



MIDDLE TENNESSEE
STATE UNIVERSITY®

SUMMARY OF SERVICES 2025-2026

FACILITIES SERVICES ANNUAL REPORT

Safe, Clean and Functional



APPLIED ENGINEERING BUILDING
MIDDLE TENNESSEE STATE UNIVERSITY

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Joe Whitefield, P.E.



FY25/26 has concluded, and FY26/27 is well underway. The departmental budget remained relatively level. A dedicated staff provided professional services to the university community and visitors throughout the year. As always, Facilities Services maintains a constant focus on productivity management, innovation, informed decision making, and effective communication in serving the campus community.

This report highlights many accomplishments in FY25/26 for the department and updates the Maintenance and Operations (M&O) and capital budgets. The following are samples of the Accomplishments and Challenges/ Opportunities.

Accomplishments & Highlights 2025-2026

Performance Metrics

The Summary of Services report from the previous FY identified a combined total of 122 individual goals across the departmental work units for FY25/26. Overall, 79 of the goals were completely met or had substantial progress toward their completion (65%), 39 of the goals had progress toward completion but remain on-going (32%) and 4 of the goals had little to no progress (3%).

Capital Projects, Construction Renovation Projects, and Maintenance Projects

- 8 capital construction projects were completed totaling \$69.72 million
- 10 capital construction projects remain in construction totaling \$168.25 million
- 10 capital construction projects remain in design totaling \$113.20 million
- 120 renovation projects were completed totaling \$5.39 million
- 134 major maintenance projects were completed totaling \$2.11 million

Customer Service and Communication

- All work units combined to complete 22,158 work orders for the year
- Administered the customer survey process that produced useful feedback and consistently high ratings for services.
- Continued weekly meetings with Residential Life maintenance staff to review work progress for Housing.

Management and Productivity

- The business intelligence software program was expanded within the department providing for significantly enhanced work analytics and improved project planning – especially with Standard Operating Procedures, Work Instructions, and Memorandums of Understanding.

Facilities Services Department

The mission of Facilities Services is to maintain facilities and grounds and present them to the university tenants and the public in a safe, clean, and functional condition while managing the resources and assets in accordance with applicable requirements, procedures, and constraints.

Challenges & Opportunities 2026-2027

Budgets

Maintenance and Operations (M&O) budgets are for basic operational needs such as custodial services, grounds services, central utilities services, preventive maintenance, and routine maintenance and repair of facility systems such as HVAC, electrical, etc. The M&O budgets for Facilities Services have remained level over the years.

FY25/26 continued a period of inflationary pressure. Multiple factors impact all aspects of operations including in-house labor costs (and staffing), material costs, contractor support costs, and utilities (see below). Regarding in-house labor, the department continues the practice of salary compression for new hires to maintain equity with current employee salaries.

Capital maintenance projects are submitted each year, typically totaling \$15 million - \$25 million, to provide for the major repair and replacement needs of the campus. Funding formulas indicate an annual need of approximately \$24 million just to remain level. FY26/27 submissions of \$24,300,000 resulted in approved funding for 1 project totaling \$4,000,000. Funding levels below the annual requirement are expected to continue. These deficits accumulate over time to a condition referred to as "deferred capital renewal." This condition is reported on in the Campus Master Plan.

Utilities/Energy Costs

Overall, energy and utility costs in FY25/26 increased 14.3% from the previous FY. Utility price inflation has increased in all utilities, most notably with natural gas (up 8.2%). There was a negligible increase in the electrical rate as well. In addition, the overall consumption of utilities on campus increased significantly. Specifically, electricity consumption increased 13.0 %, natural gas consumption increased 5.7%, and water and sewer consumption increased 23.2%.

Contributors to this additional demand include increased footprint from new buildings, weather-related impacts, and aging facilities. We remain focused on our utilities operations and continually seek to become more efficient in every aspect of energy management as opportunities arise.

INTRODUCTION

Joe Whitefield, P.E.

Accomplishments & Highlights 2025-2026

Management and Productivity (continued)

- Artificial Intelligence (Copilot) tools are beginning to be employed to enhance analytics and increase productivity
- Staff, informational and safety meetings were conducted throughout the department
- EH&S training software (Safe Colleges/Vector Solutions) was used to enhance all forms of training required for the department and campus community

Energy Management

- The TN High Performance Building Guidelines are used to design energy efficiency and sustainability features into capital projects
- Facilities Services applies for and has been awarded numerous Sustainable Campus Fee projects to improve energy efficiency and sustainability of several existing facilities across campus.
- The MTSU Energy Guidelines are in effect for the campus.

Conclusion

Although constrained by resources, inflationary pressures, and mounting deferred capital renewal, we continue striving to maintain the campus in a safe, clean, and functional manner while aligning the department with the University mission and the Academic Master Plan. I want to express appreciation to the Facilities Services staff for their dedication and good work in pursuit of these goals. The accomplishments listed throughout this document are a testament to their commitment to Middle Tennessee State University.

Finally, as we serve the university, it is important that we hear from our customers. Please review this document (as well as our website) for our service delivery. As always, feel free to contact us and let us know how we can serve you better.

Joe Whitefield

Challenges & Opportunities 2026-2027

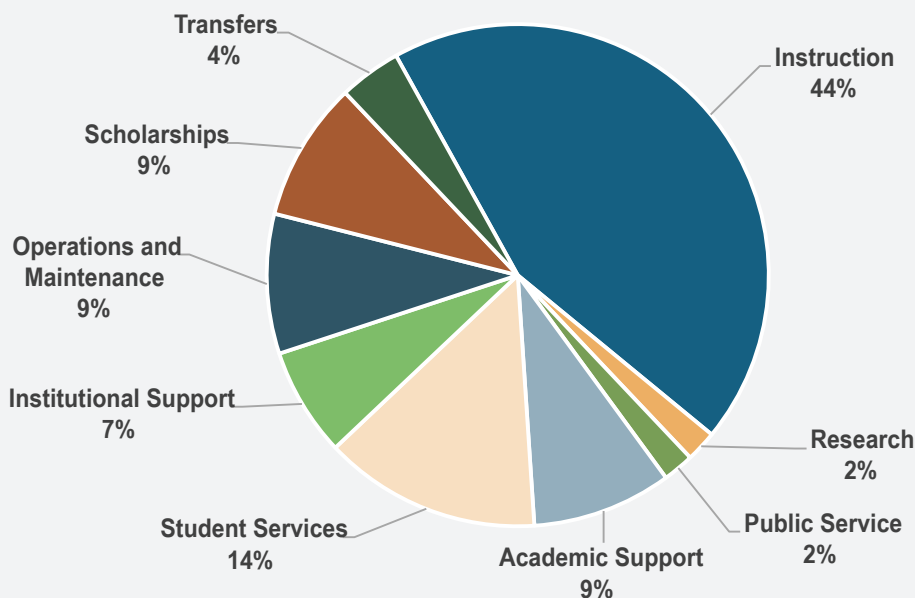
New Buildings and Infrastructure

New buildings add to the M&O and utility needs of the campus. The recent growth increases the demand for M&O services as well as the infrastructure capacity. The Student Athletic Performance Center and the Applied Engineering Building were occupied in the Fall of 2025. Kirksey Old Main and Rutledge Hall are large renovation projects that were completed and ready for Fall occupancy in 2026.

Energy and Sustainability

There are many initiatives designed to increase the greening of the campus such as the Sustainable Campus Fee program, the Tennessee High Performance Building Guidelines for capital projects, the recycling program, etc. These programs and initiatives are effective but are also limited by economic factors such as first costs and paybacks. Energy and environmental regulations are increasing as well. Overall, Facilities Services and the Center for Energy and Sustainability do an excellent job of integrating economic and program elements to maximize the energy and sustainability benefits across the campus.

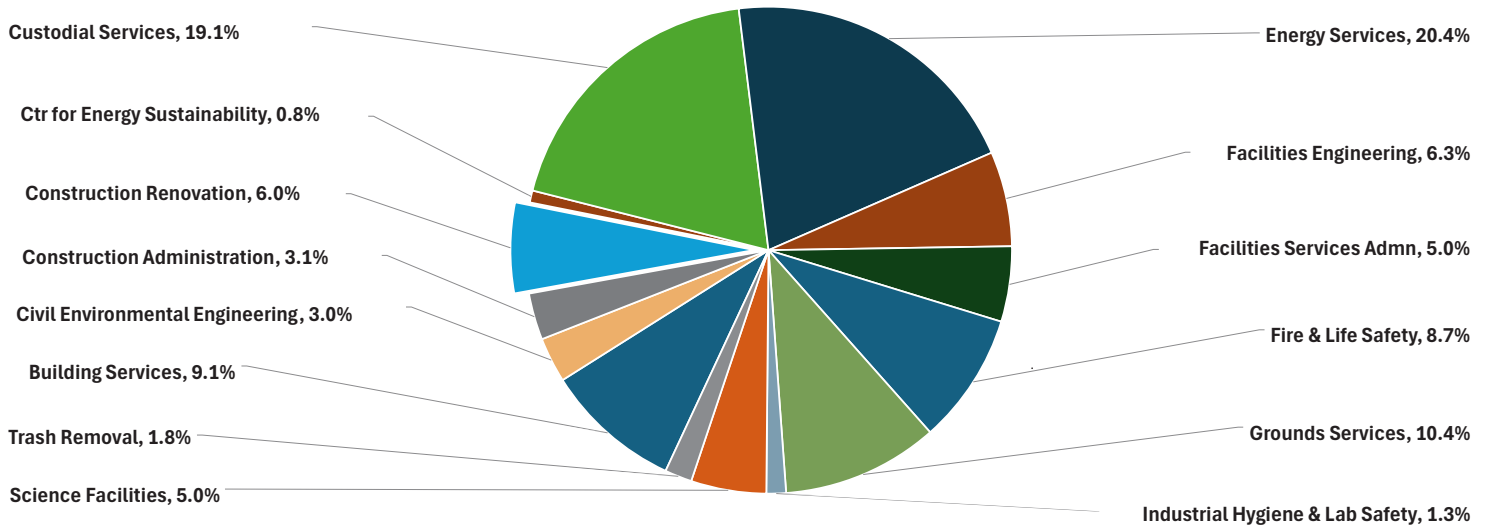
MTSU E & G Expenditures, 2025-2026



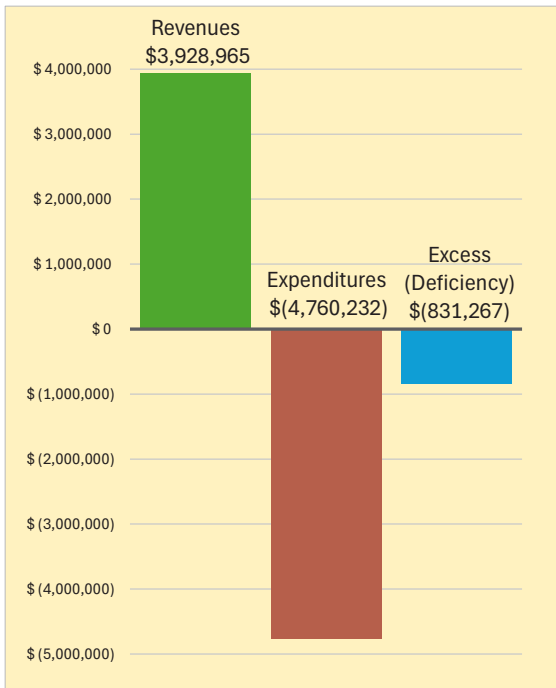
Total: \$420,110,190

Source: Schedule of Current Funds Expenditures and Transfers by Function, year ended June 30, 2026

Facilities M&O E&G Net Expenditures, 2025–2026

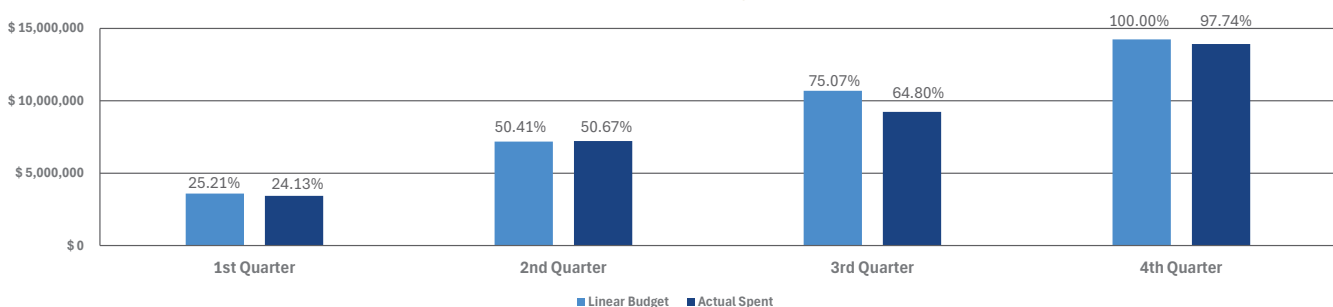


Percentages are based on total expenditures before plant-cost transfers.

Construction/Renovation
Revenue vs. Expenditures

Facilities M&O E&G Expenditures, 2025-2026		
Description	Net Expenditures	%
Building Services	1,262,390	9.1%
Civil Environmental Engineering	422,279	3.0%
Construction Administration	426,302	3.1%
Construction Renovation	831,267	6.0%
Ctr for Energy Sustainability	104,541	0.8%
Custodial Services	2,655,296	19.1%
Energy Services	2,838,447	20.4%
Facilities Engineering	881,852	6.3%
Facilities Services Admn	697,864	5.0%
Fire & Life Safety	1,217,956	8.7%
Grounds Services	1,451,539	10.4%
Industrial Hygiene & Lab Safety	180,911	1.3%
Science Facilities	692,406	5.0%
Trash Removal	257,417	1.8%
TOTAL	13,920,467	100.0%
Trf Plant Cost - Admin	(\$817,183)	
Trf Plant Cost - Land	(\$613,226)	
Total Facilities	12,490,058	

Cumulative Facilities M&O E&G Budget vs. Actual, 2025–2026



CENTRAL ADMINISTRATION

Lori Yoders

Accomplishments & Highlights 2025-2026

- Filled the vacant Accountant position and provided hands-on training to improve workload delegation and management within Facilities Accounting.
- Coordinated with the State of Tennessee insurance group to advance University property damage claims by researching, organizing, and submitting financial spreadsheets and supporting documentation.
- Provided financial oversight for 30 Facilities Services purchasing card (P-Card) holders, including transaction coding, allocation, reconciliation, policy compliance, and monitoring.
- Supported the University-wide transition from Banner to Oracle Cloud by participating in training, assisting coworkers, and addressing implementation challenges.
- Assisted with the transition of Work Order billing from MainSaver to Operations Hero, targeting completion by March 2027.
- Enhanced spreadsheets using functions and formulas to improve data integrity, consistency, and financial analysis.
- Provided ongoing accounting support to Facilities Services departments.
- Processed monthly billing accurately and efficiently.
- Completed University fiscal year-end closeout requirements, including expenditure analyses, supporting documentation, spreadsheets, and allocation uploads.

Goals & Opportunities 2026-2027

- Support the transition to Operations Hero Work Order billing software, ensuring data accuracy, financial integrity, and continuity of business operations.
- Participate in training and support the transition to the University's new Oracle accounting, HR, and procurement system by January 2027.
- Develop Oracle financial reports that transform raw data into actionable insights for Facilities Services.
- Partner with Facilities shops to improve inventory tracking and controls for spare parts, tools, and supplies, including database quantities and pricing.
- Maintain positive vendor relationships through timely invoice payments, early payment discounts when available, and assistance with required documentation.
- Ensure accurate and timely financial reporting to provide clear insight into Facilities Services' financial health.
- Improve monthly billing efficiency through automated electronic invoicing.
- Identify and implement technology solutions that streamline daily accounting operations and financial management.
- Develop training resources for new employees and provide annual training opportunities for existing employees, managers, and supervisors.
- Enhance financial spreadsheets and documents to improve data accuracy, track changes, and strengthen reporting processes.
- Encourage employee development, continuing education, professional certifications, team building, and effective communication.

Maintenance and Operations E&G Budget and Expenditures, 2025-2026						
FY26	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	End-of-Year Totals	"% of Total"
Total M&O E&G Budget	\$9,471,491	\$9,471,491	\$9,265,589	\$9,368,540	\$37,577,110	
Total M&O E&G Expenditures	\$7,195,716	\$8,817,713	\$11,218,260	\$9,854,652	\$37,086,341	
-Non-Facilities M&O E&G Expenditures	(\$4,553,837)	(\$4,553,837)	(\$4,454,840)	(\$4,504,339)	\$(18,066,853)	
Facilities M&O E&G Budget	\$3,589,963	\$3,589,963	\$3,511,920	\$3,550,942	\$14,242,787	
Facilities M&O E&G Expenditures	\$3,436,507	\$3,780,710	\$2,011,931	\$4,691,318	\$13,920,467	57%
% of Facilities Exp/Budget	24.13%	26.54%	14.13%	32.94%	97.74%	
+ Facilities Work for Others	\$1,179,470	\$2,057,560	\$1,671,824	\$1,815,183	\$6,724,036	43%
+ Const. Renov. Work for Others	\$1,451,176	\$813,861	\$1,146,097	\$517,831	\$3,928,965	
Facilities M&O E&G Expenditures with WFO	\$6,067,153	\$6,652,131	\$4,829,853	\$7,024,331	\$24,573,468	

Work Orders Closed 2025-2026										
	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		Total	
Department	# of WO	% of Total	# of WO	% of Total	# of WO	% of Total	# of WO	% of Total	# of WO	% of Total
Building Services	1,066	20%	1,141	20%	1,026	19%	1,019	18%	4,252	19%
Construction Admin.	117	2%	109	2%	58	1%	88	2%	372	2%
Custodial	385	7%	638	11%	505	9%	561	10%	2,089	9%
Energy Services	1,389	26%	1,396	24%	1,316	25%	1,307	23%	5,408	24%
Engineering Services	1,817	34%	1,817	32%	1,879	35%	2,023	35%	7,536	34%
Grounds Services	495	9%	605	10%	517	10%	724	13%	2,341	11%
Other	15	0%	61	1%	21	0%	63	1%	160	1%
Total	5,284	100%	5,767	100%	5,322	100%	5,785	100%	22,158	100%

Maintenance Projects: MP-2s

MP-2 forms track major maintenance repairs and replacements beyond routine work, including deferred maintenance, multidisciplinary projects, and non-budgeted repairs costing \$5,000 or more.

For FSD-funded projects outside normal operating budgets that are not construction/renovation projects, MP-2 forms document budget approval and authorization, assign a tracking number, and track costs through completion.

Maintenance Projects Summary (MP-2)		
Department	Projects	Value
Building Services	6	\$85,091
Energy Services	44	\$433,213
Engineering Services	1	\$11,704
Environmental Health & Safety	6	\$49,545
Grounds Services	9	\$105,068
Motor Pool	3	\$51,056
**Other	65	\$1,371,714
Total	134	\$2,107,390

Accomplishments & Highlights 2025-2026

- Developed a checklist for onboarding new buildings, including preventive maintenance (PM) schedules, child assets, warranty dates, and other essential information.
- Purchased a new computerized maintenance management system (CMMS) and began implementation.
- Hired and trained two work order clerks.

Goals & Opportunities 2026-2027

- Implement the new CMMS across all FSD work groups and Housing.
- Develop and document new processes related to the CMMS.
- Train shop personnel and administrative staff on the new CMMS.
- Hire and train one additional work order clerk.

Customer Satisfaction Survey | FY 2025-2026

Average ratings: 1 = Very Dissatisfied; 5 = Very Satisfied.

273

Surveys returned

4.59 / 5

Problem/requested work adequately addressed

4.67 / 5

Timeliness of response

4.70 / 5

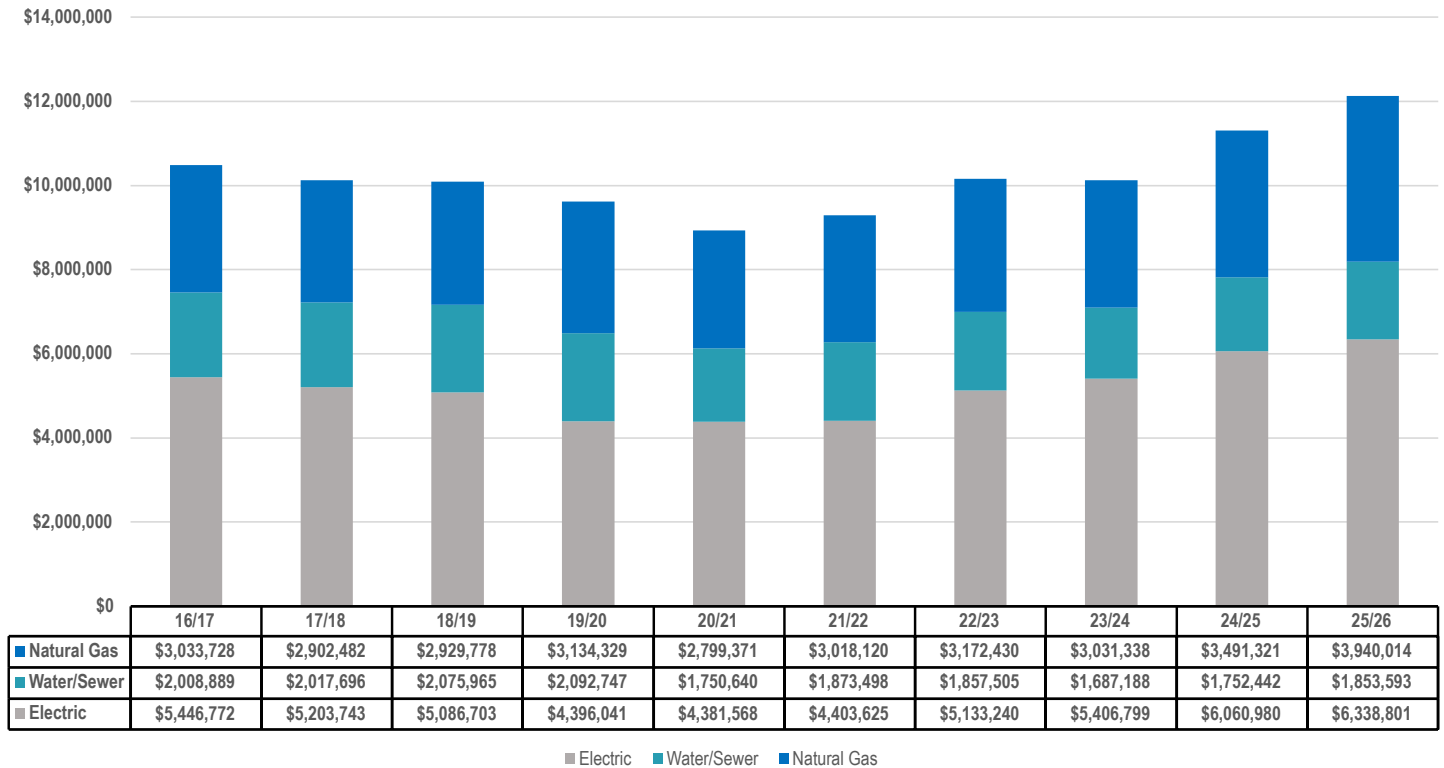
Customer service received

99.27% received an email when the work order was opened.

96.70% received an email when the work order was completed.

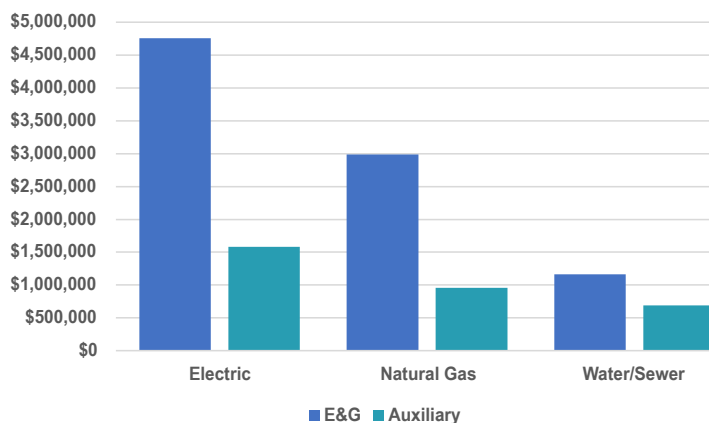
Kristin England, Kristen Hargis, Stacy Smith

10-Year Campus Utility Expenditures | FY 2016–2026

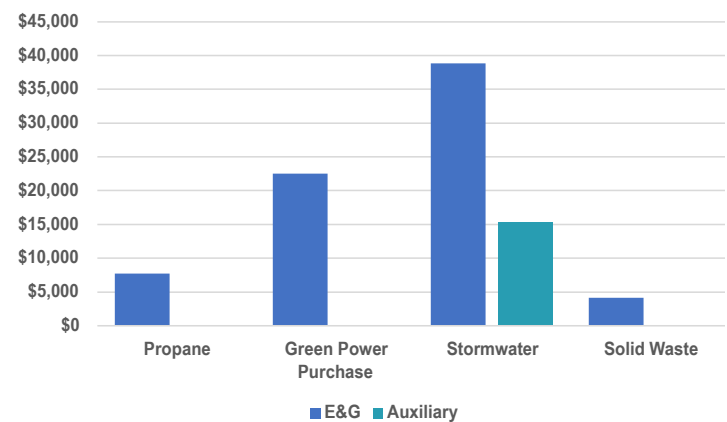


Total Campus Utilities FY 2025–2026								
	Electric	Natural Gas	Water/Sewer	Propane	Green Power Purchase	Stormwater	Solid Waste	TOTALS
E&G	4,755,909	2,986,120	1,165,791	7,707	22,500	38,826	4,118	\$8,980,970
Auxiliary	1,582,893	953,894	687,802	–	–	15,273	–	\$3,239,862
TOTAL	6,338,801	3,940,014	1,853,593	7,707	22,500	54,099	4,118	\$12,220,832

Major Utilities E&G vs. Auxiliary



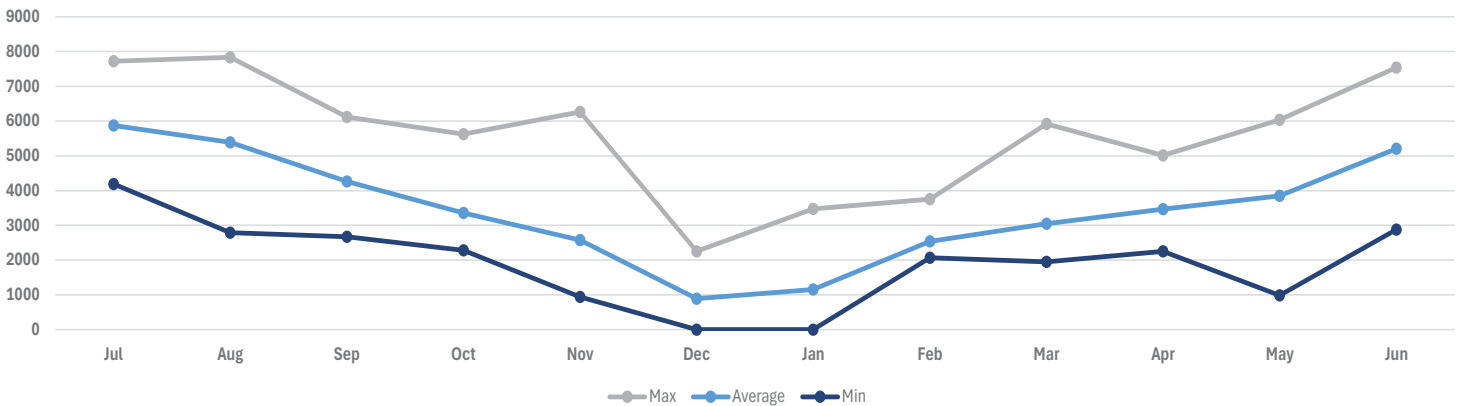
Ancillary Utilities E&G vs. Auxiliary



Jeff McConnell, Russell Miller, Anthony Gentile

Natural Gas Fired Turbine/Generator					Steam Boilers					Chillers				
5 MW (Nominal)					82,500 Pounds/Hour (Peak)					13,000 Tons (Peak)				
	Mid-Year	3rd Qtr	4th Qtr	Annual		Mid-Year	3rd Qtr	4th Qtr	Annual		Mid-Year	3rd Qtr	4th Qtr	Annual
Peak MW	5	4.77	5.01	4.93						Maximum Peak Tons	6,267	5,919	7,542	7,542
Average MW	4.49	4.34	3.62	4.15	Average LBS/Hr	31,946	35,697	26,240	29,476	Minimum Tons	941	1,951	986	941
Total MWH	7,948	7,011	9,267	33,776	Peak LBS/Hr	62,100	73,000	43,300	73,000					

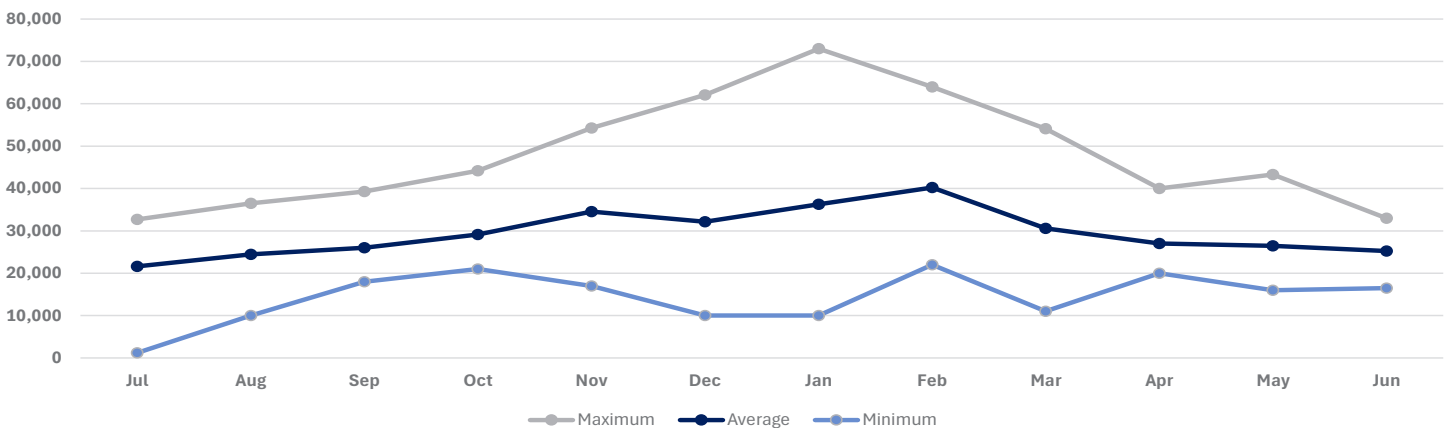
Chilled Water Tonnage



Monthly Chilled Water Production, 2025–2026

Measure	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Chilled Water Tonnage (Tons)												
Maximum	7,720.46	7,836.16	6,117.08	5,622.77	6,267.29	2,252.87	3,475.66	3,757.24	5,918.99	5,013.77	6,039.23	7,541.80
Average	5,874.02	5,391.17	4,258.93	3,359.75	2,573.00	890.94	1,155.23	2,539.83	3,047.12	3,463.96	3,850.18	5,206.00
Minimum	4,190.51	2,791.66	2,669.01	2,283.76	941	-	-	2,070.63	1,951.48	2,249.94	985.75	2,877.57

Steam Production



Monthly Steam Production, 2025–2026

Measure	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Steam Production (Lbs./Hr.)												
Maximum	32,700	36,500	39,300	44,210	54,300	62,100	73,000	64,000	54,100	39,999	43,300	33,000
Average	21,617	24,453	25,999	29,152	34,550	32,135	36,278	40,222	30,591	27,014	26,487	25,218
Minimum	1,200	10,000	18,000	21,000	17,000	10,000	10,000	22,000	11,000	20,000	16,000	16,500

ENERGY SERVICES

Jeff McConnell, Russell Miller, Anthony Gentile

The Heating and Chiller Plants provide steam and chilled water for heating and cooling campus buildings. Staff operate and maintain boilers, chillers, and supporting equipment to deliver reliable service, monitor system performance, and support efficient energy use. The heating plant also operates a natural gas-fired turbine generator that produces electricity and recovers heat for steam production.

Accomplishments & Highlights 2025-2026

Heating Plant

- Expanded electronic training programs, helping maintain strong safety and reliability performance.
- Continued quarterly meetings with the Director of Energy Services to keep operators informed about plant operations, safety, reliability, and plans.
- Maintained high air compressor reliability through improved load management and operating strategies.
- Strengthened plant security and maintained excellent housekeeping and equipment conditions, earning positive feedback from vendors and inspectors.
- Completed diesel fuel tank cleaning and replaced safety devices and tank breathers.
- Improved monitoring of campus mechanical rooms and hot water systems, resulting in increased reliability and better operational oversight.

Chiller Plant

- Repaired South Tower piping.
- Tailored the Building Management System's features to allow faster responses to changing plant conditions and emergencies.
- Facilitated shutdown of all CHW systems for capital maintenance projects. Coordinated restoration of systems and CHW flow to campus once the work had progressed far enough to do so.
- Worked with IT to implement a new BACnet driver that allowed us to fully integrate all buildings that were still on the outdated Insight server into the Desigo server.
- Increased system reliability and improved operations by implementing standardized, tested programming algorithms.
- Retired the outdated Insight server.
- Worked with Siemens to enforce automation standards for new construction and equipment installed during renovations.

Goals & Opportunities 2026-2027

Heating Plant

- Continue providing steam service safely, reliably, efficiently, and in compliance with environmental requirements.
- Reduce fuel consumption while meeting campus heating demands.
- Increase operator involvement and ownership in daily plant operations.
- Improve preventive maintenance practices in campus steam mechanical rooms to reduce equipment failures.
- Continue quarterly meetings and targeted training to maintain operator engagement and prevent complacency.

Chiller Plant

- Successfully operate new equipment installed through capital construction projects and assist with testing to ensure proper operation.
- Continue operating the chiller plants efficiently while providing adequate campus cooling with minimal downtime.
- Replace the leaking or sticking float valves in the North and South Towers and develop a plan to improve their reliability.
- Restore SCP CH-4 to operation by completing extensive repairs to its CDW Pump.
- Find and repair the underground CDW piping leak for COGN CH-8.



Jeff McConnell, Keith Pinkston, Russell Miller, Kimberly Hand

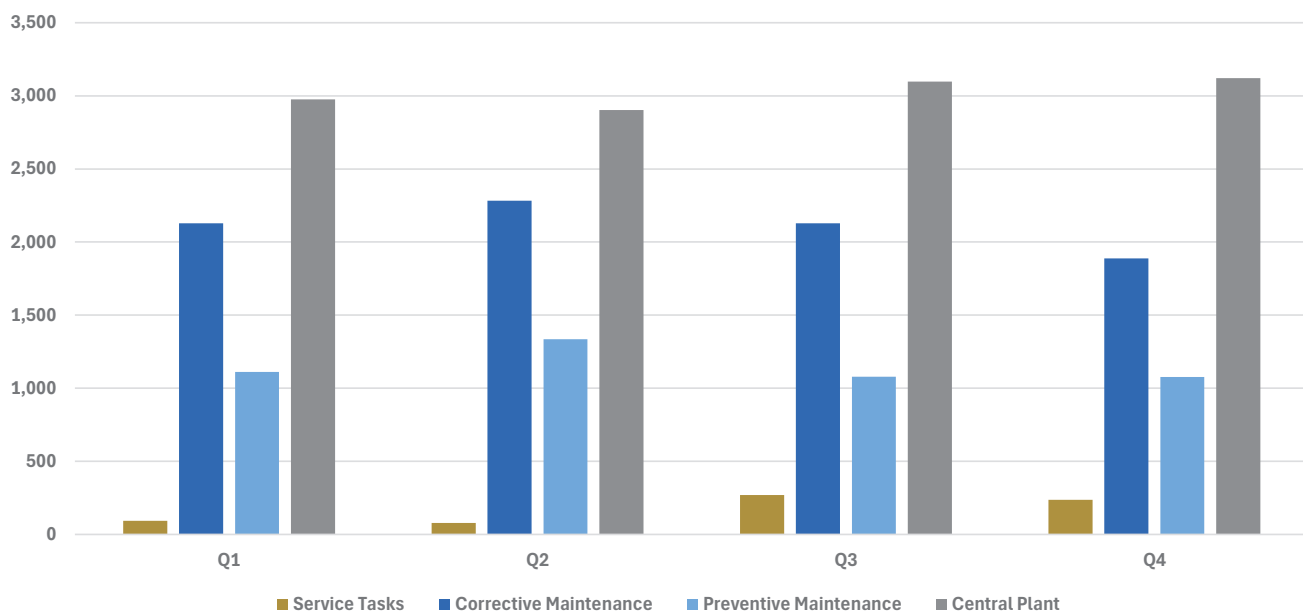
Maintenance and Operations Work Orders, 2025–2026

	Corrective Maint.			Preventive Maint.			Service Tasks			Total		
Full Shop	# WO	Total Cost	Avg \$/WO	# WO	Total Cost	Avg \$/WO	# WO	Total Cost	Avg \$/WO	# WO	Total Cost	Avg \$/WO
HVAC	1,237	\$393,627	\$318	161	\$85,416	\$531	13	\$57,229	\$4,402	1,411	\$536,272	\$380
Steam	210	\$245,947	\$1,171	727	\$103,520	\$142	12	\$25,996	\$2,166	949	\$375,464	\$396
Central Utility Plant	42	\$47,622	\$1,134	1,016	\$81,951	\$81	48	\$1,076,946	\$22,436	1,106	\$1,206,519	\$1,091
PM HVAC	68	\$98,728	\$1,452	-	-	-	-	-	-	68	\$98,728	\$1,452
Energy Mgmt	757	\$476,386	\$629	102	\$119,105	\$1,168	91	\$462,235	\$5,080	950	\$1,057,726	\$1,113
PM Filters	24	\$3,420	\$143	745	\$185,403	\$249	12	\$21,553	\$1,796	781	\$210,377	\$269
Total	2,338	\$1,265,732	\$541	2,751	\$575,396	\$209	176	\$1,643,959	\$9,341	5,265	\$3,485,087	\$662

Project Work Orders, 2025–2026

	GW Group WOs		MP Maintenance Project		SCF -Sustainable Campus Fee		SP Special Project		Total	
Full Shop	# WO	Total Cost	# WO	Total Cost	# WO	Total Cost	# WO	Total Cost	# WO	Total Cost
HVAC	14	\$6,543	22	\$165,255	-	-	7	\$4,300	43	\$176,099
Steam	-	-	10	\$70,663	-	-	-	-	10	\$70,663
Central Utility Plant	-	-	8	\$58,668	-	-	-	-	8	\$58,668
PM HVAC	-	-	2	\$13,182	1	\$3,162	-	-	3	\$16,344
Energy Mgmt	20	\$9,467	46	\$1,009,737	13	\$56,050	-	-	79	\$1,075,254
Total	34	\$16,010	88	\$1,317,506	14	\$59,212	7	\$4,300	143	\$1,397,028

Energy Services Labor Hours by Activity, 2025–2026



ENERGY SERVICES

Jeff McConnell, Keith Pinkston, Russell Miller, Kimberly Hand

HVAC and Building Management Systems staff maintain heating, ventilation, and air conditioning equipment to support comfortable, reliable building conditions across campus. Through preventive maintenance, repairs, and troubleshooting, the team keeps equipment operating effectively. Building Management Systems provide centralized monitoring and control, helping staff adjust temperatures, identify problems, and improve energy efficiency.

Accomplishments & Highlights 2025-2026

Building Management Systems

- Maintained campus comfort during the chiller plant shutdown by optimizing HVAC operations.
- Reprogrammed Murphy Center bowl equipment to maintain cooler event temperatures, improving comfort during summer graduations.
- Protected equipment from winter damage and prevented burst coils despite outside-air exposure and no CHW circulation.
- Improved Recreation Center gym HVAC controls for better temperature and humidity management during high-traffic events, including Relay for Life.
- Served as a test shop for Operations Hero, helping test and troubleshoot the software alongside the existing CMMS.

Building HVAC

- Replaced changeover valves on the Student Union boiler.
- Installed barcodes in steam mechanical rooms for Facilities Services-wide use.
- Photographed and labeled 50 of 84 steam manholes across campus.
- Secured TVA incentives for Science Building filter upgrades.

Goals & Opportunities 2026-2027

Building Management Systems

- Expand BMS reporting, remote notifications, and continuous monitoring to identify issues, generate work orders, and begin corrective action before occupants are affected.
- Expand staff training and knowledge to improve equipment support and response.
- Resolve ongoing TLC Small Animal Floor AHU issues to improve conditions during shows.
- Provide proactive remote and on-site support for TMC event spaces, including the Tennessee Room and ballroom, to maximize comfort and efficiency.
- Improve MEC Atrium AHUs to provide better conditioning and occupant comfort during events.
- Improve system performance and reliability by adding VFDs, reducing single-point failures, and pursuing available TVA energy-efficiency incentives.

Building HVAC

- Continue HVAC technician training to improve skill levels.
- Pursue TVA incentives to replace aging residential-style AC units at Alumni House, Dyslexia, Hall of Fame, and MT10.
- Complete photographing and labeling the remaining steam manholes.
- Build a database of Energy Services equipment in mechanical rooms, including AHUs and exhaust fans.
- Create preventive-maintenance schedules for academic-building AHUs, including filter and belt replacement, to improve reliability.

Energy Services Labor Hours by Activity, 2025–2026					
Activity	Q1	Q2	Q3	Q4	Total
Service Tasks	93	79	270	237	678
Corrective Maint.	2,128	2,283	2,129	1,889	8,428
Preventive Maint.	1,112	1,335	1,079	1,077	4,603
Central Plant	2,975	2,903	3,098	3,122	12,098

Maintenance and Operations Work Orders, 2025–2026												
	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Department	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
Fire & Life Safety	588	\$112,546	\$191	663	\$15,512	\$23	1,720	\$554,282	\$322	2,971	\$682,341	\$230
Civil & Environmental Engineering	2	\$2,904	\$1,452	102	\$3,156	\$31	13	\$1,417	\$109	117	\$7,477	\$64
Industrial Hygiene & Lab Safety	60	\$22,187	\$370	917	\$71,250	\$78	12	\$926	\$77	989	\$94,363	\$95
Total	650	\$137,637	\$212	1682	\$89,919	\$53	1745	\$556,625	\$319	4,077	\$784,180	\$192

Project Work Orders, 2025–2026										
	GW Group WOs		MP Maintenance Project		SCF Sustainable Campus Fee		SP Special Project		Total	
Department	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost
Fire & Life Safety	49	\$1,799,188	66	\$584,523	2	-	16	\$771	133	\$2,384,481
Civil & Environmental Engineering	-	-	-	-	1	\$608	-	-	1	\$608
Industrial Hygiene & Lab Safety	6	\$274	4	\$33,991	-	-	6	\$569	16	\$34,834
Total	55	\$1,799,461	70	\$618,514	3	\$608	22	\$1,340	150	\$2,419,923

Accomplishments & Highlights 2025-2026

Fire & Life Safety

- Completed loop, communications device, and fire alarm panel upgrades through a Capital Maintenance project. Upgraded 4120 networks to ES Network
- Completed 3,104 work orders, including inspections, callbacks, and preventive maintenance—an increase of 50 over the previous fiscal year.
- Completed implementation of the Campus Hot Work Program.
- Added two new vendors to the Fire Extinguisher Program.
- Hired a replacement Fire Inspector.

Civil & Environmental Engineering

- Successfully completed and passed the TDEC audit for the MS4 stormwater co-permit with the City of Murfreesboro.

Goals & Opportunities 2026-2027

Fire & Life Safety

- Establish an AED rental and monitoring program for 95 E&G buildings and MTPD vehicles, with a pathway to include others as needed.
- Remove area of refuge phone devices from the Todd Building.
- Implement three- and five-year investigations for all campus sprinkler programs.
- Hire a permanent Fire Inspector and add an additional FSA position to the department to support continuity and future needs.
- Purchase replacement fire extinguishers using the remaining Capital Maintenance project funds.

Civil & Environmental Engineering

- Continue stormwater education programs for developers, including realtors, property management companies, and HOAs, and seek opportunities to increase participation.

**FIRE & LIFE SAFETY, CIVIL & ENVIRONMENTAL ENGINEERING,
INDUSTRIAL HYGIENE & LABORATORY SAFETY**

Alan Parker, Jake Turner, Mark Hatcher

Environmental Health & Safety staff help maintain a safe campus through inspections, testing, education, and regulatory compliance. **Fire & Life Safety** oversees fire protection systems and prevention programs. **Civil & Environmental Engineering** supports stormwater management, environmental compliance, and campus utility coordination. **Industrial Hygiene & Laboratory Safety** addresses workplace exposures, laboratory practices, and hazardous waste management to protect employees, students, and the environment.

Accomplishments & Highlights 2025-2026
Civil & Environmental Engineering (continued)

- Expanded the stormwater education program for developers to include property managers and engineers. Partnered with the City's stormwater team to host three Coffee Talks providing guidance on local codes, regulations, and design requirements.
- Submitted the annual report to TDEC for the 2025–2026 reporting year.
- Conducted 21 stormwater events and activities in coordination with the Murfreesboro Water Resources Department.
- Reached a broad and diverse audience across Murfreesboro through stormwater education, including schools, civic groups, engineers, homeowners, the Extension Office, property management teams, MTSU students, residents, and streamside property owners.
- Completed a green project with CES to provide stormwater inlet protection for specific campus drains.
- Coordinated several sewer repairs with the City of Murfreesboro, including a multi-point repair near the Business Aerospace Building.
- Renewed the MOU with the City of Murfreesboro for 2026–2027.

Industrial Hygiene & Laboratory Safety

- Incorporated the annual freezer audit and eyewash station inspections into Power BI through Jotform.
- Provided appropriate cautionary laboratory signage for the new Applied Engineering Building.
- Implemented an aerosol can recycling program for the new paint booth at Todd Art.
- Provided oversight of Chemistry's X-ray fluorescence project at Walker Library.

Goals & Opportunities 2026-2027
Civil & Environmental Engineering (continued)

- Continue working with the City of Murfreesboro on stormwater education and outreach to meet NPDES permit compliance requirements.
- Coordinate with Campus Planning/Construction Management on upcoming campus utility projects.
- Update the campus drainage map as new projects arise.
- Collaborate with the Center for Energy and Sustainability on stormwater projects and related educational programming.
- Coordinate campus domestic water, sanitary sewer, and stormwater repairs with the City of Murfreesboro.
- Update the stormwater websites to make them more engaging, informative, and easy to use.
- Evaluate the annual Tree Day event and identify opportunities to expand its reach and promote more intentional tree plantings throughout Murfreesboro.
- Organize stormwater files, handouts, and records so they are clearly sorted and easy to navigate.

Industrial Hygiene & Laboratory Safety

- Develop and update comprehensive manuals, including Chemical Hygiene Plans and biosafety protocols, while providing ongoing safety training to GTAs.
- Oversee the safe collection, handling, tracking, and disposal of hazardous, universal, and regulated biological waste during the fall and spring semesters.
- Maintain compliance with applicable agency standards, including those of TNOSHA and EPA, for chemical, biological, and radiation safety, and follow ALARA principles.
- Conduct routine industrial hygiene assessments, indoor air quality surveys, and exposure monitoring as needed.
- Perform routine laboratory safety walkthroughs and audits to proactively address unsafe work practices and equipment issues.

Alan Parker, Katherine Antone

Systems Engineering provides technical guidance, design reviews, and troubleshooting for campus building systems and infrastructure. Staff support construction and renovation projects, investigate operational issues, and advise on equipment performance and lifecycle planning to help maintain reliable facilities.

Maintenance and Operations Work Orders, 2025–2026												
	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Department	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
Systems Engineering	2	\$1,054	\$527	21	\$49,758	\$2,369	12	\$294	\$24	35	\$51,105	\$1,460
Total	2	\$1,054	\$527	21	\$49,758	\$2,369	12	\$294	\$24	35	\$51,105	\$1,460

Project Work Orders, 2025–2026										
	GW Group WOs		Maintenance Project		SCF Sustainable Campus Fee		SP Special Project		Total	
Department	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost
Systems Engineering	-	-	3	\$292,913	1	\$369	1	-	5	\$293,282
Total	-	-	3	\$292,913	1	\$369	1	-	5	\$293,282

Accomplishments & Highlights 2025-2026

Systems Engineering

- Provided support during the construction phase of the Central Plant & Utilities Update capital project.
- Delivered engineering support on major renovation projects such as the Student Union stage, MEC Cyber Range, and other renovations.
- Led efforts to replace the McCallie floor drains and resolve Testing Center water intrusion issues through detailed leak investigation, tracking, and corrective action implementation.
- Advised the MTSU Hotel project team on lifecycle maintenance planning and equipment replacement schedules to support long-term facility performance.
- Maintained reliable Science Building operations by proactively troubleshooting issues, addressing stakeholder requests, and implementing effective facility solutions.
- Coordinated several sewer repairs with the City of Murfreesboro, including a multi-point repair at BAS.

Goals & Opportunities 2026-2027

Systems Engineering

- Review and provide ongoing engineering support during construction of the Aerospace Hub, Central Plant & Campus Utilities Updates project, and other capital construction projects.
- Conduct design reviews and provide engineering input for the Murphy Center Renovation, Building Exterior Envelope Capital Maintenance Project, MTSU Hotel, and P3 Residence Hall.
- Troubleshoot campus issues as they arise, including odor concerns, HVAC problems, water leaks, new equipment connections, and opportunities for energy efficiency improvements.
- Provide ongoing operational support for the Science Building.

ENGINEERING SERVICES

Alan Parker, Katherine Antone

GIS & Utility Locating maintains campus utility maps and identifies underground utilities to support safe excavation, maintenance, and project planning. Elevators & Generators oversees maintenance, inspections, and testing to support dependable vertical transportation and emergency power across campus.

Maintenance and Operations Work Orders, 2025–2026												
	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Department	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
Elevators/ Generators, & GIS/Utility Locating	308	\$41,766	\$136	869	\$54,163	\$62	479	\$268,091	\$560	1,656	\$364,020	\$220
Total	308	\$41,766	\$136	869	\$54,163	\$62	479	\$268,091	\$560	1,656	\$364,020	\$220

Project Work Orders, 2025–2026										
	GW Group WOs		Maintenance Project		SCF Sustainable Campus Fee		SP Special Project		Total	
Department	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost
Elevators, Generators, & GIS/Utility Locating	6	\$278	49	\$124,879	-	-	-	-	55	\$125,157
Total	6	\$278	49	\$124,879	-	-	-	-	55	\$125,157

Accomplishments & Highlights 2025-2026

GIS & Utility Locating

- Continued using ArcGIS Pro to improve campus utility mapping.

Elevators & Generators

- Supported elevator installations for the KOM and Rutledge Hall renovation projects.
- Improved barcode system procedures to provide more accurate equipment inspection information and diagnostic capabilities.
- Streamlined monthly TDEC generator reporting using information collected through Jotform and analyzed in Power BI.

Goals & Opportunities 2026-2027

GIS & Utility Locating

- Continue using ArcGIS Pro to improve campus utility mapping.

Elevators & Generators

- Continue adding all emergency generators to the PFIS electrical report to track their age and identify when upgrades or replacements are needed.
- Support elevator installations for the new housing garage and Phase 1 high-rise projects.
- Support elevator installation for the Aerospace project.

Katherine Antone, Nathan Wahl

Building Services provides maintenance, repair, construction, preventative maintenance, and related support for MTSU facilities and infrastructure.

Maintenance and Operations Work Orders, 2025–2026												
	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Full Shop	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
Metal Shop	34	\$6,447	\$190	-	-	-	24	\$5,400	\$225	58	\$11,848	\$204
General Maint.	2,487	\$590,258	\$237	433	\$118,078	\$273	135	\$161,130	\$1,194	3,055	\$869,466	\$285
Construction Services	746	\$235,370	\$316	96	\$29,498	\$307	41	\$89,705	\$2,188	883	\$354,573	\$402
Total	3,267	\$832,075	\$255	529	\$147,576	\$279	200	\$256,236	\$1,281	3,996	\$1,235,886	\$309

Project Work Orders, 2025–2026											
	Group WOs		Maintenance Project		SCF Sustainable Campus Fee		Special Project		Total		
Full Shop	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	Total Cost
Metal Shop	1	\$409	-	-	-	-	1	\$53	2	\$462	\$462
General Maint.	24	\$182,044	24	\$418,972	15	\$85,618	29	\$19,003	92	\$705,637	\$705,637
Construction Services	24	\$72,635	23	\$344,002	-	-	115	\$22,869	162	\$439,505	\$439,505
Total	49	\$255,088	47	\$762,973	15	\$85,618	145	\$41,924	256	\$1,145,604	\$1,145,604



Labor by Activity, 2025–2026					
Activity	Q1	Q2	Q3	Q4	Total
Corrective R/R	1,352	1,379	1,157	1,571	5,459
Service	1,440	1,268	1,050	1,497	5,255
Relamping	1,464	1,116	1,142	1,255	4,977
Preventive	760	671	699	1,089	3,218
Corrective SA	586	716	560	572	2,433
Total	5,601	5,149	4,607	5,983	21,341

Accomplishments & Highlights 2025-2026

- Completed the remaining Sternberg light fixture retrofits on campus, converting all remaining fixtures to LED lamps. The completed retrofit is projected to save more than 8.07 billion kilowatt-hours over the life of the lamps.
- Ongoing: Updated more than three dozen PFIS records to improve facility condition data.
- Ongoing: Surveyed additional building roofs and completed condition reports.
- Ongoing: Continued identifying ways to strengthen campus facilities against adverse weather.

Goals & Opportunities 2026-2027

- Identify additional measures to repair and improve campus stormwater management systems.
- Continue updating PFIS records for all MTSU buildings.
- Continue developing the formalized periodic roof inspection program until all E&G buildings are included, to the extent funding allows.
- Identify additional measures that can be taken proactively to prevent weather-related damage to campus buildings and systems.
- Identify additional cost-cutting opportunities to preserve resources for other maintenance and repair needs.
- Continue advancing the use of appropriate technology to improve efficiency where possible.

Julie Morrell, Terri Carlton

Requested Projects Summary, 2025–2026

	Q1	Q2	Q3	Q4
Beginning Project Requests	50	53	50	65
Added Requests	57	30	45	53
Approved Requests	42	23	23	47
Cancelled Requests	6	5	3	6
Expired Requests	6	5	5	5
Remaining Project Requests	53	50	65	60



Funded Projects Summary, 2025–2026

	1st Quarter		2nd Quarter		3rd Quarter		4th Quarter		Annual Total	
	Projects	Value	Projects	Value	Projects	Value	Projects	Value	Projects	Value
Beginning Project Projects	74	\$5,432,645	76	\$4,287,465	67	\$4,412,051	60	\$4,607,500	74	\$5,432,645
Completed Projects	40	\$2,692,944	32	\$532,105	29	\$1,684,804	18	\$482,791	119	\$5,392,645
New Projects	42	\$1,547,764	23	\$656,692	23	\$1,880,253	47	\$1,366,782	135	\$5,451,491
Remaining Project Projects	76	\$4,287,465	67	\$4,412,051	60	\$4,607,500	89	\$5,491,491	89	\$5,491,491

Accomplishments & Highlights 2025-2026

- Renovated the Bragg Building for its renaming event, including finishes, restrooms, and signage.
- Renovated space in the James Union Building for MT Dining's maintenance shop.
- Upgraded the Media Arts TV Studio to accommodate motorized trusses and additional production equipment.
- Prepared space for new electronic mailboxes at the Post Office.
- Expanded the Charlie and Hazel Daniels Veterans and Military Family Center to improve space and functionality.
- Renovated the TRIO department to improve office organization and student interaction.
- Completed multiple classroom improvements funded by Technology Access Fees.
- Completed another phase of interior refurbishment at Scarlett Commons apartments.



Goals & Opportunities 2026-2027

- Utilize Power BI for project closeout and PFI updates.
- Standardize the SP-2 approval process using dynamic forms.
- Complete classroom renovations in Todd Hall, Business/Aerospace Building, Peck Hall, Bragg Building, Learning Resource Center, and College of Education.
- Renovate multiple third-floor spaces in Miller Education Center and relocate departments to these areas.
- Renovate space in Miller Education Center for the new Cyber Range initiative.
- Create a new classroom in the Walker Library Makerspace area.
- Integrate Oracle into daily workflows and resource management.
- Incorporate Operations HERO into project data collection and procurement processes.



Capital Construction oversees major construction, renovation, and infrastructure improvement projects that support the university's academic, residential, athletic, and campus service needs. Staff coordinate with Campus Planning, university departments, and project partners throughout planning and construction to monitor schedules, budgets, and project progress. Projects range from new buildings and major renovations to campus utility, accessibility, security, and life safety upgrades. Because many capital projects span multiple fiscal years, quarterly reporting tracks active projects, new additions, and completions to show how the university's construction portfolio changes throughout the year.

Each quarter's ending active projects carry forward to the next quarter.

1st Quarter July–September 2025			
Project Activity	No. of Projects	Total Project Value	Projects Added or Completed
Beginning Active	19	\$207,552,393	
New Projects Added	2	\$13,674,538	<ul style="list-style-type: none"> Floyd Stadium Renovations Student Union Commons Stage
Projects Completed	2	\$4,677,900	<ul style="list-style-type: none"> Water & Sewer Systems Updates Phase 2 Athletic Video Board Upgrades
Ending Active	19	\$216,549,032	

2nd Quarter October–December 2025			
Project Activity	No. of Projects	Total Project Value	Projects Added or Completed
Beginning Active	19	\$216,549,032	
New Projects Added	-	-	
Projects Completed	-	-	
Ending Active	19	\$216,549,032	

3rd Quarter January–March 2026			
Project Activity	No. of Projects	Total Project Value	Projects Added or Completed
Beginning Active	19	\$216,549,032	
New Projects Added	1	\$914,793	<ul style="list-style-type: none"> Scarlett Commons Stair Repair Phase 2
Projects Completed	-	-	
Ending Active	20	\$217,463,825	

4th Quarter April–June 2026			
Project Activity	No. of Projects	Total Project Value	Projects Added or Completed
Beginning Active	20	\$217,463,825	
New Projects Added	2	\$1,282,000	<ul style="list-style-type: none"> Demo 102-104 City View Dr. Reese Smith Turf Installation
Projects Completed	4	\$50,730,802	<ul style="list-style-type: none"> Campus-Wide Access Control & Security Updates Campus-Wide Life Safety Systems Updates KOM & Rutledge Hall Renovations Unions Lighting
Ending Active	18	\$168,015,022	

Dashes indicate no new or completed projects. Amounts rounded to the nearest dollar.

Fiscal Year Summary 2025–2026		
Project Activity	No. of Projects	Total Project Value
Beginning Active — July 1, 2025	19	\$207,552,393
New Projects Added During Year	5	\$15,871,331
Projects Completed During Year	6	\$55,408,702
Ending Active — June 30, 2026	18	\$168,015,022

Julie Morrell, Lane Merryman, Michelle Christian, Percy Pulido

Accomplishments & Highlights 2025-2026

- Completed renovations of KOM and Rutledge Hall, including office spaces, laboratories, and classrooms supporting all associated departments.
- Continued quarterly coordination meetings with Campus Planning.
- Began construction of the new Womack Parking Garage.
- Began construction of the new Womack Student Housing P3 project.
- Began the Central Plant and Campus Utilities Updates project.
- Completed campus-wide access control and security upgrades, including improvements to fire alarms, sprinkler systems, and life safety systems.
- Completed multiple exterior stair and egress repairs in three Scarlett Commons buildings.
- Completed Phase 1 of the campus-wide elevator modernization project.
- Completed Student Union lighting upgrades and submitted an application for a TVA LED lighting rebate.
- Completed the upgrade to proximity card readers and issued new ID cards.
- Demolished residential structures at 2511 Middle Tennessee Boulevard.

Goals & Opportunities 2026-2027

- Coordinate with Work Orders to improve communication with stakeholders and the campus community about construction-related disruptions.
- Work with Campus Planning during the programming and design phases to improve understanding of construction schedules.
- Continue participating in continuing education and webinars to stay current on construction processes and technologies.
- Continue construction of the Aerospace Campus.
- Continue construction of the new Womack Parking Garage.
- Begin Murphy Center renovations.
- Begin Floyd Stadium renovations.
- Begin and complete installation of new baseball field turf.



Rutledge Hall (West Entrance)



Kirksey Old Main (North Entrance)

Information Technology and Operational Technology (IT/OT) supports the digital tools and connected systems used throughout Facilities Services. Staff maintain technology resources, troubleshoot issues, and develop tools for data collection, reporting, and communication to support daily operations and informed decision-making.

Maintenance and Operations Work Orders, 2025–2026												
	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Department	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
IT/OT	31	\$22,944	\$740	-	-	-	-	-	-	31	\$22,944	\$740
Total	31	\$22,944	\$740	-	-	-	-	-	-	31	\$22,944	\$740

Project Work Orders, 2025–2026										
	GW Group WOs		MP Maintenance Project		SCF Sustainable Campus Fee		SP Special Project		Total	
Department	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost
IT/OT	-	-	-	-	15	\$12,081	-	-	15	\$12,081
Total	-	-	-	-	15	\$12,081	-	-	15	\$12,081

Accomplishments & Highlights 2025-2026

- Ongoing: Continued implementation of OperationsHERO as the new Facilities CMMS, including system configuration, transition planning, and preparation for broader departmental use.
- Expanded data visualization and reporting capabilities through customized dashboards, analytics, and performance reporting.
- Advanced paperless operations by digitizing additional workflows, forms, and documentation across Facilities Services.
- Expanded Facilities notification systems to improve distribution of MTSU and FSD announcements, alerts, and internal communications.

Goals & Opportunities 2026-2027

- Develop a Facilities Digital Transformation Program to guide technology and process modernization.
- Expand automation and mobile workflows for forms, inspections, approvals, and administrative tasks.
- Expand dashboards, real-time operational metrics, analytics, and business intelligence tools.
- Improve integration among Facilities systems, OperationsHERO, and university platforms to reduce duplicate data collection.
- Expand operational technology for monitoring and connecting critical building and utility infrastructure.
- Use AI and emerging technologies to improve productivity, reporting, knowledge discovery, predictive analytics, and decision-making.
- Centralize procedures, documentation, training, onboarding, and institutional knowledge in a shared collaboration platform.
- Strengthen asset management, cybersecurity, continuity planning, and secure technology practices.

ENGINEERING SERVICES

Alan Parker, Johnny Thavongsa

The Key Shop supports campus security through key production, lock and core maintenance, and electronic access coordination. Staff process key and card access requests, manage access schedules, and assist with security upgrades and building commissioning to help maintain safe, reliable access to university facilities.

Maintenance and Operations Work Orders, 2025–2026												
	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Department	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
Key Shop	1,208	\$206,063	\$171	98	\$10,203	\$104	48	\$117,109	\$2,440	1,354	\$333,376	\$246
Total	1,208	\$206,063	\$171	98	\$10,203	\$104	48	\$117,109	\$2,440	1,354	\$333,376	\$246

Project Work Orders, 2025–2026										
	GW Group WOs		MP Maintenance Project		SCF Sustainable Campus Fee		SP Special Project		Total	
Department	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost	# of WO	Total Cost
Key Shop	11	\$1,500	6	\$50,505	-	-	43	\$9,305	60	\$61,310
Total	11	\$1,500	6	\$50,505	-	-	43	\$9,305	60	\$61,310

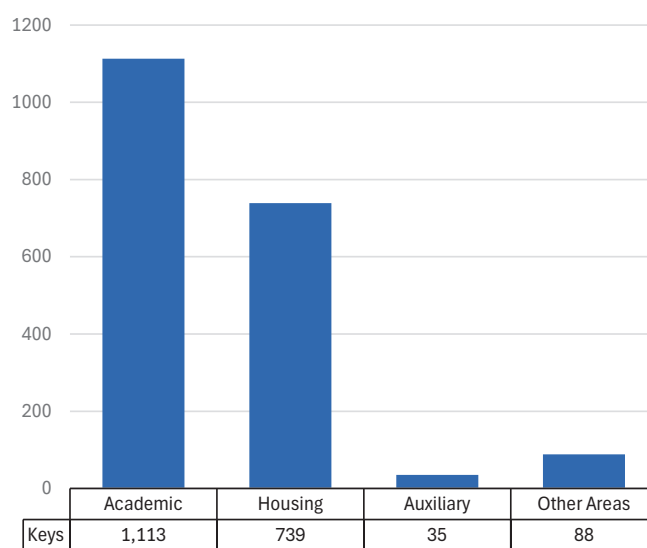
Accomplishments & Highlights 2025–2026

- Built 627 cores for installation throughout campus.
- Processed and programmed 880 event schedules in the Lenel system to coordinate door unlocking and locking for the University Events Coordination Department.
- Processed and programmed 4,639 card access requests across Academic, Housing, Auxiliary, and other areas.
- Responded to 63 callback requests to support operational and access control needs.
- Completed commissioning, key cutting, and core installations at SAPC and AEB.
- Assisted with security upgrades at Murphy Center, Alumni Memorial Gym (AMG), and Bragg Media & Entertainment Building.
- Assisted with MAPS programming and tested 22 buildings as part of the Global Shutdown initiative in coordination with University Police.
- Cut 1,975 keys to support campus operations.

Goals & Opportunities 2026–2027

- Complete core installations and key cutting for the KOM and Rutledge Hall capital renovation projects.
- Assist with Lenel MAPS Global Lockdown programming and testing for Murphy Center and Housing exterior doors.

Keys Cut by Area, 2025–2026

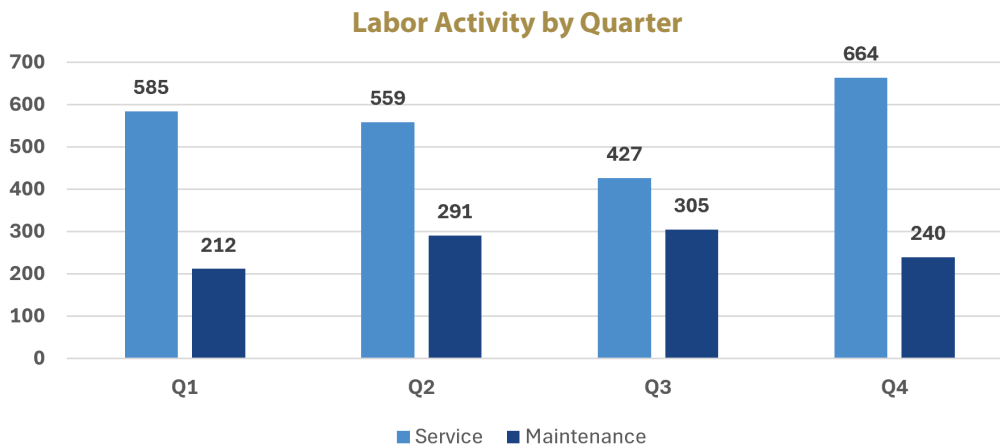


Total Keys Cut: 1,975

Motor Pool Services supports university operations by maintaining a safe, reliable, and efficient fleet of vehicles and equipment. The department performs preventive maintenance, computerized diagnostics, and repairs on university vehicles, golf carts, and specialized maintenance vehicles. Staff maintain the university's fleet inventory, coordinate vehicle reservations and cleaning, and order the parts and supplies needed to complete repairs. Motor Pool also oversees campus fueling operations, fuel-use tracking, and related reporting to promote accountability and effective fleet management.

Maintenance & Operations Work Orders, 2025–2026												
	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Full Shop	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
Motor Pool	464	\$151,331	\$326	1,042	\$434,619	\$417	113	\$127,750	\$1,131	1,619	\$713,700	\$441
Total	464	\$151,331	\$326	1,042	\$434,619	\$417	113	\$127,750	\$1,131	1,619	\$713,700	\$441

Project Work Orders, 2025–2026				
	Maintenance Project		Total	
Full Shop	# of WO	Total Cost	# of WO	Total Cost
Motor Pool	2	\$31,550	2	\$31,550
Total	2	\$31,550	2	\$31,550



Accomplishments & Highlights 2025-2026

- Completed upgrades to the shop's computerized diagnostic equipment to improve vehicle troubleshooting and maintenance capabilities.
- Developed and introduced a computerized fleet vehicle reservation process, with additional refinements underway to improve its effectiveness.
- Provided employees with continued training to strengthen safety practices, technical knowledge, and fleet maintenance skills.

Goals & Opportunities 2026-2027

- Replace aging and high-mileage fleet vehicles to improve reliability, safety, and operational efficiency.
- Maintain the vehicle cleaning program to improve fleet appearance, encourage proper vehicle care, and extend the useful life of university vehicles.
- Replace aging underground fuel tanks to maintain safe, reliable, and compliant campus fueling operations.
- Upgrade the FuelMaster system to improve fuel tracking, accountability, reporting, and overall management of fleet fuel usage.
- Provide Motor Pool employees with training focused on safety, technical skills, vehicle and equipment systems, and efficient fleet operations.

Jason Young, Dale Witty, Preson James

Grounds & Greenhouse Services maintains and enhances MTSU's outdoor environment through landscaping, mowing, tree care, seasonal plantings, athletic field maintenance, and upkeep of sidewalks and other exterior areas. The greenhouse provides plant materials for campus use and university events, while Grounds also supports snow and ice response by clearing and treating roads, sidewalks, and other critical areas.

Maintenance & Operations Work Orders, 2025–2026												
	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Full Shop	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
Grounds	244	\$140,108	\$574	51	\$3,346	\$66	113	\$959,986	\$8,495	408	\$1,103,440	\$2,705
Greenhouse	130	\$11,538	\$89	9	\$20,392	\$2,266	56	\$375,711	\$6,709	195	\$407,641	\$2,090
Dumpsters	42	\$13,774	\$328	2	\$264	\$132	22	\$25,982	\$1,181	66	\$40,020	\$606
Total	416	\$165,420	\$398	62	\$24,002	\$387	191	\$1,361,679	\$7,129	669	\$1,551,100	\$2,319

Accomplishments & Highlights 2025-2026

- Continued sidewalk maintenance and improvements to enhance pedestrian safety and accessibility across campus.
- Achieved Level II accreditation for the campus arboretum.
- Expanded the use of autonomous mowers to improve mowing efficiency and support consistent campus grounds maintenance.
- Continued relandscaping areas of campus with updated plant materials and other enhancements to improve campus appearance.

Goals & Opportunities 2026-2027

- Enhance the appearance of existing landscaped areas with updated plant materials and other improvements.
- Replace aging or declining trees and provide proactive care to maintain a healthy, safe, and attractive campus tree canopy.
- Improve pedestrian safety and accessibility through continued sidewalk grinding and necessary concrete repairs and replacements.
- Increase the efficiency of mowing and trash collection while maintaining consistent campus appearance and service standards.
- Provide employees with training that strengthens job knowledge, safety practices, equipment operation, and overall performance.

Labor Activity by Quarter, 2025–2026				
Activity	Q1	Q2	Q3	Q4
Mowing, Weedeating, Edging	4,065	2,253	1,083	2,757
Fertilizing, Seeding & Irrigation	66	242	553	659
Trash Pickup & Dumping	2,324	2,576	2,489	1,614
Streets, Parking Lots & Sidewalks	662	1,262	977	337
Pest Removal & PM Equipment	429	493	663	595
Tree Maintenance	948	574	883	347
Beds & Landscaping	1,141	434	392	1,080
Totals	9,635	7,834	7,040	7,389

Custodial Services provides clean, sanitary, and welcoming environments for students, employees, and visitors throughout the university. Through a combination of university employees and contracted services, the department performs routine cleaning, restroom sanitation, floor care, waste removal, and other services needed to maintain campus facilities. Custodial staff also respond to changing facility needs and provide additional support for high-traffic areas. The department works closely with Athletics to support games and collaborates with campus departments to prepare for and provide cleanup following special events held across the university.

Maintenance & Operations Work Orders, 2025–2026

	Corrective Maintenance			Preventive Maintenance			Service Tasks			Total		
Department	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO	# of WO	Total Cost	Avg \$/WO
Custodial	892	\$336,428	\$377	249	\$12,132	\$49	938	\$3,771,537	\$4,021	2,079	\$4,120,097	\$1,982
Total	892	\$336,428	\$377	249	\$12,132	\$49	938	\$3,771,537	\$4,021	2,079	\$4,120,097	\$1,982

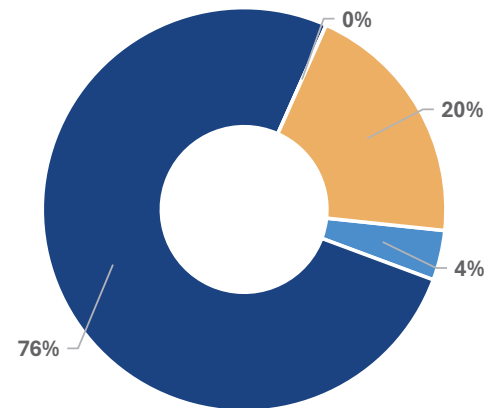
Project Work Orders, 2025–2026

	Maintenance Project		Total	
Full Shop	# of WO	Total Cost	# of WO	Total Cost
Custodial	10	\$56,453	10	\$56,453
Total	10	\$56,453	10	\$56,453

Cleanable Space by Service Area, 2025–2026

Service Area/ Labor Type	Gross SF	Cleanable SF	% of Total Cleanable SF
Facilities Services Department			
In-House	249,449	114,707	4%
Contract Labor	2,794,560	2,081,197	76%
Murphy Center Complex			
In-House	-	-	-
Contract Labor	609,019	562,353	20%
Totals	3,653,028	2,758,257	100%

Distribution of Cleanable Space, 2025–2026



■ Facilities Services — In-House ■ Facilities Services — Contract
■ Murphy Center — In-House ■ Murphy Center — Contract

Accomplishments & Highlights 2025-2026

- Successfully brought the newly renovated Kirksey Old Main (KOM) online and incorporated the building's custodial requirements into the custodial service provider contract.
- Successfully brought the newly renovated Rutledge Hall online and incorporated the building's custodial requirements into the custodial service provider contract.
- Ensured that all custodial service provider contract terms were upheld as written.

Goals & Opportunities 2026-2027

- Continue building inspections to ensure custodial contract terms are being upheld, as written.
- Host monthly meetings with custodial contractor to discuss upcoming events and special requests on campus.
- Complete all mandatory and recommended training sessions as required by the University and FSD/EHS.
- Complete corrective, preventive, and service maintenance work orders in a timely manner.

ENGINEERING SERVICES

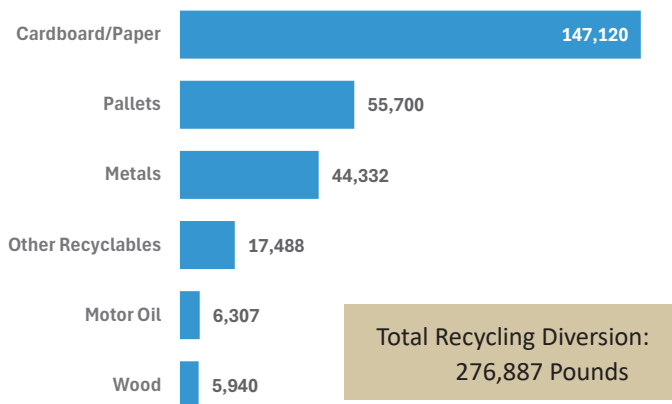
Kristin England, Kristen Hargis, Stacy Smith

Recycling Services coordinates campus recycling collection and waste diversion efforts to reduce materials sent to landfills. Staff manage recycling requests, containers, and vendor partnerships while tracking recycling weights and costs. Through educational outreach and collaboration with campus departments, Housing, and project teams, Recycling Services promotes proper recycling practices, reduces contamination, and expands access to recycling across campus.

Accomplishments & Highlights 2025-2026

- Collaborated with the IT/OT team to develop an online Recycling Request Form, streamlining collection and improving data tracking.
- Initiated a campuswide recycling bin inventory project to catalog bins and their locations while improving their appearance and accessibility.
- Expanded the recycling portfolio through partnerships with new vendors and the addition of recyclable commodities, helping increase the campus diversion rate.
- Created and managed social media platforms to promote CES events and campus recycling initiatives, increasing engagement.
- Updated recycling information on the campus website to provide more engaging and user-friendly content that promotes recycling awareness and participation.
- Launched the “Raiders Recycle Right” campaign to promote proper recycling practices through outreach efforts and targeted educational flyers.
- Increased recycling in residence halls by developing and distributing flyers that explain proper recycling practices. Expanded recycling access by adding bins to Greek Row.
- Supported the integration of recycling infrastructure into new construction projects, including the Applied Engineering and Student-Athlete Performance buildings.

Recycling Diversion by Commodity (Pounds)



Other Recyclables includes aluminum cans, plastics, lights, batteries, antifreeze, compost, tennis balls, cartridges, and toner.

Goals & Opportunities 2026-2027

- Lead efforts to clean and organize Facilities back-of-house areas, including the Laydown Yard and other designated spaces, ensuring all reclaimed materials are properly recycled.
- Research and present information on the final processing locations of our recyclables.
- Use Power BI to track, report, and analyze campus recycling metrics, including the campus diversion rate, commodity-specific recycling weights, and overall recycling costs.
- Improve the usability of campus recycling containers by evaluating bin locations and opportunities to transition select buildings to combined recycling and waste stations.
- Explore partnerships with waste diversion vendors to expand landfill diversion efforts and support progress toward a 25% campus diversion rate.
- Develop targeted educational materials to address contamination issues and improve recycling performance in specific buildings, providing timely guidance to resolve problems and strengthen proper recycling habits.
- Collaborate with Housing to strengthen recycling in residence halls through targeted programming and educational materials that increase the collection of recyclable materials and reduce contamination.
- Support Campus Planning, Capital Construction, Construction/Renovation, and maintenance projects as needed, including the Aerospace Buildings and other major renovation efforts.
- Identify opportunities to expand aluminum can recycling on campus and within the community, working toward a 10% increase in annual tonnage.
- Pursue cost-neutral waste diversion strategies by evaluating alternative hauling approaches, expanding profitable recycling streams, and identifying funding mechanisms that reduce recycling operating costs.
- Collaborate with Event Coordination and MT Unions to make campus events more sustainable by providing accessible recycling containers and promoting clear, practical sustainability guidelines.

Kristin England, Kristen Hargis

The Center for Energy and Sustainability (CES) advances MTSU's commitment to environmental stewardship through energy efficiency, resource conservation, recycling, and campuswide sustainability initiatives. Through education, collaboration, and innovative projects, CES promotes responsible resource management while supporting a more sustainable and resilient campus for future generations.



Level 2 Arboretum Recognition

Accomplishments & Highlights 2025-2026

- Achieved Level 2 Arboretum status through the Tennessee Urban Forestry Council, expanded the arboretum to 73 unique tree species, and launched a new StoryMap website, updated maps, and a campuswide arboretum introduction.
- Partnered with IT/OT to develop new utility dashboards for propane, natural gas, and water, enabling real-time monitoring and analysis of campus utility performance.
- Updated CES website branding and content to align with current goals and initiatives, providing a clearer and more comprehensive view of sustainability efforts across campus.
- Secured MTSU's first TVA EnergyRight incentive for the Applied Engineering Building and submitted additional projects, launching full participation in the program.
- Collaborated with MT Dining, SEA, the Library, SGA, and Housing to deliver sustainability programming and educational events. Supported academic courses by providing journalism interviews, guiding an art student's bottle cap mural project, and leading sustainability tours for classes.



Arboretum Tree Identification



Bottle Cap Mural Project

ENGINEERING SERVICES

Kristin England, Kristen Hargis

Accomplishments & Highlights 2025-2026 (cont.)

- Established a Sustainability Consortium that brings together campus partners to discuss sustainability priorities and coordinate efforts toward shared goals.
- Supported MT Dining in launching its reusable to-go container program, completing our first composting events, and laying the foundation for a future food waste monitoring system for McCallie.
- Led multiple campus tours, including the Sustainability Tour and Historic Trees Tour, and strengthened digital communication through two CES newsletters, Pipeline posts, and academic outreach. Expanded media presence with coverage from Local on 2, seven MTSU articles, two Sidelines stories, and a WGNS radio broadcast. Increased printed communication across campus through yard signs, Earth Month bulletin boards for all RAs, and targeted flyers.
- Created a new online application for the Sustainable Campus Fee program and compiled applications for the voting committee.
- Participated in conferences, networking events, and collaborative initiatives to expand our partner network, culminating in an Earth Day event that brought together more than 40 community and campus partners.



Reusable To-Go Container Program

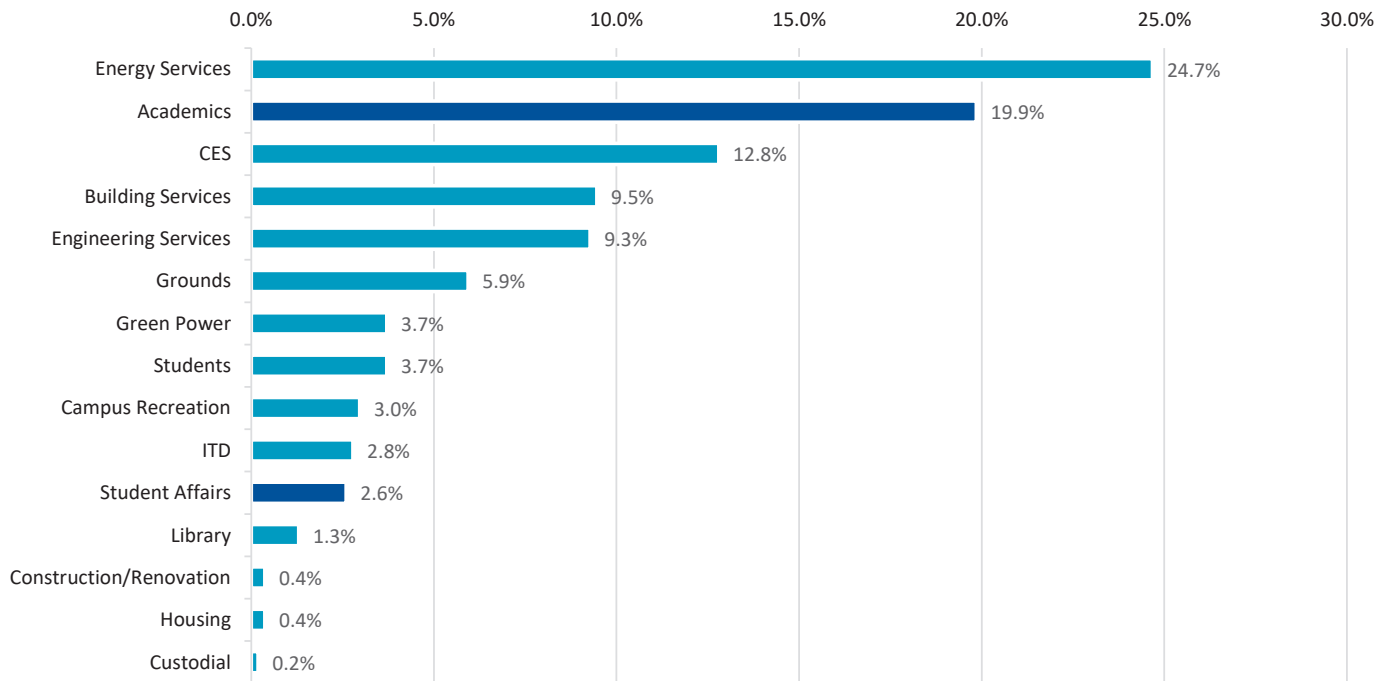
Goals & Opportunities 2026-2027

- Use technology to monitor, report, and analyze campus utility data to detect leaks, flag missing invoices, and identify opportunities for efficiency improvements.
- Collaborate with Energy Services and Building Services to identify and pursue energy-saving projects across campus to reduce overall energy and water consumption.
- Partner with Grounds to identify opportunities to remove invasive plants, expand native plantings, and continue to grow, strengthen, and promote the MTSU Arboretum.
- Engage students and the community through at least 70 high-quality social media posts on food waste reduction, recycling, and practical sustainability actions.
- Submit additional projects for TVA incentives, including LED relamping, new construction lighting, retro-commissioning, and other qualifying upgrades, with the goal of securing more than \$100,000 in total incentives.
- Pursue collaboration opportunities with campus organizations such as Students for Environmental Action (SEA), MT Dining, Campus Recreation, Athletics, the Art Department, Geosciences, Fermentation Sciences, MTSU Stormwater, JEWL, and MTSU Farms.
- Support MT Dining with waste reduction initiatives, including food waste reduction, composting, food recovery, and sustainable events.
- Identify and pursue new ways to elevate CES initiatives across campus through targeted events, tabling opportunities, presentations, and coordinated news features.
- Oversee FSD Sustainable Campus Fee (SCF) projects to ensure they are completed efficiently and on schedule. Prepare a recap of the previous year's SCF projects to present to the committee during the annual application review.
- Expand and deepen our network of sustainability partners by collaborating with additional universities, maintaining active participation in key conferences, and strengthening community engagement through joint projects, shared resources, and co-hosted events.
- Develop Sustainability Campus Standards for new projects that build on HPBR requirements and incorporate MTSU's best practices to advance a more sustainable campus.
- Create and administer a sustainability literacy assessment to gauge campus understanding and engagement.
- Feature faculty conducting sustainability-related research on the CES website.

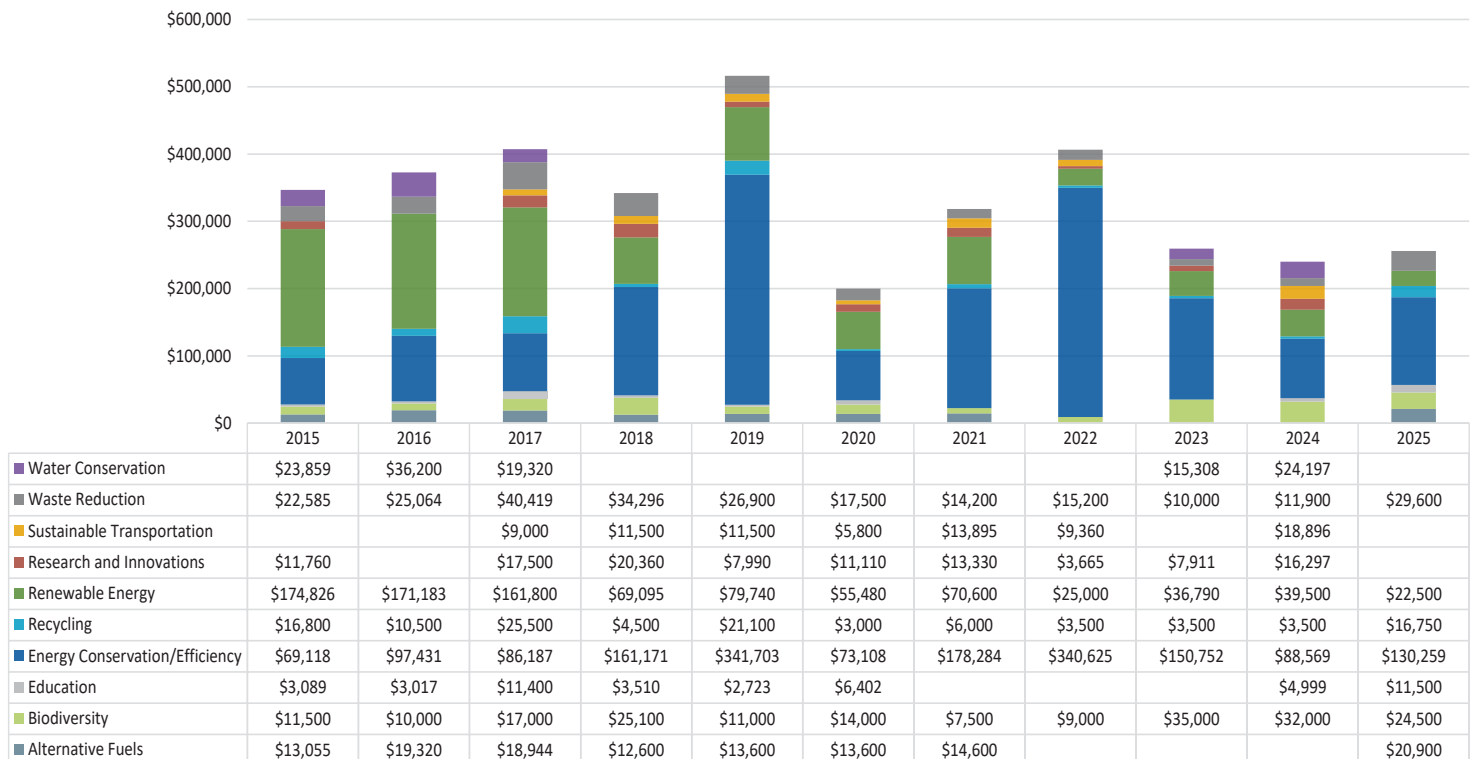
Joe Whitefield, Kristin England, Kristen Hargis, Stacy Smith

Established through a student-initiated fee and supported by the Tennessee Board of Regents, MTSU's Sustainable Campus Fee Program is administered by the Division of Student Affairs. The program aims to reduce campus consumption of nonrenewable energy. A portion of the fee supports TVA's Green Power program, which generates electricity from wind, solar, and methane gas. The remaining funds support campus sustainability projects.

Projects Funded by Department, 2006-2025



SCF Funding by Category, 2015-2025





Find out more on our website

There have been a total of **539 SCF Projects** awarded since 2006 funded completely by students, totaling **\$7,540,503!**

SCF Projects Funded 2025				
	Project Name	Category	Department	Awarded Funds
1	James E. Walker Library- Library of Things	Waste Reduction	Library	\$2,000.00
2	MTSU Recycles for Special Events	Recycling	CES	\$3,000.00
3	Trash Can Project	Waste Reduction	Grounds	\$3,000.00
4	Grounds Battery Powered Small Equipment	Alternative Fuels	Grounds	\$3,900.00
5	Landfill diversion of hard to recycle materials	Recycling	CES	\$4,000.00
6	JEWL Seed Library Maintenance	Biodiversity	Library	\$4,500.00
7	Continued – Remote Sensors for Monitoring	Energy Conservation/Efficiency	Engineering Svcs	\$4,500.00
8	Coil Cleaning – James Union Building – AHU #6	Energy Conservation/Efficiency	Energy Services	\$4,500.00
9	Coil Cleaning – Wright Music Building – AHU #3	Energy Conservation/Efficiency	Energy Services	\$4,500.00
10	Supporting Campus Conversations on Sustainability at MTSU	Education	CES	\$5,000.00
11	VFD (Variable Frequency Drive) – Wright Music Building – AHU #3	Energy Conservation/Efficiency	Energy Services	\$6,000.00
12	Case Study – Upgrade filters – Student Union – AHU 1-3	Energy Conservation/Efficiency	Energy Services	\$6,100.00
13	Host Sustainable Campus Events	Education	CES	\$6,500.00
14	Cogen CH-7 CHW Flow Meter Install	Energy Conservation/Efficiency	Energy Services	\$7,800.00
15	Omeka Server Storage Consolidation/Cloud Hosting	Energy Conservation/Efficiency	ITD	\$8,000.00
16	Tree Planting Project	Biodiversity	Grounds	\$8,000.00
17	Water Bottle Fountain Filter Replacement & Retrofit Project	Waste Reduction	CES	\$9,600.00
18	Walker Library Light Fixture Retrofit Phase 1	Energy Conservation/Efficiency	Library	\$9,659.34
19	Campus Recycling Infrastructure Optimization Project	Recycling	CES	\$9,750.00
20	Tree Care Project	Biodiversity	Grounds	\$12,000.00
21	Paper Reduction Plan – Facilities Services	Waste Reduction	Engineering Svcs	\$15,000.00
22	Propane Mower	Alternative Fuels	Grounds	\$17,000.00
23	Sternberg LED Retrofit – Faulkinberry Drive, Normal Way, MTSU Boulevard & Boutwell– Jones Hall Area	Energy Conservation/Efficiency	Building Services	\$19,800.00
24	Sternberg LED Retrofit – Science Building & Adjacent Areas	Energy Conservation/Efficiency	Building Services	\$19,800.00
25	Sternberg LED Retrofit – MTSU Boulevard, Cason-Kennedy, Corlew & Cummings Halls, McFarlain & Founders Lane	Energy Conservation/Efficiency	Building Services	\$19,800.00
26	Sternberg LED Retrofit – Lightning Way to Champion Way	Energy Conservation/Efficiency	Building Services	\$19,800.00
27	Green Power Purchase	Renewable Energy	Green Power	\$22,500.00
Total Awarded Fall 2025				\$256,009.34



Sustainable Campus Events



Propane Mower



Tree Planting Project

MTSU CAPITAL MAINTENANCE BUDGET REQUESTS

These tables summarize annual capital maintenance priorities and appropriated funding. For FY 2023–2024 through FY 2025–2026, 35 project requests were submitted, with funding appropriated for 4, including 1 partially funded project. The 13 requests presented for FY 2026–2027 reflect continuing facility renewal needs and priorities for future investment.

2023-2024	Priority	Project Name	FY 23/24 Request	Appropriated Funding	Project Status
	1	Central Plant & Campus Utilities Updates Phase 1	\$3,000,000	\$3,000,000	Funded
	2	Central Plant & Utilities Updates Phase 2	\$2,000,000	\$2,000,000	Funded
	3	Central Plant & Utilities Updates Phase 3	\$2,000,000	-	Not Funded
	4	Multiple Buildings Roof Repairs & Replacements	\$1,920,000	-	Not Funded
	5	Multiple Buildings Structural & Exterior Envelope Repairs	\$2,000,000	-	Not Funded
	6	Campus Wide Life Safety Systems Updates	\$1,500,000	-	Not Funded
	7	Multiple Buildings Elevator Modernization	\$2,500,000	-	Not Funded
	8	Multiple Buildings Hydronic Systems Renovation	\$480,000	-	Not Funded
	9	Campus Wide Sidewalk Repair & Replacements	\$400,000	-	Not Funded
	Total:		\$15,800,000	\$5,000,000	

2024-2025	Priority	Project Name	FY 24/25 Request	Appropriated Funding	Project Status
	1	Campus Fire/Life Safety Systems Updates Phase 1	\$2,500,000	\$2,500,000	Funded
	2	Multiple Buildings Roof Repairs/Replacements Phase 1	\$2,000,000	-	Not Funded
	3	Campuswide Lighting & Electrical Updates Phase 1	\$1,000,000	-	Not Funded
	4	Multiple Buildings HVAC & Controls Updates Phase 1	\$750,000	-	Not Funded
	5	Multiple Buildings Structural/Envelope Repairs Phase 1	\$1,000,000	-	Not Funded
	6	Campuswide Access Controls & Security Updates Phase 1	\$1,000,000	-	Not Funded
	7	Central Plant & Campus Utilities Updates Phase 2	\$1,000,000	-	Not Funded
	8	Multiple Buildings Elevator Modernizations Phase 1	\$2,400,000	-	Not Funded
	9	Multiple Buildings HVAC & Controls Updates Phase 2	\$750,000	-	Not Funded
	10	Campuswide Lighting & Electrical Updates Phase 2	\$2,000,000	-	Not Funded
	11	Multiple Buildings Roof Repairs/Replacements Phase 2	\$1,000,000	-	Not Funded
	12	Multiple Buildings Structural/Envelope Repairs Phase 2	\$1,000,000	-	Not Funded
	13	Central Plant & Campus Utilities Updates Phase 3	\$1,000,000	-	Not Funded
	Total:		\$17,400,000	\$2,500,000	

2025-2026	Priority	Project Name	FY 25/26 Request	Appropriated Funding	Project Status
	1	Multiple Buildings Structural, Exteriors and Roof Repairs & Replacements	\$5,000,000	\$3,500,000	Partially Funded
	2	Multiple Buildings HVAC & Controls Updates Phase 1	\$2,000,000	-	Not Funded
	3	Campuswide Lighting & Electrical Updates Phase 1	\$1,750,000	-	Not Funded
	4	Campuswide Access Controls & Security Updates Phase 1	\$1,470,000	-	Not Funded
	5	Multiple Buildings Elevator Modernizations Phase 1	\$2,750,000	-	Not Funded
	6	Central Plant & Campus Utilities Updates Phase 2	\$2,500,000	-	Not Funded
	7	Multiple Buildings Plumbing & Restroom Upgrades Phase 1	\$2,500,000	-	Not Funded
	8	Non-Commercial Building Updates Phase 1	\$500,000	-	Not Funded
	9	Multiple Buildings Hydronic Systems Renovations Phase 1	\$500,000	-	Not Funded
	10	Campuswide Sidewalk Repairs Phase 1	\$500,000	-	Not Funded
	11	Campuswide Fire/Life Safety Systems Updates Phase 2	\$750,000	-	Not Funded
	12	Science Building HVAC & Exhaust Updates	\$2,500,000	-	Not Funded
	13	Stormwater BMP Updates	\$750,000	-	Not Funded
	Total:		\$23,470,000	\$3,500,000	

2026-2027	Priority	Project Name	FY 26/27 Request	Appropriated Funding	Project Status
	1	Multiple Buildings Structural, Exteriors and Roof Repairs and Replacements Phase 2	\$4,000,000	-	Requested
	2	Central Plant and Campus Utilities Updates Phase 2	\$3,500,000	-	Requested
	3	Multiple Buildings HVAC and Controls Updates Phase 1	\$2,830,000	-	Requested
	4	Campuswide Lighting and Electrical Updates Phase 1	\$1,750,000	-	Requested
	5	Multiple Buildings Elevator Modernizations Phase 1	\$2,750,000	-	Requested
	6	Multiple Buildings Plumbing and Restroom Upgrades Phase 1	\$2,500,000	-	Requested
	7	Science Building HVAC and Exhaust Updates	\$2,500,000	-	Requested
	8	Non-Commercial Building Updates Phase 1	\$500,000	-	Requested
	9	Multiple Buildings Hydronic Systems Renovations Phase 1	\$500,000	-	Requested
	10	Campuswide Sidewalk Repairs Phase 1	\$500,000	-	Requested
	11	Campuswide Fire and Life Safety Systems Updates Phase 2	\$750,000	-	Requested
	12	Campuswide Access Controls and Security Updates Phase 1	\$1,470,000	-	Requested
	13	Stormwater BMP Updates	\$750,000	-	Requested
	Total:		\$24,300,000	-	

FACILITY ASSESSMENT, EDUCATION AND GENERAL USE FACILITIES

Facility condition scores describe the extent of repair or replacement needed. Higher scores indicate fewer deficiencies; lower scores indicate reduced function, reliability, or more urgent replacement needs. Assessments help identify maintenance priorities and guide capital renewal planning.

Total Building Deferred Maintenance + Infrastructure
\$192,686,022

Infrastructure
\$47,533,842

Deferred Maintenance (Categories 2, 3, 4, 5, 6)
\$145,152,180

Total Maintenance and Capital Renewal (CR) (Sum of 1, 2, 3, 4, 5, 6)
\$190,135,368

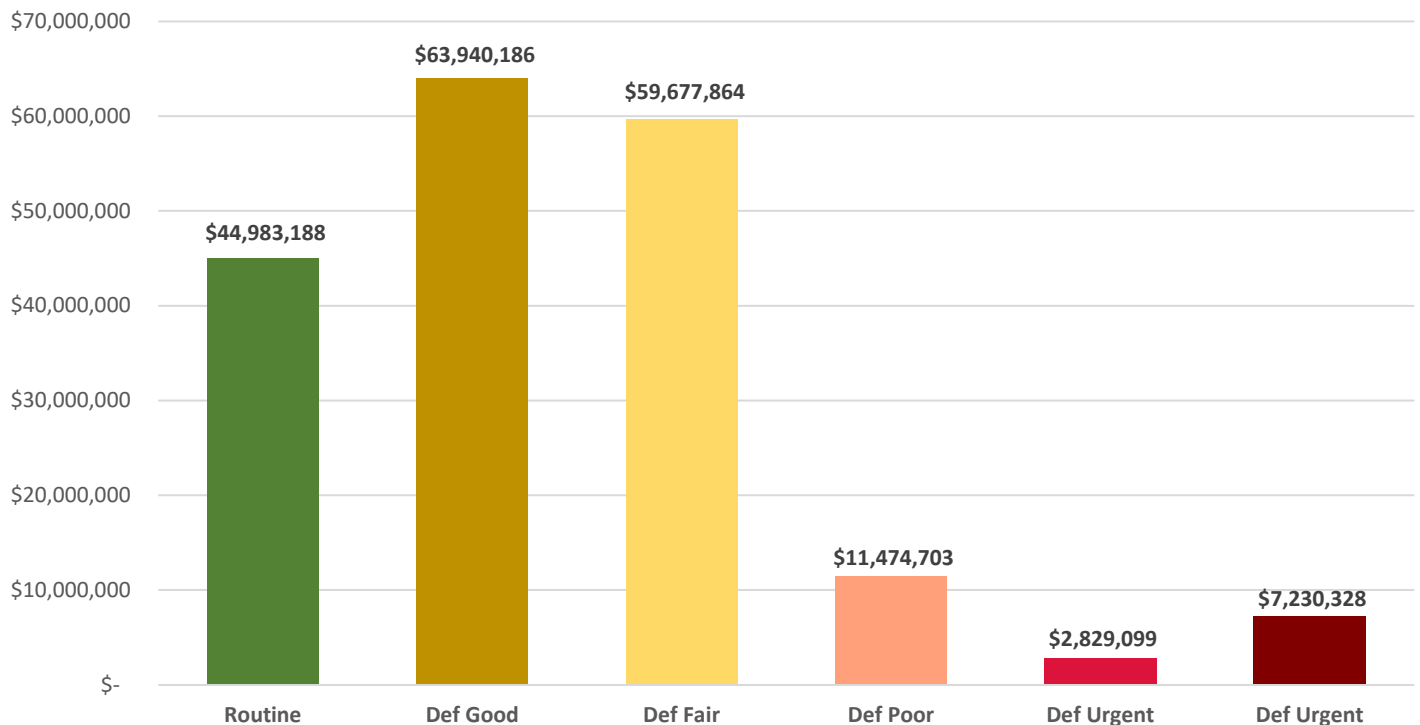
Routine Maintenance (Category 1)
\$44,983,188

Good/Fair Deferred Maintenance (Categories 2,3)	Critical Deferred Maintenance (Categories 4,5,6)
\$123,618,050	\$21,534,130

# of Buildings	Average Age
91	43.89

Total Gross Sq Ft
3,362,703

Education & General Deferred Maintenance 2025-2026 (E&G, Maintenance, Utilities & Athletics)				
Physical Building Rating	Buildings	Gross Sq Ft	E&G Sq Ft	Total Project Maintenance & Capital Renewal
A	9	290,303	290,303	\$664,610
B	47	2,099,756	2,054,489	\$69,587,943
C	23	917,442	791,675	\$71,161,677
D	6	44,143	44,143	\$3,737,950
Other	6	11,059	11,059	-
Infrastructure	-	-	-	\$47,533,842
Total	91	3,362,703	3,191,670	\$192,686,022



FACILITY ASSESSMENT, EDUCATION AND GENERAL USE FACILITIES

Building Name	100% Con CRV	2/3 ConCRV	Total Proj CRV	Campus Score	Physical Building Rating	1 Routine (90)	2 Def Good (80)	3 Def Fair (70)	4 Def Poor (60)	5 Def Urgent (50)	6 Def Urgent (<50)
1114 East Lytle Street (Lytle House)	\$773,792	\$515,861	\$619,034	81.8	B	\$17,333	\$24,761	\$70,570	-	-	-
1403 East Main Street	\$5,371,676	\$3,581,117	\$4,297,341	85.7	B	\$55,865	\$249,246	\$206,272	\$103,136	-	-
141 Hangar					Other						
1412 East Main Street (University Police)	\$2,770,560	\$1,847,040	\$2,216,448	85	B	\$68,710	\$97,524	\$166,234	-	-	-
2263 Middle Tennessee Boulevard	\$1,154,496	\$769,664	\$923,597	82.8	B	\$3,694	\$22,166	\$132,998	-	-	-
3050 Medical Center Pkwy Lot 1					C						
Academic Classroom Building	\$42,076,617	\$28,051,078	\$33,661,294	99.2	A	(-)	\$269,290	-	-	-	-
Airport Annex					C						
Airport Hangar 2				87.9	B	-	-	-	-	-	-
Allen Tennis Building				99.4	A	-	-	-	-	-	-
Alumni Memorial Gym	\$31,977,599	\$21,318,399	\$25,582,079	72.2	C	\$332,567	\$818,627	\$3,990,804	\$1,841,910	\$127,910	-
Alumni Relations House	\$3,635,546	\$2,423,697	\$2,908,437	81.2	B	\$20,359	\$98,887	\$253,034	\$174,506	-	-
Andrew L. Todd Hall	\$56,278,709	\$37,519,139	\$45,022,967	81.2	B	\$1,575,804	\$1,981,011	\$3,646,860	\$1,260,643	-	-
Andrew Woodfin Miller, Sr. Ed. Center	\$57,482,704	\$38,321,803	\$45,986,163	88	B	\$965,709	\$3,035,087	\$413,875	-	-	\$1,103,668
Applied Engineering Building				100	A		-	-	-	-	-
Barn					Other						
Boutwell Dramatic Arts	\$33,866,699	\$22,577,799	\$27,093,359	75.1	C	\$514,774	\$1,408,855	\$3,820,164	\$541,867	\$135,467	\$325,120
Box Hangar 3					C						
Business & Aerospace Building	\$82,012,252	\$54,674,835	\$65,609,802	87.6	B	\$2,821,221	\$4,723,906	\$590,488	-	-	-
Cason-Kennedy Nursing Building	\$13,976,005	\$9,317,337	\$11,180,804	85.9	B	\$570,221	\$872,103	\$134,170	-	-	-
Central Utility Plant / Chilling Plant	\$1,961,646	\$1,307,764	\$1,569,317	85.9	B	\$6,277	\$116,129	\$98,867	-	-	-
Central Utility Plant / COGeneration Plant	\$5,140,348	\$3,426,899	\$4,112,278	85.7	B	\$217,951	\$370,105	-	-	-	-
College Heights	\$4,097,755	\$2,731,837	\$3,278,204	74.7	C	\$13,113	\$78,677	\$560,573	-	\$98,346	\$78,677
College of Education Building	\$37,668,346	\$25,112,231	\$30,134,677	88.3	B	\$2,380,639	\$1,145,118	-	-	-	-
Commodity Barn					Other						
Cope Administration Building	\$21,368,723	\$14,245,815	\$17,094,978	83.5	B	\$324,805	\$1,162,459	\$1,333,408	-	-	-
Davis Science Building	\$32,302,144	\$21,534,763	\$25,841,715	85.2	B	\$1,266,244	\$2,222,388	\$310,101	-	-	\$155,050
Donald McDonald Hangar	\$3,337,566	\$2,225,044	\$2,670,053	88.8	B	\$154,863	\$80,102	-	-	-	\$64,081
Ellington Human Sciences	\$6,953,772	\$4,635,848	\$5,563,018	82	B	\$150,201	\$322,655	\$500,672	-	\$27,815	-
Emmett & Rose Kennon Sports Hall Of Fame	\$4,444,675	\$2,963,117	\$3,555,740	89	B	\$291,571	\$99,561	-	-	-	-
Fairview Building	\$16,490,723	\$10,993,815	\$13,192,578	79.9	C	\$145,118	\$765,170	\$1,741,420	-	-	-
Farm Shop	\$928,288	\$618,859	\$742,630	88.1	B	\$58,668	\$20,794	\$8,912	-	-	-
Flight Operations Building					Other						
Flight Simulator Building	\$1,187,640	\$791,760	\$950,112	88	B	\$72,209	\$41,805	-	-	-	-
Forrest Hall	\$5,174,641	\$3,449,761	\$4,139,713	80.3	D	\$78,655	\$314,618	\$298,059	-	\$124,191	-
Greenhouse	\$835,415	\$556,943	\$668,332	78.5	D	\$16,708	\$57,477	\$56,140	-	\$13,367	-
Holmes Building Modular Addition					D						
Horse Science Center				89	B	-	-	-	-	-	-
Horse Science Center Addition				89.7	B	-	-	-	-	-	-
Horticulture Facility	\$3,996,914	\$2,664,609	\$3,197,531	82.3	D	\$73,543	\$454,049	\$38,370	-	-	-
James E. Walker Library	\$112,125,158	\$74,750,105	\$89,700,126	87.1	B	\$5,112,907	\$6,458,409	-	-	-	-
James Union Building	\$20,349,931	\$13,566,621	\$16,279,945	76.2	C	\$146,520	\$553,518	\$2,002,433	\$781,437	-	\$390,719
Jean A. Jack Flight Education	\$2,243,021	\$1,495,347	\$1,794,417	85.1	B	\$52,038	\$193,797	\$21,533	-	-	-
John Bragg Media & Entertainment	\$40,455,677	\$26,970,451	\$32,364,542	79.8	C	\$388,374	\$3,236,454	\$2,912,809	-	-	-
Jones Hall	\$17,695,708	\$11,797,139	\$14,156,566	75.8	C	\$155,722	\$849,394	\$721,985	\$1,698,788	-	-
Keathley University Center	\$56,428,503	\$37,619,002	\$45,142,802	74.9	C	\$586,856	\$2,618,283	\$4,333,709	\$2,708,568	-	\$1,083,427
Kirksey Old Main	\$40,447,245	\$26,964,830	\$32,357,796	85.8	B	\$1,844,394	\$388,294	\$1,456,101	-	-	\$1,164,881
Main Dairy	\$713,635	\$4,755,757	\$5,706,908	87.7	B	\$279,638	\$422,311	-	-	-	-
Maintenance Complex (Bayer-Travis)	\$1,082,374	\$721,583	\$865,899	84.8	B	(-)	\$10,391	\$114,299	\$6,927	-	-
Maintenance Complex (Hastings)	\$2,675,083	\$1,783,389	\$2,140,066	82.9	B	\$23,541	\$59,922	\$282,489	-	-	-
Maintenance Complex (Haynes-Turner)	\$3,433,541	\$2,289,027	\$2,746,833	92	A	\$63,177	\$32,962	\$123,607	-	-	-
Maintenance Complex (Holmes)	\$1,837,420	\$1,224,947	\$1,469,936	78.1	C	\$47,038	\$44,098	\$92,606	-	\$102,896	\$35,278
Maintenance Complex (Open Shed)	\$3,155,779	\$2,103,853	\$2,524,623	86	B	\$50,492	\$35,345	\$227,216	\$40,394	-	-

FACILITY ASSESSMENT, EDUCATION AND GENERAL USE FACILITIES

Building Name	100% Con CRV	2/3 ConCRV	Total Proj CRV	Campus Score	Physical Building Rating	1 Routine (90)	2 Def Good (80)	3 Def Fair (70)	4 Def Poor (60)	5 Def Urgent (50)	6 Def Urgent (<50)
Maintenance Complex (Warehouse)	\$2,784,522	\$1,856,348	\$2,227,618	82.7	B	\$42,325	\$80,194	\$227,217	\$35,642	-	-
McFarland Building	\$4,651,694	\$3,101,129	\$3,721,355	83.7	B	\$141,411	\$66,984	\$323,758	\$74,427	-	-
Miller Lanier Airway Science	\$7,953,057	\$5,302,038	\$6,362,446	78.4	C	\$152,699	\$343,572	\$725,319	-	-	\$152,699
Murfreesboro Airport Business Ctr & Term.					C						
Murphy Center	\$110,774,581	\$73,849,721	\$88,619,665	78.4	C	\$2,481,351	\$5,317,180	\$9,836,783	-	\$443,098	\$2,126,872
Ned McWherter Learning Resources Ctr	\$29,216,176	\$19,477,451	\$23,372,941	82.3	B	\$631,069	\$1,963,327	\$1,542,614	-	-	-
Nursing Building Addition	\$10,668,587	\$7,112,391	\$8,534,870	92.3	A	\$520,627	\$136,558	-	-	-	-
Observatory	\$195,420	\$130,280	\$156,336	93.1	A	\$4,846	\$5,941	-	-	-	-
Off-campus Warehouse				94	A	-	-	-	-	-	-
Paul W. Martin, Sr. Honors Building	\$9,198,823	\$6,132,549	\$7,359,058	88	B	\$515,134	\$279,644	\$88,309	-	-	-
Peck Hall	\$40,332,773	\$26,888,515	\$32,266,218	80.3	B	\$806,655	\$3,097,557	\$1,935,973	\$516,259	-	-
Pittard Campus School	\$16,681,219	\$11,120,813	\$13,344,975	74.9	C	\$266,900	\$640,559	\$1,801,572	\$373,659	\$266,900	-
Printing Services Building	\$889,920	\$593,280	\$711,936	88.9	B	\$53,395	\$25,630	-	-	-	-
Project Help	\$2,028,378	\$1,352,252	\$1,622,702	84.6	B	\$58,417	\$152,534	-	-	-	\$38,945
ROTC Annex	\$6,603,379	\$4,402,253	\$5,282,703	60.8	D	\$31,696	\$126,785	\$142,633	\$401,485	\$1,241,435	\$126,785
Rutledge Hall	\$8,215,430	\$5,476,953	\$6,572,344	81.5	B	\$322,045	\$92,013	\$433,775	\$368,051	-	-
Sam H. Ingram Building	\$11,807,212	\$7,871,475	\$9,445,770	85.6	B	\$500,626	\$94,458	\$765,107	-	-	-
Satellite Chiller Plant	\$3,196,827	\$2,131,218	\$2,557,462	87.7	B	\$196,925	\$117,643	-	-	-	-
Satellite Chiller Plant Addition					C						
Saunders Fine Art	\$13,541,472	\$9,027,648	\$10,833,178	75	C	\$173,331	\$563,325	\$1,624,977	\$346,662	-	-
School of Concrete & Construction Mgmt	\$26,206,098	\$17,470,732	\$20,964,878	99.2	A	-	\$85,571	-	-	-	-
Science Building	\$171,649,202	\$114,432,801	\$137,319,362	84.9	B	\$7,003,287	\$7,964,523	\$5,767,413	-	-	-
Stark Agriculture Center	\$10,898,027	\$7,265,351	\$8,718,422	75.7	C	\$17,437	\$836,968	\$1,020,055	\$34,874	-	\$209,242
Storage Building					Other						
Storage Warehouse	\$1,647,753	\$1,098,502	\$1,318,202	86.8	B	\$29,000	\$129,184	\$15,818	-	-	-
Strobel Lobby	\$1,668,913	\$1,112,609	\$1,335,130	97.8	A	\$18,692	\$10,681	-	-	-	-
Student Services and Admissions Center	\$28,969,215	\$19,312,810	\$23,175,372	88.7	B	\$1,923,556	\$695,261	-	-	-	-
Student Union	\$96,848,846	\$64,565,897	\$77,479,077	88.3	B	\$6,120,847	\$2,944,205	-	-	-	-
Telecomm Building	\$4,394,400	\$2,929,600	\$3,515,520	86.7	B	\$228,509	\$196,869	\$42,186	-	-	-
TN Center for the Study and Treatment of Dys	\$3,182,845	\$2,121,897	\$2,546,276	86.1	B	\$134,953	\$188,424	\$30,555	-	-	-
Tom H. Jackson Building	\$3,602,487	\$2,401,658	\$2,881,990	79.5	C	\$89,342	\$109,516	\$293,963	-	\$28,820	\$69,168
Vocational Agriculture	\$2,207,180	\$1,471,453	\$1,765,744	78.9	D	\$30,018	\$109,476	\$190,700	-	-	\$42,378
Wiser-Patten Science Hall	\$20,392,957	\$13,595,305	\$16,314,366	89.9	B	\$864,661	\$783,090	-	-	-	-
WMOT Satellite Studio					Other						
WMOT Transmitter	\$185,418	\$123,612	\$148,334	64.9	C	\$2,077	\$2,967	\$5,785	\$7,120	\$34,117	-
Wood - Stegall Center	\$3,539,400	\$2,359,600	\$2,831,520	87.4	B	\$169,891	\$186,880	-	-	-	-
Woodmore	\$3,298,875	\$2,199,250	\$2,639,100	70.7	C	\$50,143	\$110,842	\$205,850	\$158,346	\$184,737	\$63,338
Wright Music Building	\$18,908,373	\$12,605,582	\$15,126,698	79	C	\$453,801	\$726,082	\$1,996,724	-	-	-
Total	\$1,462,667,785	\$975,111,856	\$1,170,134,228	84.111	A	\$44,983,188	\$63,940,186	\$59,677,864	\$11,474,703	\$2,829,099	\$7,230,328

Current Condition				
		>90	80-90	<80
Site Suitability	High	A	B	C
	Medium	A	B	C
	Low	C	D	D
Physical Building Rating				

Current Condition Score (1-100) — Based on the Physical Facilities Survey (PFIS) assesment.

Site Suitability (High, Medium, Low) — Based on factors such as land use, code issues, and original campus structures.

Physical Building Rating (A-D) — Determined by combining the Current Condition and Site Suitability scores as shown in the matrix.



Summary of Services

2025–2026 Annual Report



Middle Tennessee State University

Facilities Services Department

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Safe, Clean and Functional