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Regional University System of Oklahoma
305 NW 5th #407
Oklahoma City, OK 73102

Dear Chair McDermott and Members of the Board:

As you are aware, in response to the many unmet needs of deferred maintenance on the campuses of higher education institutions in Oklahoma, the legislature passed SB1185 to help address this. As a part of the fund initiative, East Central University (ECU) submitted a list of funding priorities for our \$3.5M allocation. Throughout our discussions about funding needs, ECU has highlighted the ongoing challenges of the maintenance needs for Knight Hall and strategically thinking how best to use these dollars to the maximum benefit of our campus. As part of a cost evaluation, ECU recently commissioned a “Condition Assessment, Improvement Recommendations, & Cost Estimate” report (1/31/25) on Knight Hall and Taff Cafeteria that was subsequently reviewed with design professionals (2/4/25). Following this review and given the significant cost of renovating Knight Hall—estimated at over \$30 million, in addition to the \$8 million required for Taff Cafeteria—the university is requesting approval to reallocate its SB1185 deferred maintenance funds toward more immediate infrastructure needs across campus.

Our goal is to keep the functional areas of Knight Hall operational, as it remains structurally sound and does not pose a safety risk to our university community, while identifying long-term solutions to improve its functionality. Additionally, ECU’s long-term strategy may include the construction of a new dining facility to better serve our students.

ECU is requesting approval to utilize our SB1185 deferred maintenance funds on other pressing issues related to roofing and HVAC systems, which directly impact academic and student support functions. Please note, that each of the listed requests were included in the original submission to OSRHE as required pursuant to SB1185.

1 Roofing Replacements

Several buildings on campus have aging roofs that have been patched multiple times, only delaying the inevitable need for full replacement. Each of the buildings listed below experience repeated leaks, leading to disruptions to instruction, student housing, and other services. The affected buildings and estimated replacement costs include the following:

- **Pesagi Hall (Student Residential Facility)** Estimated cost: \$881,203
- **Spencer Hall (Academic Success Center, Student Activities, Housing, Records Office, Financial Aid, Bursar, etc.)** Estimated cost: \$504,413
- **Science Hall (Academic facility housing Nursing, Math, and Computer Science)** Estimated cost: \$378,000
- **Briles Hall (Student Residential Facility)** Estimated cost: \$187,330
- **Memorial Student Union** Estimated cost: \$19,154
- **Danley Hall (Administration)** Estimated cost: \$152,671

2 HVAC System Failures

Aging HVAC systems are another pressing concern, with the most critical issues occurring in:

- **Hallie Brown Ford Fine Arts Center (HBFAC)** – Many HVAC units are inoperable, and the university is relying on temporary solutions in multiple spaces. Due to the unavailability of replacement parts for existing equipment, full system replacements are the only viable solution. Estimated cost: \$740,040
- **Memorial Student Union (Student Health Center, Counseling Center, Bookstore)** -- HVAC system is entirely inoperable, requiring the continued use of temporary units to maintain functionality. Estimated cost: \$148,650
- **Pesagi Hall (Student Residential Facility)** – One HVAC unit is scheduled for replacement due to ongoing operational issues. Estimated cost: \$30,834
- **Spencer Hall (Academic Success Center, Student Activities, Housing, Records Office, Financial Aid, Bursar, etc.)** – The boiler, which is over 40 years old, has undergone numerous repairs but is now beyond the point of further repair, necessitating immediate replacement. Estimated cost: \$153,000

3 Total Estimated Costs

- **Roofing Replacements:** \$2,122,771

- **HVAC Replacements:** \$1,072,524
- **Total Deferred Maintenance to be reallocated:** \$3,195,295
- **Amount estimated to be used for Knight Hall and the student dining hall:** \$384,250

These infrastructure challenges are directly affecting the campus environment for students, faculty, and staff. Addressing them now will ensure ECU remains a safe, functional, and supportive environment for learning and engagement.

We have discussed this proposed reallocation with Mark Tygret, Vice Chancellor for Budget and Finance with the Oklahoma State Regents for Higher Education (OSRHE), who has expressed no opposition to the change. However, we want to ensure that this reallocation aligns with the expectations of the legislators who provided the original funding and with the priorities of the OSRHE regents.

We appreciate your consideration of this request and welcome any questions or feedback you may have. Thank you for your time and ongoing support of East Central University.



Wendell L. Godwin

President

East Central University

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