

Minutes for Facilities Committee/ Threat Assessment Minutes for February 18, 2026

Action Items

- Confirm contingency & funding moves

Meet with Tim to finalize sign-offs and secure contingency funds; coordinate fund shifts to close projects and prepare for requesting replacement contingency in the next funding cycle.

- Prepare PV parking proposal

Draft a formal parking policy/proposal for Pioneer Village (PV) outlining resident/commuter parking rules, freshman vehicle restrictions and designated maintenance parking; have it ready for next meeting to route to the president.

- Deliver parking proposal to president

Receive finalized parking proposal at next meeting and present/submit it to the president for review/signature and handbook inclusion.

Overview

Roof work nearly complete; manufacturer **rep certification starts** warranties and **20-year** coverage.

Deferred maintenance funding under review — **\$11.75M** spent/planned; possible **\$7–8M** additional and **contingency** recovery being pursued.

Pickens/locks/lighting/cameras moving forward pending signoffs; HVAC rollouts in progress (**≈40** units procured, **10–12** installed).

Elevator and plumbing issues from a science-hall water leak — boards sent for repair; one elevator likely needs replacement (big cost).

Parking & shuttle problems: PV commuter/resident conflicts, proposal to rework parking rules and create designated maintenance/oversight spots.

Roof completion & warranties

Roofs are almost complete; metal panels are being installed and trimmed.

Manufacturer representative and owner's representative will inspect and certify the roof; installers are certified by the manufacturer.

All three roofs receive **20-year warranties** that begin on the certification date; certification triggers the warranty start and associated payments.

Locks, install timeline & coordination

Amphitheater expected **next week**.

Locks for PV and Pickens **are in**; installer awaits Tim's sign-off/clarification before starting.

Team will notify in **24-48 hours**.

Deferred maintenance & funding strategy

Deferred maintenance funds were initially withheld, but **two weeks ago** determined recoverable;

potential to reclaim contingency money.

LBH project had cost overruns due to remodeling every office versus originally planned selective

repairs; original LBH funds also covered parking, paving, and retaining-wall repairs that were reallocated.

Plan to reallocate computer-aided control network funds to cover LBH overruns and complete the

\$11.75 million close; stakeholders in last week's meeting agreed to the approach; contingency will be

requested back after close.

Potential additional **\$7–8 million** to pursue, including refunds for unfinished paving, parking-lot work,

and retaining-wall repairs.

Field project remained on budget and on schedule; cornerstone ceremony scheduled Saturday at

1:00 PM open to all; Pickens HVAC: ~**40** units planned, **10–12** installed; meeting with the energy

company set for **24th**; project estimate reduced from >**\$2M** to **\$1M** for initial work; funding requests

(including Pickens roof) already submitted to state and governor's office.

HVAC & energy company finalization

Project aims to replace HVAC units in every room.

Total of **40** units; **10–12** units already installed.

Meeting with the energy company scheduled for **the 24th** to finalize scope and list.

List is being adjusted to match available funds after reallocating funds to finish other projects.

Parking, PV policy & shuttle issues

Proposal to require Pioneer Village (PV) residents to park at Laud Waco Center and use the free

shuttle; formal proposal to be prepared for the president and included in the catalog/handbook by

fall/August.

PV housing rate will increase to match a Goodman single room; PV-specific parking permit will be

reinstated when the policy is implemented.

Enforcement will increase: ticketing/towing for residents parked in commuter spots, restriction of

overnight/15-minute abuses, and designation of one maintenance parking spot per building; **38**

student spaces are currently defunct.

Shuttle reliability issues identified: inconsistent pickups and ignored calls; posted schedule exists

(Tue/Thu **1:30** down, **3:00** back); kiosk/cell-phone trial worked and a real-time kiosk/radio system is

estimated at **\$75,000.**

Behavioral challenges persist: athletes and some students were told permits were unnecessary; freshmen vehicle ban is under consideration but may impact

recruitment; campus culture requires conditioning and consistent enforcement.