Alabama Commission on Higher Education

A Report on the HBCU Deferred Maintenance Grant Program

Funded by Act 2025-270

October 2026



www.ACHE.edu

Alabama Commission on Higher Education

October 5, 2026

The Honorable Kay Ivey
Governor of Alabama
State Capitol
600 Dexter Avenue
Montgomery, Alabama 36130-2751

Dear Governor Ivey:

Deferred maintenance is an ongoing concern for many colleges and universities, and it is of particular concern at Alabama's Historically Black Colleges and Universities (HBCUs) where scenic campuses are home to historic state and national landmarks. During the 2025 legislative session lawmakers acknowledged the significance of maintaining these facilities with the passage of Act 2025-270. This Act provided $5 million in funds for a Deferred Maintenance Grant Program for the state's HBCU institutions.

The administration of these funds was placed with the Alabama Commission on Higher Education (ACHE). The legislation also required ACHE to submit an annual report to the Governor, the Chairs of the Senate Finance and Taxation-Education Committee, House Ways and Means-Education Committee, the Finance Director, and the Legislative Fiscal Officer within 30 days after September 30, 2026. In accordance with this legislation, ACHE hereby respectfully submits this report for your review.

Please do not hesitate to contact me should you have questions regarding the administration of these funds. Thank you again for your ongoing support of Alabama's colleges and universities.

Sincerely,

Dr. Jim Purcell
Executive Director

Senator Arthur Orr, Chair, Senate Finance and Taxation-Education Committee
Representative Danny Garrett, Chair, House Ways and Means-Education Committee
Doryan Carlton, Director, Alabama Department of Finance
Othni Lathram, Director, Legislative Services Agency



Alabama Commission on Higher Education

100 North Union Street • Montgomery, AL 36130
www.ache.edu • 334.242.1998

Commissioners

Stan Nelson, Chair
Oxford

Jody M. Singleton, Vice-Chair
Headland

Nicholas Bolden
Opelika

Ann Forbes
Mobile

Harry Hobbs
Huntsville

Paul W. Kennedy
Jasper

Payne R. Meadows
Greenville

Douglas Lee Ragland
Birmingham

Rod Scott
Fairfield

Shane Spiller
Tuscaloosa

Larry Turner
Clinton

Jennifer Whitt
Ardmore

Executive Director

Dr. James E. Purcell

TABLE OF CONTENTS

Enabling Legislation 5
Deferred Maintenance Defined 5
Eligible HBCU Institutions 6
Application Process 7
Funding Limit (Award Cap) 7
Matching Funds Requirement 7
Review and Selection Process 8
Payment Process 8
Timeline 9
Grant Funds Overview 11
Participating HBCU Institutions 14
- Alabama A&M University 14
- Alabama State University 15
- Bishop State Community College 16
- Drake State Community College 17
- Gadsden State Community College 18
- Lawson State Community College 19
- Miles College 20
- Oakwood University 21
- Selma University 22
- Shelton State Community College 23
- Stillman College 24
- Talladega College 25
- Trenholm State Technical College 26
- Tuskegee University 27

Supporting Documentation 28
- Attachment A: Application Form 28
- Attachment B: Verification of Matching Funds Form 34
- Attachment C: Frequently Asked Questions (FAQs) 35

Alabama Commission on Higher Education

Report on the HBCU Deferred Maintenance Grant Program
Funded by Act 2025-270

ENABLING LEGISLATION

During the 2025 legislative session lawmakers passed Act 2025-270 as part of the regular 2025 appropriation. The Act provided $5 million toward funding a Deferred Maintenance Grant Program for the state's Historically Black Colleges and Universities (HBCUs). The administration of these funds was placed with the Alabama Commission on Higher Education (ACHE).

The description of the program included in Act 2025-270 as part of the regular appropriation is as follows:

> *"The above appropriation ($5,000,000) is to be deposited into a separate fund to be allocated for a grant program for the Historically Black Colleges and Universities in the state. The grants are to be allocated for deferred maintenance on existing structures and cannot be utilized for new construction. The grant program shall be administered by ACHE, and ACHE shall establish rules for the implementation of the grant program, the application process for the grants, and the awarding of the grants.*
>
> *Grants shall be awarded based on demonstrated needs, and ACHE shall develop and implement a scoring process to evaluate each grant application, which may include the availability of matching funds from the college or university, and certify compliance with grant award following project completion. ACHE shall submit an annual report to the Governor, the Chairs of the Senate Finance and Taxation-Education Committee, House Ways and Means-Education Committee, the Finance Director and the Legislative Fiscal Officer within 30 days after September 30, 2026. The report shall include the recipient, amount, and approved use of each grant issued. Notwithstanding any other provision of law to the contrary, any of the above funds which remain unexpended on September 30, 2026, shall not revert, but shall be reappropriated in the fiscal year beginning October 1, 2026, to be expended for the grant program.".*

DEFERRED MAINTENANCE DEFINED

Funds were provided for deferred maintenance projects only. Deferred maintenance involves maintenance projects that are, or should be, preventable, not curative. These projects would be classified as repairs. The Association of Higher Education Facilities Officers/APPA uses the following definitions:

Normal/Routine/Preventive Maintenance and Minor Repairs -- Cyclical, planned work activities funded through the annual budget cycle, done to continue or achieve either the originally anticipated life of a fixed asset (i.e., buildings and fixed equipment), or an established suitable level of performance. Normal/routine maintenance is performed on capital assets such as buildings and fixed equipment to help them reach their originally anticipated life. Deficiency items are low in cost to correct and are normally accomplished as part of the annual operation and maintenance (O&M) funds. Normal/routine maintenance excludes activities that expand the capacity of an asset, or otherwise upgrade the asset to serve needs greater than, or different from those originally intended.

Deferred Maintenance – Maintenance repairs and required replacements not accomplished when they should have been, not funded in the current fiscal year or otherwise delayed to the future.

Projects considered to be deferred maintenance included those associated with the upkeep of facilities including, but not limited to, roof or roofing replacement short of complete replacement of membrane or structure, repainting of interior or exterior surfaces, resurfacing of floors, repair or replacement of glass and hardware, repair or replacement of electrical and plumbing systems, equipment, and fixtures, traffic control devices, lighting, repair or replacements of gutters and downspouts, repair or resurfacing of parking lots, roads, and walkways, and central heating and cooling equipment. This includes maintenance projects related to ADA, health, and safety compliance.

ELIGIBLE HBCU INSTITUTIONS

For the purposes of this HBCU Deferred Maintenance Grant Program, eligible institutions include the following postsecondary institutions in Alabama:

- Alabama A&M University
- Alabama State University
- Bishop State Community College
- Drake State Community College
- Gadsden State Community College
- Lawson State Community College
- Miles College
- Oakwood University
- Selma University
- Shelton State Community College
- Stillman College
- Talladega College
- Trenholm State Technical College
- Tuskegee University

APPLICATION PROCESS

Given the ongoing need for deferred maintenance, this was a competitive grant and institutions requesting grant funds were required to complete an application form developed by ACHE (Attachment A). Information provided in the application, including any additional supporting documentation, was used by the evaluation committee to score and select the priority projects for the grant funds.

If an institution submitted a request for more than one project, the multiple projects were prioritized by the institution. Institutions could consolidate multiple deferred maintenance projects into one single application if the projects involved a single building, or the projects were similar in nature such as the painting of multiple buildings, etc. However, if projects were consolidated, detail was provided on each part of the consolidated project.

ACHE staff worked with the institutions when applications were deemed incomplete or out of compliance, and occasionally requested revised or additional documentation when the application was deemed incomplete.

ACHE staff vetted the institutional applications and made recommendations on the disbursement of the funds to the Commission's HBCU Deferred Maintenance Grant Committee. The Committee reviewed the applications for compliance with the eligibility requirements and prioritized the projects based on their relevance to health and safety compliance and the timeliness of completion.

FUNDING LIMIT (AWARD CAP)

In an effort to equitably distribute the grant funds across a variety of projects at multiple institutions, no institution received more than $750,000 in total funds from the grant program. This cap limit ensured no institution received more than 15% of the total funds.

MATCHING FUNDS REQUIREMENT

Institutions were required to match any state grant funds received with institutional funds which could originate from a variety of sources (institution, state, federal). ACHE felt the matching requirement was important because it kept institutional requests for the funds at a reasonable and manageable level, and it conveyed a shared commitment between the institution and state in addressing deferred maintenance needs.

Institutions were required to verify the availability of their matching funds by submitting a Verification of Matching Funds Form (Attachment B). The form was signed by the institutional executive officer and submitted shortly after the project was selected to acknowledge the institution would limit the use of the grant funds to the projects approved by the ACHE Financial Affairs review committee.

REVIEW AND SELECTION PROCESS

Institutional grant proposals were reviewed by a committee comprised of the ACHE Financial Affairs Committee and staff members. The Committee evaluated each proposed project based on the following criteria:

- Priority consideration was given to ADA, health, and safety compliance.
- Priority consideration was given to projects that could be completed before the end of the FY 2025-2026 fiscal year (September 30, 2026).
- Grant funds were limited to deferred maintenance expenses, and could not be used for operational and administrative expenses, or for services or goods not directly associated with eligible deferred maintenance.
- Academic buildings were eligible for grant funding. Residence halls were also eligible but not among the priority projects given their potential for self-generated revenue.
- Athletic and related auxiliary facilities were not eligible for funding.
- In some cases, projects were reduced in scope or partially funded to optimize the distribution of funds among the institutions.
- No institution received more than $750,000 to facilitate a more equitable distribution of the funds.

Following review of the applications, the Financial Affairs Committee finalized its recommendations for projects to receive funding. Based on those recommendations, grant funds were allocated to the selected projects. Institutions were then notified of their awards, and institution was required to formally acknowledge acceptance of the grant funds.

PAYMENT PROCESS

Once the grant awards were approved, no modifications could be made to the project's scope, financial investment, or other pertinent details without informing ACHE staff.

Grant funds were released to the institution in a manner prescribed by ACHE. Quarterly payments were disbursed from ACHE directly to the institutions and institutions were expected to make any necessary arrangements to pay invoices. Institutions with leftover or unspent funds were required to submit additional documentation justifying the nature of the unused funds, including descriptions of proposed alternate deferred maintenance projects.

TIMELINE

The HBCU Deferred Maintenance Grant Program adhered to the following schedule:

Date	Action
2025	
Thursday, June 26	HBCU Deferred Maintenance Grant framework finalized and application materials forwarded to each institution's President, Chief Financial Officer, and the ACHE Financial Affairs Committee for review.
Thursday, July 10	Kick-off Zoom meeting with HBCU representatives and other stakeholders was held to review criteria and deadlines. This meeting will give institutions an opportunity to ask questions about the grant program. Discussion included a list of Frequently Asked Questions (Appendix C). Details for the meeting are provided below: Topic: HBCU Deferred Maintenance Grant Discussion Time: Jul 10, 2025 10:00 AM Central Time (US and Canada) Join Zoom Meeting https://us02web.zoom.us/j/85087514942?pwd=psJHWwKseRZdHNaOITnDbfJPa5pyT4.1 Meeting ID: 850 8751 4942
Friday, August 1	HBCU Deferred Maintenance Grant deadline for applications. Submitted applications should have included a reasonably detailed budget along with pictures highlighting deferred maintenance needs.
Thursday, August 15	ACHE Financial Affairs Committee began reviewing proposals.

Date	Action
Wednesday, September 3	Review of submitted proposals was completed and institutions were notified of selected projects. *Note: Awarded projects are pending availability of matching funds.*
Monday, September 8	*Verification of Matching Funds Form* were due for selected projects.
Friday, September 12	• Availability of matching funds were confirmed and projects received final approval. • ACHE provided a quarterly payment schedule. • Work on confirmed projects began using institutional matching funds. First quarter grant funds became available on or before November 1. • Any unclaimed funds were determined and subsequently awarded based on the availability of unclaimed funds.
Friday, November 7	1st Quarter – Institutional payments from ACHE
2026	
Friday, January 30	2nd Quarter – Institutional payments from ACHE Interim Report---Institutional Progress Report
Friday, May 1	3rd Quarter – Institutional payments from ACHE
Friday, August 7	4th Quarter – Institutional payments from ACHE Final Report---Institutional Progress Report
Friday, August 14	Work began on ACHE's Final Report
Friday, September 11	Final HBCU Deferred Maintenance Grant Report due to ACHE Commission. Final report presented at ACHE Commission Meeting.
Friday, October 2	Final report forwarded to the Governor and other legislative members as required in legislation.

GRANT FUNDS OVERVIEW

Institution	Project Description	Total Requested Funds	ACHE Recommendation	
			Project Total	Institution Total
PUBLIC UNIVERSITIES				
Alabama A& M University	Restoration and renovation of Hillcrest; replacement of all mechanical, electrical, plumbing systems; includes new windows, doors and roof.	$ 750,000		$ 750,000
	Restoration and renovation of Carnegie Library; replacement of interior systems and finishes including replacement of ADA ramp.	$ 750,000	$ 750,000	
	Restoration and renovation of Drake Hall; replacement of interior systems and finishes including replacement of ADA ramp.	$ 750,000		
Alabama State University	Communications Building upgrades include existing HVAC system, flooring, ceilings, wall, lights, plumbing, and electrical systems.	$ 750,000	$ 750,000	$ 750,000
PUBLIC COMMUNITY COLLEGES				
Bishop State Community College	Project installs new generator at the Main Data Center to support uninterruptable power limiting power outages, increasing reliability for security and emergency communications systems.	$ 158,213		$ 372,210
	Repair and replace piping throughout main campus to ensure newly installed chillers will work as designed to be more efficient and effective.	$ 150,000	$ 150,000	
	Projects related to chiller work; seven buildings on campus need maintenance on filtration systems to allow filtration of foreign particles in chiller lines.	$ 210,000	$ 150,000	
	Chiller replacement for the Business Technology Center Main Campus; the BTC chiller is currently inoperable.	$ 72,210	$ 72,210	
Drake State Community College	Renovation to Building 300 to include flooring, new ceilings, LED lighting, HVAC replacement, remodeled with ADA accessible restrooms.	$ 506,348	$ 387,928	$ 387,928
Gadsden State Community College	Renovation to Prater Hall includes gutter and downspout replacement; roof replacement with a more durable Modified Bitumen roof.	$ 450,000	$ 389,504	$ 389,504
Lawson State Community College	Renovation and repair of multiple projects related to Chiller repair, replacement of three rooftop HVAC units.	$ 113,500	$ 113,500	$ 113,500

GRANT FUNDS OVERVIEW, CONTINUED

Institution	Project Description	Total Requested Funds	ACHE Recommendation	
			Project Total	Institution Total
Shelton State Community College	Renovations related to Fredd Campus include replacement with more energy efficient windows and upgraded AV/telecom systems to facilitate modern communication.	$ 72,986	$ 72,986	$ 72,986
Trenholm State Community College	Project involves replacing aging roll-up doors throughout Career Technical Education (CTE) shops facilitating safety and energy efficiency.	$ 80,000	$ 80,000	$ 330,000
	Project related to roof maintenance and replacement for Building L (Diesel Shop) on Patterson campus.	$ 250,000	$ 250,000	
PRIVATE COLLEGES AND UNIVERSITIES				
Miles College	Replacement of all fire alarm and panel systems throughout dormitories and academic buildings to ensure safety and code compliance.	$ 399,352		$ 282,075
	Camera and infrared sensor replacement and installation to ensure 24-hour video surveillance and improve campus security.	$ 189,476	$ 73,692	
	Replacement of compressors in HVAC units serving academic buildings to improve learning and working conditions and improve energy efficiency.	$ 208,383	$ 208,383	
Oakwood University	Replace aging HVAC unit for Wade Hall.	$ 216,365	$ 216,365	$ 254,480
	Repair and replace non-functioning security cameras at multiple residence halls (Carder, Wade, Holland, Edwards, and West Oaks)	$ 38,115	$ 38,115	
	Replace aging HVAC unit at Cooper Complex Academic Building.	$ 131,500		
Selma University	Replacement and renovation work at Pollard Hall that includes roof and gutter replacement, replacing doors and windows, repairing electrical systems, and repairing plumbing and related fixtures.	$ 575,871	$ 278,508	$ 278,508
Stillman College	Renovation work for Geneva Hall that includes replacement of roof shingles, gutters & downspouts, doors, metal windows (replacing rotted windows), and pipe and plumbing systems.	$ 749,810	$ 274,700	$ 274,700

GRANT FUNDS OVERVIEW, CONTINUED

Institution	Project Description	Total Requested Funds	ACHE Recommendation	
			Project Total	Institution Total
Talladega College	Project focuses on roof renovation projects for six buildings on campus that include the Band Hall, Ish Hall, Fanning Hall, Callahan Hall, Swain Hall, and Savery Library	$ 84,550	$ 84,550	$ 288,544
	Projects focuses on flooring renovation and restoration for Callahan Hall and the Student Activity Center.	$ 40,194	$ 40,194	
	Project focuses on window repair and replacement for energy efficiency in five buildings: Shores Hall, Building 803, Andrews Hall, Swayne Hall, Savery Library, and Fanning Hall.	$ 144,500		
	Project focuses on plumbing repair for Fanning Hall and Shores Hall.	$ 163,800	$ 163,800	
	Multiple projects focused on sidewalk and ramp improvements for ADA compliance, and automatic door openers for multiple buildings.	$ 442,500		
Tuskegee University	Project focuses on modernizing elevators at five buildings. Modernization includes new controllers, door operators, wiring, pump units, emergency phones, and ADA-compliant operating panels.	$ 750,000	$ 305,565	$ 305,565
CONTINGENCY FUNDS				
ACHE	ACHE retains 3% from total grant funds for project cost overruns and contingencies.		$ 150,000	$ 150,000

ALABAMA A&M UNIVERSITY

Alabama A&M University requested $2,250,000 for three deferred maintenance projects and received the program's maximum award of $750,000 to restore and renovate the historic Carnegie Library. Constructed in 1904, the Carnegie Library served as the University's primary library for many years before being converted for use as an educational facility supporting humanities studies. The building remains an important historic campus facility but requires significant improvements to support its continued use.

The project provided a comprehensive restoration and renovation of the building's interior, addressing aging and deteriorated conditions while preserving the facility for future academic use. Improvements included the replacement of interior finishes and other necessary upgrades throughout the building. The project also included the construction of an ADA-accessible ramp to provide improved access to the main floor, enhancing accessibility and ensuring the historic facility can better serve students, faculty, staff, and visitors.

Here are some images of the Carnegie Library:



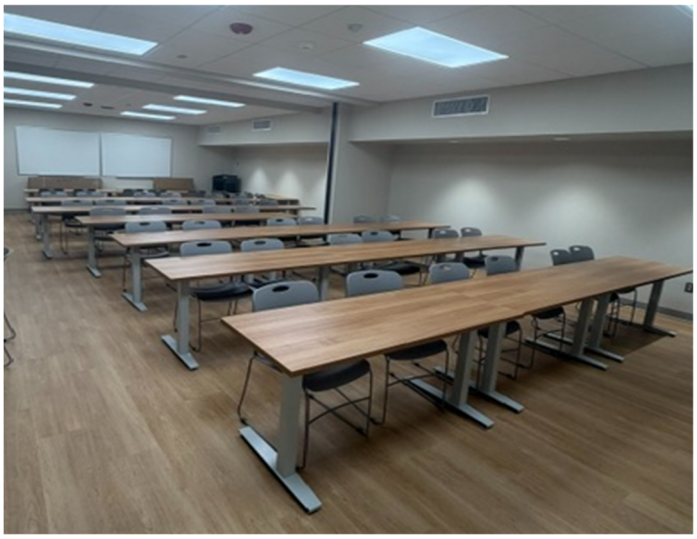
ALABAMA STATE UNIVERSITY

Alabama State University requested and received $750,000 for renovations to the Communications Building in support of the University's Mechanical Engineering Lab and related instructional space. The building has remained vacant for a number of years due to significant deferred maintenance needs that are now being addressed to safely accommodate students and staff.

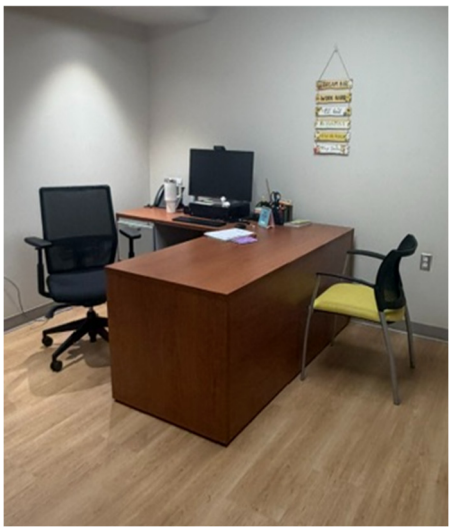
This renovation has become a high institutional priority with the addition of the College of Engineering and growing demand for space to support new academic programs. Renovations to the Communications Building include upgrades to HVAC, electrical, plumbing, lighting, flooring, ceilings, and wall systems, as well as an upgrade to the fire suppression system. The newly renovated space provides laboratories and classrooms necessary to support the university's mechanical engineering program.

The following pictures highlight some of those renovations:









BISHOP STATE COMMUNITY COLLEGE

Bishop State Community College requested $590,423 for four deferred maintenance projects and received $372,210 to support three of those projects. The funded projects focused on improving the reliability, efficiency, and operation of the college's central cooling infrastructure across the main campus.

The projects included the repair and replacement of piping throughout the main campus to improve chiller performance and efficiency; repair and replacement of chillers at seven campus buildings, including preventive maintenance and filtration improvements to reduce foreign particles within chiller lines; and replacement of the currently inoperable chiller serving the Business Technology Center.

These improvements will enhance the reliability and efficiency of campus cooling systems, reduce energy and maintenance costs, and replace aging or inoperable equipment with modern systems. The improvements also provide an opportunity to transition to current industry-accepted refrigerants, such as R-513A and R-32, as older refrigerants are phased out under federal environmental requirements.

The following pictures highlight the removal and replacement of a building chiller:





DRAKE STATE COMMUNITY COLLEGE

Drake State Community College requested $506,348 for one project involving a much-needed renovation of Building 300 and received $387,928 toward the project. Constructed in 1965, the approximately 4,500-square-foot building includes a small assembly space with a commercial kitchen, a classroom, and two small single-user restrooms.

The renovation includes a large classroom/meeting area and laboratory space. Interior improvements include new LVT flooring, lay-in ceilings, and paint; relocation of existing low-voltage wiring above the ceiling; and replacement of fluorescent lighting with LED fixtures. Existing rooftop HVAC package units were replaced with new, higher-efficiency units.

The existing restrooms were completely removed and replaced with larger, ADA-accessible restrooms. Exterior improvements included replacing existing doors with insulated doors equipped with electronic access controls and replacing the original 1965 windows with a new, more energy-efficient storefront system.

Here are images of doors, windows and HVAC units in need of replacement:







GADSDEN STATE COMMUNITY COLLEGE

Gadsden State Community College requested $450,000 for the replacement of the roof and gutters on Prater Hall and received $389,504 toward the project. The project addressed significant roof and drainage issues identified through facility assessments, including ponding water, deteriorated sealant around joints, and water leakage into the building.

The project also replaced the building's deteriorated gutters and downspouts, which were original to the more than 40-year-old facility and were no longer able to adequately handle water runoff during thunderstorms. Their replacement improved drainage and helped prevent further water intrusion and damage to the facility. The existing architectural shingle roof was replaced with a modified bitumen roofing system, providing a more durable and economical long-term solution with an extended service life. The completed project helps ensure the continued use of Prater Hall, which houses health science classrooms and laboratories as well as the library and administrative offices at the Valley Street Campus.

Here are some before (top row) pictures along with the new roof (bottom) for Prater Hall:







LAWSON STATE COMMUNITY COLLEGE

Lawson State Community College requested $113,500 for an HVAC improvement project on the Bessemer Campus and received full funding. The project includes repairs to a 208-ton chiller and replacement of three rooftop HVAC units and one split-system serving several campus buildings.

Although the College had previously repaired and replaced components as needed, the aging systems had deteriorated to the point that they were no longer reliable or operable, resulting in significant heating, cooling, and indoor environmental concerns for students, faculty, staff, and visitors. The project addressed the following equipment:

- A 20-ton rooftop unit at Ethel Hall, manufactured in 1995, with a condenser coil leak and warped blower motor assembly;
- A 10-ton rooftop unit serving the Student Services and Administrative Offices, manufactured in 1995, that is inoperable due to multiple electrical problems;
- A 15-ton rooftop unit serving the Ethel Hall Auditorium, manufactured in 2010, with two failed compressors and leaking coils;
- A 7.5-ton split system at the Jess Lanier Building, manufactured in 2004, with a failed compressor; and
- A 208-ton chiller installed in 2011 that serves the Student Services and Administrative Offices and classrooms and laboratories in Building A. The chiller has experienced multiple oil, pump, motor, and refrigerant leaks, as well as damaged internal tubes.

The project restored reliable heating and cooling to these facilities and improved indoor conditions for students, employees, and campus visitors. Here are some images highlighting the installation of two HVAC units on the Bessemer Campus:









MILES COLLEGE

Miles College requested $797,210 for three deferred maintenance projects and received $282,075 to fully fund one HVAC replacement project and partially fund upgrades to the campus security camera system.

The HVAC project addressed failing and inefficient compressors serving the College's Academic Building. For approximately five years, deteriorating compressors have resulted in inconsistent climate control, affecting the comfort of students, faculty, and staff. The improvements replaced and upgraded the aging equipment to improve system reliability, energy efficiency, and overall building conditions.

The security camera project represents the final phase of improvements to the College's campus surveillance system. The upgrades enhanced 24-hour monitoring by College Public Safety officers and strengthened the institution's ability to respond to emergencies involving police, fire, and emergency medical services.

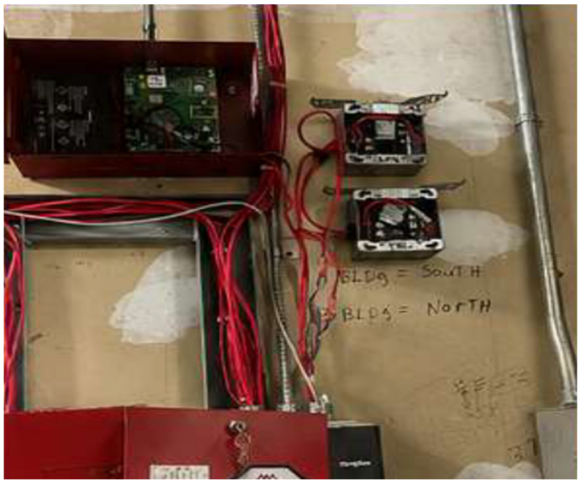
Here are some images highlighting the HVAC systems in need of replacement:





Here are some images highlighting the fire control systems in need of replacement:





OAKWOOD UNIVERSITY

Oakwood University requested $385,979 for three projects that included the replacement of existing HVAC units and security cameras. The institution received $254,480 for an HVAC replacement for Wade Hall and the replacement of multiple outdated security cameras.

These improvements addressed critical security and HVAC needs across multiple residential facilities. Carter Hall, Wade Hall, Holland Hall, Edwards Hall, and West Oaks received repairs and upgrades to their existing security systems, including the replacement of non-functioning surveillance cameras. These improvements enhanced campus safety by restoring reliable monitoring and improving security coverage for students and staff within the residential areas.

In addition, Wade Hall received HVAC improvements on the third floor, where the existing outdated systems were replaced with terminal air-conditioning (PTAC) units. The new units provided more reliable and efficient heating and cooling, improved temperature control within individual rooms, and enhanced overall living conditions for residents.

Here are some images highlighting the new P-TAC heating and cooling units on the third floor of Wade Hall:



SELMA UNIVERSITY

Selma University requested $575,871 for one project related to renovation work at Pollard Hall that includes roof replacement, replacing doors and windows, repairing electrical panels/systems, and repairing plumbing and related fixtures. The institution was awarded $278,508 for this work.

This project provided much-needed maintenance to Pollard Hall for the purpose of preserving the space and keeping it in an acceptable condition. Specifically, it ensured that Pollard Hall's computer technology and videoconferencing center is safe and accessible for students, faculty, and staff. The center was equipped with computers and videoconferencing equipment and technology, and meeting and classroom space designed to enhance student learning and accommodate on-site and distance learning opportunities.

Here are some images highlighting those renovations to Pollard Hall:













SHELTON STATE COMMUNITY COLLEGE

Shelton State Community College requested and received $72,986 for renovations at the C.A. Fredd Campus. The funding supported two components of the broader Fredd Sitework project: the replacement of aging classroom windows and upgrades to existing audiovisual and telecommunications infrastructure. The funds were used to remove deteriorated window systems and install modern, energy-efficient replacements, as well as replace and upgrade outdated communications infrastructure to better support current instructional, administrative, and campus technology needs.

The existing windows have exceeded their useful lifespan and exhibit deterioration and insulation deficiencies that affect energy efficiency, climate control, and interior comfort. Their replacements improved building performance, reduced energy consumption and future maintenance needs, and provided a more comfortable learning environment. The AV and telecommunications improvements modernized campus communications and provided more reliable technology to support classroom instruction and other campus activities. Together, these improvements addressed deferred maintenance needs while extending the useful life and functionality of facilities at the C.A. Fredd Campus.

Here are images of damaged and non-operational windows in need of replacement:







STILLMAN COLLEGE

Stillman College requested $749,810 for renovations to Geneva Hall and received $274,700 toward the project. Constructed in 1954, Geneva Hall has historically housed faculty offices, conference rooms, media labs, and classrooms. Due to deferred maintenance, however, activities have been relocated until necessary repairs and code requirements can be addressed.

The project included replacement of the building's roof shingles, gutters and downspouts, deteriorated doors and windows, and aging plumbing and piping systems. Additional improvements included ADA-accessible door hardware and automatic operators, handrails and railings, asbestos-containing ceiling and floor replacement, interior painting, elevator improvements, and upgrades to fire protection, fire alarm, HVAC, and lighting systems. Collectively, the improvements are intended to address critical deferred maintenance, improve safety and accessibility, and return Geneva Hall to a usable and productive facility for campus use.

The following is an image of Geneva Hall:



TALLADEGA COLLEGE

Talladega College requested $875,544 for a variety of projects across multiple buildings on campus. The institution received $288,544 for projects related to roof renovations, flooring restoration, and plumbing repair.

The approved work included roof renovation projects for six buildings on campus that include the Band Hall, Ish Hall, Fanning Hall, Callahan Hall, Swain Hall, and Savery Library. The work also included flooring renovation and restoration for Callahan Hall and the Student Activity Center as well as plumbing repair for Fanning Hall and Shores Hall.

Photos of that work are provided below:













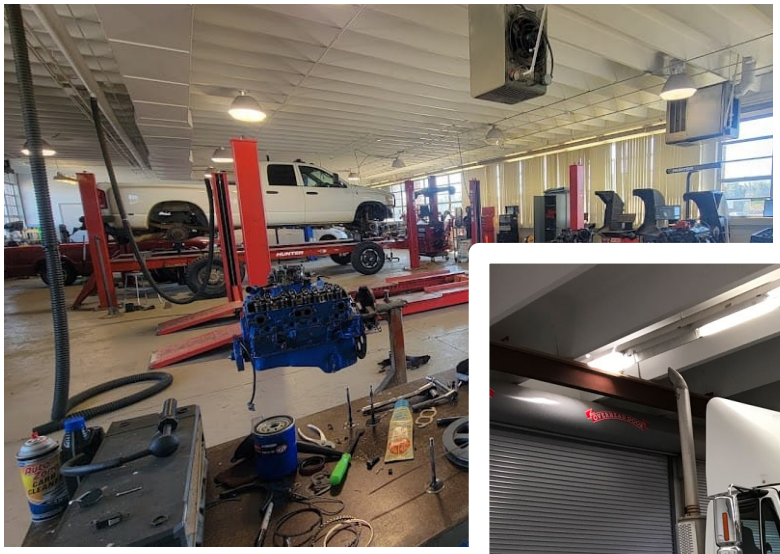
TRENHOLM STATE COMMUNITY COLLEGE

Trenholm State Community College requested and received $330,000 for two projects focused on roof repair and replacement for the Diesel Shop and the replacement of roll-up doors for Career Technical Education Shop.

The Diesel Shop on the Patterson Campus houses classrooms, computer labs, faculty and staff offices, and a large workroom. The building was originally built in 1971 and underwent minor renovations in 2023, which included HVAC replacement, light replacement, classroom and bathroom renovations, and painting. Since 1971, the roof has not been replaced, and it is in disrepair. The project replaced the current roof with a new, modified bitumen roof.

The Career Technical Education (CTE) shop has had aging and unreliable rollup doors which are essential for daily operations, providing access for equipment, ventilation, and emergency outlets. Replacing those shop doors improved safety by ensuring reliable operation, enhancing energy efficiency through better insulation and sealing, and supporting program functionality by allowing smooth delivery and movement of large tools, machinery, and materials.

Photos of those facilities are provided below:





TUSKEGEE UNIVERSITY

Tuskegee University requested $750,000 for one project that focused on modernizing elevators across five buildings. The institution received $305,565 to address elevator modernization in two of the five buildings. The five buildings included the Kellogg Center, Armstrong Hall, Campbell Hall, H-Barn, and Morrison Hall.

These buildings are essential for academic instruction, residential services, campus events, and operational support. The current elevator systems are outdated, inefficient, and pose ADA accessibility and safety concerns. Modernization includes new controllers, door operators, wiring, pump units, emergency phones, and ADA-compliant operating panels. This project directly addressed compliance, accessibility, and safety issues while preserving the functionality of vital infrastructure.

Here are some pictures with signage related to the unreliable operation of the elevators:





ATTACHMENT A

ALABAMA COMMISSION ON HIGHER EDUCATION
HBCU DEFERRED MAINTENANCE GRANT
APPLICATION FORM

This form must be completed in full and submitted to the Alabama Commission on Higher Education (ACHE) by the deadline date before an institution will receive full consideration for Deferred Maintenance Grant funds.

If an institution submits a request for more than one project, projects must be prioritized. Institutions may consolidate multiple deferred maintenance projects into single project descriptions, if the projects involve a single building or the projects are similar in nature, i.e. painting of multiple buildings. If projects are consolidated, details must still be given on each part of the consolidated project.

Name of Institution

Project Title			
	Single stand-alone project		
	One of multiple stand-alone projects		If one of multiple projects, indicate priority of this project (i.e. 2 of 3)

Contact Name

Contact Title

Contact Email	Contact Phone

Contact Address (Street, City, ZIP)

Total Dollar Amount of Project	Total Dollar Amount of Requested Funds

Location of Project (building name, campus, room number if applicable, etc.)

Projected Project Start Date	Projected Project Completion Date*

**Project should be completed within six (6) months of final distribution of funds.*

Does project require approval of institutional Board of Trustees and/or institutional administration?				If project does require Board and/or administration approval, has approval been granted?			
	YES		NO		YES		NO

Is the project directly related to ADA compliance?				Is the project directly related to health and safety compliance?			
	YES		NO		YES		NO

Provide a brief description of the project for which funds are being requested. Only Deferred Maintenance projects will be considered. *Additional information describing the project may be attached to this form.*

Are there known code or health and safety concerns that will be corrected by this project? If yes, please check all of the following categories that are applicable and provide an explanation. Additional sheets may be attached if needed.	
	Indoor air quality
	Compliance with requirements of local, state, and/or federal agencies
	Mold
	Asbestos or hazardous material
	Waste management
	Lighting
	Fire Protection
	Security
	Other:

Choose which of the following categories best describes the main use of the facility (choose one best response):	
	Classroom/ Instructional Related (Laboratory/Library, etc.)
	Administration building
	Student center, student commons or equivalent
	Utility plant or maintenance building
	Medical center or infirmary
	Faculty or staff residence
	Storage
	Parking
	Support building (police, counseling, etc.)
	Other:

Choose which of the following categories best describes the basis of need for the project (choose up to three best responses):	
	Hazardous building or site conditions jeopardizing people, programs, equipment, etc.
	Required for compliance with local, state, and/or federal agencies
	Required so as to not lead to loss or suspension of facility use
	Required to prevent serious facilities deterioration
	Required to support functional activities
	Required to avoid substantial increases in cost of project
	Required to increase energy conservation
	Required or will lead to major facility damage
	Overdue project not completed because of inadequate funds or economic reasons
	Needed for proper functioning and suitable appearance of facility
	Needed for standard preventive/routine maintenance
	Other:

Choose which of the following categories best describes the type of deferred maintenance repairs in the facility mentioned above (choose up to three best responses):	
Internal	
	Interior doors and windows (painting, caulking, etc.)
	Interior painting
	Interior plumbing and fixtures (pipes, sinks, lavatories, drinking fountains, etc.)
	Interior flooring
	Interior walls
	Interior stairs and stairwells
	Interior lighting (lights, fixtures, etc.)
	Ease of accessibility (non-ADA related)
	Ease of accessibility (ADA related)
	Fire protection systems (sprinklers, fire alarms, etc.)
	Elevators and conveying systems
External	
	Exterior doors and windows (painting, caulking, etc.)
	Exterior painting
	Exterior Lighting (lights, fixtures, etc.)
	Exterior wall repair including gutters
	Roof repair and maintenance
	Central heating and cooling plant equipment (boilers, chillers, cooling towers, etc.)
	Energy efficiency upgrade
	Repair of sidewalks, curbs, walkways, etc.
	Paving roadways and parking lots
	HVAC equipment and controls (ductwork, grills, etc.)
	Ease of accessibility (non-ADA related)
	Ease of accessibility (ADA related)
Other	
	Please describe:

Was project included on Facilities Master Plan and Capital Projects Request Form A submitted October 2021?				
	YES		NO	

If submitted on an earlier Facilities Master Plan and Capital Project Request Form, please state date of submission.					
	YES		NO	Submission Date:	

If Yes, was project included in the Deferred Maintenance/Facilities Renewal category?				
	YES		NO	

What was the Priority Number on Facilities Master Plan?	
Priority Number:	
If not included on the Facilities Master Plan please provide rationale for exclusion:	

Please attach a detailed projected budget for this project and provide a summary of costs here. Break-out costs for materials, labor, equipment, etc. Include information on all of the funding sources for the total cost of the project. ***Additional documentation can be provided separately from this summary.***

Project Title	
Projected Project Start Date	Projected Project Completion Date*

Description of Cost (Labor, Material, Equipment, etc.)	Cost
Total Cost of Project	

If a decision is made to award grant funds to this project, the President/Chancellor or Chief Financial Officer of the institution will be required to sign a statement verifying the funds are available and identify the source of funds. Does the institution agree to comply with this requirement?				
	YES		NO	

ACHE is required to certify compliance with the grant award following project completion and to submit an annual report to the Governor and various members of the Legislature. The institution will be required to provide progress reports to ACHE, and to provide a final report upon completion of the project. Does the institution agree to comply with this requirement?				
	YES		NO	

Are additional attachments included with this application?				
	YES		NO	

As President/Chancellor for this institution, I hereby certify that the information presented in this application for the HBCU Deferred Maintenance Grant Fund program is complete and correct. I further acknowledge the reporting and funding timeline of this grant program, and agree to provide supporting documentation as necessary to fulfill the requirements of the grant.

Printed Name

Signature Date

ATTACHMENT B

ALABAMA COMMISSION ON HIGHER EDUCATION
HBCU DEFERRED MAINTENANCE GRANT

VERIFICATION OF MATCHING FUNDS

DEADLINE FOR SUBMISSION AUGUST 27, 2025
(FOR ACCEPTED GRANT PROPOSALS ONLY)

Institution Name	
Project Title	
Projected Project Start Date	Grant Funds Requested

The sources and amounts of matching institutional funds will be:

Sources of Match	Amount
Total	

Copies of bank statements and other documentation showing funds have been set aside strictly for the use of this project have been provided with this form. *Note: All sensitive financial information should be redacted prior to submission.*	
	YES

As President/Chancellor for this institution, I hereby certify that the matching funds and other resources are available for the project referenced above, and will be used to fund the identified project.

Printed Name

Signature Date

ATTACHMENT C

ALABAMA COMMISSION ON HIGHER EDUCATION
HBCU DEFERRED MAINTENANCE GRANT

FREQUENTLY ASKED QUESTIONS (FAQs)

- **What has changed from the last round of HBCU Deferred Maintenance Grant Program funding?**

  The matching funds requirement has been reinstated from the last round of funding. Institutions are required to provide matching funds for projects. Accordingly, the Verification of Matching Funds Form has been included with this documentation.

  The funding cap changed to $750,000 to ensure a broader distribution of funds across the 14 HBCU institutions. This change reflects 15% of the total fund, rather than the normal 20%.

- **What are some examples of supporting documentation for the initial application?**

  The goal of the application should be to provide the review committee with enough information to understand and appreciate the impact of the need on campus. Rather than stating Williams Hall needs a new roof, it is more impactful to say Williams Hall is the primary science building on our campus housing 28 full-time faculty, serving more than 100 students daily, and hosting two science labs with a variety of state-of the-art laboratory equipment. The facility has been experiencing a growing number of leaks and is in need of immediate repair to prevent further damage to the structure, protect valuable academic resources, and prevent the development of mold around the affected areas.

- **What are some examples of supporting documentation for the interim and final reports?**

  The goal of the interim and final reports should be to highlight how the state grant funds have improved your campus facilities. Keep in mind the primary audience for the final report is the state legislature, and it is in our collective best interest to demonstrate the responsible use of the state grant funds.

- **Will cultural arts, auditoriums, and related buildings be eligible for the grant program?**

  Cultural arts and related buildings will be eligible for the grant program. However, keep in mind priorities will be placed on ADA compliance, health, and safety.

- **Will athletics facilities and related projects be eligible for the grant program?**

  Deferred maintenance related to athletics facilities and related structures (fencing, seating, walkways, etc.) will not be eligible for the grant program.

- **Will residence halls and related buildings be eligible for the grant program?**

  Residence halls and related buildings will be eligible for the grant program. However, keep in mind priorities will be placed on ADA compliance, health, and safety.

- **Is equipment such as vehicles or generators eligible for the grant program?**

  Any type of vehicle or portable machinery like mowers, portable generators, etc. are not eligible for the program. However, a generator may be eligible for the program if it is considered part of an existing structure such as a fixed generator wired or permanently connected to a structure.

- **What are some examples of acceptable and non-acceptable deferred maintenance projects?**

  We want to install a new elevator in an existing building for ADA compliance.
  Though ADA compliance is an ongoing priority, this project would not be eligible for the grant program since this is a 'new' project outside the scope of deferred maintenance.

  We want to replace/refurbish an existing elevator with a new car, cabling, and related equipment.
  This project would be eligible for the grant program since this is work to keep existing building assets in a workable condition.

  We want to repair existing sidewalks that have become damaged and install a new sidewalk traversing a high traffic area.
  A portion of this project would be eligible for the grant program since it includes repairs to existing sidewalks. The installation of new sidewalks would not be eligible.

  We want to replace and update our existing gate entrance with new brick and new guard office.
  This project may or may not be eligible for the grant program depending on the condition of the existing structures. The existing structures would be eligible for funding if they are in need of repair (i.e. gate not working, guard house roof leaking, etc.). The project would not be eligible if the existing structures are functional and work is being conducted for aesthetic purposes.

  We want to replace existing security cameras and install new security cameras in high-traffic areas.
  This is similar to the prior example dealing with sidewalks. The replacement of the existing cameras would be eligible for funding but the installation of new cameras would not be eligible.

  We want to relocate existing overhead power lines to below ground.
  ACHE has awarded funds for this work in the past to campuses located in the coastal region prone to hurricane-related weather. However, this work generally requires a larger budget and extended timeline that exceeds the scope of this short-term grant program. Therefore, any relocation of overhead power lines will not be considered for these grant funds given the larger scope of that work.

  We have a flat roof that is leaking and want to replace it with a slanted gable or hip roof.
  The complete replacement of a roof is generally not considered to be deferred maintenance. That type of work is considered to be a capital expenditure or capital improvement. Deferred maintenance is conducted to keep the facility functioning in its existing state (i.e. repairing existing roof) whereas a capital improvement extends the lifespan of the facility.



ALABAMA COMMISSION ON HIGHER EDUCATION
100 NORTH UNION STREET
MONTGOMERY, ALABAMA 36130

ACCESSIBILITY. AFFORDABILITY. COORDINATION.

WWW.ACHE.EDU