (PRIORITIZED)

Priority	Description	Category	Total Cost
Building System Stabilization			
1	GULLICKSON HALL WINDOW REPLACEMENT	Bldg. SS	\$ 500,000
2	SCIENCE BUILDING ROOF REPLACEMENT	Bldg. SS	\$ 1,796,202
3	SHEWEY ATHLETIC BUILDING AIR HANDLER UNITS	Bldg. SS	\$ 1,042,188
4	SHEWEY ATHLETIC BUILDING ROOF REPLACEMENT	Bldg. SS	\$ 797,500
5	COON EDUCATION BUILDING CHILLER REPLACEMENT	Bldg. SS	\$ 435,000
6	ERMA BYRD CLINICAL CENTER ROOF REPLACEMENT	Bldg. SS	\$ 1,100,898
7	MARSHALL MEDICAL CENTER ROOF REPLACEMENT	Bldg. SS	\$ 1,526,250
8	MARSHALL MEDICAL CENTER HVAC & BOILER REPLACEMENT	Bldg. SS	\$ 740,000
9	FORENSIC SCIENCE MECHANICAL UPDATES	Bldg. SS	\$ 833,750
16	GULLICKSON HALL ROOF REPLACEMENT PHASE II	Bldg. SS	\$ 680,000
17	ELECTRICAL UPGRADES - CAMPUS WIDE	Bldg. SS	\$ 1,500,000
18	MECHANICAL UPGRADES AND REPLACEMENTS - CAMPUS WIDE	Bldg. SS	\$ 6,320,000
19	PLUMBING IMPROVEMENTS - CAMPUS WIDE	Bldg. SS	\$ 3,180,000
20	ARCHITECTURAL TRADES AND SITE SERVICES	Bldg. SS	\$ 2,500,000
21	MARSHALL MEDICAL CENTER FIBER OPTIC NETWORK CONNECTION	Bldg. SS	\$ 200,000
39	AVIATION MAINTENANCE HANGAR A - PHASE I	Bldg. SS	\$ 275,000
40	SCIENCE BUILDING RENOVATION PHASE I	Bldg. SS	\$ 50,000,000
41	AVIATION MAINTENANCE HANGAR A - PHASE II	Bldg. SS	\$ 1,200,000
Subtotal			\$ 74,626,788
Health and Safety			
10	BRYD BIOTECH SCIENCE CENTER MECHANICAL UPDATES	H&S	\$ 583,625
11	ELEVATOR MODERNIZATION PHASE II	H&S	\$ 600,000
12	OLD MAIN INTERIOR STRUCTURE REPAIRS	H&S	\$ 3,000,000
13	OLD MAIN STRUCTURE REPAIRS - PHASE II	H&S	\$ 1,000,000
14	MARSHALL MEDICAL CENTER ELEVATORS UPGRADE	H&S	\$ 3,675,000
22	MARSHALL MEDICAL CENTER GENERAL RENOVATIONS	H&S	\$ 1,250,700
38	REPLACEMENT OF FEDERALLY BANNED SECURITY CAMERA EQUIPMENT	H&S	\$ 200,000
42	LANDSCAPE ACTIVATION PHASE I	H&S	\$ 1,638,000
49	SECURITY AND CONTROLS FOR SOM FACILITIES	H&S	\$ 140,000
Subtotal			\$ 12,087,325

Priority	Description	Category	Total Cost
Investment to Accelerate Growth			
15	CLASSROOM REPAIR/RENEWAL-CAMPUSWIDE PHASE II	Invest	\$ 1,000,000
23	CLASSROOM UPGRADES - IT	Invest	\$ 7,500,000
24	NETWORK CLOSET ACCESS CONTROL	Invest	\$ 150,000
25	UNIVERSITY EMC DATA DOMAIN/BACKUP TARGET	Invest	\$ 500,000
26	UNIVERSITY STORAGE AREA NETWORK (SAN) REPLACEMENT	Invest	\$ 750,000
27	DRINKO LIBRARY RENOVATIONS	Invest	\$ 1,667,500
28	RESIDENCY SUPPORT SPACE	Invest	\$ 5,000,000
30	DEVELOPMENT OF MEDICAL STUDENT STUDY SPACE	Invest	\$ 12,000,000
31	SUPPORT FOR THE MODERNIZATION OF MEDICAL EDUCATION	Invest	\$ 4,000,000
32	DEVELOPMENT INFORMATICS AND POPULATION ANALYTICS CENTER	Invest	\$ 6,000,000
33	UPGRADES RESEARCH LABORATORIES COON MED EDU BLDG	Invest	\$ 750,000
34	UPGRADES VIVARIUM BYRD BIOTECHNOLOGY CENTER	Invest	\$ 1,500,000
43	HENDERSON CENTER/GULLICKSON HALL HVAC	Invest	\$ 11,254,000
44	CAMPUS WIDE NETWORK UPGRADE	Invest	\$ 3,500,000
45	CORBLY HALL RENOVATIONS-PHASE I	Invest	\$ 5,000,000
46	MSC ENTRANCE	Invest	\$ 250,000
48	REN AND EXPANSION ANATOMY LAB COON MED EDU BLDG	Invest	\$ 2,500,000
Subtotal			\$ 63,321,500
Miscellaneous			
35	CHRISCLINE INDOOR FACILITY - TRACK REPLACEMENT	Misc	\$ 750,000
36	CHRISCLINE INDOOR FACILITY - TURF REPLACEMENT	Misc	\$ 475,000
37	DUNFEE WEIGHT ROOM - FLOOR REPLACEMENT	Misc	\$ 275,000
29	DOUGLASS CENTRE RENOVATION	Misc.	\$ 3,170,000
47	WAYFINDING	Misc.	\$ 1,812,170
50	MARSHALL ADVANCED MANUFACTURING CENTER	Misc.	\$ 23,000,000
Subtotal			\$ 29,482,170
Total Capital Expenditure Budget FY26 - 31			\$ 179,517,783

Category/Principles for Allocation: Bldg. SS = Building System Stabilization (35%); H&S = Health and Safety (25%); Invest = Invest to Accelerate Growth (15%); Misc. = Miscellaneous (5%)

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FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Architectural Trades and Site Services (ATSS)

Various maintenance issues across campus have created safety and ADA concerns as well as the need for general repairs to maintain the buildings. Project would include roof replacements, sidewalks, security cameras, window repair/replacement, replacement of doors and automatic openers, brickwork, etc.

Aviation Maintenance Hangar A - Phase I

The Aviation Maintenance Hangar A is a renovated Cold War-era National Guard Armory. The building currently serves as the primary facility for general certificate and airframe certificate programs. The hanger space currently only has one available restroom stall for all female staff and program participants, and limited space for staff offices (the main staff office is only accessible through the main classroom, causing class interruption). The boiler system is antiquated and ineffective. The HVAC systems in part of the building are unable to keep up with the influx of students and summer heat. These renovations are necessary to ensure that facility is conducive to a safe distraction-free learning environment.

Aviation Maintenance Hangar A - Phase II

The second phase of renovation addresses the 6,000 square feet of open classroom and office space available in the facility. Redoing the inside of each classroom to bring everything up to code and add new electrical and HVAC throughout the building. Also includes all materials to make classrooms and offices consistent with others throughout the facility with streaming and other audiovisual components used for distance education, plus F&E costs for desks, tables.

Byrd Biotech Science Center Mechanical Updates

This building was built in 2006 and is highly used. It will be in need of some mechanical upgrades.

Campus Wide Network Upgrade

This is a lifecycle replacement of the network and Wi-Fi equipment to include data center switches, access switches, and upgrades to pervasive WI-FI 7 and is necessary to network connectivity to student, faculty, and staff. Provide network connectivity for all faculty, staff, and students in academic, administrative, and residence hall spaces. Provide a pervasive and consistent Wi-Fi for all faculty, staff, and students in academic and administrative spaces. Additionally, Replace old network cabling in remaining builds. Most of the cabling in a few remaining buildings is old Category 3 and doesn't meet modern standards for speed and power-over-ethernet.

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Take Care of the House

FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Chris Cline Athletic Facility - Track Resurfacing

Track surface has exhausted life expectancy. Resurface is needed for health and safety of student-athletes. It is Athletics' lone track and therefore serves as both practice and competition site.

Chris Cline Athletic Facility - Turf Replacement

Existing turf, original with building, has exceeded life expectancy. Industry standard is to replace turf every 8-10 years; turf is over 12 years old. This is desperately needed for health and safety of student-athletes.

Classroom Renovations - Phase II (Campus-wide)

Renovations would consist of new flooring, painting, ceiling tiles, classroom furnishings, chalk/white boards, and electrical upgrades for IT initiatives. These renovations will make classrooms more functional and aesthetically pleasing. Project would deploy and expand Technology Enhanced Classrooms with full multimedia capabilities of hosting distance education courses and web conferencing services to meet current demand for remote attendance and participation, multimedia instruction, and lecture capture of audio/video/data for lecture archival.

Classroom Upgrades - IT

This project involves upgrading and modernizing technology for 100+ classrooms at Marshall University. This will support hybrid learning and the ability to join classes remotely.

Computer Replacement

This project involves upgrading the aging computer inventory for all faculty and staff. Current hardware will soon be unable to install the latest version of supported operation systems. This in turn will put us out of compliance and vulnerable to cyber threats.

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Take Care of the House

FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Coon Medical Education Building Chiller Replacement

The Coon Medical Education Building requires the replacement of the existing chilled-water systems that provide the air condition capacity for the building HVAC systems and building load. This would provide a reduction in energy use and improve the reliability of the chilled water system. The justification for new equipment would be to continue to provide a high-quality work and educational environment for faculty, staff, and students.

Corbly Hall Renovations - Phase I

Corbly Hall is an academic building that was opened in 1980. Proposed renovations are being addressed in three phases. Improvements and renovations will be needed to improve the function and aesthetics of the building. The focus will be on classroom and lobby renovations, furniture, ceiling and floor replacements. Renovations and upgrades to this building will extend the useful life and aid in recruitment.

Development of Informatics and Population Analytics Center

The School of Medicine is in the planning stages for the development of an Informatics and Population Analytics Center. This multidisciplinary initiative will provide added resources/experiences to students; foster innovative, clinically relevant research; and improve clinical treatment and responsiveness. In addition to operational costs, the plan calls for the construction of new physical space, infrastructure development, and equipment procurement.

Development of Medical Student Study Space

One of the most significant capital needs for the School of Medicine is an increase in study space for students. A lack of study space is a near-constant concern for students and is frequently identified by the school's accrediting body as an area of needed improvement. With the school scheduled for a 2027 accreditation site visit, this is a critical short-term need. In addition to satisfying accreditation requirements, this space will improve student outcomes and collaboration with the community.

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Take Care of the House

FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Douglass Centre Renovation

This project includes the potential renovation of the former gymnasium into a mixed-use, community-focused space and restoration of the 550-seat auditorium into an ADA-compliant gathering space for use by both the School of Medicine and the community at large. The renovation of these spaces would complete prior grant-funded work on the property and give function to currently unusable spaces. The 1985 designation request to the National Register of Historic Places cited that “restoring Douglass to its former place of prominence would be of incalculable value to the entire area.” The School of Medicine and Marshall Health continue to honor that commitment and goal by giving renewed purpose to a historical landmark that represents a prominent piece of history in the community.

Drinko Library Renovations

The building was constructed in 1998. The carpet has been replaced in the highest-traffic areas but remains a safety hazard and in need of replacement in many public areas throughout the building. Completion of Drinko Learning Commons as well as renovations on first, second, and third floors. Replace aging furniture in public areas and in DL402. Acquisition of equipment and technology to support student groups; multimedia presentation development; and video and audio editing. Addition of video surveillance for security.

Dunfee Weight Room Flooring Replacement

Existing weight room flooring has exceeded life expectancy. Industry standard for weight room flooring replacement of this standard is 15-28 years. The floor is 21 years old. Replacement is necessary for the health and safety of student-athletes.

Elevator Modernization - Phase II

To keep equipment safe and reliable, modernization is needed on the following elevators: Old Main Elevator 1 and Prichard Hall Elevator 2. All of these elevators have surpassed their life expectancy; code, safety, and ADA requirements have changed; parts are becoming obsolete; and technology has advanced. This investment would increase the efficiency of elevators.

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FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Erma Ora Byrd Clinical Center Roof Replacement

The roof is not adhering to its membrane and is coming up on its life expectancy. The capital expense will include engineering, demolition, and construction. Expected time will be needed within the following three years. This is a facilities sustainment resource requirement and includes regular roof replacement that are expected to occur periodically throughout the life cycle of facilities and should be considered a scheduled replacement of requirement of a major facility component as needed to maintain the facility integrity

Firewall Replacement

This project involves upgrading Palo Alto firewall, which will soon go out of support. The firewall is the university's first line of information security and prevents cyber-attacks on the university's network.

Forensic Science Mechanical Updates

Predominantly HVAC updates. The units are getting to the point of needing to be replaced.

Gullickson Hall Roof Replacement - Phase II

The ballasted rubber roof is in poor condition. The roof has reached its life expectancy and there are multiple leaks causing damage to areas below. This project will replace Area 3 of the roof. The capital expense will include engineering, demolition, and construction.

Gullickson Hall Window Replacement

Gullickson Hall was built in 1959. The current windows are original to the building and in need of replacement. These are operational, single pane, non-efficient windows. Replacements will be nonoperational, Low-E, double pane glass. New windows would be energy efficient.

Henderson Center/Gullickson Hall HVAC

The Henderson Center arena is not air conditioned. This area is underutilized. If an appropriate HVAC system is installed, this facility could become a venue for special events well beyond its utility for basketball and volleyball. Currently there is no heating, ventilation, or air conditioning in the Gullickson Hall gymnasium. Space temperatures will drop into the 50-degree range during the winter months and rise to the 90-degree range during the summer. A climate-controlled space would increase utilization. There are safety concerns for physical activity in extreme elevated temperatures during the summer months and low temperatures in the winter months, which would be eliminated if the space had an HVAC system.

Take Care of the House

FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Landscape Activation - Phase I

Landscaping Phase I is the creation of walkways which will make areas safer and ADA compliant for pedestrians. The first two areas are on main campus, on College Avenue behind Twin Towers, and between Smith Hall and Morrow Library. The third area is on the Health Sciences campus beside the parking garage on 15th Street. Project will create a safe path for pedestrians.

Marshall Advanced Manufacturing Center

This project consists of the development of a new building for Marshall Advanced Manufacturing Center (MAMC) and Innovation Resource Hub. The building is to be located in the new Innovation District on the corner of 15 Street and 4th Avenue in Huntington, WV. The building will be approximately 50,000 square feet over two floors. The program will include the MAMC program and the Innovation Resource Hub program which consists of prototyping and maker space type labs with supporting collaboration spaces and offices.

Marshall University Medical Center Elevator Upgrade

The elevator system at the Marshall University Medical Center is nearing the end of its expected useful life. As a result, funding is needed to upgrade three elevators. These are the original elevators at the Medical Center, and were installed in 1998. The Medical Center remains the primary educational, training, and clinical facility for the School of Medicine and, as such, these elevators are vital to day-to-day operations.

Marshall Medical Center Fiber Optic Network Connection

The fiber optic network connection linking the School of Medicine facilities to the network of the university's Huntington campus, and beyond that to the Internet and Internet2, is at maximum capacity (24 strands) and is due for life cycle replacement of materials. This funding will replace that connection with a newer link of higher capacity.

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FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Marshall Medical Center HVAC & Boiler Replacement

The School of Medicine facility located at Marshall University Medical Center at Cabell Huntington Hospital has a pressing need to upgrade the older chiller and boiler, as both older units are nearing the end of their life span. Their excessive age has previously cause complications with repair issues that affect their performance and the readiness of this facility to meet its service needs. These crucial items are necessary to ensure the facility's mechanical systems are upgraded so they stay functioning properly and to prevent any serious issues with the facility's heating and air conditioning equipment

Marshall Medical Center General Renovations

The Marshall University Medical Center has significant deferred maintenance needs, including flooring, fixture, and casework replacement within its educational and clinical spaces. These renovations will allow the School of Medicine to continue to provide a high-quality environment for faculty, staff, students, and patients. The Medical Center was completed more than 25 years ago and, as such, many of its finishes are nearing the end of their useful life.

Marshall Medical Center Roof Replacement

The School of Medicine proposes to proceed with the roof replacement of the Marshall University Medical Center at the Cabell Huntington Hospital campus. This project will involve removing the existing roof down to the decking and replacing it with new insulation and a fully adhered membrane roof, complete with all necessary flashings. Fall protection and access ladders will be installed as well as new overflow roof drains. This is a facilities sustainment resource requirement and includes regular roof replacement, which are expected to occur periodically throughout the life cycle of facilities and should be considered a scheduled replacement of requirement of a major facility component as needed to maintain the facility integrity

Mechanical, Electrical, Plumbing (MEP)

Various mechanical, electrical, and plumbing deferred maintenance exist across campus. This project would consist of HVAC replacements/repairs, boiler replacements, HVAC controls, lighting improvements, electrical panel upgrades, plumbing and sewer piping repairs/replacement, and waterline replacements.

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FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Memorial Student Center Entrance

Built in 1969, the Memorial Student Center is one of the most-used buildings on campus. The original main entrances provide a barrier to the elements when entering and exiting the building. They provide little energy efficiency and are difficult to keep aligned. Replacement of doors to improve energy efficiency and security.

Network Closet Access Control

Provides additional protection for network and provides an audit log of access.

Old Main Interior Structure Repairs

Old Main is the oldest building on campus and houses most of the university's student services, as well as administrative offices. There is a need for additional HVAC, plumbing, sewer, and electrical systems upgraded, as well as ADA upgrade requirements. Switch gear upgrade is needed. These upgrades will extend the useful life of this historical building and decrease operating and maintenance costs.

Old Main Structure Repairs - Phase II

Old Main is the oldest building on campus and houses most of the university's student services, as well as administrative offices. Recent renovations to the southeast portion of the building exposed structural concerns. An interior and exterior structural assessment was conducted by Shaefer Engineering and Prime Engineering, with a recommendation report to be implemented in three phases. Phase II is needed repairs consistent with the age of the building and which do not present significant concern over the next 5-10 years. These repairs include but are not limited to exterior: deteriorated brick, weathered, cracked, and deteriorated stone, mortar voids at stone and brick, gabled ends at roof; and interior: checking of heavy timber roof members.

Renovation and Expansion of Anatomy Lab at Coon Medical Education Building

This project will modernize the School of Medicine's existing gross anatomy lab located at the Coon Medical Education Building and will include necessary upgrades to the HVAC, electrical, and plumbing systems to ensure continued, safe use of the facility. In addition, investments in space modifications and new fixtures will expand the capacity to improve the educational experience and facilitate class size expansion.

Note: Inclusion on this list does not guarantee funding for a specific project. The purpose of the list is to outline in priority order desired projects, should funding become available. Only the items on the university's deferred maintenance list and approved capital expenditures are included.

Take Care of the House

FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Replacement of Federally Banned Security Camera Equipment (Public Safety)

This project began with the National Cyber Security Center of Excellence project. During research/investigation and in discussions with Department of Defense, there is a list of products that are federally banned and must be removed from any location that receives federal funding. This includes DoD funding for ICS and any federally funded grants. Over this past year the ALT for security has identified a number of these devices specific to public safety that will need to be replaced as soon as possible.

Residency Support Space

As the Graduate Medical Education programs continues to grow residencies and fellowships, the School of Medicine is seeking permanent space for administration of and support to existing cohorts. Currently, the program's offices comfort but trailers.

Science Building Renovation - Phase I

The Science Building and Annex was built in 1984 and 1993. It is a four-story scientific research and instructional building containing classrooms and needs houses several academic divisions for the College of Science. Proposed project Phase I is to address flooding in the lower level. Once flooding issue is resolved, recapture and renovate spaces that were unusable and renovate current rooms on the lower level. This project will improve the safety of students and help with maintaining the building.

Science Building Roof Replacement

Existing slate roof is in poor condition. The sections of slate should be replaced using an up-to-date slate replacement system.

Security and Controls for SOM Facilities

The fire alarm and panel system and the camera system at the Erma Byrd Clinical Center is no longer supported by the vendor and needs replacement to continue to ensure the safety of students and patients and the security of the facility, particularly for students. The Marshall University Medical Center camera system is no longer supported by the vendor and is in need of replacement to ensure the security of the facility to protect vulnerable populations as well as students, staff, and patients. SOM's HVAC control system has become outdated systemwide. With the current software we are unable to view the control graphics to properly maintain and monitor temperatures throughout our buildings. Upgrading the system will not only enhance user comfort, but will improve efficiency and lower heating and cooling costs.

Note: Inclusion on this list does not guarantee funding for a specific project. The purpose of the list is to outline in priority order desired projects, should funding become available. Only the items on the university's deferred maintenance list and approved capital expenditures are included.

Take Care of the House

FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Shewey Athletic Building Air Handler Units

There are five air handler units that will be need replacement. Total capital dollars include cost engineering, architectural planning and contract services needed to complete the project. The resulting upgrade may have a small benefit to operating expenses due to being energy efficient and existing costs related to repair and maintenance. Continue to provide a high-quality work environment for faculty, staff, and students.

Shewey Athletic Building Roof Replacement

The Shewey Building has original roof from construction in early 1990s. The ceiling leaks regularly and has to repaired. The building desperately needs a resurfaced roof installation.

Support for the Modernization of Medical Education

The School of Medicine has received favorable consideration of its FY25 congressionally directed spending request calling for the development of a medical simulation center. This investment is critical to preparing medical and allied health professional students for emerging challenges in healthcare. It is also necessary for the school to remain competitive from a recruitment perspective for both students and faculty. Finally, these investments provide the opportunity to improve patient outcomes and lower costs by providing state-of- the-art training to faculty, residents, and community physicians. Ongoing support will be needed for the purchase of equipment and operational expenses.

University EMC Data Domain/Backup Target

The university's primary Data Domain, EMC DD6300 – the backup target for all university backups, expired the initial five-year support in June 2024. We have put this unit under third-party support, which will extend support to December 2026. This storage system is a critical component of the university's backup architecture for the entire server environment.

University Storage Area Network (San) Replacement

The university's primary Storage Area Network, EMC Unity – the storage subsystem for all server virtual machines, will be expiring the initial five-year support in April 2025. The unit will be extended to end-of-life support with EMC, which will be April 2026. This storage system is a critical component of the university's computing infrastructure and will need to be replaced.

Note: Inclusion on this list does not guarantee funding for a specific project. The purpose of the list is to outline in priority order desired projects, should funding become available. Only the items on the university's deferred maintenance list and approved capital expenditures are included.

Take Care of the House

FY26-31 CAPITAL PROJECT DESCRIPTION (alpha order)

Upgrades to Research Laboratories at the Coon Medical Education Building

Minor renovations (casework, flooring, HVAC, and equipment replacement) are needed to various research laboratories at the Coon Medical Education Building to render them operational. These renovations will allow the School of Medicine to expand its basic and translational research capacity. This space is uniquely useful given its proximity to the VA animal resource facility and will also provide opportunities to expand student research experiences.

Upgrades to Vivarium at Byrd Biotechnology Center

Minor renovations to the vivarium at the Byrd Biotech Center (primarily HVAC) to increase capacity and ensure a stable, compliant environment. These renovations will expand opportunities for behavior-based studies and other enhanced research protocols.

Wayfinding

Project would consist of new exterior directional signage and replacement of interior signage. There is no exterior directional signage on campus for vehicle or pedestrian traffic. The existing campus interior signage is currently outdated and is not consistent or user friendly. Standardized signage across campuses will be developed that will welcome visitors, clearly define the environment, and provide directions to destinations in buildings.

Note: Inclusion on this list does not guarantee funding for a specific project. The purpose of the list is to outline in priority order desired projects, should funding become available. Only the items on the university's deferred maintenance list and approved capital expenditures are included.

**Marshall University Board of Governors
Meeting of June 11, 2025**

ITEM:	Authorization of Reallocation of Funds from the State Institutions of Higher Education Deferred Maintenance Grant Program
COMMITTEE:	Finance, Audit and Facilities Planning Committee
RECOMMENDED RESOLUTION:	<i>Resolved</i> , that the Finance, Audit and Facilities Planning Committee recommends that the Marshall University Board of Governors authorize reallocation of funds from the State Institutions of Higher Education Deferred Maintenance Grant program as described below.
STAFF MEMBER:	Brandi Jacobs-Jones Senior Vice President for Operations

BACKGROUND:

In June 2023, the Board of Governors approved the submission of thirty-one (31) deferred maintenance projects under the State Institutions of Higher Education Deferred Maintenance Grant Program.

Several of Marshall University's projects were completed under budget. As a result, staff now seeks authorization to reallocate the remaining funds to support other priority projects, as outlined below:

- Reallocate **\$11,895** from *Classroom and Restroom Repair and Renewal* (WVHEPC-M019) to *South Charleston Roof Replacement* (WVHEPC-M008) to expand the project scope to include the installation of snow guards and replacement of stairway hallway lighting.
- Reallocate **\$141,000** from *Classroom and Restroom Repair and Renewal* (WVHEPC-M019) and **\$38,000** from *Roof Replacement* (WVHEPC-M025)—a total of **\$179,000**—to *Fine Arts Renovation* (WVHEPC-M009) for window replacement, weatherproofing, and glass block and mortar replacement.
- Reallocate **\$410,000** from *Roof Replacement* (WVHEPC-M025) to *Holderby Hall Demolition* (WVHEPC-M014) to cover higher-than-expected abatement costs and electrical line relocation.

- Reallocate **\$159,000** from *Classroom and Restroom Repair and Renewal* (WVHEPC-M019) to *Stormwater Improvements Phase I* (WVHEPC-M016) due to increased costs driven by market conditions, project complexity, and contingency needs.
- Reallocate **\$166,064** from *Classroom and Restroom Repair and Renewal* (WVHEPC-M019) to *MRI Building HVAC Replacement* (WVHEPC-M017) to address additional requirements including ductwork, Variable Air Volume (VAV) boxes, exhaust fan installation, and other necessary equipment.

Approval of this request will enable Marshall University to optimize the use of available funds by reallocating savings from under-budget projects to address critical needs in other deferred maintenance initiatives.

See attachments for supporting documentation.

**RESOLUTION AUTHORIZING APPLICATION FOR THE
STATE INSTITUTIONS OF HIGHER EDUCATION
DEFERRED MAINTENANCE GRANT**

IN THE MATTER OF AUTHORIZING Marshall University TO APPLY FOR A STATE INSTITUTIONS OF HIGHER EDUCATION DEFERRED MAINTENANCE GRANT FROM THE WEST VIRGINIA GOVERNOR'S OFFICE FOR DEFERRED MAINTENANCE AT Marshall University AND DELEGATING AUTHORITY TO THE PRESIDENT TO SIGN THE APPLICATION.

WHEREAS the West Virginia Governor's Office is accepting applications for the State Institutions of Higher Education Deferred Maintenance Grant; and

WHEREAS Marshall University desires to continue participation in this grant program as a means of providing needed maintenance to Marshall University campus facilities; and

WHEREAS, Board of Governors and Institutional Leadership have identified deferred maintenance improvements at Marshall University as a high priority need; and

WHEREAS the highest priority need identified includes the reallocation of funds for five projects:

- Reallocate **\$11,895** from *Classroom and Restroom Repair and Renewal* (WVHEPC-M019) to *South Charleston Roof Replacement* (WVHEPC-M008) to expand the project scope to include the installation of snow guards and replacement of stairway hallway lighting.
- Reallocate **\$141,000** from *Classroom and Restroom Repair and Renewal* (WVHEPC-M019) and **\$38,000** from *Roof Replacement* (WVHEPC-M025)—a total of **\$179,000**—to *Fine Arts Renovation* (WVHEPC-M009) for window replacement, weatherproofing, and glass block and mortar replacement.
- Reallocate **\$410,000** from *Roof Replacement* (WVHEPC-M025) to *Holderby Hall Demolition* (WVHEPC-M014) to cover higher-than-expected abatement costs and electrical line relocation.
- Reallocate **\$159,000** from *Classroom and Restroom Repair and Renewal* (WVHEPC-M019) to *Stormwater Improvements Phase I* (WVHEPC-M016) due to increased costs driven by market conditions, project complexity, and contingency needs.
- Reallocate **\$166,064** from *Classroom and Restroom Repair and Renewal* (WVHEPC-M019) to *MRI Building HVAC Replacement* to address additional requirements including ductwork, Variable Air Volume (VAV) boxes, exhaust fan installation, and other necessary equipment.

NOW, THEREFORE, BE RESOLVED BY THE BOARD OF GOVERNORS OF Marshall University AS FOLLOWS:

The Board of Governors demonstrates its support for the submittal of the grant application for the State Institutions of Higher Education Deferred Maintenance Grant for this project by Marshall University; and

The Board of Governors demonstrates its support to prioritize this project as the highest priority with regard to deferred maintenance at Marshall University; and

The Board of Governors authorizes its President to execute the application for the State Institutions of Higher Education Deferred Maintenance Grant and any other documentation necessary to effectuate submittal of the grant application.

This Resolution shall be effective following its adoption by the Board of Governors.

ATTEST:

Signature, Board of Governors Authorized Official

Printed Name Title

DMGA 2024-2025
Request for Additional Funding

Institution: Marshall University Date: May 15, 2025
Project Name: South Charleston Roof Replacement HEPC #/Grant #: WVHEPC-M-008/
GRNT 2400001308

Project Funding distributions

Initial request 25%

2nd request 25%

3rd request 25%

4th request 15%

Final request 10% - must include pictures of the project throughout construction.

Special funding requests

Request for additional funding above specified distributions – must include justification that demonstrates the need for a larger distribution.

Budget increase – must include justification for additional money to be added to the budget.

Distribution request (Check all that apply)

Initial _____ 2nd _____ 3rd _____ 4th _____ Final _____

Special request

Distribution increase _____ Budget increase X _____

Funding

Budget received: \$946,126 Current amount being requested: \$ 11,895

Project Update

Percent Project Complete 75%
(25%, 50%, 75% or 90%)

Progress Report Enclosed (Y/N) N

Progress reports must include benchmarks completed, photographs and a complete accounting of grant funds expended to be submitted to State Auditor's Office

Benchmarks described (Y/N) _____

Photos enclosed (Y/N) _____

HEPC Invoice Enclosed (Y/N) _____

Comments

The roof replacement project for the Academic Building in South Charleston exceeded the original budget by \$11,895 due to two critical safety-related additions:

1. Installation of Snow Guards:
Snow guards were added to the new roof to prevent ice and snow from sliding off during winter. This measure was necessary to address previous safety hazards where ice had fallen from the roof, posing risks to pedestrians and property.
2. Replacement of Stairway Hallway Lights:
Stair lights in the hallway were also replaced to address safety concerns. The existing lighting was inadequate, and the new fixtures improve visibility and reduce the risk of accidents in a high-traffic area.

These additions, while not part of the original project scope, were essential for ensuring the safety and usability of the facility. The total cost of these enhancements contributed to the project going over budget, but they represent a proactive investment in long-term safety and maintenance.

This is a formal request to allow Marshall to use and transfer funding from those Deferred Maintenance projects that came in under budget to the South Charleston Roof Replacement Project to cover these additional costs.

HEPC Project Number	WVOASIS Grant Number	Project Name	Original Budget	Transfer To	Transfer From	New Budget
WVHEPC-M-008	GRNT 2400001308	South Charleston Roof Replacement	946,126.00	11,895.00	-	958,021.00
WVHEPC-M-019	GRNT 2400001597	Classroom & Restroom Repair/Renewal	1,400,000.00	-	(11,895.00)	1,388,105.00

Project Contact name: Brandi Jacobs-Jones

Date: 5/16/2025

Confirmation that the information contained within this request is true, accurate and that the work and benchmarks completed, to date, were performed in a workmanlike manner and satisfactory is evident by your signature below.

Signature of Authorized Organization – Representative Verifying Accuracy of Information


Brad D Smith (May 16, 2025 12:48 EDT)

05/16/2025

Signature

Date

Brad D. Smith

President, Marshall University

Printed Name

Title

Signature of Authorized WVHEPC Representative

Signature

Date

Printed Name

Title

Signature of Authorized Governor’s Office Representative

Signature

Date

Printed Name

Title

Signature of WVHEPC Director of Facilities and Sustainability

Signature

Date

Printed Name

Title







M-008 Add Funding request So Chas Roof 051525

Final Audit Report

2025-05-16

Created:	2025-05-16
By:	Brandi Jacobs (jacobs2@marshall.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAAaiDGcfpJq4CrYaYabLbR_AHQaRgFVcxQ

"M-008 Add Funding request So Chas Roof 051525" History

-  Document created by Brandi Jacobs (jacobs2@marshall.edu)
2025-05-16 - 3:54:07 PM GMT - IP address: 206.212.5.4
-  Document emailed to bradsmith@marshall.edu for signature
2025-05-16 - 3:55:24 PM GMT
-  Email viewed by bradsmith@marshall.edu
2025-05-16 - 4:47:32 PM GMT - IP address: 172.226.196.25
-  Signer bradsmith@marshall.edu entered name at signing as Brad D Smith
2025-05-16 - 4:48:00 PM GMT - IP address: 50.110.6.235
-  Document e-signed by Brad D Smith (bradsmith@marshall.edu)
Signature Date: 2025-05-16 - 4:48:02 PM GMT - Time Source: server- IP address: 50.110.6.235
-  Agreement completed.
2025-05-16 - 4:48:02 PM GMT



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DMGA 2024-2025
Request for Additional Funding

Institution: Marshall University Date: May 15, 2025

Project Name: Fine Arts Renovations HEPC #/Grant #: WVHEPC-M-009/GRNT 2400001309

Project Funding distributions

Initial request 25%

2nd request 25%

3rd request 25%

4th request 15%

Final request 10% - must include pictures of the project throughout construction.

Special funding requests

Request for additional funding above specified distributions – must include justification that demonstrates the need for a larger distribution.

Budget increase – must include justification for additional money to be added to the budget.

Distribution request (Check all that apply)

Initial _____ 2nd _____ 3rd _____ 4th _____ Final _____

Special request

Distribution increase _____ Budget increase X

Funding

Amount Budgeted: \$2,271,500 Current amount being requested: \$179,000

Project Update

Percent Project Complete _____ 25%
(25%, 50%, 75% or 90%)

Progress Report Enclosed (Y/N) _____ N

Progress reports must include benchmarks completed, photographs and a complete accounting of grant funds expended to be submitted to State Auditor's Office

Benchmarks described (Y/N) _____

Photos enclosed (Y/N) _____

HEPC Invoice Enclosed (Y/N) _____

Comments

The Fine Arts Renovation project has exceeded its original budget due to several necessary additions and safety-related updates that were not included in the initial scope:

1. Original Budget Increase Covered Only Base Bid: The initial budget adjustment accounted solely for the base bid. However, two important alternates were not included and now need to be incorporated:
 - Alternate 1 – Window Replacement: Replacement of windows on the side and rear of the building is required. These windows have been found to leak, contributing to interior damage and energy inefficiency. Upgrading them is essential for weatherproofing and long-term durability.
 - Alternate 2 – Recessed Lighting: Installation of recessed lights at each mezzanine column is needed to improve lighting quality and enhance safety.
2. Glass Block and Mortar Replacement: During the renovation, it was determined that the glass blocks and surrounding mortar are deteriorating. This poses safety concerns and has already caused damage to the building envelope. Replacing these materials is critical to ensure structural integrity and occupant safety.

This is a formal request to allow Marshall to use and transfer funding from those Deferred Maintenance projects that came in under budget to the Fine Arts Renovation project to cover this additional cost.

HEPC Project Number	WVOASIS Grant Number	Project Name	Original Budget	Pending Transfer Requests	Transfer To	Transfer From	New Budget
WVHEPC-M-009	GRNT 2400001309	Fine Arts Renovations	2,271,500	-	179,000	-	2,450,500
WVHEPC-M-019	GRNT 2400001597	Classroom & Restroom Repair/Renewal	1,400,000	(11,895)	-	(141,000)	1,247,105
WVHEPC-M-025	GRNT 2400001320	Roof Replacement	2,677,860	-	-	(38,000)	2,639,860
							-

Project Contact name: Brandi Jacobs-Jones

Date: 5/16/2025

Confirmation that the information contained within this request is true, accurate and that the work and benchmarks completed, to date, were performed in a workmanlike manner and satisfactory is evident by your signature below.

Signature of Authorized Organization – Representative Verifying Accuracy of Information


 Brad D Smith (May 16, 2025 12:47 EDT)

05/16/2025

Signature

Date

Brad D. Smith

President, Marshall University

Printed Name

Title

Signature of Authorized WVHEPC Representative

 Signature

 Date

 Printed Name

 Title

Signature of Authorized Governor's Office Representative

Signature

Date

Printed Name

Title

Signature of WVHEPC Director of Facilities and Sustainability

Signature

Date

Printed Name

Title







M-009 Add Funding request Fine Arts 05-15-25

Final Audit Report

2025-05-16

Created:	2025-05-16
By:	Brandi Jacobs (jacobs2@marshall.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQ0Kpjc_rExeYzWhl8V64Vn2kiwwO6lKa

"M-009 Add Funding request Fine Arts 05-15-25" History

-  Document created by Brandi Jacobs (jacobs2@marshall.edu)
2025-05-16 - 3:55:57 PM GMT- IP address: 206.212.5.4
-  Document emailed to bradsmith@marshall.edu for signature
2025-05-16 - 3:56:26 PM GMT
-  Email viewed by bradsmith@marshall.edu
2025-05-16 - 4:46:55 PM GMT- IP address: 172.226.18.56
-  Signer bradsmith@marshall.edu entered name at signing as Brad D Smith
2025-05-16 - 4:47:23 PM GMT- IP address: 50.110.6.235
-  Document e-signed by Brad D Smith (bradsmith@marshall.edu)
Signature Date: 2025-05-16 - 4:47:25 PM GMT - Time Source: server- IP address: 50.110.6.235
-  Agreement completed.
2025-05-16 - 4:47:25 PM GMT



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DMGA 2024-2025
Request for Additional Funding

Institution: Marshall University Date: May 15, 2025

Project Name: Holderby Hall Demolition HEPC #/Grant #: WVHEPC-M-014/GRNT 2400001314

Project Funding distributions

Initial request 25%

2nd request 25%

3rd request 25%

4th request 15%

Final request 10% - must include pictures of the project throughout construction.

Special funding requests

Request for additional funding above specified distributions – must include justification that demonstrates the need for a larger distribution.

Budget increase – must include justification for additional money to be added to the budget.

Distribution request (Check all that apply)

Initial _____ 2nd _____ 3rd _____ 4th _____ Final _____

Special request

Distribution increase _____ Budget increase x Other _____

Funding

Amount received: \$1,087,500 Current amount being requested: \$410,000

Project Update

Percent Project Complete Abatement
(25%, 50%, 75% or 90%)

Progress Report Enclosed (Y/N) N

Progress reports must include benchmarks completed, photographs and a complete accounting of grant funds expended to be submitted to State Auditor's Office

Benchmarks described (Y/N) _____

Photos enclosed (Y/N) _____

HEPC Invoice Enclosed (Y/N) _____

Comments

The demolition project for Holderby Hall has exceeded its original budget due to several unforeseen conditions and complications:

1. **Unexpected Roof Structure Beneath Fifth Floor:** Holderby Hall was originally constructed in two separate sections. During abatement, crews discovered a previously undocumented roof structure located beneath the fifth floor. This required additional abatement to safely remove hazardous materials.
2. **Higher-than-Expected Abatement Costs:** In addition to the unexpected roof, the overall abatement costs were significantly higher than anticipated. This was partially due observation windows on the eight floor and how they were fabricated with the panels below.
3. **Electrical Line Relocation:** An electrical line had to be relocated to proceed with the demolition. This involved coordination with utility providers, and unplanned infrastructure adjustments, all of which contributed to increased costs.

This is a formal request to allow Marshall to use and transfer funding from those Deferred Maintenance projects that came in under budget to the Holderby Hall Demolition project to cover this additional cost.


HEPC Project Number	WVOASIS Grant Number	Project Name	Original Budget	Pending Transfer Requests	Transfer To	Transfer From	New Budget
WVHEPC-M-014	GRNT 2400001314	Holderby Hall Demolition	1,087,500	-	410,000	-	1,497,500
WVHEPC-M-025	GRNT 2400001320	Roof Replacement	2,677,860	(38,000)	-	(410,000)	2,229,860

Project Contact name: Brandi Jacobs-Jones

Date: 5/16/25

Confirmation that the information contained within this request is true, accurate and that the work and benchmarks completed, to date, were performed in a workmanlike manner and satisfactory is evident by your signature below.

Signature of Authorized Organization – Representative Verifying Accuracy of Information


Brad D Smith (May 16, 2025 12:46 EDT)

Signature

05/16/2025

Date

Brad D. Smith

Printed Name

President, Marshall University

Title

Signature of Authorized WVHEPC Representative

Signature

Date

Printed Name

Title

Signature of Authorized Governor’s Office Representative

Signature

Date

Printed Name

Title

Signature of WVHEPC Director of Facilities and Sustainability

Signature

Date

Printed Name

Title

Signature of Finance and Facilities Vice Chancellor/Grants Administrator

Signature

Date

Printed Name

Title

M-014 Add Funding Request Holderby 05.15.25

Final Audit Report

2025-05-16

Created:	2025-05-16
By:	Brandi Jacobs (jacobs2@marshall.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuAnxI6zmGekYJU0qu3AyEfjHStIHhtod

"M-014 Add Funding Request Holderby 05.15.25" History



Document created by Brandi Jacobs (jacobs2@marshall.edu)

2025-05-16 - 3:57:24 PM GMT- IP address: 206.212.5.4



Document emailed to bradsmith@marshall.edu for signature

2025-05-16 - 3:57:49 PM GMT



Email viewed by bradsmith@marshall.edu

2025-05-16 - 4:46:18 PM GMT- IP address: 172.226.198.30



Signer bradsmith@marshall.edu entered name at signing as Brad D Smith

2025-05-16 - 4:46:46 PM GMT- IP address: 50.110.6.235



Document e-signed by Brad D Smith (bradsmith@marshall.edu)

Signature Date: 2025-05-16 - 4:46:48 PM GMT - Time Source: server- IP address: 50.110.6.235



Agreement completed.

2025-05-16 - 4:46:48 PM GMT



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DMGA 2024-2025
Request for Additional Funding

Institution: Marshall University Date: May 15, 2025

Project Name: Stormwater Improvements Phase I HEPC #/Grant #: WVHEPC-M-016/

GRNT 2400001316

Project Funding distributions

Initial request 25%

2nd request 25%

3rd request 25%

4th request 15%

Final request 10% - must include pictures of the project throughout construction.

Special funding requests

Request for additional funding above specified distributions – must include justification that demonstrates the need for a larger distribution.

Budget increase – must include justification for additional money to be added to the budget.

Distribution request (Check all that apply)

Initial _____ 2nd _____ 3rd _____ 4th _____ Final _____

Special request

Distribution increase _____ Budget increase x Other _____

Funding

Amount received: \$1,107,614 Current amount being requested: \$159,000

Project Update

Percent Project Complete _____ Design _____
(25%, 50%, 75% or 90%)

Progress Report Enclosed (Y/N) _____ N _____

Progress reports must include benchmarks completed, photographs and a complete accounting of grant funds expended to be submitted to State Auditor's Office

Benchmarks described (Y/N) _____

Photos enclosed (Y/N) _____

HEPC Invoice Enclosed (Y/N) _____

Comments

The Stormwater Improvements Phase I project came in overbid due to a combination of factors that were not fully anticipated during the initial planning and cost estimation phase. Key contributors include:

1. **Market Conditions:** Increases in material and labor costs, driven by current market conditions, have impacted overall pricing.
2. **Scope Complexity:** The scope of work turned out to be more labor-intensive and technically demanding than originally anticipated.
3. **Contingency Shortfall:** The original budget did not include sufficient contingency to absorb these increases, resulting in the project exceeding the planned bid amount.

This is a formal request to allow Marshall to use and transfer funding from those Deferred Maintenance projects that came in under budget to the Stormwater Improvements Phase I project to cover this additional cost.

HEPC Project Number	WVOASIS Grant Number	Project Name	Original Budget	Pending Transfer Requests	Transfer To	Transfer From	New Budget
WVHEPC-M-016	GRNT 2400001316	Stormwater Improvements Phase I	1,107,614	-	159,000	-	1,266,614
WVHEPC-M-019	GRNT 2400001597	Classroom & Restroom Repair/Renewal	1,400,000	(152,895)	-	(159,000)	1,088,105

Project Contact name: Brandi Jacobs-Jones

Date: 5/16/25

Confirmation that the information contained within this request is true, accurate and that the work and benchmarks completed, to date, were performed in a workmanlike manner and satisfactory is evident by your signature below.

Signature of Authorized Organization – Representative Verifying Accuracy of Information


Brad D Smith (May 16, 2025 12:46 EDT)
Signature

05/16/2025
Date

Brad D. Smith
Printed Name

President, Marshall University
Title

Signature of Authorized WVHEPC Representative

Signature

Printed Name

Date

Title

Signature of Authorized Governor's Office Representative

Signature

Printed Name

Date

Title

Signature of WVHEPC Director of Facilities and Sustainability

Signature

Date

Printed Name

Title

Signature of Finance and Facilities Vice Chancellor/Grants Administrator

Signature

Date

Printed Name

Title







M-016 Add Funding Request-Stormwater 051525

Final Audit Report

2025-05-16

Created:	2025-05-16
By:	Brandi Jacobs (jacobs2@marshall.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAAjUDf0vllcBBTgSr1rxBigh1oClwacJ7-

"M-016 Add Funding Request-Stormwater 051525" History

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-  Document emailed to bradsmith@marshall.edu for signature
2025-05-16 - 3:58:57 PM GMT
-  Email viewed by bradsmith@marshall.edu
2025-05-16 - 4:45:38 PM GMT- IP address: 172.225.132.72
-  Signer bradsmith@marshall.edu entered name at signing as Brad D Smith
2025-05-16 - 4:46:10 PM GMT- IP address: 50.110.6.235
-  Document e-signed by Brad D Smith (bradsmith@marshall.edu)
Signature Date: 2025-05-16 - 4:46:12 PM GMT - Time Source: server- IP address: 50.110.6.235
-  Agreement completed.
2025-05-16 - 4:46:12 PM GMT



Powered by
Adobe
Acrobat Sign

DMGA 2024-2025
Request for Additional Funding

Institution: Marshall University Date: May 15, 2025
Project Name: MRI Building HVAC Replacement HEPC #/Grant #: WVHEPC-M-017/
GRNT 2400001317

Project Funding distributions

Initial request 25%

2nd request 25%

3rd request 25%

4th request 15%

Final request 10% - must include pictures of the project throughout construction.

Special funding requests

Request for additional funding above specified distributions – must include justification that demonstrates the need for a larger distribution.

Budget increase – must include justification for additional money to be added to the budget.

Distribution request (Check all that apply)

Initial _____ 2nd _____ 3rd _____ 4th _____ Final _____

Special request

Distribution increase _____ Budget increase x Other _____

Funding

Amount received: \$221,650 Current amount being requested: \$166,064

Project Update

Percent Project Complete 75%

(25%, 50%, 75% or 90%)

Progress Report Enclosed (Y/N) N

Progress reports must include benchmarks completed, photographs and a complete accounting of grant funds expended to be submitted to State Auditor's Office

Benchmarks described (Y/N) _____

Photos enclosed (Y/N) _____

HEPC Invoice Enclosed (Y/N) _____

Comments

The HVAC replacement project for the MRI Building exceeded the original budget due to several necessary additions that were not included in the initial scope of work:

1. Ductwork Installation: New ductwork had to be installed to support the upgraded HVAC system. This involved labor and material costs beyond what was originally anticipated.
2. VAV Boxes (Variable Air Volume): The project required the installation of VAV boxes to allow for more precise temperature control in different zones of the building. These components were not part of the base estimate but were essential for system performance and occupant comfort.
3. Exhaust Fan Installation: A new exhaust fan was needed to meet ventilation and air quality standards. This addition required both equipment and electrical work, contributing to the cost increase.
4. GRDs (Grilles, Registers, and Diffusers): To complete the system and ensure proper air distribution, new GRDs were installed. These were not included in the original bid but were necessary for the functionality and efficiency of the HVAC system.

This is a formal request to allow Marshall to use and transfer funding from those Deferred Maintenance projects that came in under budget to the MRI Building HVAC Replacement project to cover this additional cost.


HEPC Project Number	WVOASIS Grant Number	Project Name	Original Budget	Pending Transfer Requests	Transfer To	Transfer From	New Budget
WVHEPC-M-017	GRNT 2400001317	MRI Building HVAC Replacement	221,650	-	166,064	-	387,714
WVHEPC-M-019	GRNT 2400001597	Classroom & Restroom Repair/Renewal	1,400,000	(311,895)	-	(166,064)	922,041

Project Contact name: Brandi Jacobs-Jones

Date: 5/16/25

Confirmation that the information contained within this request is true, accurate and that the work and benchmarks completed, to date, were performed in a workmanlike manner and satisfactory is evident by your signature below.

Signature of Authorized Organization – Representative Verifying Accuracy of Information


 Brad D Smith (May 16, 2025 12:45 EDT)

Signature

05/16/2025

Date

Brad D. Smith

Printed Name

President, Marshall University

Title

Signature of Authorized WVHEPC Representative

 Signature

 Date

 Printed Name

 Title

Signature of Authorized Governor's Office Representative

_____ Signature	_____ Date
_____ Printed Name	_____ Title

Signature of WVHEPC Director of Facilities and Sustainability

_____ Signature	_____ Date
_____ Printed Name	_____ Title

Signature of Finance and Facilities Vice Chancellor/Grants Administrator

_____ Signature	_____ Date
_____ Printed Name	_____ Title







M-017 Add Funding Request-MRI HVAC 051525

Final Audit Report

2025-05-16

Created:	2025-05-16
By:	Brandi Jacobs (jacobs2@marshall.edu)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2soEq9vrDRGncBaD7UxFmwuV35twW1zD

"M-017 Add Funding Request-MRI HVAC 051525" History

-  Document created by Brandi Jacobs (jacobs2@marshall.edu)
2025-05-16 - 3:59:35 PM GMT- IP address: 206.212.5.4
-  Document emailed to bradsmith@marshall.edu for signature
2025-05-16 - 3:59:57 PM GMT
-  Email viewed by bradsmith@marshall.edu
2025-05-16 - 4:39:44 PM GMT- IP address: 172.226.18.20
-  Signer bradsmith@marshall.edu entered name at signing as Brad D Smith
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-  Document e-signed by Brad D Smith (bradsmith@marshall.edu)
Signature Date: 2025-05-16 - 4:45:26 PM GMT - Time Source: server- IP address: 50.110.6.235
-  Agreement completed.
2025-05-16 - 4:45:26 PM GMT

**Marshall University Board of Governors
Meeting of June 11, 2025**

ITEM: Approval of the Sale of Property Situated at 1403, 1405, 1457 and 1459 11th Avenue

COMMITTEE: Finance, Audit and Facilities Planning Committee

RECOMMENDED RESOLUTION: *Resolved*, that the Finance, Audit and Facilities Planning Committee does hereby recommend that the Marshall University Board of Governors approve the sale of property situated at 1403, 1405, 1457 and 1459 11th Avenue

STAFF MEMBER: H. Toney Stroud, Chief Legal Officer / Vice President for Strategic Initiatives and Corporate Relations

BACKGROUND:

Marshall University owns property situated at 1403, 1405, 1457 and 1459 11th Avenue in Huntington, West Virginia. The property is located behind Stephen J. Kopp Hall, which houses the School of Pharmacy. This property is being marketed for the purpose of building luxury townhomes on the subject property, which would further economic development in Huntington. Currently, the property consists of vacant lots with no permanent fixtures thereon. This property will be sold at a price in accordance with the appraised value and the sale price will include recovery of any associated costs incurred by Marshall University pursuant to the appraisal and sale procedure.

See attached maps.



Cabell County, WV

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Irv Johnson
Assessor
750 Fifth Ave.
Huntington, WV 25701
(304) 526-8687

Date Printed: 5/15/2025

parid:	05 45030500000000
dist:	05
map:	45
parcel:	305
own1:	MARSHALL UNIVERSITY BD OF GOV
own2:	
owneraddr:	1 JOHN MARSHALL DR
situaaddr:	1403 11TH AVE
cityname:	HUNTINGTON
statecode:	WV
legal1:	BLK G LT 31 SS HM SITES
legal2:	(1403) 11TH AVE
book:	1413
page:	533
aprland:	5800
aprbldg:	0
aprtot:	5800
acres:	0.07



Cabell County, WV

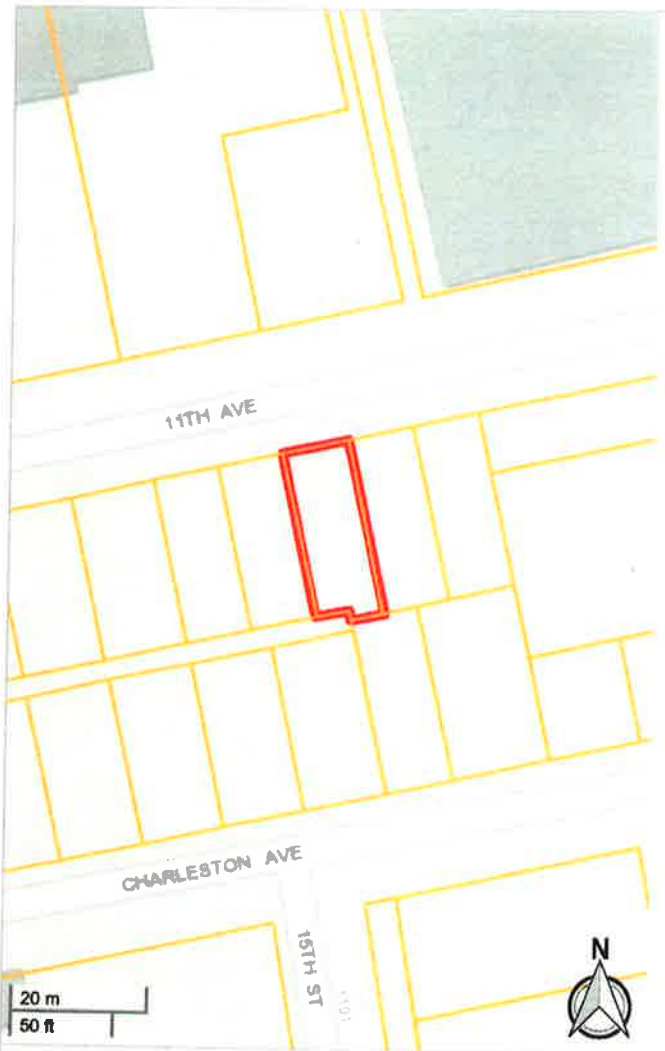
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Irv Johnson
Assessor
750 Fifth Ave.
Huntington, WV 25701
(304) 526-8687

Date Printed: 5/15/2025

parid:	05 45030600000000
dist:	06
map:	45
parcel:	306
own1:	MARSHALL UNIVERSITY BD OF GOV
own2:	
owneraddr:	1 JOHN MARSHALL DR
situsaddr:	1405 11TH AVE
cityname:	HUNTINGTON
statecode:	WV
legal1:	BLK G LT 30 SS HM SITES
legal2:	(1405) 11TH AVE
book:	1413
page:	533
aprfand:	5800
aprbldg:	0
aprtot:	5800
acres:	0.07



Cabell County, WV

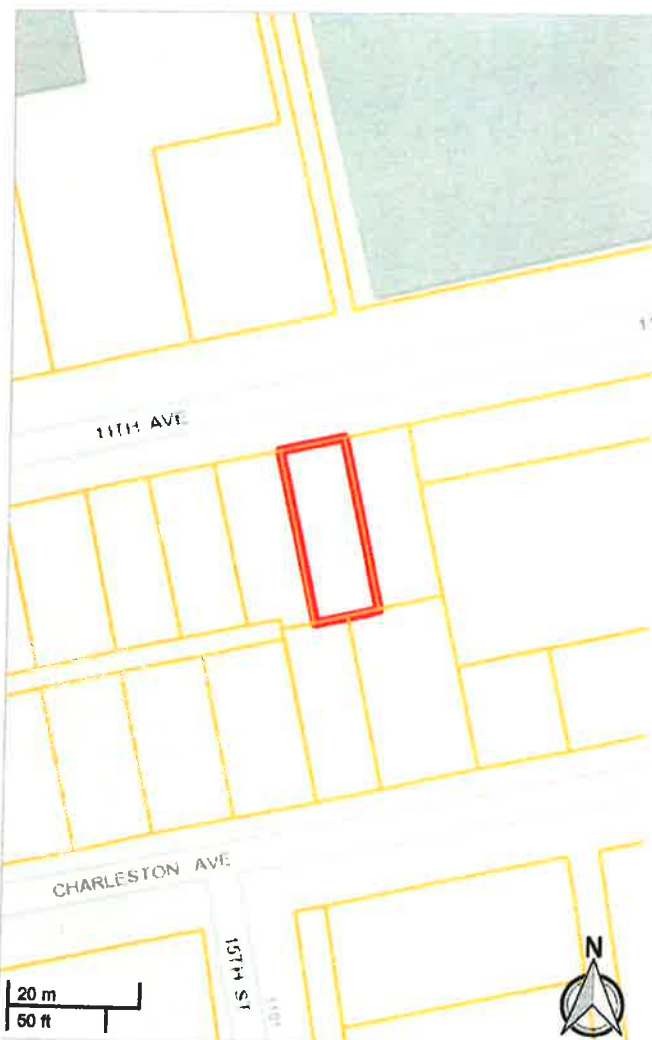
Cabell County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with W.V. Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Cabell County Land Records GIS and is maintained for the internal use of the County. The County of Cabell and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Cabell County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



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750 Fifth Ave.
Huntington, WV 25701
(304) 526-8687

Date Printed: 5/15/2025

parid:	05 46015600000000
dist:	05
map:	46
parcel:	156
own1:	MARSHALL UNIVERSITY BD OF GOV
own2:	
owneraddr:	1 JOHN MARSHALL DR
situeaddr:	1457 11TH AVE
cityname:	HUNTINGTON
statecode:	WV
legal1:	BLK 6 LT 3 ADELSTONE/LERNER
legal2:	1457 11TH AVE
book:	1407
page:	137
aprland:	4000
aprbldg:	32800
aprtot:	36800
acres:	0.060000000000000005



Cabell County, WV

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(304) 526-8687

Date Printed: 5/15/2025

parid:	05 46015700000000
dist:	05
map:	46
parcel:	157
own1:	MARSHALL UNIVERSITY BD OF GOV
own2:	
owneraddr:	1 JOHN MARSHALL DR
stusaddr:	1489 11TH AVE
cityname:	HUNTINGTON
statecode:	WV
legal1:	8LK G LT 4 ADDLESTONE/LERNER
legal2:	(1459) 11TH AVE
book:	1431
page:	433
aprland:	8200
aprbldg:	300
aprtot:	8500
acres:	0.060000000000000005

20 m
50 ft



**Marshall University Board of Governors
Meeting of June 11, 2025**

ITEM: Approval of the Sale of Property Situated at 2400
Benedum Industrial Drive, Bridgeport

COMMITTEE: Finance, Audit and Facilities Planning Committee

RECOMMENDED RESOLUTION: *Resolved*, that the Finance, Audit and Facilities
Planning Committee does hereby recommend that
the Marshall University Board of Governors
approve the sale of property situated at 2400
Benedum Industrial Drive, Bridgeport

STAFF MEMBER: H. Toney Stroud, Chief Legal Officer / Vice
President for Strategic Initiatives and Corporate
Relations

BACKGROUND:

Marshall University owns a .75 acre parcel on which is situated a light industrial building with office/research space of approximately 28,000 square feet (known as the Robert C. Bird Institute/RCBI) and adjacent parking lot located at 2400 Benedum Industrial Drive, Bridgeport, West Virginia, collectively referenced herein as “the Property” and more particularly described on attached Exhibit A. Presently, Marshall University and Sub-Lessor Marshall University Research Corporation lease the property to Aurora Flight Sciences of West Virginia. Marshall University desires to list this property on the market for sale and has contacted a listing agent willing to assist in that process. At this time, there is no identified prospective purchaser for the property. The property will be sold at a price in accordance with the appraised value and the sale price will include recovery of any associated costs incurred by Marshall pursuant to the appraisal and sale procedure.

See attached maps and legal description.

TYPE OF APPRAISAL AND APPRAISAL REPORT

This appraisal is prepared in accordance with Standard 1 of the Uniform Standards of Professional Appraisal Practice and reported in an Appraisal Report in accordance with Standard 2-2(a)(i-i-xii) of USPAP (2018-2019). Information pertinent to the appraisal process has been summarized for brevity. There is sufficient information contained in the report to allow the reader to follow the appraisal process without being misled by a lack of information. The information that has been summarized for presentation has been retained in the appraisers' files.

LEGAL DESCRIPTION

All that certain tract or parcel of land situate in Simpson District of Harrison County, West Virginia and bounded and described as set forth in that certain deed bearing date of the 5th day of February 2007, and recorded in the Office of the Clerk of the County Commission of Harrison County, West Virginia, in Deed Book 1399, page 1021.

Beginning at a which bears S. 62°07'04" W., a distance of 103.20 feet from a 3/4 inch iron rebar found, a corner of Benedum Airport Authority (Tax map 290 Parcel 21.23, Deed Book No. 1285, at Page No. 1025; thence S. 74°18'25"E., a distance of 250.00 feet to a point, which bears N. 63°21'04" W., a distance of 46.44 feet from a 3/4 inch iron rebar found, a corner of said Benedum Airport Authority; thence S. 15°41'35" W., a distance of 130.68 feet to a point; thence N. 74°18'25" W., a distance of 250.00 feet, to a point; thence N. 15°41'35" E., a distance of 130.68 feet to the place of beginning, containing 0.75 acre, more or less, as shown on a plat dated February 2004, prepared by Dwayne D. Matheny, PS No. 2070, a copy of which is attached to the hereinafter set forth deed and incorporated herein by this reference.

A Plat of Survey of the property follows on the next page.

Plat of Survey

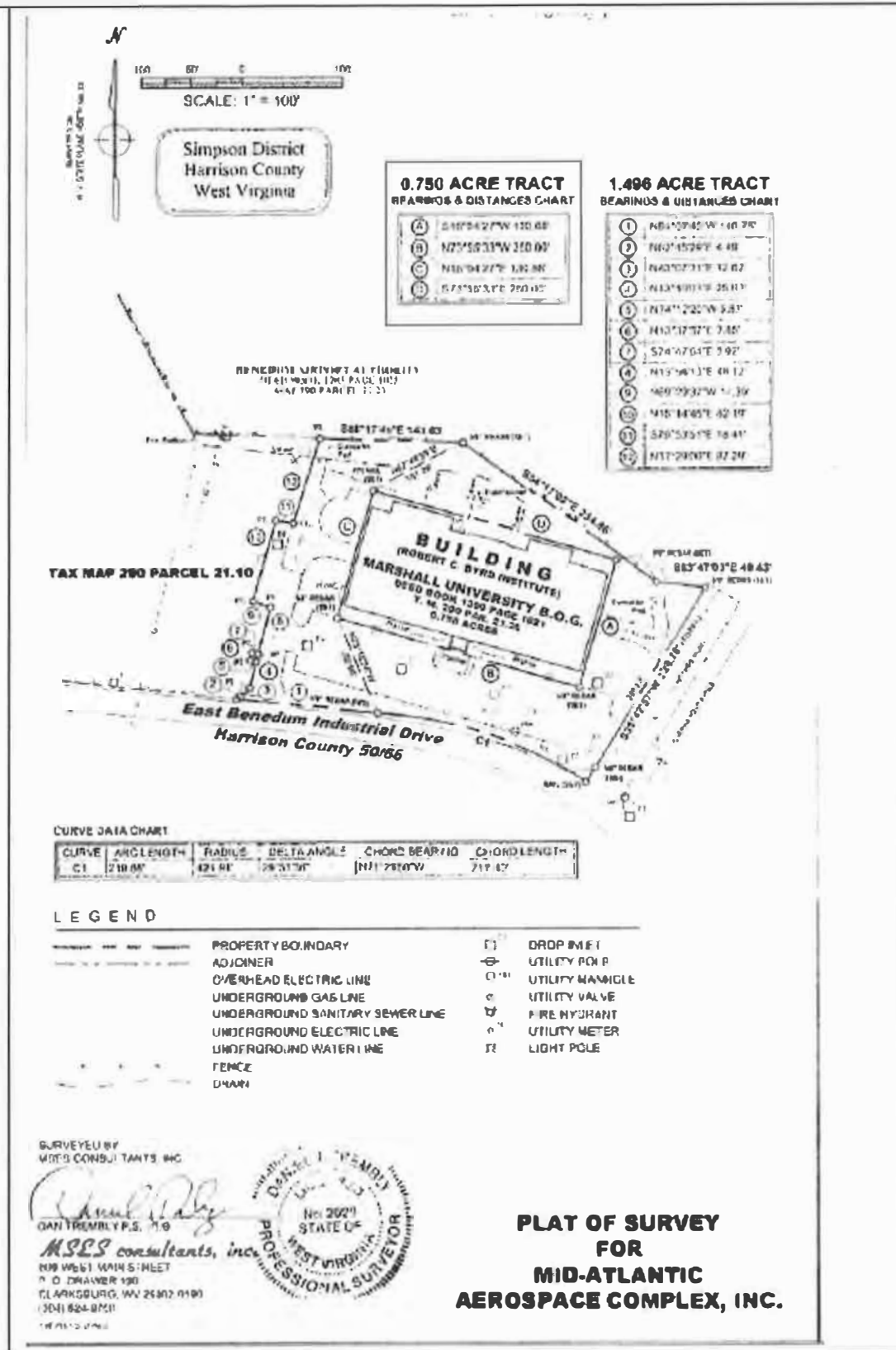
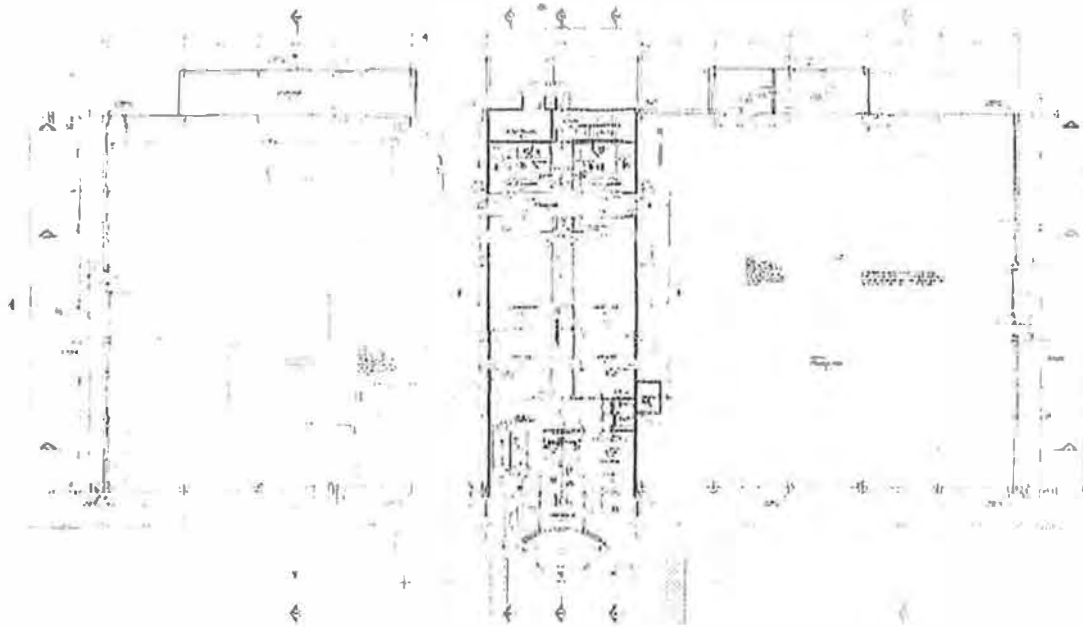
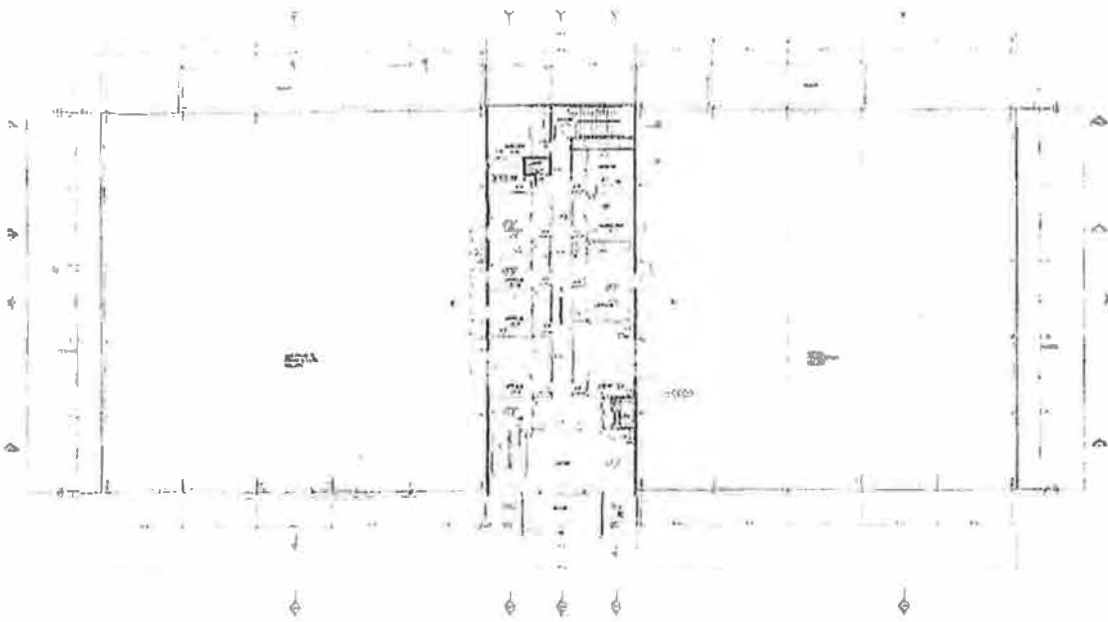


Exhibit A

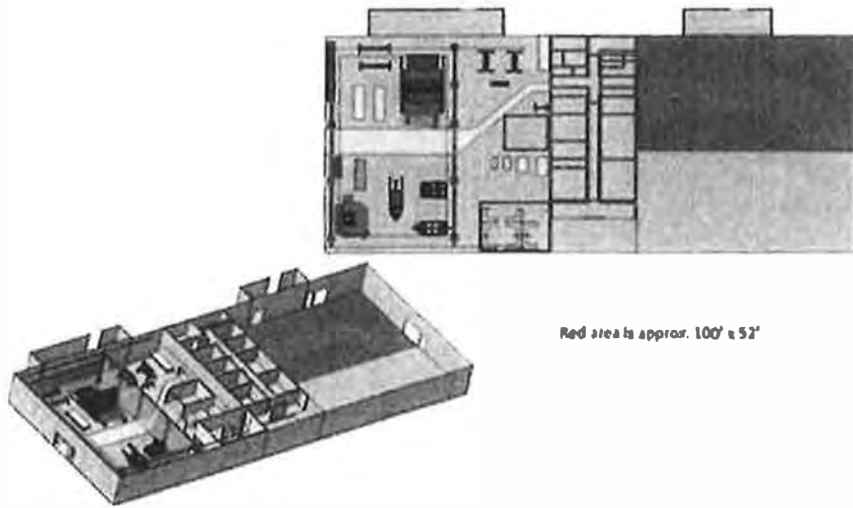


1ST FLOOR PLAN



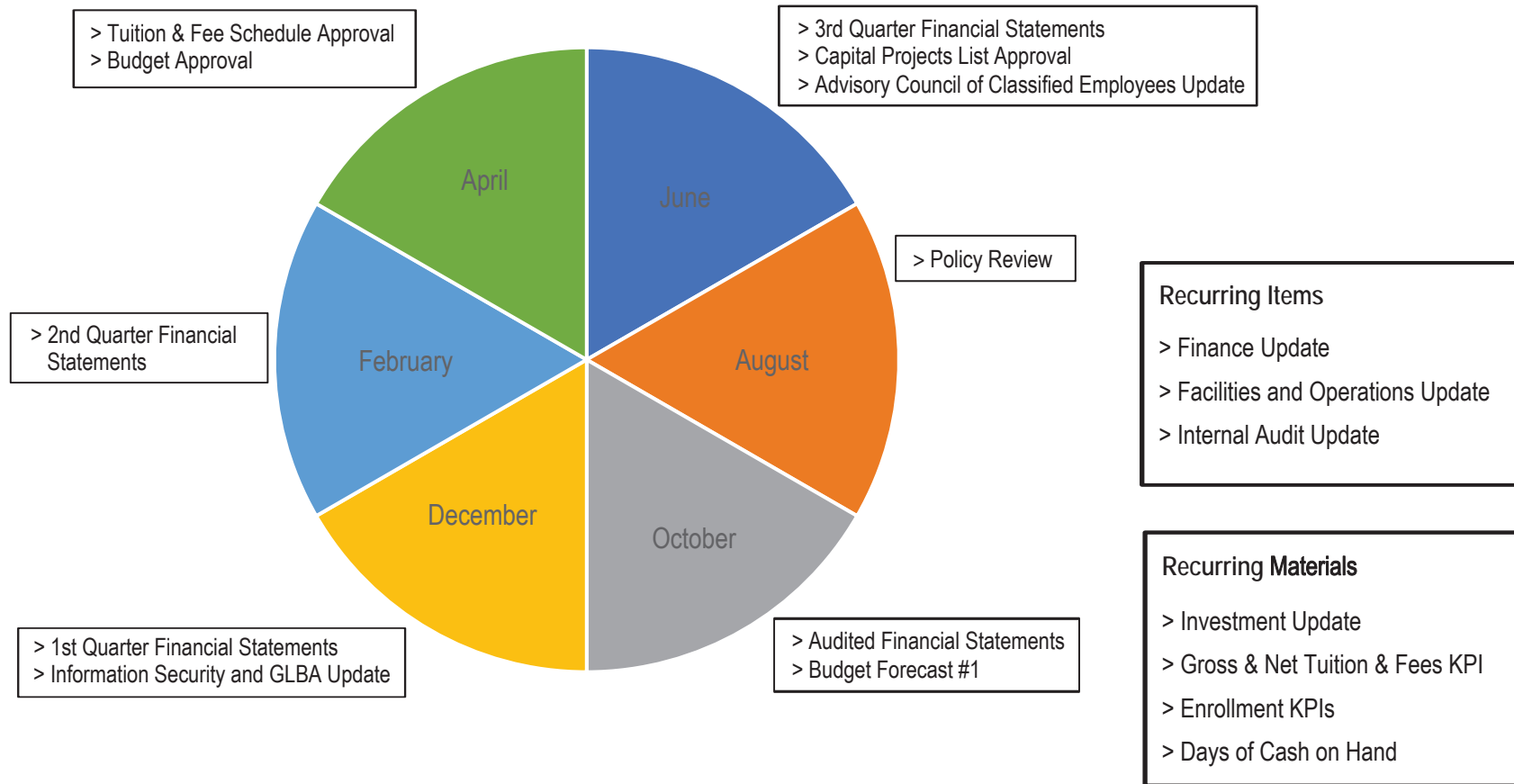
2ND FLOOR PLAN

Exhibit B



Annual Activity Calendar

Finance, Audit and Facilities Planning Committee



Q3 Financial Statements vs Prior Year

Marshall University

	3/31/2025	3/31/2024	\$ VAR
Student tuition and fees (net of scholarships)	\$ 64.9	\$ 68.4	\$ (3.5)
Federal Contracts and Grants	\$ 26.2	\$ 27.9	\$ (1.7)
State Contracts and Grants	\$ 47.2	\$ 29.6	\$ 17.5
Local Contracts and Grants	\$ 0.5	\$ 0.6	\$ (0.1)
Private Contracts and Grants	\$ 15.5	\$ 14.5	\$ 1.0
Sales and services of educational activities	\$ 0.2	\$ 0.4	\$ (0.2)
Auxiliary enterprise revenue (net of scholarships)	\$ 32.5	\$ 30.8	\$ 1.7
Other operating revenue	\$ 9.0	\$ 7.6	\$ 1.3
Total Operating Revenues	\$ 196.0	\$ 179.9	\$ 16.0
State appropriations	\$ 58.0	\$ 53.6	\$ 4.5
Federal Pell Grants	\$ 21.6	\$ 18.0	\$ 3.6
Gifts	\$ 1.2	\$ 1.0	\$ 0.2
Investment income	\$ 3.8	\$ 10.2	\$ (6.4)
Total Non-Operating Revenues	\$ 84.7	\$ 82.9	\$ 1.8
TOTAL REVENUES	\$ 280.6	\$ 262.8	\$ 17.9
Salaries and Wages	\$ 123.1	\$ 119.8	\$ 3.2
Benefits	\$ 32.4	\$ 30.8	\$ 1.6
Supplies and Other Services	\$ 69.1	\$ 67.0	\$ 2.1
Utilities	\$ 9.1	\$ 7.7	\$ 1.4
Scholarships and Fellowships	\$ 29.5	\$ 25.5	\$ 4.0
Depreciation	\$ 11.8	\$ 11.8	\$ 0.0
Other Operating Expenses	\$ (0.0)	\$ -	\$ (0.0)
Total Operating Expenses	\$ 275.0	\$ 262.5	\$ 12.4
Interest on indebtedness	\$ 4.6	\$ 4.7	\$ (0.1)
Fees retained by Commission nonoperating	\$ 0.2	\$ 0.3	\$ (0.1)
Total Non-Operating Expenses	\$ 4.8	\$ 5.0	\$ (0.1)
TOTAL EXPENSES	\$ 279.8	\$ 267.5	\$ 12.3
INCREASE/DECREASE in NET ASSETS	\$ 0.8	\$ (4.7)	\$ 5.6

ANALYSIS

➤ Operating Revenue (+\$16.0M)

- **Grants and Contracts (+\$16.7M):** Due to increased State grant and contract activity driven by higher Promise and WV Higher Education Grants (+\$10.1M) and State-funded deferred maintenance grants (+\$5.4M).
- **Auxiliary Revenue (+\$1.7M):** Due to housing occupancy increases and pricing increases.
- **Other Revenue (+\$1.3M):** Due to increased School of Medicine activity at MURC.
- **Tuition and Fees (-\$3.5M):** Increased gross tuition offset by the increase in Promise and WV Higher Education Grants reflected in State Grants and Contracts.

➤ Non-Operating Revenues (+\$1.8M)

- **State Appropriations (+\$4.5M):** Increased appropriations in FY25 to support pay raise program.
- **Pell Grants (+\$3.6M):** Due to increase in Pell student enrollment in FY25.
- **Investment Income (-\$6.4M):** Due to Meketa portfolio performance year-over-year as a result of market conditions and portfolio divestitures.

➤ Operating Expenses (+\$12.4M)

- **Salaries and Benefits (+\$4.8M):** Due to increased headcount (+36 employees), the FY25 raise program funded by the State, and increased benefits due to increased headcount and increases in PEIA employer premiums.
- **Scholarships (+\$4.0M):** Due to increased enrollment in FY25 and increases in funded scholarships including Pell, Promise, and WV Higher Education Grants. Institutionally funded scholarships remained consistent year over year.
- **Supplies & Other Services (+\$2.1M):** Primarily due to Cybersecurity expenses of ~\$4M offset by decreases at MURC. Cybersecurity expenses are fully funded through State appropriation of \$45M.
- **Utilities (+\$1.4M):** Due to increases in usage and prices.

➤ Non-Operating Expenses (-\$0.2M)

- Interest (-\$0.2M)



FY25 Projection vs Budget

Marshall University

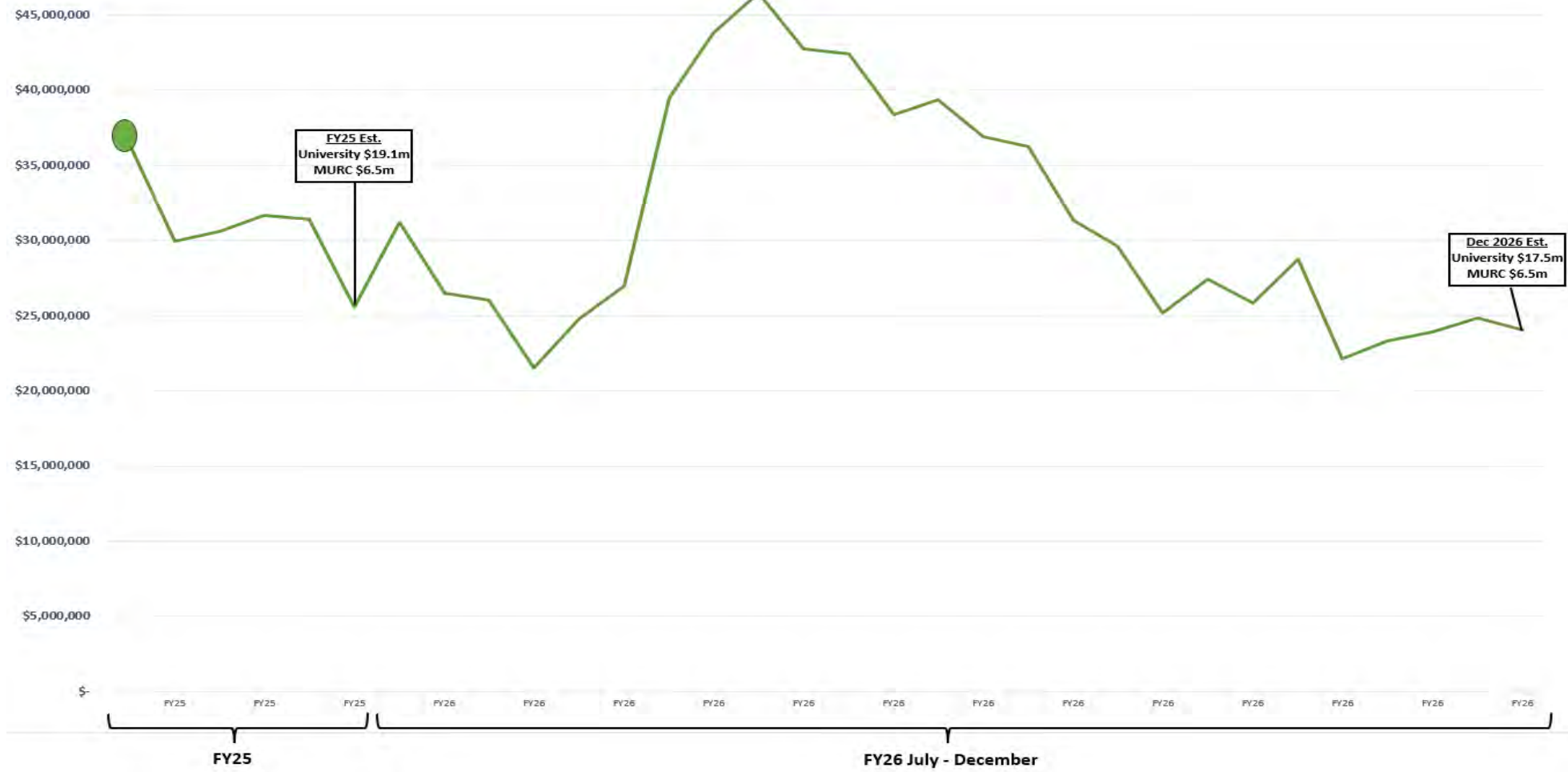
	FY25 Projection	FY25 Budget	\$ VAR
Student tuition and fees (net of scholarships)	\$ 70.1	\$ 74.7	\$ (4.6)
Grants and Contracts	\$ 119.5	\$ 110.2	\$ 9.3
Auxiliary enterprise revenue (net of scholarships)	\$ 40.6	\$ 35.1	\$ 5.5
Other operating revenue	\$ 12.2	\$ 10.3	\$ 1.9
Total Operating Revenues	\$ 242.4	\$ 230.3	\$ 12.1
State appropriations	\$ 76.0	\$ 75.4	\$ 0.6
Federal Pell Grants	\$ 21.9	\$ 17.5	\$ 4.4
Gifts	\$ 1.6	\$ 1.5	\$ 0.1
Investment income	\$ 4.0	\$ 2.5	\$ 1.5
Total Non-Operating Revenues	\$ 103.5	\$ 96.9	\$ 6.6
TOTAL REVENUES	\$ 345.9	\$ 327.2	\$ 18.8
Salaries and Wages	\$ 162.8	\$ 159.6	\$ 3.2
Benefits	\$ 39.6	\$ 38.6	\$ 1.0
Supplies and Other Services	\$ 89.8	\$ 87.0	\$ 2.8
Utilities	\$ 11.7	\$ 10.0	\$ 1.7
Scholarships and Fellowships	\$ 30.4	\$ 23.8	\$ 6.6
Depreciation	\$ 18.6	\$ 18.6	\$ -
Total Operating Expenses	\$ 352.9	\$ 337.7	\$ 15.2
Interest on indebtedness	\$ 7.3	\$ 6.9	\$ 0.4
Fees retained by Commission nonoperating	\$ 0.3	\$ 0.3	\$ (0.0)
Total Non-Operating Expenses	\$ 7.6	\$ 7.2	\$ 0.3
TOTAL EXPENSES	\$ 360.5	\$ 344.9	\$ 15.6
INCREASE/DECREASE in NET ASSETS	\$ (14.5)	\$ (17.7)	\$ 3.2

ANALYSIS

- **Operating Revenue (+\$12.1M)**
 - **Grants and Contracts (+\$9.3M):** Due to increased State grant and contract activity driven by higher Promise and WV Higher Education Grants.
 - **Auxiliary Revenue (+\$5.5M):** Due to increased housing and athletics revenue.
 - **Other Revenue (+\$1.9M):** Due to increased SOM activity at MURC.
 - **Tuition and Fees (-\$2.5M):** Increased gross tuition offset by the increase in Promise and WV Higher Education Grants reflected in State Grants and Contracts
- **Non-Operating Revenues (+\$6.6M)**
 - **State Appropriations (+\$0.6M):** Due to higher indirect appropriations at the SOM.
 - **Pell Grants (+\$4.4M):** Due to increase in Pell student enrollment in FY25.
 - **Investment Income (+\$1.5M):** Due to Meketa portfolio performance.
- **Operating Expenses (+\$15.2M)**
 - **Salaries and Benefits (+\$4.2M):** Due to increased headcount as compared to budget and increased benefits due to increased headcount and increases in PEIA employer premiums.
 - **Scholarships (+\$6.6M):** Due to increased enrollment in FY25 and increases in funded scholarships including Pell, Promise, and WV Higher Education Grants. Institutionally funded scholarships remained flat to budget.
 - **Supplies & Other Services (+\$2.8M):** Primarily due to Cybersecurity expenses of ~\$4M offset. Cybersecurity expenses are fully funded through State appropriation of \$45M.
 - **Utilities (+\$1.7M):** Due to increases in usage and prices.
- **Non-Operating Expenses (+\$0.3M)**
 - Interest (\$0.4M)



FY25 and FY26 (July – Dec) Cash Forecast



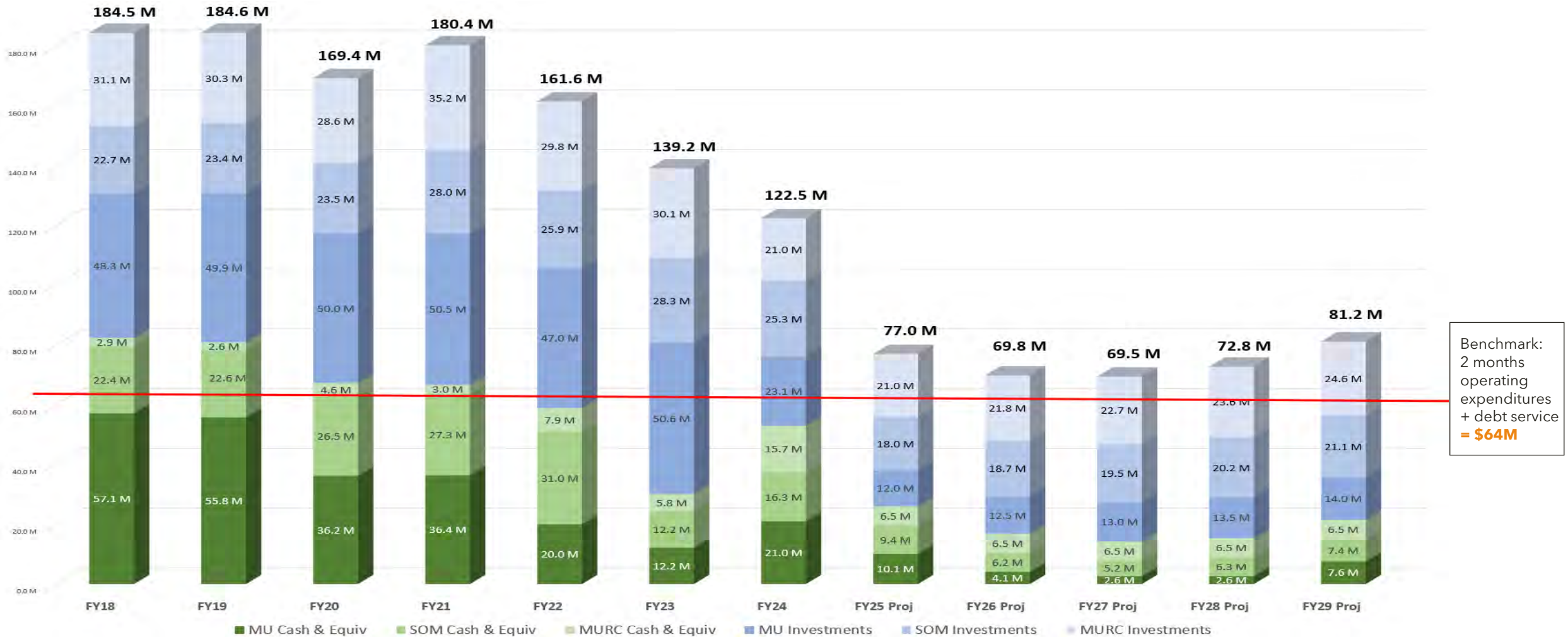
Key Takeaways

- \$15M in Meketa withdrawals through 5/31/25
- Final \$5M Meketa withdrawal expected in mid-June
- 3 Payrolls remaining in FY25 at ~\$11M net outflow
- 2% increase in bi-weekly payroll assumed in FY26



Manage our Strategic Resources

DEFINING FINANCIAL RESILIENCY



Minimum Thresholds

- Honor our Obligations: \$9.9M for one-year debt service (principal and interest) on revenue bonds
- Prepare for Market Disruption: \$25.2M for operating resiliency—to remain fiscally “pandemic-proof”
- Maintain Baseline Benchmark: \$54M for 2-months’ operating expenses (per Government Finance Officers Association)

Upcoming Key Finance Items

- **Year-End Audit**
 - Preliminary field work to begin in July
 - Full audit field work to begin in September
 - Financial Statements delivered on October 15, 2025





Marshall University

Accelerating Individual Success, Innovative Ideas and Economic Impact

*June 11, 2025
Board of Governors Meeting
Facilities and Operations Update*



Enduring Financial **PRINCIPLES**

1. Grow STUDENTS, Not Fees.

- ✓ Minimize tuition and fee increases.
- ✓ Institutional success is measured by our accessibility, affordability and lifetime value for the students we serve.

2. Invest in our TEAM.

- ✓ Align employee compensation with market.
- ✓ Incentivize for performance and living the Marshall University Creed.

3. Take Care of the HOUSE.

- ✓ Investments in facilities are essential to the university mission.
- ✓ Invest in innovative technologies to meet modern challenges.

4. Manage our Strategic RESOURCES.

- ✓ Build key reserves for fiscal and operational resiliency.
- ✓ Invest available resources to new market driven opportunities.

Take Care of the House

PROJECT UPDATES

HEPC Project Number	Project Name	Projected timeline	Status
WVHEPC-M-001	Electrical Sys Upgrades-Emergency Generators/Safety - Phase I	February 2024 to November 2025	
	Emergency Generators/Safety - Phase I-Public Safety		Design Phase Paused - Budgets have come in higher than anticipated, project paused; team is looking at moving a generator from another building to the location.
	Emergency Generators/Safety - Phase I-Drinko Library		Design Phase Paused - Budgets have come in higher than anticipated, project paused, discussion regarding need for possible larger fuel tank system, pricing will determine next steps.
	Emergency Generators/Safety - Phase I-Prichard Hall		On schedule - Nitro Construction selected for work, equipment ordered, team is in process of coordinating installation impact and building shutdown
WVHEPC-M-002	Campus Buildings Fire Alarm System Upgrades	February 2024 to November 2025	
	Corbly Hall		On Schedule - Work is complete; all invoices processed
	Morrow Library		On Schedule - PO Complete, parts on order
	Myers Hall		On Schedule - PO Complete, Parts stored on campus; next project
	Prichard Hall		On Schedule - PO Complete, Parts stored on campus; coordinating in conjunction with non-DMGA elevator project occurring in the building; 98% Complete
	Smith		On Schedule - PO Complete; parts delivered and billed
	Sorrell		On Schedule - PO Complete; parts delivered and billed
WVHEPC-M-003R	Elevator Modernization	February 2024 to November 2025	
	Elevator Modernization-Corbly Hall		On Schedule - Site visits completed by potential vendors; Kone selected to complete work, materials to arrive week of July 28
	Elevator Modernization-Harris Hall		On Schedule - Site visits completed by potential vendors; TKE selected to complete work, final paperwork rec'd from vendor. Received feedback from Attorney General's Office, bonds will now be required, awaiting corrected bonds from vendor
	Elevator Modernization-Science Building		On Schedule - Site visits completed by potential vendors; Otis selected to complete work; final paperwork rec'd from vendor and PO received and shared with vendor on 2/28. Drawing approval to occur week of 4/28
WVHEPC-M-04	Chiller Replacement	January 2024 to June 1, 2025	
	Smith Hall Chiller Replacement		On Schedule - Bids opened on 8/8, DSO Mechanical, successful bidder: project came in lower than anticipated, equipment has been ordered, substantial completion anticipated for 6/1/2025. Challenge identified with equipment size, door widened to accommodate access; Equipment set inside building; Chiller water filled April 23, start up planned for May 2
	Drinko Library Chiller Replacement		On Schedule - New chiller installed, working on piping; delay with April 1 run; design issue identified must be resolved prior to firing equipment, bypass valve needs added
WVHEPC-M-005	Laidley Hall Demolition	February 2024 to May 2024	Project Completed
WVHEPC-M-007	Henderson Center E Level Sanitary Pipe Replacement	February 2024 to November 2025	WB Fosson selected as vendor, under not to exceed contract for \$460,000; delayed due to work around athletics events in space (i.e. Volleyball and Women's and Men's basketball); Vendor confirmed ready to begin, pre-construction meeting planned week of April 28
WVHEPC-M-008	South Charleston Roof Replacement (Both Buildings)	February 2024 to April 2025	Work is ongoing, minor delays due to Winter weather events
	South Charleston Roof Replacement-Academic		On Schedule - Roof is near completion, awaiting minor detail work; column work will begin mid-April; barrel dome over stairwell and store front has been submitted and approved, due to lead time installation anticipated 6/25
	South Charleston Roof Replacement-Administration		On Schedule - 95% complete, awaiting lift for gutter work

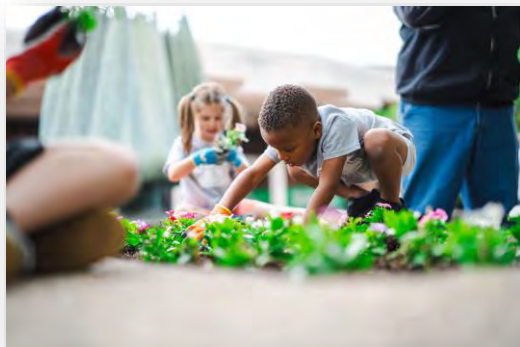
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PROJECT UPDATES

HEPC Project Number	Project Name	Projected timeline	Status
WVHEPC-M-009	Fine Arts Renovations	February 2024 to October 2025	On Schedule - Demolition complete including removal of HVAC equipment, new duct work is being installed. Walls have been skimmed and first coat of paint has been applied. Ductwork continues; Glass has to be changed from orig. in bid docs as it has been discontinued; specialty lights for lobby anticipated for arrival 6/5; Building occupants pleased with how well vendor works around schedule
WVHEPC-M-010	Morrow Library ADA Upgrades	February 2024 to November 2025	On Schedule - (Change) ; advertising anticipated mid-November; delayed caused by elevator evaluation; Civil Design work is at 40% complete; meetings occurring between Pickering and ZMM to coordinate in conjunction with Storm Water Improvements project (M-016); Architect assigned to project is leaving firm, anticipating additional three weeks until documents are completed; concerns regarding width of elevator meeting ADA needs
WVHEPC-M-011	Smith Hall Classroom Locks	May 2024 to January 2025	First phase of locks completed over holiday break; will resume completion of building
	Fine Arts Locks	May 2024 to January 2025	Completed December 2024
WVHEPC-M-012	Erma Ora Byrd Floor Renovations	March 2024 to March 2025	(Change) Wrong carpet was delivered for elevator, new completion target of early May
WVHEPC-M-013	Smith Hall Concrete Work (Exterior ADA Ramp)	May 2024 to April 2025	Delayed- Work in ongoing, foundation for wall laid, final concrete poured week of April 28
	Henderson Center Concrete Work	May 2024 to Spring 2025	Project Paused due to SH concrete work; Pickering is reviewing steps for repair
WVHEPC-M-014	Holderby Hall Demolition	February 2024 to November 2025	On Schedule - Abatement is on-going, coordinating with relocation of cell towers with cell companies, demolition staging to begin May 15; demolition will begin June 1; addressing electrical issues for One Room Schoolhouse and trash compactor; presenting to Huntington Historic Preservation Commission on May 8
WVHEPC-M-015	Memorial Student Center Restroom Repairs & Renovations	February 2024 to November 2025	On Schedule - Ceiling completed week of April 21; Exhaust fans installed; Basement work is complete, currently conducting tile work; work continues on schedule
WVHEPC-M-016	Stormwater Improvements Phase I	February 2024 to November 2025	On Schedule - Documents are 95% complete, addressing IT fiber in along Third Ave with University IT; Bid Opening April 10; Approval ready to execute with base bid
WVHEPC-M-017	MRI Building HVAC Replacement	January 2024 to March 2025	100% Complete, awaiting final paperwork
WVHEPC-M-019	Classroom Repair/Renewal Campus-wide Phase I	Feb, 2024 to Feb, 2025	Team is reviewing available funding to determine next set of rooms
	Restroom Repair/Renewal Campus-wide Phase I	March, 2024 to March, 2025	Team is reviewing available funding to determine next set of rooms
WVHEPC-M-023	Old Main Structure Repairs - Phase I	January 2024 to January 2025	Neighborgall on site, work ongoing
WVHEPC-M-024	Science Building Air Handler Units	January 2024 to July 2025	On Schedule - Substantial completion target of July 2025; equipment on order, DSO scheduled to start work on April 28
WVHEPC-M-025	Drinko Library/ Gullickson Hall Roof Replacement	March 2024 to Summer 2025	On Schedule - Bid scheduled (Drinko Lib); ZMM working on drawings, target completion early April (GH); May 1 Advertise of project; May 15 Pre-Bid Meeting and May 29 Bid Opening (GH)
WVHEPC-M-026	Student/Band Bleacher Replacement	March 2024 to March 2025	All bleachers installed

Taking Care of the House

2025 COMMUNITY CARES WEEK



- **Tuesday, May 20** – Main Campus, Byrd Clinical Center, Linda S. Holmes Student Wellness Center, Hope House, Satellite Campuses
- **Wednesday, May 21** – Main Campus, Satellite Campuses
- **Thursday, May 22** – Main Campus, Project HOPE, Satellite Campuses
- **Friday, May 23** – Main Campus
- **15+ alumni chapter** service projects in home communities

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MU Internal Audit BOG Informational Report June 11, 2025

1 ACTIVITY SINCE THE LAST MEETING

- A. Advisory Services – Vending Commissions discussion, Third-Party IT Audit Review of Loan Processor, Sales Tax Research.
- B. Audit Projects – No significant Audit project during this reporting period.
- C. Other – No significant Whistleblower Hotline activity for this reporting period.

2 PLANNED ACTIVITIES BEFORE THE NEXT MEETING

- A. Monitoring of Whistleblower Hotline.
- B. Adhere to planned activities in the approved Audit Plan and Continued Monitoring of other Institutional Activities. The focus for the upcoming period will be on Year-End Audit activities.
- C. Other Audit and Consulting projects as requested.

3 PROFESSIONAL DEVELOPMENT ACTIVITIES

- A. NACUBO – Washington Update-Regulatory Shifts and Tax Reform.
- B. NACUBO – Navigating Uncertainties.
- C. WVSCPA – Artificial Intelligence Audit Issues.