

**BOARD OF TRUSTEES
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
REPORT SUMMARY**

Date of Meeting: May 12, 2023

Date of Next Meeting: October 13, 2023

Committee Chair: Donny Bryan '73

Committee Members: Nicolas Abrams '99, John Bell '95, Alice Bonner '03, Board Chair Susan Lawrence Dyer, Elizabeth Graves '95, President Tuajuanda Jordan, Aaron Tomarchio '96, Danielle Troyan '92

Staff Member: Paul Pusecker

Dashboard Metrics

N/A

Executive Summary

Discussion Items

Calvert Hall Remediation Efforts

The October 17, 2022 fire resulted in significant smoke and water damage to nearly the entire unoccupied building. Much of the physical damage was due to the huge volume of water needed to effectively extinguish the fire in the main building riser. The water also destroyed a major data closet that was used to provide information technology connectivity to much of the building.

The College hired Reynolds Restoration Services, a fire restoration company that specializes in structural damages and remediation processes. All remediation activities were completed in early February 2023. Following the demolition of all affected areas, additional damages were found due to excessive soot damage. Due to the additional damages that were found following the remediation process, the estimated reconstruction costs increased from \$1.5M to \$2.2M.

All fire restoration activities are now completed and the reconstruction process began in mid-February. Occupants will return to the building as soon as all requisite information technology hardware and devices have been installed. It is anticipated that all occupants will be back in Calvert Hall by early summer.

Route 5 / Boardwalk Project

S.E. Davis Construction continues to make progress on the pedestrian and bicycle path. Construction remains relatively close to the published schedule, despite several engineering redesign requirements. Construction of the boardwalk over Wheritt's Pond and the protected

wetlands is complete with only the under-rail lighting left to be installed. An ADA compliant path at the end of the boardwalk leads to the access road by the intramural fields, providing easy access for all. The walking/bike path from the bridge over St. John's Pond to College Drive has been formed. The project is 85% complete as of the end of April 2023 and a functional walking path is expected to be available in June/July 2023.

FY24 Legislative Session and Capital Budget Impact

The governor and legislature appropriated \$4.694M in FY24 capital funding for the College as follows: \$2.1M to address various infrastructure and deferred maintenance projects on campus and \$2.594M to accelerate the renovation of Montgomery Hall to begin design in FY24.

SMCM FY24 Capital Budget Summary:

Facility and Infrastructure Renewal	\$ 2,100,000
Montgomery Hall Renovation Project	\$ 2,594,000
Total FY24 Capital Funds	\$ 4,694,000

Information Items

Mattapan Road Improvements

The St. Mary's County Department of Public Works received \$450K from the St. Mary's County Commissioners this year to support these critical safety improvements. The College confirmed with the St. Mary's County Department of Public Works that the road renovation should be completed by this summer. Currently, the College is coordinating with Metropolitan Environment Services regarding the relocation of two fire hydrants due to their proximity to the proposed new pavement edge. The Department of Public Works is working with SMECO to coordinate the new buried electrical service from Route 5 to East Fisher Road, as well as relocation of utility poles from East Fisher Road towards Route 235.

Maryland Heritage Interpretive Center

The Maryland Heritage Interpretive Center will serve as the first stop for visitors to Historic St. Mary's City. In support of the higher than anticipated construction costs, the legislature approved a request initiated by Historic St Mary's City, endorsed by both the Department of Budget and Management and the Department of Legislative Services, authorizing a \$754K increase from the state's construction contingency fund. This funding will provide for a project contingency allocation.

Construction activities have resumed and based upon review of the most recent project schedule, W.M. Davis has affirmed that all construction activities should be completed in time for Maryland Day 2024. The exhibit installation remains scheduled for completion by July 2024.

Goodpaster Hall Lab Renovation

The design phase was completed in late Summer 2022. Construction documents were finalized and a request for proposal was placed on eMaryland Marketplace in November 2022. The bid and contract award phases are now complete, and the College has secured Board of Public Works approval to award the contract to S.E. Davis Construction in the amount of \$1.746M. The Davis construction team has mobilized on site and renovation will begin in late May 2023. Project completion is anticipated to occur in mid-November 2023.

Marine Science Lab Renovation

Lab 116 in Schaefer Hall was identified as the initial teaching laboratory for the marine science program. The construction contract was awarded to Scheibel Construction. We anticipate contractor mobilization in May, followed by a construction period of six to seven months.

On April 4, 2023, Congressman Steny Hoyer visited the College to get an update on the 2022 earmark award for the construction of a large marine science research vessel. This \$900K award will allow scientific exploration of the Chesapeake Bay by marine science faculty and students. Congressman Hoyer also visited the aquatics lab located in the basement of Schaefer Hall. This lab will be renovated through the 2023 approved congressional earmark for \$1.0M. This action was again championed by Congressman Hoyer, supported by Senators Ben Cardin and Chris Van Hollen, and approved as part of the FY23 Omnibus Appropriations Bill.

Technology Overview

Installation of the 100Gb broadband has been completed. This increased capability will support the College's growing academic, administrative, and student demands into the future. The Maryland Research and Education Network (MDREN) is working with OIT staff to identify an optimum date for connecting the 100Gb broadband to the current network. MDREN and OIT staff are assessing the requisite infrastructure upgrades necessary to distribute the increased capacity throughout campus.

The College will replace all outdated Wi-Fi devices in academic and administrative buildings this summer, pending arrival of the ordered hardware. This upgrade will greatly enhance technology security campus-wide. In addition, the uninterruptible power supply systems located in the two data centers and the Voice Over Internet Protocol switch room will be replaced during Fall 2023. These systems are critical for maintaining the campus infrastructure during a power failure by providing back-up power and reducing the impact of a power surge on IT equipment.

The Enterprise Resource Planning (ERP) software implementation with Anthology continues. The CNF module (finance, human resources, and payroll) is scheduled to go-live at the end of June 2023. As of late April, the current database validity rate was approaching 90%.

On the CNS (student) side, data validity has been a challenge for the system. Of the identified 66 integration issues, 41 have been resolved. Several critical customizations are in development, and we anticipate two additional spin cycles before moving from the testing to the active environment. It remains our expectation that the CNS system could go-live by late October 2023.

Action Item(s) related to specific strategic plan goals as appropriate:

II.A. Approval of the FY24 Plant Fund Capital Budget..

The Technology, Buildings, and Grounds Committee is charged with the responsibility to establish priorities for capital projects and will consider the proposed FY24 plant projects as presented in the materials. The proposed FY24 plant budget, \$2.316M, is primarily funded from the student facility fee in the amount of \$1.575M. Additional funding of

\$541,000 from bond proceeds and \$200,000 from private gifts will be provided in FY24 to offset the cost of the Schaefer Hall marine science lab renovation.

II.B. Approval of the FY25-FY29 State Capital Budget Proposal

The proposed FY25-FY29 state-funded capital budget request includes funding of various campus infrastructure improvements, funding for the design and renovation of Montgomery Hall, and design and renovation costs associated with interior improvements and ADA compliance issues in Calvert Hall.

II.C. Approval of the Annual Facilities Condition Report

The Technology, Buildings, and Grounds Committee is charged with conducting an annual evaluation of the campus facilities and reporting its findings to the Board of Trustees for its review and approval.



**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023**

**OPEN SESSION
AGENDA**

I. DISCUSSION ITEMS

- A.** Calvert Hall Remediation Update
- B.** Route 5 / Boardwalk Project
- C.** FY24 Legislative Session Capital Budget Impact

II. ACTION ITEMS

- A.** Approval of the FY24 Plant Fund Capital Budget
- B.** Approval of the FY25-FY29 State Capital Budget Proposal
- C.** Approval of the Annual Facilities Condition Report

III. INFORMATION ITEMS

- A.** Mattapany Road Improvements
- B.** Maryland Heritage Interpretive Center (MHIC)
- C.** Goodpaster Hall Lab Renovation
- D.** Marine Science Lab Renovation
- E.** Technology Overview
- F.** Historic St. Mary's City Commission Report
- G.** Minutes (Meeting of February 3, 2023)

IV. MOTION TO CLOSE THE MEETING

Vote to close the meeting in compliance with Title 10, Subtitle 3 of the General Provisions Article (the Open Meetings Act) for the purposes set forth in the closing statement.

A portion of this meeting will be held in closed session.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
DISCUSSION ITEM I.A.
CALVERT HALL REMEDIATION UPDATE**

Substantial infrastructure projects took place in Calvert Hall throughout 2022, including HVAC and electrical system upgrades, slate roof replacement, and the installation of new windows. These state-funded infrastructure projects corrected significant building envelope deficiencies.

The October 17, 2022 fire resulted in significant smoke and water damage to nearly the entire unoccupied building. The Maryland State Fire Marshal performed an on-site inspection and confirmed that the fire was caused by an inattentive Capital Brand Group (CBG) sub-contractor. The fire started in the riser shaft located in room 109 and quickly spread upwards through the riser to the third floor. Upon reaching the attic, the fire caused considerable smoke damage and minor cosmetic damage to several wooden support beams. Much of the physical damage was due to the huge volume of water needed to effectively extinguish the fire in the main building riser. The water also destroyed a major data closet that was used to provide information technology connectivity to much of the building.

The industrial hygienist/engineer strongly recommended replacement of all smoke and water damaged carpet, ceiling tiles, furniture, and equipment on the three floors of the building that were affected. Based on the recommendations of the industrial hygienist, and after conferring with the insurance adjustors and casualty claims experts in the Treasurer's office, the College hired a fire restoration company that specializes in structural damages and remediation processes. Reynolds Restoration Services began the remediation process in early December 2022 and completed all remediation activities in early February 2023. Following the demolition of all affected areas, additional damages were found due to excessive soot damage. Multiple finishes and structural damages were also deemed unsafe and in need of replacement. Due to the additional damages that were found following the remediation process, the estimated reconstruction costs increased from \$1.5M to \$2.2M. The College will submit all purchase orders and contracts for remediation and reconstruction costs to the Treasurer Casualty Claims Office, who will then seek reimbursement from CBG's insurance carrier.

All fire restoration activities are now completed. The reconstruction process began in mid-February. Occupants will return to the building as soon as all requisite information technology hardware and devices have been installed. It is anticipated that all occupants will be back in Calvert Hall by early summer.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
DISCUSSION ITEM I.B.
ROUTE 5 SIDEWALK / BOARDWALK PROJECT**

S.E. Davis Construction continues to make progress on the pedestrian and bicycle path. Construction remains relatively close to the published schedule, despite several engineering redesign requirements. Given that the construction is in close proximity to the river-shed and the critical zone, the Maryland Department of the Environment and the State Highways Administration required additional engineering documents related to storm water management, specifically at Yaocomico Drive and at the entrance to College Drive. McCormick Taylor, the engineering firm, developed the required documents and we await final approval from the State Highways Administration, as they adjudicate all project change orders.

Construction of the boardwalk over Wherritt's Pond and the protected wetlands is complete with only the under-rail lighting left to be installed. The boardwalk provides a safe thoroughfare to the North Field. Everyone agrees that the boardwalk is aesthetically pleasing and is a positive enhancement for this water-focused campus. An ADA compliant path at the end of the boardwalk leads to the access road by the intramural fields, providing easy access for all.

The walking/bike path from the bridge over St. John's Pond to College Drive has been formed. The College secured approval from the State Highways Administration for the porous asphalt mixture for the path. Once the asphalt is delivered on site, the path should be completed in two to three days. The concrete footer needed for asphalt installation will be poured once the storm water management issues are remedied.

The project is 85% complete as of the end of April 2023 and a functional walking path is expected to be available in June/July 2023.



**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
DISCUSSION ITEM I.C.
FY24 LEGISLATIVE SESSION CAPITAL BUDGET IMPACT**

The governor and legislature appropriated \$4.694M in FY24 capital funding for the College as follows:

Infrastructure Improvements: \$2.1M

This annual funding provision supports various infrastructure and deferred maintenance projects on campus. Since 2016, the state has provided \$24.4M in infrastructure funds to reduce deferred maintenance.

For FY24, these funds will be used to improve the North Campus nodal loop, specifically, the controls, valves, pumps, etc., to increase heating and cooling efficiencies. The nodal loop provides the ability to reroute cooling to buildings as needed in the event of a HVAC failure. These improvements will provide important system redundancies and will tie-in the HVAC improvements and modifications to Schaefer and Montgomery Halls, as well as the Nancy R. and Norton T. Dodge Performing Arts Center and the Learning Commons.

Montgomery Hall Renovation: \$2.594M

The governor's Five-Year Capital Improvement Plan accelerated the renovation of Montgomery Hall to begin design in FY24.

Montgomery Hall, an academic building which remains essentially unchanged since its opening in 1979, currently houses the art, performing arts, and English departments. The facility does not adequately support the College's current and anticipated programmatic needs. This phased renovation will address the space needs of the programs in the building. The renovation will also construct additional floor space, replace aged HVAC and electrical infrastructure, improve energy efficiency, and bring the building up to current ADA and code requirements. The scope of the project does not include the Bruce Davis Theater, which was renovated in 2010.

We anticipate receiving a total of \$42.3M between FY24 – FY28 for this important renovation.

SMCM FY24 Capital Budget Summary

Facility and Infrastructure Renewal	\$ 2,100,000
Montgomery Hall Renovation Project	\$ <u>2,594,000</u>
Total FY24 Capital Funds	\$ 4,694,000

Additional Capital Related Actions

In addition to the approved FY22 congressional earmark championed by Congressman Steny Hoyer, which provided the College with \$900K for a large marine science research vessel, the College received an additional congressional earmark in FY23.

Sponsored again by Congressman Hoyer, this \$1.0M earmark will provide funds to renovate and improve the aquatics research laboratory in the basement of Schaefer Hall by replacing the

antiquated river water distribution system, replacing aquatic holding tanks, updating the HVAC systems and the heat exchangers for controlling air and water temperatures, installing specialized lighting, new casework, and flooring to create a safe, efficient environment for faculty, students, and staff.

The College is extremely grateful for Congressman Hoyer's advocacy and support to advance our academic programs.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
ACTION ITEM II.A.
APPROVAL OF THE FY24 PLANT FUND CAPITAL BUDGET**

RECOMMENDED ACTION

The Technology, Buildings, and Grounds Committee recommends approval by the Finance, Investment, and Audit Committee of the proposed FY24 Plant Fund Capital Budget in the amount of \$2.316M. The primary source of funding comes from the student facility fee in the amount of \$1.575M. Additional funding of \$541,000 from bond proceeds and \$200,000 from private gifts will be provided in FY24 to offset the cost of the Schaefer Hall marine science lab renovation. The Finance, Investment, and Audit Committee will review the FY24 Plant projects at its May 12, 2023 meeting.

RATIONALE

The Technology, Buildings, and Grounds Committee is charged with the responsibility to establish priorities for capital projects. The Committee will consider the proposed FY24 plant projects as provided in the materials. A cost breakdown by priority categories and a listing of FY24 plant budget is provided.

**ST. MARY'S COLLEGE OF MARYLAND
FY24 PLANT PROJECT SUMMARY
PRIORITY A PROJECTS LIST**

Major Capital Projects	Estimated Cost
Schaefer Hall Marine Science Lab Renovation	\$741,000
Miscellaneous Capital Projects < \$200,000	\$267,000
<i>Subtotal</i>	\$1,008,000
 Maintenance and Repair	
Miscellaneous Maintenance and Repair Projects < \$200,000	\$571,000
<i>Subtotal</i>	\$571,000
 Program Support	
Miscellaneous Projects < \$200,000	\$182,000
<i>Subtotal</i>	\$182,000
 Residence Hall Renewal Program	
Crescents New Furniture Phase 1	\$200,000
Miscellaneous Residence Hall Projects < \$200,000	\$355,000
<i>Subtotal</i>	\$555,000
	 \$2,316,000

FY24 Priority A Projects List

PROJECT	ESTIMATED COST
<u>CAPITAL PROJECTS</u>	
Schaefer Hall Marine Science Lab Renovation	\$741,000
Montgomery Hall - Backfill Plan Phase 2	\$20,000
Traditional Halls - Lobby Refresh Phase 1	\$60,000
Public Safety - Steel Shed	\$12,000
Campus Master Plan	\$75,000
Montgomery Hall - Visioning and Programming Phase	\$100,000
TOTAL COST OF CAPITAL PROJECTS	\$1,008,000
<u>MAINTENANCE & REPAIR</u>	
Miscellaneous Maintenance and Repair Projects - Unknown	\$32,000
Plant Contingency	\$50,000
Campus-Wide - Roof repairs	\$47,000
Campus-Wide - Building Automation	\$20,000
Campus-Wide - ADA Automatic Doors	\$12,000
Campus-Wide - Parking Lot Repairs/Maintenance	\$10,000
Residence Hall - Fire Alarm Upgrade Phase 4	\$80,000
Traditional Residence Halls - Life Safety Sprinklers Phase 1	\$125,000
Lewis Quad - HVAC and Mechanical Upgrade Phase 3 of 3 (8 units)	\$120,000
Baltimore Hall - HVAC Replacement	\$45,000
Goodpaster Hall - Pergola Replacement	\$10,000
Lucille Clifton House - Basement Waterproofing	\$20,000
TOTAL COST OF MAINTENANCE AND REPAIR PROJECTS	\$571,000
PROJECT	ESTIMATED COST
<u>PROGRAM SUPPORT</u>	
Miscellaneous Enhancements - Unknown	\$12,000
Miscellaneous Site Improvement Projects - unknown	\$10,000
Artist House - Building Repairs	\$15,000
Campus Center - Furniture Update - First Floor Hallway	\$10,000
Wellness Center - Flooring Replacement	\$25,000
O'Brien ARC - Hawks Nest Field Renovation - Phase 2	\$70,000
Cobb House - Window Replacement	\$30,000
Admission - Golf Cart Protective Shed	\$5,000
Schaefer Hall - Roof Gutter Modification/Addition	\$5,000
TOTAL COST OF PROGRAM SUPPORT PROJECTS	\$182,000

<u>RESIDENCE HALL RENEWAL PROGRAM</u>	
Miscellaneous Residence Hall Repairs	\$30,000
PG Hall - First Floor Restroom Upgrade	\$100,000
Dorchester Hall - Third Floor Bathroom Upgrade	\$50,000
Crescents - New Furniture Phase 2	\$200,000
Dorchester Hall - Interior Refresh	\$175,000
TOTAL COST OF RESIDENCE HALL PROJECTS	\$555,000
TOTAL COST OF PRIORITY A PROJECTS	\$2,316,000

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
ACTION ITEM II.B.
APPROVAL OF THE FY25-FY29 STATE CAPITAL BUDGET PROPOSAL**

RECOMMENDED ACTION

The Technology, Buildings, and Grounds Committee recommends approval by the Finance, Investment, and Audit Committee of the FY25-FY29 State Capital Budget Proposal. The Finance, Investment, and Audit Committee will review the proposed capital budget submission at its May 12, 2023 meeting.

The proposed FY25-FY29 state-funded capital budget request includes funding of various campus infrastructure improvements, funding for the design and renovation of Montgomery Hall, and design and renovation costs associated with interior improvements and ADA compliance issues in Calvert Hall.

RATIONALE

The attached chart summarizes the College's FY25-FY29 state capital budget request and provides a comparison to the governor's five-year Capital Improvement Plan (CIP).

Campus Infrastructure Improvements

This budget request continues to fund infrastructure improvements annually in multiple phases. The previous FY24 allocation of \$2.1M will fund improvements to the North Campus nodal loop.

Additional highlighted projects proposed for FY25-FY29 include Kent Hall HVAC replacement, Schaefer Hall fume hood replacement and automation controls upgrades, Goodpaster Hall automation controls upgrades, masonry restoration and slate roof replacement for the historic campus area, Hilda C. Landers Library/OIT generator and transfer switch replacement, and other projects. The total request for infrastructure projects in FY25-FY29 is \$10.0M.

Montgomery Hall Renovation

Montgomery Hall was constructed in 1979 and currently supports programs in English and the fine and performing arts. Except for the Bruce Davis Theater renovation in 2010, Montgomery Hall has only received minor renovations and cosmetic improvements.

This renovation project remains core to our strategic planning efforts to provide adequate facilities for our academic programs, as identified in the College's 2012-2027 Master Plan. With the completion of the Learning Commons and the Nancy R. and Norton T. Dodge Performing Arts Center complex this past summer, the College's music department relocated from Montgomery Hall, freeing space for other disciplines in the building. An extensive renovation of the entire 40-year-old building is anticipated to improve energy efficiency, update code compliance, and address programmatic space deficiencies.

The governor's CIP provided \$2.59M in FY24 to begin the design process and we are requesting the final design funding of \$1.65M for FY25. Further, we are requesting \$14.34M in initial construction support in FY26, and the remaining \$23.77M in construction and equipment funding in FY27 and FY28 to finish the renovation. Total project costs are forecasted at \$42.35M.

Calvert Hall Interior Renovation

The College requested \$2.08M in FY28 for design funding to begin planning the interior renovations of Calvert Hall, the primary administrative building for the College constructed in 1932. Recent Department of Budget and Management funded infrastructure projects have addressed significant building envelope deficiencies (HVAC and electrical system upgrades, masonry repair and slate roof replacement, and window replacement); we now focus on the life safety improvements and interior upgrades for this ninety-year-old building needed to meet ADA code compliance, installation of an elevator and fire suppression system, upgraded restrooms, and other internal improvements. Renovation construction costs are estimated at approximately \$20.51M, and the renovation funding will be split equally over two fiscal years (FY29 and FY30). Total project costs are \$22.59M.

SMCM - Capital Budget Plan FY24-FY30

Design

Construction

 in \$M

Next Request

FY24

FY25

FY26

FY27

FY28

FY29

FY30

Infrastructure	State (FY23 CIP)	2.1	2.0	2.0	2.0	2.0	2.0	2.0
Montgomery Hall	State	2.5	1.6	14.3	17.1	6.6		
Calvert Hall	State						2.1	10.5
								10.0
SMCM	State	4.6	3.6	16.3	19.1	10.7	12.5	12.0
	College	0	0	0	0	0	0	0
GOVERNOR'S CIP FY24	INFRASTRUCTURE	2.1	2.0	2.0	2.0	2.0	2.0	
	MONTGOMERY HALL	2.5	1.6	14.3	17.1	6.6		
	CALVERT HALL					2.1	10.5	
	TOTAL	4.6	3.6	16.3	19.1	10.7	12.5	

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
ACTION ITEM II.C.
APPROVAL OF THE ANNUAL FACILITIES CONDITION REPORT**

RECOMMENDED ACTION

The Technology, Buildings, and Grounds Committee recommends approval by the Board of Trustees, St. Mary's College of Maryland, of the Annual Facilities Condition Report.

RATIONALE

The Technology, Buildings, and Grounds Committee is charged with conducting an annual evaluation of the campus facilities and reporting its findings to the Board of Trustees. The 2023 Summary Data Report and the Condition of Campus Facilities Annual Report are included in the materials.

Summary Data for All Facilities (FCI Report) for 2023 - 2024

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility	Replacement Value	Deferred Components	Selected Projects (SP)	(DC + SP)/RV (FCI)
1 St. Marys College of Maryland				
01 - St. Mary's Hall	\$3,154,684	\$115,384	\$205,490	10.2%
02 - St. Mary's Hall Annex	\$241,552	\$7,460	\$0	3.1%
03 - May Russell Lodge	\$1,591,144	\$8,693	\$15,000	1.5%
04 - Calvert Hall	\$23,474,112	\$219,486	\$0	0.9%
05 - Lucille Clifton House	\$615,047	\$7,380	\$30,000	6.1%
06 - Admissions	\$2,672,232	\$33,671	\$0	1.3%
07 - Kent Hall	\$18,045,600	\$307,922	\$2,000,000	12.8%
08 - Cobb House	\$2,352,005	\$141,750	\$0	6.0%
09 - Margaret Brent Hall	\$3,716,240	\$29,979	\$0	0.8%
11 - Queen Anne Hall	\$27,753,144	\$350,703	\$310,000	2.4%
12 - Campus Center	\$44,560,890	\$120,004	\$0	0.3%
13 - Library	\$49,968,184	\$170,015	\$3,000,000	6.3%
14 - Dorchester Hall	\$27,753,144	\$338,201	\$790,000	4.1%
15 - Maintenance	\$3,287,745	\$186,618	\$15,000	6.1%
16 - Michael P. O'Brien ARC	\$101,666,150	\$1,173,592	\$0	1.2%
17 - Ethel Chance Health Center	\$3,267,675	\$115,260	\$0	3.5%
18 - Caroline Hall	\$27,753,144	\$439,472	\$650,000	3.9%
19 - Prince George Hall	\$27,753,144	\$574,103	\$650,000	4.4%
20 - Montgomery Hall	\$55,337,368	\$1,847,442	\$9,013,288	19.6%
22 - E.D. Harrington	\$3,972,195	\$112,003	\$0	2.8%

Summary Data for All Facilities (FCI Report) for 2023 - 2024

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility	Replacement Value	Deferred Components	Selected Projects (SP)	(DC + SP)/RV (FCI)
23 - G. Boone	\$5,468,064	\$93,963	\$0	1.7%
24 - H.L. Dodge	\$7,491,808	\$160,403	\$0	2.1%
25 - M.W. Dodge	\$7,491,808	\$160,403	\$0	2.1%
26 - A.B. Morsell	\$5,519,152	\$139,756	\$0	2.5%
27 - B. Trueschler	\$5,468,064	\$40,625	\$0	0.7%
28 - Daugherty-Palmer Commons	\$4,118,352	\$26,498	\$0	0.6%
29 - Admissions Annex	\$536,424	\$4,406	\$0	0.8%
30 - Schaefer Hall	\$71,905,536	\$2,193,008	\$2,500,000	6.5%
31 - Townhouse Crescent	\$36,981,120	\$1,259,906	\$0	3.4%
32 - Lewis Quad - West	\$11,932,344	\$26,384	\$0	0.2%
33 - Lewis Quad - North	\$10,337,904	\$39,381	\$0	0.4%
34 - Lewis Quad - East	\$11,932,344	\$75,549	\$0	0.6%
35 - Lewis Quad - Commons	\$4,316,936	\$34,577	\$0	0.8%
36A - Waring A - Commons	\$1,842,464	\$12,918	\$0	0.7%
36B - Waring B - Units 1-8	\$7,770,320	\$0	\$0	0.0%
36C - Waring C - Units 13-20	\$8,816,800	\$0	\$0	0.0%
36D - Waring D - Units 21-25	\$7,959,840	\$0	\$0	0.0%
36E - Waring E - Units 9-12	\$3,955,200	\$0	\$0	0.0%
36F - Waring F - Units 26-33	\$8,775,600	\$0	\$0	0.0%
36G - Waring G - Units 34-37	\$4,433,120	\$0	\$0	0.0%
36H - Waring H - Units 38-49	\$13,909,120	\$0	\$0	0.0%

Summary Data for All Facilities (FCI Report) for 2023 - 2024

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility	Replacement Value	Deferred Components	Selected Projects (SP)	(DC + SP)/RV (FCI)
37A - Waring I - Units 50-57	\$9,129,920	\$0	\$0	0.0%
37B - Waring J - Units 58-63	\$6,690,880	\$0	\$0	0.0%
38 - Goodpaster Hall	\$70,809,204	\$53,521	\$1,000,000	1.5%
39 - Muldoon River Center	\$3,593,071	\$20,012	\$0	0.6%
40 - Rowing Center	\$548,312	\$36,295	\$0	6.6%
41 - Glendening Hall	\$22,045,296	\$47,237	\$0	0.2%
42 - Artist House	\$1,030,000	\$52,464	\$0	5.1%
44 - Joint Storage Building	\$371,344	\$0	\$0	0.0%
45A - Anne Arundel Hall North	\$13,152,688	\$3,000	\$0	0.0%
45B - Anne Arundel Hall South	\$9,235,392	\$3,000	\$0	0.0%
45C - Anne Arundel Hall West	\$9,747,920	\$3,000	\$0	0.0%
46 - Jamie L. Roberts Stadium	\$2,526,815	\$0	\$0	0.0%
47 - Learning Commons	\$13,184,000	\$0	\$0	0.0%
48 - Dodge PAC	\$48,925,000	\$0	\$0	0.0%
Allowance - Building Allowances	\$0	\$30,900	\$0	0.0%
INFRA - infrastructure	\$0	\$39,585	\$0	0.0%
SITE_WIDE - St. Marys College of Maryland	\$0	\$0	\$0	0.0%
Totals	\$880,887,560	\$10,855,929	\$20,178,778	3.5%

2023 ANNUAL REPORT ON THE CONDITION OF CAMPUS FACILITIES

- 1. *St. Mary's Hall* 1906 (1994) 3,227 NASF**
Function: Small auditorium seating 216. The facility primarily supports music events and lectures.
Condition: Poor (FCI = 10.2 %) Deferred Cost: \$115K
A project to repoint deteriorated mortar joints was completed in 2015. Carpeting was replaced in 2014. Water infiltration problems that caused mold growth in the basement were corrected in 2013 and basement restoration was completed in 2014. Upholstered seating repairs are ongoing to address deterioration. Structural damage was identified in the summer of 2019 with repairs being completed in the fall of 2019. In the Spring of 2021, a restoration project was completed on the exterior of the building's windows and doors.
Future: Plant funds will be used in coming years to address deteriorating conditions to the building's envelope. Interior renovations will be integrated into how St. Mary's Hall will be utilized in future plans.
- 2. *St. Mary's Hall Annex (Animal House)* 1907 (2012) 119 NASF**
Function: Unisex bathroom to support St. Mary's Hall and outdoor events in the Garden of Remembrance and lab space for the Department of Anthropology. Painting of wood trim will be needed in the future.
Condition: Good (FCI = 3.1%) Deferred Cost: \$7.5K
No work in the last five years.
Future: Painting of wood trim will be needed in the future.
- 3. *May Russell Lodge* 1909 1,422 NASF**
Function: Guest lodging and meeting facility.
Condition: Good (FCI = 1.5%) Deferred Cost: \$8.7K
The windows were replaced in 2014. The floors were repaired and refinished, and the screened porch was repaired and painted in 2013. The HVAC system was replaced in 2017. New system will provide both heating and cooling. Renovation of the porch was completed in early Spring 2019. The May Russell Lodge is currently being used as temporary office space for the President and her support staff. Radiant heat was added to the 3-season porch facing the water in 2022.
Future: Restoration of building masonry and slate roof replacement.
- 4. *Calvert Hall* 1924 (1987) 16,428 NASF**
Function: Administrative offices on the main (1st), second floors, and third floors. The ground floor (basement), renovated in 2012 with a light renovation in 2023, houses the campus archives and the Office of Planning, Design, and Construction.
Condition: Good (FCI = 0.9%) Deferred Cost: \$219K
Floor tiles in both stair towers were replaced in 2013. Doors and asbestos floor tiles on the 2nd and 3rd floors need replacement. Bathroom facilities on the 2nd and 3rd floors need renovation. There remains a need for Americans with Disabilities Act (ADA) access throughout the building. Both north and south porch roofs and substrates were renovated in 2013. Bathrooms in the basement and on the 1st floor were converted to ADA compliant

restrooms, stair towers were renovated and the second floor was converted to office and lounge space in support of Advancement and Alumni operations in 2015. FY22 and FY23 State Capital Infrastructure funds were used to replace the buildings heating and air conditioning systems, upgrade the electrical system, replace the fire alarm system, replace the building's windows, replace the roof, and repair the masonry façade. Restoration work, post-fire, resulted in the replacement of the carpeting throughout the building and new paint throughout the first, second, and third floors.

Future: Future State Capital Infrastructure funds are scheduled in the Governor's 5-year CIP to address both ADA and Life Safety needs including, but not limited to, a building-wide sprinkler system, elevator, and ADA specific bathroom upgrades. Future Plant funds will also be needed to address the deteriorating aesthetic of the central staircase.

5. ***Lucille Clifton House*** ***1928 (2017)*** ***1,233 NASF***
Function: The facility is currently occupied by Diversity and Inclusion and Title IX offices.
Condition: Fair (FCI = 6.1%) Deferred Cost: \$7.3K
 Exterior siding and substrates were replaced in 2014. Water infiltration problems exist in the basement (unoccupied). An interior finish renovation with ADA upgrades was completed in 2016. In addition, a new entry portico was added to the building. In 2020, the roof was replaced. Basement ventilation and a new basement sump pump was installed in 2021 to help control moisture intrusion. The building's heating system was decommissioned, and a new heat pump was installed in 2021. A complete window replacement and slight redesign of the interior space was also completed in 2021 to accommodate the IDE(A)₂ Faculty and Staff.
Future: Plant funds will be used to waterproof the building's basement and improve the electrical system in FY24.

6. ***Admission Welcome Center*** ***1936 (1986)*** ***2,032 NASF***
Function: Offices and support space for the Office of Admission.
Condition: Good (FCI = 1.3%) Deferred Cost: \$33.6K
 Gutters and downspouts were repaired in 2015. Basement windows and interior walls were sealed to address water infiltration problems and exterior walkways were refurbished in 2014. A geothermal heat pump system was installed, which included new attic and crawl space insulation in 2013. Asbestos flooring abatement and carpet replacement were completed in and around the kitchen area in 2013. Minor repointing was complete on the building foundation in 2016. The lobby, sunroom and entry corridor saw a limited renovation with new furniture added in 2019. The building's exterior has been painted and the front porch handrails have been replaced. In 2021, the main visitor's restroom was renovated, and the roof was replaced.
Future: Refurbishment of window frames and associated trim and seals are needed.

7. ***Kent Hall*** ***1940 (1998)*** ***11,668 NASF***
Function: Office and instructional space for the departments of history, economics, and political science.
Condition: Poor (FCI = 12.8%) Deferred Cost: \$300K
 Vinyl Composition Tile (VCT) on the 2nd and 3rd floors and the columns at the west entrance were replaced in 2016. In 2017, first floor corridors, stairwells and classroom flooring replaced. Upgrades to variable air volume boxes in the ventilation system were completed in

2011. The fuel-fired domestic hot water heater was replaced with an electric hot water heater in 2008. R-22 availability is no longer produced and has become very expensive for packaged AC units that support data closets. Although these units are functional, replacements should be considered soon. FY23 Capital funding was used to replace the cooling tower, economizer, and all associated pumps for the building's main cooling system.

Future: The State Infrastructure Improvements Capital Project will fund the remaining upgrades needed for the HVAC systems and the restoration of building masonry. Plant funding is scheduled to replace AC units supporting IT data closets.

8. Cobb House 1948 (2017) 2,879 NASF

Function: The building houses the office of Alumni Relations.

Condition: Fair (FCI = 6.00 %) Deferred Cost: \$142K

The building has undergone a partial interior finish upgrade, roof replacement, addition of entry vestibule and deck, and ADA improvements in 2017. Storm windows were replaced in 2009. The floors in the basement are delaminating in various areas as a result of a major pipe leak and needs repairs. One heat pump system was replaced in 2013. Repairs and painting of sections of the soffits, fascia, and substrates were completed in 2016. Gutters require repair or replacement. Dehumidification in the basement was installed in Summer 2019

Future: Plant funds will be used to replace the windows throughout the building in multiple phases starting as early as FY24.

9. Margaret Brent Hall 1950 (2011) 2,903 NASF

Function: The building includes a classroom and office space for the Department of Philosophy. The fire alarm system was repaired and connected to the Building Automation System (BAS) 2015.

Condition: Good (FCI = 0.8%) Deferred Cost: \$29K

Future: The fire alarm system will need to be replaced within the next five years.

10. Vacant – Old Anne Arundel Hall

11. Queen Anne Hall 1965 (2005) 23,343 NASF

Function: Female traditional residence hall.

Condition: Good (FCI = 2.4%) Deferred Cost: \$350K

New HVAC system, including central air-conditioning, was completed in 2016. The gutters were replaced, a foundation drain tile system was installed and 21 windows on the west side of the building were replaced in 2013. The remaining original windows were replaced and exterior brick repointing and sealing to reduce moisture absorption were completed in 2014. Repainting of the interior of the building, replacing ceilings, replacing exterior doors, upgrading recreation room furniture, lobby restorations, and study furniture, wireless internet were also completed in 2014. Installation of a new HVAC system, including central air-conditioning was completed in summer 2016. The roof is in fair condition. An ADA entrance to the first floor was completed in 2018 under the program Access Maryland. The building's boiler was removed and replaced with two standalone water heaters in 2019.

Future: The replacement of the roof has been designed and will be replaced within the next 5 years. Also, minor interior renovation is planned for the next 1-3 years to refurbish the front and back apartments.

- 12. *Campus Center* 1966 (2000) 31,672 NASF**
Function: The facility includes food service, campus bookstore, lounges, meeting rooms, a theater, campus mailboxes, student and staff offices, and space for student organizations.
Condition: Good (FCI = 0.3 %) Deferred Cost: \$120K
A gender-neutral bathroom was created on the first floor across the hall from the Cole Cinema in 2016. Upgrades to Variable Air Volume box (VAV) controllers were completed in 2012-2014. The loading dock concrete deck and block walls showed deterioration at various joints and were repaired in 2014. Chimney flashing and cap repairs were assessed in 2015 and appear to be resolved. Floors in the dish room were repaired in 2016 to address the water infiltration problems. Two roof top R-22 AC condensing units are recommended for replacement. Replacement of the Daily Grind flooring is recommended. Common areas were repainted in 2018. Structural repairs were needed near the entrance to the Great Room in the summer of 2019. The buildings main grease interceptor was replaced in 2019. The kitchen floor was replaced with an epoxy membrane floor system in 2020.
Future: Air handling equipment dedicated for the kitchens should be replaced using Plant funds within the next 5 years. The flat roof and main rooftop air handling units are being replaced in May 2023. *FCI% indicates the replacement already being completed.*

- 13. *Hilda C. Landers Library* 1968 (1990) 38,006 NASF**
Function: This facility includes the library, media services, a writing center, and the office of information technology.
Condition: Fair (FCI = 6.3%) Deferred Cost: \$170K
In 2017 the building Fire Alarm system & Air Handler 5 was replaced. Lighting and bathroom fixture upgrades under the campus energy performance contract were completed in 2006 and a new boiler installation was completed in 2007. Repairs to the copper roof were completed in 2007. A new emergency generator was installed in 2008. The chiller and the second-floor carpet were replaced in 2011 and 2012. Air Handler Unit 5 needs refurbishment or replacement. Two condenser units for the server room were replaced in 2012. Carpets and upholstery were replaced in the media room (321) and the wood stairs were refinished in 2014. Additional classrooms, offices and 3rd floor carpets need replacement. The second floor was repainted. Upgrades to the building control system in FY19 and roof replacement in FY 20 were funded by the State Infrastructure Improvements Capital Project. Space has been renovated and constructed to house the new Center for Inclusive Teaching and Learning on the first floor as well as a new Writing Center. Portions of the first-floor flooring was replaced in 2021.
Future: The Hilda C. Landers Library revisioning project is currently in design. State Capital funds will be used to renovate portions of the first and second floors of the library, not to include the Center for Inclusive Teaching & Learning, formerly the Writing Center. The critical HVAC units for the campus's main server rooms are scheduled to be upgraded in FY24.

14. ***Dorchester Hall*** **1968 (1988)** **22,742 NASF**
Function: All male traditional residence hall.
Condition: Good (FCI = 4.1%) Deferred Cost: \$340K
 Stair tower renovations, entrance door replacement, window replacement and masonry waterproofing were completed in 2013. Gutters were replaced and a drain tile system was installed in 2014. Replacing ceilings, replacing asbestos floor tiles, replacing exterior doors, upgrading recreation room furniture, lobby restorations, and study furniture and wireless internet upgrades was completed in 2014. The removal of the remaining asbestos insulation in heating piping, replacing interior doors, and installation of a new HVAC system, including central air-conditioning, were completed in 2015. Building Automation system upgrades completed in 2017. Bathroom ceramic tile floors are in poor condition. The first-floor communal kitchen was renovated in early 2021. The building's fire alarm system was replaced in 2022. The Maryland Department of Disabilities (MDOD) Access Maryland program helped fund the installation of a new ADA ramp for the main entrance.
Future: Replacement of ceramic tile floors to be considered under future plant budgets. Also, a minor interior renovation is planned for the next 1-3 years to refurbish the front and back apartments. The installation of a building wide sprinkler system should be funded via Plant funds in the next 1-5 years. The third-floor bathrooms are being renovated in the summer of 2023 to help transition the building to a coed dormitory.
15. ***Maintenance*** **1968 (1981)** **9,202 NASF**
Function: Physical Plant administrative offices and support space, art storage and classrooms in support of the Art Department.
Condition: Fair (FCI = 6.1%) Deferred Cost: \$187K
 The building HVAC system is in poor condition. The building is inadequate for current levels of maintenance and grounds operations.
Future: All deficiencies are to be considered for funding through the plant budget. The draft 2012-2027 Master Plan recommends that the existing Maintenance Building be converted to joint use by Public Safety and Maintenance after construction of a new Maintenance Building. Art studios and art storage should be moved to Montgomery Hall after the department of Music moves to the New Academic Building. The building's main electrical room will need renovations in 1-3 years.
16. ***Michael P. O'Brien Athletic and Recreation Center*** **1968 (2005)** **81,680 NASF**
Function: Athletic and recreational facility.
Condition: Good (FCI = 1.2 %) Deferred Cost: \$1,174K
 The tennis courts are near the end of their useful life and nearly unplayable. Most interior spaces are in good condition. The exterior double doors to the recreation court were replaced and repairs to the pool chemical and acid rooms were completed in 2014. An elevator system to facilitate chemical transport to the pool mechanical deck was installed in 2015. The flooring around the pools and seating in the natatorium needs replacement. A feasibility study to add air-conditioning to the recreational gym was completed in 2011. The recreational courts were upgraded in the summer of 2019. Upgrades included the removal of skylights and roof repairs, new LED lighting, the removal of the bleachers, all walls painted, the resurfacing of the wood floor, and new ceiling fans. The 25m pool roof was replaced and was funded by the State Infrastructure Improvements Capital Project. Tennis court lighting

was replaced in the summer of 2020. The air-handling units serving the 50m pool were also replaced in the summer of 2020. Locker room renovations were completed in 2021 to create additional space for Cross Country programs. The baseball infield was replaced in July of 2021 and the scoreboard was replaced in early 2022. The main chemical feeder system for both pools was replaced in the spring of 2023.

Future: Several roofs will need to be replaced within the next 1-3 years. The baseball outfield is scheduled to be resurfaced in the summer of 2023. The filtration system for both the 50m and 25 yd pool need replacement in the next 1-3 years. Locker rooms previously used by the men's lacrosse program should be considered for a different use in coming years. The tennis courts and fencing are scheduled to be renovated in the summer of 2023. Lighting for the natatorium is scheduled to be replaced in the summer of 2023.

17. *Ethel Chance Hall* 1968 (1994) 2,449 NASF

Function: College Wellness Center.

Condition: Good (FCI = 3.5%) Deferred Cost: \$115K

In 2017, all the windows were replaced. A handicap accessible restroom and sound abatement for exam rooms are needed. A flush sink for the lab was installed in 2013. Carpets in an exam room and the reception area were replaced in 2015. Windows and additional carpeting need to be replaced in the next 2-3 years. The need for additional therapy space has become apparent with the increase of available services. Renovation to provide a handicapped accessible bathroom were completed in 2019 under the program Access Maryland.

Future: All other deficiencies will be considered through the Plant budget.

18. *Caroline Hall* 1970 (1987) 24,829 NASF

Function: Co-ed traditional residence hall.

Condition: Good (FCI = 3.9%) Deferred Cost: \$440K

A make-up ventilation system was installed in 2013. The boiler has been replaced with repurposed boilers from the Library HVAC replacement project. Recreation and study furniture upgrades, lobby restorations and wireless internet upgrades were completed in 2014. Repainting the interior of the building and replacing interior and exterior doors were completed in the summer of 2015. The complete replacement of all dorm room furniture was completed summer 2018. Also, minor interior renovation was completed to the front and back apartments. A new fire alarm system was installed in the summer of 2019. Also in 2019, the 50-year-old cast iron boilers will be replaced with 12-year-old repurposed boilers from the campus Library. The Caroline Hall chiller was replaced in 2020 with Plant funds. The Maryland Department of Disabilities (MDOD) Access Maryland program helped fund the installation of a new ADA ramp for the main entrance.

Future: The installation of a building wide sprinkler system should be funded via Plant funds in the next 1-5 years. All other deficiencies will be addressed with Plant funds.

19. *Prince George Hall* 1970 (1987) 22,741 NASF

Function: Co-ed traditional residence hall.

Condition: Good (FCI = 4.4%) Deferred Cost: \$575K

A make-up ventilation system was installed in 2013. The boiler has been replaced with repurposed boilers from the Library HVAC replacement project. Repainting the interior of

the building, replacing exterior doors, upgrading recreation room furniture, lobby restorations, and study furniture and wireless internet upgrades were completed in 2014.

Future: All other deficiencies such as bathroom refurbishment, balcony repairs, dormer repairs, and electrical upgrades will be addressed in the future through the Plant budget. The Prince George Hall chiller will need to be replaced in 1-3 years as we work to remove R-22 refrigerant systems from campus. Also, minor interior renovation is planned for the next 1-3 years to refurbish the front and back apartments. The installation of a building wide sprinkler system should be funded via Plant funds in the next 1-5 years. One of two first floor bathrooms is scheduled to be renovated in the summer of 2023 to increase the square footage for residents on the first floor.

- 20. *Montgomery Hall* 1979 36,041 NASF**
Function: Fine Arts building including a theater, the Boyden Gallery, classrooms, art studios, faculty offices, and support space for the departments of English, Theater and Media Studies, and Art.
Condition: Poor (FCI = 19.6%) Deferred Cost: \$1,847K
 All phases of HVAC mixing box replacements were completed in 2013 through 2016. Also, the main chiller coil was replaced. Cedar siding/fascia/soffits were repaired in some locations in 2012 but should be considered for replacement within the next few years. The elevator has reached the end of its lifecycle and needs major renovation/replacement. Vinyl tile on the second floor has been replaced. Gutters and exterior doors require repair and/or replacement. Bathroom renovations are recommended. Mechanical systems, except the chiller and cooling tower, are in poor condition. The boilers were replaced in 2013 and 2015. Replacement of sculpture studio windows, exterior trim repair and painting was completed in 2014. Some carpets in faculty offices need replacement. Given the building age, maintenance needs will grow over the next decade. Significant space shortages exist in all the departments. Art studio spaces were renovated in 2022.
Future: After the Music Department's move to the Dodge Performing Arts Center, a renovation of the entire building for use by the Art Department, Performing Arts and Theater Studies, and the English Department has been requested as part of the five-year CIP.

21. *Vacant*

Townhouse Green

- 22. *E.D. Harrington* 1987 4,816 NASF**
Condition: Good (FCI = 2.8%) Deferred Cost: \$112K
23. *G. Boone* 1987 4,128 NASF
Condition: Good (FCI = 1.7%) Deferred Cost: \$93K
24. *H.L. Dodge* 1987 5,712 NASF
Condition: Good (FCI = 2.1%) Deferred Cost: \$160K
25. *M.W. Dodge* 1987 5,712 NASF
Condition: Good (FCI = 2.1%) Deferred Cost: \$160K
26. *A.B. Morsell* 1987 4,180 NASF
Condition: Good (FCI = 2.5%) Deferred Cost: \$140K
27. *B. Trueschler* 1987 4,128 NASF
Condition: Good (FCI = 0.7%) Deferred Cost: \$40K

Function: All of the above are townhouse buildings.

All the remaining bedroom carpet has been removed and replaced with a factor finished vinyl tile 2017. All remaining exterior doors were replaced. Roof and gutter repair/replacement and bathroom renovations were completed in 2011-2012. All heat pumps were replaced in 2014 and sixty-four (64) front and back exterior doors were replaced in 2014 and 2015. Portico roofs have been replaced in 4 of 6 blocks.

Future: Furniture in Homer Dodge, Maggie Dodge, and Trueschler will need replacement in 2-3 years. The complex's remaining porticos are scheduled for repair or replacement in the summer of 2023.

28. *Daugherty-Palmer Commons* 1988 2,914 NASF

Function: Great room, laundry, and offices for the events and conferences staff.

Condition: Good (FCI = 0.6%) Deferred Cost: \$26K

Gutter repairs/replacement completed in 2012. Ceiling sound attenuation panels and floor repairs and interior painting were completed in 2013. Lighting fixtures were re-lamped in 2013 eliminating the requirement for additional lighting. The underground storage tank was replaced in 2015. The prep kitchen was renovated with plant funds in the FY20.

Future: In the next 2-3 years, replacement of the wood floor should be implemented.

29. *Admissions Annex* 1992 560 NASF

Function: Admissions offices.

Condition: Good (FCI = 0.8%) Deferred Cost: \$4.4K

An upgrade to the security alarm system was completed in 2012. A vestibule at the entrance was installed in 2012 and a new geothermal heat pump system was installed in 2013.

Future: No future work is currently planned.

30. *Schaefer Hall* 1993 32,925 NASF

Function: Laboratory and classroom building for the departments of biology, physics, and math and computer science.

Condition: Fair (FCI = 6.5%) Deferred Cost: \$2,193K

Foundation waterproofing and drain tile system was completed in 2013 to address the water infiltration problems in the south side of the north wing basement. HVAC controls upgrade was complete in 2014. The river pit pumps should be evaluated for sustainable replacement, and various ceilings, window and light replacements are recommended. The 80-ton chiller has reached the end of its lifecycle and costs of repairs exceed the value. A design was recommended for replacement with a larger capacity system; however, supplemental cooling was installed in 2014 in critical laboratories eliminating the need. The replacement of the burner for boilers and additional window replacements were completed in 2014 and 2015. Initiatives to complete system balancing/commissioning were complete in 2015. New ceilings in labs and classrooms are recommended. Additional window replacements and upgrades to the river water circulation system were completed in 2016 and 2017. The building's flat roofs were replaced in FY20. Previous storage space has been demolished and the design is nearly completed for the establishment of a new Marine Science teaching lab. Funding for the teaching lab is being provided by a congressionally directed spending request and contributions from generous donors.

Future: The state-funded infrastructure improvements project will fund the replacement of the building's chillers, boilers, and cooling tower in FY22. This project is finally out to bid after several months of design challenges related to fuel storage.

- 31. *Townhouse Crescent* 1994 28,605 NASF**
Function: 40 residential townhouse units.
Condition: Good (FCI = 3.4%) Deferred Cost: \$1,260K
All the remaining twenty heat pumps units were replaced in 2016. Nineteen (19) exterior entry and Eighteen (18) French doors were replaced in the spring of 2016. The replacements of forty-four (44) windows were also complete in 2017. Renovations were completed to the patio doors and 23 windows were replaced in 2012. A larger project to renovate those bathrooms not done during past initiatives (34) will be needed in the next 1-3 years to eliminate potential drainage and floor leaks into kitchen areas. Twenty (20) heat pumps and air handlers were replaced under the student funded Green St. Mary's Revolving Fund (GSMRF) in 2015.
Future: Kitchen and bath renovations should be scheduled in the next 1-5 years.
- 32.-35. *Edward T. Lewis Quadrangle* 2001 29,033 NASF**
Function: Suite-style residence halls and commons.
Condition: Good (FCI = 0.5%) Deferred Cost: \$175K
Slate roof repairs were completed in 2007. Upgrades to the existing building HVAC automation system were completed in 2009. The recreation room was converted to a late-night food venue in 2011. Additional bathroom renovations are recommended. Invensys HVAC control system should be converted to campus standard system (Automated Logic or Siemens Desigo). Complete interior painting, replacement of vinyl cove base and stair refinishing of the facility was complete in 2016 and 2017. Phase I (of II) of an HVAC replacement for the residential spaces was completed in 2022 with Phase II scheduled for the summer of 2023.
Future: Facility renovation of some bathrooms to include floors, showers, and ventilation continues to be addressed on a case-by-case basis as necessary. Additionally, common unit doors will be equipped with electronic access control in FY24 to improve unit security.
- 36. *H. Thomas Waring Commons Phase I/II* 2003 44,705 NASF**
Function: Suite and apartment-style residence halls and commons.
Condition: Good (FCI = 0.0%) Deferred Cost: \$1.2K
All common stairwell interior finishes were upgraded in the summer of 2019. The Waring Commons HVAC Replacement Project Phase III (of III) was completed in the summer of 2020.
Future: The bathroom ventilation systems should be replaced in the next 1-3 years.
- 37. *H. Thomas Waring Commons Phase III* 2007 14,168 NASF**
Function: Suite and apartment-style residence halls and commons.
Condition: Good (FCI = 0.0%) Deferred Cost: \$0K
All common stairwell interior finishes were upgraded in the summer of 2019. The Waring Commons HVAC Replacement Project Phase III (of III) was completed in the summer of 2020.

Future: The bathroom ventilation systems should be replaced in the next 1-3 years.

38. ***Goodpaster Hall*** **2008** **32,239 NASF**
Function: Multi-use facility includes classrooms, offices, and laboratories for the departments of chemistry, educational studies, and psychology.
Condition: Good (FCI = 1.5%) Deferred Cost: \$53K
Wood floor repairs and walk off grate completed in 2012. The sewage ejector pumps were rebuilt in 2014. The lab air compressors were repaired in 2012. The building automated lighting system needs replacement. The building's control system is dated and in need of replacement. Wood flooring has been replaced at the main entrance due to water damage.
Future: The College is planning on utilizing funds from the State Capital Infrastructure Project for the replacement of the building controls in FY 24 during improvements to the Nodal Loop. Spaces on the second floor vacated by the Educational Studies Department are actively being renovated to provide room for teaching and laboratory research space.
39. ***Muldoon River Center*** **2009** **4,984 NASF**
Function: Multi-use facility includes offices for waterfront and biology, a multi-purpose room with an adjacent catering kitchen, classroom, biology lab, seminar room, and a boat repair facility. Floating dock replacement was completed in the fall of 2022. The building's main water source heat pumps were replaced in the winter of 2022.
Condition: Good (FCI = 0.6%) Deferred Cost: \$20K
Future: Replacement of door closers needed.
40. ***Rowing Center*** **2008** **2,628 NASF**
Function: Storage facility to house crew shells, kayaks, student water related clubs, and other recreational gear.
Condition: Fair (FCI = 6.6%) Deferred Cost: \$36K
Future: Repairs to the garage and carriage style doors is slated for summer 2023.
41. ***Glendening Hall*** **2009** **14,575 NASF**
Function: Multi-use facility includes a conference center, and offices for residence life, academic services, human resources, financial aid, registrar, core curriculum, and the business office. The fire alarm system was replaced in the Summer of 2019.
Condition: Good (FCI = 0.20%) Deferred Cost: \$47K
The Center for Career and Professional Development has expanded within the second floor of Glendening Hall with the de Sousa Brent Scholars program moving into space previously used by the Office of International Education (now housed in Anne Arundel Hall).
Future: Future work or renovations may result if functions within Glendening Hall change in coming years.
42. ***Artist House*** **2,000 SF**
Function: Houses visiting artists with a separate studio adjacent to the residence.
Condition: Fair (FCI = 5.1%) Deferred Cost: \$52K
The roof was replaced in the Summer 2019. The HVAC system was replaced in 2020. The building's envelope, not including the roof need major renovations and/or restorative efforts.

Future: The building's foundation is scheduled to be fully contained with repairs made to the crawlspace in the summer of 2023 using Plant funds. The kitchen and bathrooms should be renovated within the next 1-5 years.

43. Vacant

44. Joint Storage Facility 2011 7,200 SF

Function: Joint storage facility for the SMCM physical plant and HSMC. The building is owned by SMCM and it resides on HSMC property. Each organization occupies 3,600 square feet in support of their maintenance operations.

Condition: Good (FCI = 0.0%) Deferred Cost: \$0

Future: No future work is currently planned.

45. Anne Arundel Hall North Building 2016 7,314 NASF

Function: Multi-use facility housing classrooms, offices, and conference rooms for the departments of International Languages and the Center for the Study of Democracy.

Condition: Good (FCI = 0.0%) Deferred Cost: \$3K

Future: No future work is currently planned.

46. Anne Arundel Hall West Building 2016 6,980 NASF

Function: Multi-use facility housing classrooms, offices, laboratories, and conference rooms for the departments of Anthropology and Museum Studies.

Condition: Good (FCI = 0.0%) Deferred Cost: \$3K

Future: No future work is currently planned.

47. Anne Arundel Hall South Building 2016 6,999 NASF

Function: Multi-use facility housing offices, laboratories, artifacts storage and classroom instruction for Historic St. Mary's City (HSMC).

Condition: Good (FCI = 0.0%) Deferred Cost: \$3K

Future: HSMC is working to upgrade the HVAC system for artifact storage to improve on dehumidification

48. Jamie L. Roberts Stadium 2019 4,321 NASF

Function: Multi-use athletic facility housing locker rooms, athletic training offices, and athletic fields for lacrosse, track and field, field hockey, and soccer programs.

Condition: Good (FCI = 0.0%) Deferred Cost: \$0K

Future: No future work is currently planned.

49. Learning Commons 2023 16,000 NASF

Function: Multi-se facility housing classrooms, conference rooms, and offices for the department of Educational Studies. Facility also contains lounge space and a coffee shop.

Condition: Good (FCI = 0.0%) Deferred Cost: \$0K

Future: No future work is currently planned.

50. Nancy R. and Norton L. Dodge 2023 50,000 NASF
Performing Arts Center

Function: The facility houses offices, studio space, a recital hall, and auditorium for the Performing Arts.

Condition: Good (FCI = 0.0%) Deferred Cost: \$0K

Future: No future work is currently planned.

Infrastructure

1. ***Campus Sanitary Sewer System:*** The system is in good condition. A rehabilitation project which included relining the piping was completed in 2006. The system is operated and maintained under an agreement with the Maryland Environmental Service (MES).
2. ***Campus Potable Water Distribution and Treatment System:*** The system is in good condition. The water tower replacement was completed in 2005. The system is operated by the Maryland Environmental Service (MES) who is planning to expand the system in order to eliminate dead ends in the pipe runs. Rerouting and enlargement of a section of water main have been completed under the Anne Arundel Hall project. MES completed work in September of 2020 on the expansion of the water system with a \$1.1M construction project to provide water to the New Academic Building and Auditorium and to provide redundancy.
3. ***Campus Electrical Distribution System:*** Ownership and responsibility to maintain the primary system transferred to SMECO in 2012. SMECO provided a loop feed along Trinity Church Rd which will improve restoration time for the facilities near Calvert Hall and Kent Hall. SMECO is to install a new tie line that will parallel Mattapany Road and terminate at the College on Hill Commons Drive before East Fisher Road. The line will provide a redundant feed to the College and allow SMECO to serve the college load from an alternate substation. The work is tentatively scheduled to start in May and is expected to be complete within 3-4 months.
4. ***Roadways:*** The state-funded infrastructure improvements project will fund a first and second phase of roadway repairs in FY21 & FY22. The Dorchester Circle storm water drainage project will be funded through the state-funded infrastructure improvements project in the future. A review is recommended of signage requirements on campus to determine adequacy and consistency.
5. ***Sidewalks:*** Installation of sidewalks along MD Rt. 5 was completed in 2015 from new Anne Arundel to St. John's pond. The second phase of MD Rt. 5 sidewalks will be completed in May 2023 and will extend the sidewalk from St. John's pond to North Field. Various sections of concrete and asphalt walkways on campus need repair. It is recommended that damaged sections be replaced with brick.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
INFORMATION ITEM III.A.
MATTAPANY ROAD IMPROVEMENTS**

The College, in consultation with Historic St. Mary's City, collaborated with the St. Mary's County Department of Public Works to address the need for safety improvements to Mattapany Road. A conceptual design was agreed upon for the improvements needed to make the road significantly safer for motorists, pedestrians, and bicyclists, while minimizing the impact to historical resources.

The St. Mary's County Department of Public Works received \$450K from the St. Mary's County Commissioners this year to support these critical safety improvements, which include widening the road and smoothing the undulating surface. The College confirmed with the St. Mary's County Department of Public Works that the road renovation should be completed by this summer.

Currently, the College is coordinating with Metropolitan Environment Services regarding the relocation of two fire hydrants due to their proximity to the proposed new pavement edge. The Department of Public Works is working with SMECO to coordinate the new buried electrical service from Route 5 to East Fisher Road, as well as relocation of utility poles from East Fisher Road towards Route 235.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
INFORMATION ITEM III.B.
MARYLAND HERITAGE INTERPRETIVE CENTER**

Serving as the first stop for visitors to Historic St. Mary's City, the new Maryland Heritage Interpretive Center (MHIC) will house permanent and rotating exhibits and a small auditorium. The project is funded from a state capital construction appropriation. In support of the higher than anticipated construction costs, the legislature approved a request initiated by Historic St Mary's City, endorsed by both the Department of Budget and Management and the Department of Legislative Services, authorizing a \$754K increase from the state's construction contingency fund. This funding will provide for a project contingency allocation.

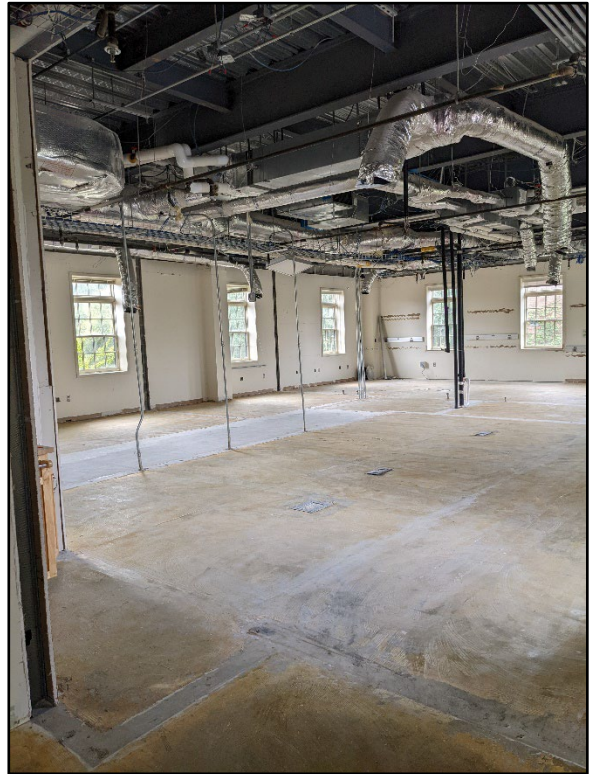
W.M. Davis Construction was awarded the contract and site preparation work has been ongoing. Currently, the project has experienced delays as the sub-contractor, Mid-Atlantic Timber, proposed changes to the originally approved wooden beam design. These changes must be reviewed and accepted by SmithGroup, the architect/engineering firm of record on the project, to ensure that any changes to the initial approved scope of work meet current building code requirements. Mid-Atlantic Timber provided the revised submittals and drawings to SmithGroup for final review in April and all stakeholders approved the final renderings.

Construction activities have resumed and based upon review of the most recent project schedule, W.M. Davis has affirmed that all construction activities should be completed in time for Maryland Day (March 25, 2024). The exhibit installation remains scheduled for completion by July 2024.

In accordance with the 2008 Memorandum of Understanding between the College and Historic St. Mary's City, the College is responsible for providing all construction and project management services for this large-scale project.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
INFORMATION ITEM III.C.
GOODPASTER HALL LAB RENOVATION**

The new chemistry/biochemistry lab, faculty research lab, and supporting lab facilities will be constructed within the space created by the relocation of the of educational studies department to the Learning Commons. The design phase, including architectural drawings and engineering specifications, was completed in late Summer 2022. Construction documents were finalized and a request for proposal was placed on eMaryland Marketplace in November 2022. The bid and contract award phases are now complete, and the College has secured Board of Public Works approval to award the contract to S.E. Davis Construction in the amount of \$1.746M, which is within the budget total allocated by the state. The Davis construction team has mobilized on site and renovation will begin in late May 2023. Project completion is anticipated to occur in mid-November 2023. This is the penultimate element of the 2012-2027 Facilities Master Plan.



**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
INFORMATION ITEM III.D.
MARINE SCIENCE LAB RENOVATION**

The marine science program requires a dedicated teaching laboratory. Lab 116 in Schaefer Hall was identified as the initial teaching laboratory for the marine science program and demolition of the existing lab and storage rooms occurred in August 2022. A steering committee, consisting of faculty members from the marine science and biology departments, advised College senior planning staff and Ziger Snead Architects throughout the design phase. Construction documents were completed in December 2022 and bid solicitation occurred in early 2023. Five construction firms provided proposals, and after technical review and pricing considerations, the contract was awarded to Scheibel Construction with the lowest bid at \$741K. We anticipate contractor mobilization in May, followed by a construction period of six to seven months.

On April 4, 2023, Congressman Steny Hoyer visited the College to get an update on the 2022 earmark award for the construction of a large marine science research vessel. This \$900K award will allow scientific exploration of the Chesapeake Bay by marine science faculty and students. Congressman Hoyer also visited the aquatics lab located in the basement of Schaefer Hall. This lab will be renovated through the 2023 approved congressional earmark for \$1.0M. This action was again championed by Congressman Hoyer, supported by Senators Ben Cardin and Chris Van Hollen, and approved as part of the FY23 Omnibus Appropriations Bill. This important funding will be used to renovate the 30-year-old aquatic labs, including the replacement of aquatic holding tanks and the associated river water distribution system, deionized water systems, and lab HVAC, plumbing, and lighting upgrades.



Catalyzing Marine Science at St. Mary's College of Maryland

\$900K Department of Education Grant
Award -2022

Plan: Existing Maryland Boat Builder Design,
Modify for Marine Research, Purchase Associated Equipment



Take Coast Guard
certified "Bay Boat,"
move cabin forward,
add stern gantry and
science equipment



Photos are examples.
Research vessel will be new
construction.



Goal 46' x 16',
max speed 20 knots,
18-person capacity,
coastal research
vessel.



The **NATIONAL PUBLIC HONORS** College

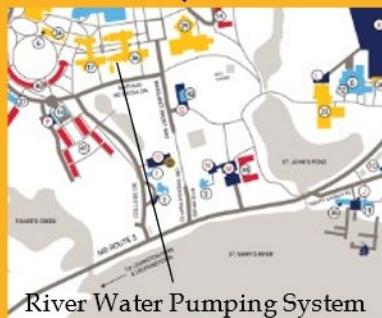
Revitalizing and Reimagining St. Mary's College of Maryland Aquatic Teaching & Research Lab

\$1.0M Award - 2023



Schaefer Hall built 1993,
houses STEM disciplines
and basement aquatic center
with circulating river water.

Pumps are past serviceable
lifetime. Facilities needs
update and upgrade.



River Water Pumping System



- Expanded aquatic lab
- New pump house
- New water tables for
marine biology teaching
and research

The **NATIONAL PUBLIC HONORS** College

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2023
INFORMATION ITEM III. E.
TECHNOLOGY OVERVIEW**

Increased Campus Broadband Capabilities

Installation of the 100Gb broadband has been completed. This increased capability will support the College's growing academic, administrative, and student demands into the future. The Maryland Research and Education Network (MDREN) is working with OIT staff to identify an optimum date for connecting the 100Gb broadband to the current network. This increase in broadband capacity requires major upgrades to the current technology infrastructure campus-wide. MDREN and OIT staff are assessing the requisite infrastructure upgrades necessary to distribute the increased capacity throughout campus, including switches, single mode fiber, routers, etc. The intent is to develop the specific design, equipment, and software needs that are necessary to move forward with bid solicitation with upgrades to begin in the fall.

Network Reliability Topics

The College will replace all outdated Wi-Fi devices in academic and administrative buildings this summer, pending arrival of the ordered hardware. This upgrade will greatly enhance technology security campus-wide. In addition, the uninterruptible power supply (UPS) systems located in the two data centers and the Voice Over Internet Protocol (VoIP) switch room will be replaced during Fall 2023. These systems are critical for maintaining the campus infrastructure during a power failure by providing back-up power and reducing the impact of a power surge on IT equipment.

Enterprise Resource Planning System

The Enterprise Resource Planning (ERP) software implementation with Anthology continues. The CNF module (finance, human resources, and payroll) is scheduled to go-live at the end of June 2023. Anthology continues to work closely with the human resources staff on process development and data validity corrections for the new system. As of late April, the current database validity rate was approaching 90%. The finance and human resources departments continue to test the validity of the data as the go-live date approaches. Anthology staff were on site April 17 - 20 to assist with finance and timesheet training.

On the CNS (student) side, staff continues to meet with the Anthology team. Data validity has been a challenge for the system. Of the identified sixty-six integration issues, we have resolved forty-one, or 62%, with additional effort and progress being made each day. Several critical customizations are in development, and we anticipate two additional spin cycles (data validation) before moving from the testing to the active environment. It remains our expectation that the CNS system could go-live by late October 2023. To further support the process, Anthology leadership meets weekly with the vice presidents to discuss implementation progress, address any issues, and to review the roadmap of activities.

HISTORIC ST. MARY'S CITY

A MUSEUM OF HISTORY & ARCHAEOLOGY AT
MARYLAND'S FIRST CAPITAL

HISTORIC ST. MARY'S CITY COMMISSION REPORT

Board of Trustees

St. Mary's College of Maryland

Meeting of May 12, 2023

State of the Organization:

The past quarter has been one of change and transition for HSMC with the departure of our Executive Director and the hiring of a new Chief Operating Officer.

HSMC is currently operating under the acting directorship of Dr. Travis Parno who is doing an outstanding job in managing the daily operations of HSMC. A search for a new Executive Director is currently under way with a search committee being formed and plans to widely advertise the position by the end of May, or early June. The position will be advertised for thirty days after which applications will be reviewed and interviews scheduled. HSMC will be asking SMCM to provide a representative to the search committee to ensure the college is well represented throughout the process. HSMC is hopeful to have the new Executive Director in place by Fall, 2023.

HSMC's new Chief Operating Officer, Peter Carroccio started with HSMC on May 8th. He will begin to address some of the shortcomings uncovered by the recent state audit of HSMC by standardizing policies and procedures that will help direct day to day operations. Given the urgency in filling this role, HSMC entered into a contractual relationship with Mr. Carroccio and hopes to formalize the COO role in a PIN as a formal state employee as soon as practicable.

Capital Project Update:

Projects Currently Underway:

- **Maryland Heritage Interpretive Center:** New visitor center featuring long-term exhibit gallery documenting more than 10,000 years of human history in southern Maryland. W.M. Davis is currently targeting the building to be ready for exhibit installation in March 2024. Estimated to be opened to the public in summer/fall of 2024.
- **Farthing's Parking Lot ("Parking Lot A") repairs:** Parking lot repairs were grouped with MHIC project, overseen by SmithGroup design firm. SmithGroup anticipates final draft of parking lot plans to be ready for review within the next 1–2 weeks.

P.O. BOX 39, ST. MARY'S CITY, MARYLAND 20686

Wes Moore., Governor

Timothy L. Heely, Chairman

Travis Parno, Ph.D., Interim Executive Director

- **Leonard Calvert House Exhibit:** Archaeological excavations are ongoing at the home of Maryland's first governor, Leonard Calvert. The site also served as Maryland's first statehouse beginning in the early 1660s. Two years of archaeological work are planned, with two years of analysis and design in preparation for a full-scale reconstruction of the house on its original location at the center of the 17th-century colonial capital.

Site Improvements (Projects managed by Department of General Services [DGS]):

- **ADA Paths:** Repaving all paved walking paths through museum's interpretive areas. Pre bid meeting by end of May.
- **ADA Accessible Pier:** Pier extending off of existing boardwalk at Chancellor's Point site to provide ADA-accessible boating and fishing access. Project manager has been assigned and design firms are bidding on design.
- **"Ghost Frame" Replacement:** Replacement of all existing ghost frames. In procurement, awaiting notice to proceed.
- **Farthings Ordinary Bathrooms:** Redesign and refresh of public restrooms near museum's Gift Shop at Farthing's Ordinary. In procurement, awaiting notice to proceed.
- **Struggle for Freedom Exhibit Conditioning:** Sealing building envelope and adding climate control to Struggle for Freedom exhibit at the Brome-Howard complex. Design funds approved by BPW, awaiting notice to proceed.
- **Chapel Exhibit:** Addition of wooden altar, altar rail, and other interior furnishings in reconstructed brick chapel. Going to BPW on May 17 for design fund approval.
- **Barns at Godiah Spray Plantation:** New siding and roofs for reconstructed 17th-century barns at the plantation. Bids were due at end of April, awaiting bid abstract.
- **Period Split Rail and Paling Fences:** Replacement of interpretive fencing around historic interpretive area. DGS finalizing project manual.
- **Way-Finding and Interpretive Signage:** Replacement interpretive signage to match MHIC exhibit material and new way-finding signage to improve visitor experience. Project deferred to next FY.
- **Museum Entrance Sign:** Monument sign on Rt. 5 to identify entrance to the museum. Project deferred to next FY.

Site Improvements (Projects managed by HSMCC):

- **Visitor Center Bridge:** Replacement of footbridge between Woodland Indian Hamlet and current Visitor Center. Awaiting final bids to determine if funding will be available this FY.
- **Farthing's Ordinary and Farthing's Kitchen Siding:** Replacement of siding on museum's Gift Shop at Farthing's Ordinary and nearby kitchen (currently leased by Enzo's Kitchen). Awaiting final bids to determine if funding will be available this FY.
- **Godiah Spray Plantation Parking Lot Repair:** Awaiting final bids to determine if funding will be available this FY.

Out-year Projects (Planned but not currently funded):

- **Education Center and Artisan Center:** With the construction of the new Maryland Heritage Interpretive Center, HSMC's current Visitor Center on Rosecroft Road will be converted into an education complex to facilitate a variety of hands-on learning activities for families and children. Design funds are scheduled for FY25 with construction scheduled to begin in FY27.
- **Collections Storage and Maintenance Facility:** Located near the current maintenance facility on Mattapan Road, this new two-story structure will be designed to provide additional climate controlled archival storage space for archaeological artifacts, as well as offices and workspaces for maintenance staff. Design funds are scheduled for FY27.
- **Chapel Interpretive Exhibit:** This exhibit will entail the reconstruction of 17th-century brick building located near the site of reconstructed brick chapel. It will tell the story of religious toleration and religious conflict in 17th- and 18th-century Maryland. Design funds are scheduled for FY28.

Archaeological Update:**Chancellor's Point Burials:**

HSMC Department of Research and Collections staff recently uncovered the burials of two persons of African descent (ca. 1680–1730) on the edge of a bluff on the southern side of Chancellor's Point. The burials, previously located through archaeological excavation in 1973 and 1980 and left undisturbed, were excavated to save them from erosion and damage from recent tree falls. HSMC has coordinated with partners in the African American community to guide this project. The work is also conducted in collaboration with forensic anthropologists from the Smithsonian Museum of Natural History. After disinterment, the remains will be transported to the Smithsonian facilities for detailed analysis. The burials represent two of earliest people of African descent to be studied with modern forensic science in the State of Maryland. This work is an opportunity to bring voice to the voiceless, shedding new light on people left out of traditional histories. HSMC and their community partners are in the formative stages of planning a public event to share these stories and discuss future opportunities for commemoration, interpretation, and education.

P.O. BOX 39, ST. MARY'S CITY, MARYLAND 20686

Wes Moore., Governor

Timothy L. Heely, Chairman

Travis Parno, Ph.D., Interim Executive Director

St. Mary's Fort Burial:

HSMC Department of Research and Collections staff recently uncovered the burial of teenage European boy dating to the mid-to-late 1630s near the site of St. Mary's Fort (ca. 1634). The burial was previously identified via archaeological excavation in 1992 and left undisturbed, but recent security concerns and threats from burrowing animals led to the current excavations to preserve the burial. HSMC has communicated with the Society of the Ark and Dove about this project. The museum is also collaborating with forensic anthropologists from the Smithsonian Museum of Natural History. After disinterment, the remains will be transported to the Smithsonian facilities for detailed analysis. The archaeological data suggests that this boy is the earliest colonial burial identified in Maryland. Analysis of his remains offers the opportunity to learn about an individual from the earliest period of colonization, a period for which few historical documents exist. In the future, HSMC and its community partners will explore options for public interpretation related to this discovery. A recent article in the Washington Post was published on the find.

<https://www.washingtonpost.com/history/2023/05/03/american-colonists-maryland-skeleton/>

HSMC Internship Program with SMCM:

HSMC continues to have a great working relationship with the SMCM Center for Career and Professional Development. With their help, and that of the Office of Financial Aid, HSMC is piloting a new internship program this summer. HSMC's annual Field School in Historical Archaeology has traditionally run for ten weeks, this summer and for the first time, the program will now run for six weeks with a four-week paid internship to follow. Four SMCM student interns will be paid as archaeological professionals and will be able to tailor their internship experience to their interests which include laboratory artifact analysis, artifact conservation, archaeological fieldwork, digital survey mapping, etc. This opportunity is jointly funded by a generous donation from the Colonial Dames of America – Chapter 1 and the SMCM Center for Career and Professional Development. HSMC hopes to expand the internship program in future years to include more students.

Upcoming Events of Interest:

24 June: Beerfest – Annual fundraiser for HSMS Foundation. HSMC estimates about 2,500 – 3,000 attendees to join for a day of music, sun, and local craft beers.

Maryland Dove Sails:

- Baltimore, MD - June 21-22
- Havre De Grace, MD - June 24 and 25
- Cambridge, MD - June 27 or 28 through July 2nd, 2023
- Crisfield, MD - Sept 8 -10

30 September: Blessing of the Fleet – Celebration of St. Mary's County's ties to the Chesapeake Bay and its watermen, hosted by HSMC for the first time. HSMC expects an estimated 5,000 – 7,000 attendees to enjoy family entertainment, food/art/craft vendors, live music, and fireworks.



BOARD OF TRUSTEES
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
OPEN SESSION
MINUTES

Date of Meeting: February 3, 2023

Status of Minutes: Approved March 20, 2023

Committee Members Present: Committee Chair Donny Bryan '73, Nicolas Abrams '99, John Bell '95, Alice Bonner '03, Board Chair Susan Dyer, Elizabeth Graves '95, President Tuajuanda Jordan, Aaron Tomarchio '96, Danielle Troyan '92

Committee Members Absent: None

Staff Members: Paul Pusecker

Others Present: Betsy Barreto, Mary Broadwater, Peter Bruns, Jeff Byrd, Paula Collins, Carolyn Curry, Jonathan Dobry, Peg Duchesne '77, Jennifer Falkowski, Judy Fillius '79, Katie Gantz, Connie Gibson, Cynthia Greb, Mary Grube, Melanie Hilley '92, Sven Holmes, Jerri Howland, David Hautanen, Lawrence Leak '76, Brayan Ruiz Lopez '24, Doug Mayer '04, Scott Mirabile, Brad Newkirk, Jesse Price '92, Dereck Rovaris, Jenell Sargent, David Taylor, Ray Wernecke, Charlie Wilson, John Wobensmith '93, Anna Yates

Executive Summary

Technology, Buildings, and Grounds Committee Chair Donny Bryan '73 called the meeting to order at 2:02 p.m. Attendance was taken. Participation was both in-person and via videoconference.

Committee Chair Donny Bryan '73 reported that he and President Jordan had recently discussed the need to conduct a campus-wide facilities usage and condition audit. Chair Bryan encouraged the Committee members to read *The Overbuilt Campus*, an article that was sent prior to the meeting. The article refers to the 2009-2019 Report of American Colleges, noting that college campuses developed at a greater rate than enrollment grew, causing colleges to rethink campus buildings and space usage.

The College is currently looking at the next iteration of the campus master plan. The current master plan (2012-2027) is focused on construction, including the Jamie L. Roberts Stadium, the Learning Commons, and the Nancy R. and Norton T. Dodge Performing Arts Center, and the renovation of various buildings on campus. The next campus master plan will not focus on buildings, but rather on space utilization, addressing maintenance issues, and residence hall upgrades.

Discussion Items

Calvert Hall Fire and Remediation Efforts

Substantial state-funded infrastructure projects took place in Calvert Hall throughout 2022, including HVAC and electrical system upgrades, slate roof replacement, and the installation of new windows, to address significant building envelope deficiencies. By October 14, 2022, the work was 99% complete and occupants were scheduled to begin moving back into the building on October 18, 2022. On October 17, 2022, the contractor was in the process of completing a punch list item when the insulation caught on fire. Multiple fire department units arrived at the scene and extinguished the fire.

The Maryland State Fire Marshal performed an on-site inspection. The fire started within the riser shaft located in room 109 and spread to the third floor. There was considerable smoke and cosmetic damage to several wooden support beams in the attic, but the structural integrity was not compromised. Smoke damage in the attic was significant and requires remediation. The huge volume of water used to extinguish the fire caused significant damage to the interior, including a major data closet that provides IT connectivity to the building. All smoke and water damaged carpet, ceiling tiles, furniture, and equipment must be replaced.

Route 5 / Boardwalk Project

S.E. Davis Construction continues to make progress on the pedestrian and bicycle path. Completion is scheduled for March 2023. The boardwalk portion is nearly complete. Light fixtures will be installed on the boardwalk for added safety.

Maryland Historic Interpretive Center

W.M. Davis was awarded the contract on September 12, 2022. Underground utilities and footers will be completed by February. The project is expected to be finished in time for Maryland Day 2024. In accordance with the 2008 Memorandum of Understanding between the College and Historic St. Mary's City, the College is responsible for providing all construction/project management services for this large-scale project.

Information Items

Nancy R. and Norton T. Dodge Performing Arts Center Usage

During the Fall 2022 semester, nearly 9,000 people attended the 175 events that were held in the Nancy R. and Norton T. Dodge Performing Arts Center, including concerts, lectures, talent shows, recitals, receptions, dinners, fashion shows, and rehearsals. The public's response has been enthusiastic. A market survey of potential audience members in the tri-county area will be performed to determine specific performance interests and pricing thresholds. A list of Spring 2023 events was included in the materials.

Hilda C. Landers Library Reimagining Project

Quinn Evans Architects, the faculty and staff steering committee, and the facilities planning office developed a conceptual vision of the future library. The programming phase was completed in December 2022. Currently, the College and Quinn Evans are preparing part two of the program, which will be submitted to the State. The design phase of this project will commence in February and be completed in August of this year. The College anticipates award of the construction contract in early Fall 2023, with renovation construction to be completed by August 2024.

Goodpaster Hall Lab Renovation

Ziger Snead Architects was selected to complete the design and engineering of the new chemistry/biochemistry lab, faculty research lab, and supporting lab facilities to be constructed in Goodpaster Hall. The design phase was completed in late Summer 2022. Documentation has been submitted to the Maryland Board of Public Works for contract award to S.E. Davis Construction in the amount of \$1.746M. Construction is scheduled to begin late February 2023 with completion set for August 2023. The design costs were funded by the College and the construction costs were funded by the state as part of the Governor's capital improvement program. This is the penultimate element of the 2012-2027 Facilities Master Plan.

Marine Science Lab Renovation

Lab 116 in Schaefer Hall was identified as the initial teaching laboratory for the marine science program. Demolition of the existing lab and storage rooms was completed in August 2022. Construction documents were completed in December 2022 and the project is currently in the bid and award phase. Award of the construction contract is expected to occur in late March 2023, followed by a construction period of six to seven months. On January 4, 2023, the College received notice that its congressional earmark request for \$1.0M, championed by Congressman Steny Hoyer and supported by Senators Ben Cardin and Chris Van Hollen, was approved as part of the FY23 Omnibus Appropriations Bill. This funding is for the renovation of the 30-year-old aquatic labs located in the basement of Schaefer Hall and will include replacement of aquatic holding tanks and associated river water distribution system, deionized water systems, and lab HVAC, plumbing, and lighting upgrades.

Mattapany Road Improvements

The College, Historic St. Mary's City, and the St. Mary's County Department of Public Works created a conceptual design for the improvements needed to make Mattapany Road safer for motorists, pedestrians, and bicyclists, while minimizing the impact to historical resources. The St. Mary's County Department of Public Works requested funding for these safety improvements in their annual FY23 capital improvement submission to the County Commissioners. The St. Mary's County Department of Public Works received \$450K to complete the improvements, which include widening the road and addressing the undulating surface. It is anticipated that the work will be completed by July 2023.

State Supported Capital Infrastructure Projects

The College received \$4.4M in FY21 to address capital infrastructure projects. These funds were used for the Calvert Hall HVAC system replacement and electrical upgrades, replacement of the slate roofing, and repairs to the brick masonry. An additional \$1.0M provided in March 2021 was utilized to complete the campus roadway and sidewalk improvement upgrades.

Taking advantage of the unoccupied Calvert Hall, FY22 state infrastructure funding was utilized to replace all windows in the building. Additional FY22 infrastructure projects include the design cost associated with the Schaefer Hall HVAC project, the Kent Hall cooling tower replacement, the Route 5 sidewalk/boardwalk matching grant requirement, and to supplement the cost of the Schaefer Hall HVAC replacement project.

The College was provided \$5.0M in FY23 for infrastructure support. This funding will be used for the Schaefer Hall HVAC project, Campus Center partial roof replacement, Campus Center roof top unit replacement, smaller projects involving campus wayfinding and signage, and IT distribution upgrades.

Technology Overview

The College is bringing 100Gb broadband capability to campus to replace the current capacities, which range from 1Gb in residence halls to 5-10 Gb in academic and administrative buildings. The increased capability will support the College's growing academic, administrative, and student demands. The increased broadband capacity will require major upgrades to the College's IT infrastructure. The College is in the process of assessing the requisite infrastructure upgrades, including switches, fiber, routers, etc.

Current Wi-Fi capabilities within academic and administrative buildings are approaching end-of-life status and present a technology and security risk that the College is currently addressing. Two data centers and the Voice Over Internet Protocol switch room on campus require new uninterruptible power supply systems, which are critical for maintaining the campus infrastructure during a power failure.

The Enterprise Resource Planning software implementation continues. Work with Anthology to complete the data extraction process and testing continues. Several critical customizations are in development, and we anticipate two additional spin cycles before moving from the testing to the active environment. It remains possible that the CNS system could go-live this summer. The CNF module continues to move forward with process development for the new system and data validity corrections. All data issues must be corrected before we can proceed and provide an effective interface with the finance side. The anticipated go-live date for the CNF module is forecasted for this summer.

Historic St. Mary's City Commission Report

Trustee Aaron Tomarchio '96 reported on behalf of the Historic St. Mary's City Commission (HSMCC). Goals and objectives for 2023 include development of the new visitor center exhibition, determining the future of the retired Maryland Dove, to analyzing and planning based on the fiscal impact analysis and the HSMCC Master Plan, and the launching of a re-branding that is in-line with that of the College.

The College and the HSMCC continue to collaborate on the construction of the Maryland Heritage Interpretive Center. The grand opening is anticipated to take place in 2024. HSMCC is working with the College's Center for Career and Professional Development to support the Learning Through Experiential and Applied Discovery initiative and to identify potential internships for students.

HSMCC hired a firm to conduct an audit to review its practices, policies, and procedures. The results of the audit will be reported to the Department of Budget and Management and to legislative leaders. A copy of the final report will be provided to the College. Also included in the HSMCC report is information about the operating and capital budget requests.

Action Items

II.A. Approval of a Revision to the FY23 Plant Fund (Capital) Budget

The Technology, Buildings, and Grounds Committee is charged with the responsibility to establish priorities for capital projects. After the May 2022 Committee meeting, two additional projects were added to the plant project list for FY23: the throwing sports field project (\$388K) and the Schaefer Hall renovation project design costs for the new marine science lab (\$161K). Funding for the proposed \$1.983M revision comes from the student facility fee (\$1.433M), private donor funds (\$288K), and bond proceeds (\$261K).

A motion to approve the action item was made by Committee Chair Donny Bryan '73. The Committee approved the action item unanimously and will provide its endorsement to the Finance, Investment, and Audit Committee, who will seek approval by the Board of Trustees at its February 3, 2023 meeting.

The meeting adjourned at 2:57 p.m.