

Building & Grounds Committee 9/11/25 Meeting Minutes

Members In Attendance:

Aeric Gunnels – Human Ecology
Robert Scarbrough – Director, Facilities – Maintenance & Repairs
Elisabeth Humphrey – College of Engineering
Bobbi Severt – Exercise Science
Tammy Boles – Environmental Sciences
Fred Nichols – Director, University Police
Ed Beason – Director, Student Affairs
Scott McCrary – Manager, Facilities – Grounds
Leigh Waggoner – Accounting
Joshua Edmonds – Manager, Residential Life
Elijah Tidwell Proxy for Emma Parson – Student
Hope Boynton – Student
Dan Warren – VP of Facilities & Business Services
Committee Executive Officer
Michele Chumley – *Committee Administrative Services*

Absent Members: *Link to meeting recording emailed to absent members*

Leigh Ann Ray – Health Services
Torri Cheney – Facilities, Custodial Services
Steven Click – Civil & Environmental Engineering
Corey Heineman – Student

1. Meeting was called to order, and a quorum was perceived at 11:04 AM by Executive Officer, Dan Warren.
2. Executive Officer, Dan Warren welcomed & introduced committee members:
 - a. Dan Warren is AVP of Facilities & Business Services and Executive Officer of this and a few other committee meetings.
 - b. Dan Warren shared that this committee has more impact than any other committee because you are always on the grounds or in a building.
 - c. Dan Warren thanked everyone for agreeing to serve on the committee.
3. Executive Officer, Dan Warren, entertained a motion to approve the agenda. Motion was made by Elijah Tidwell and seconded by Bobbi Severt. With no objections, motion passed.
4. Executive Officer, Dan Warren, entertained a motion to approve the previous meeting's minutes from 2/27/25. Motion was made by Elijah Tidwell and seconded by Josh Edmonds. With no objections, motion passed.
5. Subsequent meeting dates have been scheduled for:

- a. 11/20/25
- b. 01/22/26
- c. 03/05/26

Executive Officer, Dan Warren, entertained a motion to approve the meeting dates. Motion was made by Elijah Tidwell and seconded by Fred Nichols. With no objections, motion passed.

- Dan Warren shared that Michele Chumley will be sending out the meeting invitations for the approved dates shortly and will follow up the week before each meeting with a reminder e-mail and supporting documentation.
6. Executive Officer, Dan Warren entertained nominations for FY26 Committee Chair. With no volunteers or nominations, a name was drawn for Chair: Leigh Ann Ray. A nomination was made for Vice Chair: Josh Edmonds. Dan Warren entertained a motion to approve the nominations. Motion was made by Josh Edmonds and seconded by Bobbi Severt. With no objections, motion passed.
7. Old Business
- a. Reviewed FY25 Annual Report:
 - i. Bike Racks: Poured additional concrete pads and installed new bike racks: Wilmore Way, Clement, Bruner, Bell. Additional work to continue once a new contractor in place, should go out for bid at the end of this month.
 - ii. Crosswalks Tactile Strips: installed and spent \$23,000 on thermoplast marking across campus, which is reflective and should last longer than the painting that was traditionally done that lasted not quite a full year.
 - 1. Additionally, we have a student this year that is in a wheelchair and unfortunately took a fall where she was not aware there was a sudden 90-degree elevation change. We will be using blue to mark the areas of 0 elevation change so that she knows where to exit. We will be starting areas she frequents (Dixie, RUC West, RUC South, between TJ Farr & Derryberry, etc) and moving out from there. Future Tech impaired students will benefit from these changes making navigation easier.
 - 2. Capital Quad Crosswalk: design is complete, up next funding
 - iii. Exterior Painting: 4 academic buildings, including the library and 5 residence halls were painted. In addition, fogged windows were replaced in the library.
 - iv. Level 3 EV Charging Stations: Elisabeth Humphrey shared that 2 stations have been donated:
 - 1. Next to the ball field across Willow
 - 2. Next to the AIEB for teaching and research.

3. Design needs to be completed and then will move to contracting.
 - v. Sidewalks: Once the new concrete contractor is in place projects can continue. Dan Warren shared a lesson learned from MTSU with pavers: you can't have an opening between pavers of more than $\frac{1}{4}$ of an inch or high heels will get stuck. MTSU had to pull up pavers and replace them due to that issue.
 - vi. Front Porches: Our mason on campus is continuing to work on these.
 - vii. Derryberry Swing: Has been well received and has new sod surrounding it now as well.
 - viii. Benches: placing where appropriate, do not want them to overwhelm the campus.
 - ix. Window Washing: We have contracted The Squeegee Squad who began the academic buildings and Regions Bank at the end of the summer.
 - b. No Miscellaneous Old Business
8. Miscellaneous New Business:
- a. Elijah Tidwell share concerns from the students on safety at the rear of Foundation Hall.
 - i. Dan Warren shared that there are now Preventative Maintenance (PM) tasks quarterly for the electricians on campus to check lights to repair and replace them on a proactive basis. There also was a blue light phone installed at the back of the building.
 - ii. Fred Nichols shared that there have been 3 cameras installed at the rear of Foundation Hall as well.
 - b. Elijah Tidwell shared student concerns for safety at the Purple Parking Lot.
 - i. Fred Nichols shared that there are cameras installed that point into that parking lot from buildings F, H, I and the scoreboard at the baseball field.
 - c. Elijah Tidwell inquired if there is a cycle for window washing on campus.
 - i. Dan Warren shared that funding was reduced for that 5-6 years ago, however, he has regained funding.
 - ii. The plans are for the first 5 buildings: The Burn, AIEB, Lab Science, RUC, Stonecipher.
 - iii. Washing should be scheduled during fall and spring breaks.
 - iv. The rest of the buildings will be scheduled during summer break.
 - v. The long-term goal is to wash the exterior twice a year.
 - d. Elijah Tidwell inquired on plans for the 1st floor of New Hall North's kitchen.
 - i. Josh Edmonds shared that the area is underutilized, Papa John's left, Dining Services is currently using it for Sushi preparation.

They are waiting for a recommendation to proceed with a build out there for a food venue.

- e. Josh Edmonds shared that Tech Village will have all 30 buildings re-roofed. They are also replacing some stairs.
 - f. Bobbi Severt inquired on the AWC project.
 - i. Dan Warren stated that it is in the design process currently and that involves Schematic Designs, Design Development, Construction Design, and then the project can go to bid.
 - ii. Dan Warren stated the project was discussed to be \$4-\$5 million and will possibly be next summer.
 - g. Dan Warren shared that West Stadium is underway.
 - h. Dan Warren shared that Johnson Hall is going through procedural issues and getting contracts in place.
 - i. Dan Warren shared that October 3 is the groundbreaking on the new ACME Building (Advanced Construction & Materials Engineering). Construction should begin in March/April.
 - j. Dan shared that October will also see the groundbreaking on the new JJ Oakley Innovation Center & Residence Hall.
 - k. Dan Warren shared that Jim Cobb, Capital Projects, and Dr. Stinson, are in Nashville today presenting projects for funding:
 - i. #1: Life Sciences Building which will be part of a new quadrangle. The anchor of the quad will be Lab Science, joined by Bartoo and Stonecipher. There are future plans for a Physics building next to Stonecipher as well.
 - ii. #2: Social Sciences
 - iii. Dan Warren stated it is unlikely we will receive funding for both as the Life Sciences Building is a \$2 million project.
 - l. Dan Warren shared that he and Fred Nichols are part of the TTU Emergency Preparation Meetings through the Putnam County Emergency office to address/identify safety concerns we have. It is possible that the Building & Grounds Committee may start participating in the Building Coordinator Program on campus as that is under discussion.
 - m. Dan Warren shared that we have received feedback that we have a lot of hardscapes on campus that are metal and black, which is a challenge with the temperature in the summer months. In response, we have planned 4 bench swings to install under pergolas in Centennial Plaza. We may expand this project based on the further feedback we receive, Robert Scarbrough added that the work should be started in the next few weeks.
9. Status of Landscape Projects: Scott McCrary
- a. We are fully staffed for the first time in 3 years. Some employees are still learning.
 - b. We are working with Capital Projects on how many trees per acre are needed to maintain the canopy we desire.

- c. Summer has been busy with this being the 5th wettest summer of all time. SOAR kept us busy as well, keeping the campus shine for the students and visitors.
- d. Preview Day is our Super Bowl, and our goal is to keep the campus shiny for everyone.
- e. Our chore for next month will be grass seeding as it is that season.
- f. We are working on a Landscape Master Plan as driven from the President's office. The goal is to bring consistency to campus from bicycle racks to streetlights. Dan Warren shared that they have begun to replace street light globes at AIEB to match campus. These globes will be a campus standard moving forward with Capital Projects to ensure that a project is not short on the quality and consistent look we want on campus. Dan has also asked the landscape architect we are working with how many people it will take to maintain what is created moving forward. The goal is to make campus more aesthetically pleasing and functional for decades to come.

10. Status of Facilities Projects – Robert Scarbrough

- a. Sidewalk replacements
- b. Stairs
- c. Storm Catch basins
- d. BFA & East Stadium repair on Steam Line
- e. Future: funding next spring for steam lines at Matt-Dan
- f. Dan Warren shared that Matt-Dan has its challenges as it is two buildings joined together, one built in the 1940s and the other built in the 1960s, constructed of wood and older code HVAC systems. It is looking better on the inside with the work that has been done. In addition, we are repurposing a unit to pump fresh air in the building to improve air quality by forcing air into the corridors which will increase the air change per hour.

11. Such Other Matters

- a. Elisabeth Humphrey shared that she appreciates the stickers in the buildings' restrooms for students and others to report work orders.
 - i. Dan Warren stated that the QR code was the simplest way to escalate issues with items such as paper towels out. The stickers are located on the mirror closest to the door and include a space to write a room number for that bathroom. He thanked Elisabeth for noticing them.

12. Executive Officer, Dan Warren entertained a motion to adjourn. Motion was made by Elijah Tidwell and seconded by Ed Beason. Without objection, motion passed. Meeting was adjourned at 12:06 pm.