



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

**OPEN SESSION
REPORT SUMMARY**

Date of Meeting: May 10, 2024

Date of Next Meeting: October 11, 2024

Committee Chair: Donny Bryan '73

Committee Members: John Bell '95, Lex Birney, Kate Fritz '04, Board Chair Susan Lawrence Dyer, Elizabeth Graves '95, Kristen Greenaway, Talib Horne, President Tuajuanda Jordan, Aaron Tomarchio '96, Danielle Troyan '92

Staff Member: Amir Mohammadi

Dashboard Metrics

None.

Information Items

Marine Science

Composite Yacht was contracted to construct the 46-foot vessel at a cost of approximately \$1.3M. Delivery of the vessel is expected in Fall 2024. Maritime design consultant Iver C. Franzen Maritime, LLC, was hired to assist with the development of preliminary custom drawings and plans for the retrofit and renovation of Composite Yacht's CY46 model. It is anticipated that the construction/build phase will take two years with completion by Spring/Summer 2026. Official census data from Fall 2023 shows that the number of declared marine science majors is 79. The out-year estimates assume 59 first-year students and nine transfer students each year, with 80% retention for the first two years, 90% for the third year, and 90% of seniors graduating on time.

College Managed Capital Projects

Contractor W.M. Davis has confirmed that construction of the Maryland Heritage Interpretive Center remains in line with the revised schedule. The exterior structure is completed and interior framing rough-in is underway. Roofing and siding materials are scheduled for delivery and installation in June 2024. Based on the most recent project schedule, all construction activities should be completed with the building handover occurring in October 2024.

Approval of Program Part II for the Hilda C. Landers Library renovation has been received from the Board of Public Works. Subsequently, Quinn Evans Architects commenced the schematic design phase, which is scheduled for completion in October 2024. The College anticipates award of the construction contract in January 2025 and the renovation to be completed by December 2025.

Montgomery Hall Renovation

The College completed the programming and visioning efforts for the Montgomery Hall renovation and submitted a merged Program Part I/II to the Department of Budget and Management for approval in March 2024. Upon approval, the design phase with Hord Coplan Macht Architects shall begin. The project is expected to be completed in Summer 2027.

Facilities Master Plan

The Facilities Master Plan will establish a framework for campus development. Based on the Academic and Strategic Plans, an assessment of space needs and building conditions, the Facilities Master Plan sets forth the requirements and objectives to be achieved within the planning timeframe, including a specific set of capital projects. The College is currently engaged in an internal preliminary master planning phase as a prelude to hiring a consulting firm to develop the next master plan.

Information Technology Report

Representatives from the Office of Legislative Audits continue to review the College's network security and general security controls, reliability and integrity of information, the safeguarding of assets, effective and efficient use of resources, and compliance with significant policies, procedures, laws, and regulations. Thus far there have been some recommendations, but no findings. The College is awaiting the final report.

The College's fiber network and connections are being overhauled. Fiber between the main hub and the residence halls will be upgraded over the summer with an expected completion in the fall. The campus community will notice improvements in speed and connectivity over the next 60 days, as the College increases its bandwidth from 5-10 GB to 100GB.

The Anthology student system is expected to go-live in September 2024. The College has acquired the services of a project manager to support the subject matter experts with the implementation. This system will be integrated with the Anthology finance and HR/payroll system upon its launch. A breakdown of the costs to date and the cost estimates to complete the implementation and sustain the ERP are included in the materials.

Action Items

II.A. Approval of the FY26-FY31 State Capital Budget Proposal

The Technology, Buildings, and Grounds Committee will review and consider the FY26-FY30 State Capital Budget Proposal, which includes funding of various campus infrastructure improvements, funding for the design and renovation of Montgomery Hall, and the design and renovation costs associated with interior improvements and ADA compliance issues in Calvert Hall.

II.B. 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. The 2024 Summary Data Report and the Condition of Campus Facilities Annual Report are included in the materials.



**BOARD OF TRUSTEES
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MAY 10, 2024**

**OPEN SESSION
AGENDA**

I. DISCUSSION ITEMS (None)

ACTION ITEMS

- II. A.** Approval of the FY26-FY30 State Capital Budget Proposal
B. Approval of the Annual Facilities Condition Report

III. INFORMATION ITEMS

- A.** Marine Science Program
B. College Managed Capital Projects
C. Facilities Master Plan
D. Information Technology Report
E. Historic St. Mary's City Commission Report
F. Minutes (Meeting of February 2, 2024)

The Committee does not expect to close any portion of this meeting.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MAY 10, 2024
ACTION ITEM II.A.
APPROVAL OF THE FY26-FY30 STATE CAPITAL BUDGET PROPOSAL**

RECOMMENDED ACTION

The Technology, Buildings, and Grounds Committee recommends approval by the Finance, Investment, and Audit Committee of the FY26-FY30 State Capital Budget Proposal. The Finance, Investment, and Audit Committee will review and consider approval of the proposed capital budget submission at its May 10, 2024 meeting.

The proposed FY26-FY30 state-funded capital budget request includes funding of various campus infrastructure improvements, funding for the design and renovation of Montgomery Hall, and the design and renovation costs associated with interior improvements and ADA compliance issues in Calvert Hall.

RATIONALE

The attached chart summarizes the College's FY26-FY30 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 FY25 allocation of \$2.1M will fund improvements to the North Campus nodal loop, which was previously allocated to FY24 funding sources; however, the Schaefer Hall HVAC project proposals came in over budget and Department of Budget Management approved the use of the FY24 state capital funds to complete that project and deferring the North Campus nodal loop to FY25.

Additional highlighted projects proposed for FY26-FY30 include the 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 FY26-FY30 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 the College's strategic planning efforts to provide adequate facilities for academic programs, as identified in the 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 was relocated from Montgomery Hall, freeing space for other discipline. 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. The funding to continue design was initially requested by the College for FY25 and has been deferred to FY26 by the Department of Budget Management as this aligns with the revised project schedule. Further, we are requesting \$24.1M in initial construction support in FY26 which includes the deferred final design funding, and the remaining \$30.9 in construction and equipment funding in FY27 to finish the renovation. Total project costs are forecasted at \$57.6M. This is an increase from the original request of \$43.3M due to the outcome of the Programming Part II which is currently under review and awaiting the Department of Budget Management approval.

Calvert Hall Interior Renovation

The College requested \$2.08M in FY28 for design funding to begin planning the interior renovations of Calvert Hall, constructed in 1932, which serves as the primary administrative building on campus. 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 90-year-old building that are 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 \$26.6M, and the renovation funding will be requested for FY30. The College is requesting the renovation cost into one year to reduce the displacement of the occupants for an extended period of time. Total project costs are estimated at \$28.7M.

SMCM - Capital Budget Plan FY26-FY30

Design
Construction in \$M

Next Request

FY25 FY26 FY27 FY28 FY29 FY30 FY31

Infrastructure	State (FY25 CIP)	2.1	2.0	2.0	2.0	2.0	2.0	2.0
----------------	------------------	-----	-----	-----	-----	-----	-----	-----

Montgomery Hall	State	1.8	24.1	30.9				
-----------------	-------	-----	------	------	--	--	--	--

Calvert Hall	State				1.2	0.9	26.6	
--------------	-------	--	--	--	-----	-----	------	--

SMCM	State	3.9	26.1	32.9	3.7	2.9	28.6	2.0
	College	0	0	0	0	0	0	0

GOVERNOR'S CIP FY25	INFRASTRUCTURE	2.1	2.0	2.0	2.0	2.0	2.0	2.0
	MONTGOMERY HALL	0.0	16.7	20.3	1.4			
	CALVERT HALL				1.2	0.9	26.6	-
	TOTAL	2.1	18.7	22.3	4.6	2.9	28.6	2.0

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MEETING OF MAY 10, 2024
ACTION ITEM II.B.
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. Overall, the report indicates that the campus remains in good condition. Plans are underway to prioritize renovation and repair efforts based on the facilities condition index, with a focus on student recruitment and retention.

The state-funded infrastructure improvement projects included in the governor's capital budget will provide \$2.1M in FY25 for North Campus nodal loop improvements. The College is requesting \$10M over the next five years for infrastructure improvements that will reduce deferred maintenance and improve campus functionality.

The cost of deferred components for 2023/2024 is \$11.7M, an increase of \$900K from 2022/2023. This increase is attributable to the 3% inflation rate built into the replacement costs for deferred components, and \$300K for additional deferred components of the Prince George residence hall chiller. Plant funded projects, such as the replacement of HVAC systems serving the Lewis Quad Residences, have helped keep the deferred component value increase to a minimum.

The 2024 Summary Data Report and the Condition of Campus Facilities Annual Report are included in the materials.

2024 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, theater coursework, and lectures.
Condition: Poor (FCI = 5.8%) Deferred Cost: \$182K
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 = 4.7%) Deferred Cost: \$11K
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 = 1.1%) Deferred Cost: \$18K
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. A new domestic water line was installed for the lodge from Kent Hall in 2024.
Future: Restoration of building masonry and slate roof replacement will be needed within 5-7 years.
- 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 = 1.0%) Deferred Cost: \$245K
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 DeSousa-Brent Scholars and Equity Programming staff
Condition: Fair (FCI = 6.1%) Deferred Cost: \$37K
 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 FY25.

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: \$34K
 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. New furniture, paint, and window treatments were part of a modest renovation in the fall of 2023.
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, business, environmental studies, economics, and political science.
Condition: Poor (FCI = 12.8%) Deferred Cost: \$2,302K

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 OIT data closets.

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

Function: The building houses the office of Alumni Relations.

Condition: Fair (FCI = 6.3%) Deferred Cost: \$147K

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 FY25.

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

Function: The building includes a classroom and office space for the Department of Philosophy.

Condition: Good (FCI = 0.8%) Deferred Cost: \$30K

Projects have been kept to a minimum since the building's relocation in 2011. Offices have been painted on an as-needed basis. Sound attenuation throughout the space has been noted as a concern.

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 = 1.3%) 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. In building's main lobby was renovated in December 2024 to include new paint and new flooring.

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: \$130K

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. The flat roof and main rooftop air handling units were replaced in May 2023

Future: Air handling equipment dedicated for the kitchens should be replaced using Plant funds within the next 5 years.

13. *Hilda C. Landers Library* *1968 (1990)* *38,006 NASF*

Function: This facility includes the library, media services, the Center for Inclusive Teaching & Learning, the Writing Center, and the Office of Information Technology.

Condition: Fair (FCI = 0.3%) Deferred Cost: \$170K

In 2017 the building Fire Alarm system & Air Handler 5 were 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 were 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 = 1.9%) Deferred Cost: \$533K
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 were completed in 2017. 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. A modest renovation to the lobby was completed in 2023 to include new flooring, new furniture, and painted walls.
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, as well as art storage for the College art collections.
Condition: Fair (FCI = 7.6%) Deferred Cost: \$251K
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 = 1.5%) Deferred Cost: \$1,565K
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 or a renovation. 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 25yd 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. The baseball field infield and outfield playing surfaces were renovated in 2021 and 2023. Lighting for the natatorium was replaced in the summer of 2023 with the support of the GSMRF.

Future: Several roofs will need to be replaced within the next 1-3 years. The filtration system for both the 50m and 25yd 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 2024.

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

Function: College Wellness Center.

Condition: Good (FCI =4.3%) Deferred Cost: \$140K

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. 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. All flooring was replaced in 2023.

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 = 1.6%) 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. A renovation of the main lobby is planned in the summer of 2024.

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

Function: Co-ed traditional residence hall.

Condition: Good (FCI = 4.2%)

Deferred Cost: \$1,164K

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. A renovation of the main lobby is scheduled for the summer of 2024.

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 =42.6 %)

Deferred Cost: \$23,570K

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.

FCI includes select projects built into the Montgomery Hall renovation project

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: \$94K

24. **H.L. Dodge** **1987** **5,712 NASF**

- | | | | |
|-----|--|--|--------------------------|
| 25. | <u>Condition:</u> Good (FCI = 2.1%)
<i>M.W. Dodge</i> | <u>Deferred Cost:</u> \$160K
<i>1987</i> | <i>5,712 NASF</i> |
| 26. | <u>Condition:</u> Good (FCI = 2.3%)
<i>A.B. Morsell</i> | <u>Deferred Cost:</u> \$175K
<i>1987</i> | <i>4,180 NASF</i> |
| 27. | <u>Condition:</u> Good (FCI = 2.5%)
<i>B. Trueschler</i> | <u>Deferred Cost:</u> \$140K
<i>1987</i> | <i>4,128 NASF</i> |

Condition: Good (FCI = 1.9%) Deferred Cost: \$104K

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 next 1-3 years.

- | | | | |
|-----|--|--------------------|--------------------------|
| 28. | <i>Daugherty-Palmer Commons</i> | <i>1988</i> | <i>2,914 NASF</i> |
|-----|--|--------------------|--------------------------|

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

Condition: Good (FCI = 0.8%) Deferred Cost: \$32K

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. | <i>Admissions Annex</i> | <i>1992</i> | <i>560 NASF</i> |
|-----|--------------------------------|--------------------|------------------------|

Function: Admissions offices.

Condition: Good (FCI = 0.8%) Deferred Cost: \$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. | <i>Schaefer Hall</i> | <i>1993</i> | <i>32,925 NASF</i> |
|-----|-----------------------------|--------------------|---------------------------|

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

Condition: Fair (FCI = 6.7%) Deferred Cost: \$5,800K

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. The new marine science teaching lab was opened in January 2024. Upgrades to the north campus Nodal Loop via the Schaefer Hall boiler/chiller replacement project have begun and are slated to be completed in January 2025.

Future: The state-funded infrastructure improvements project will fund upgrades to building controls in various buildings connected to the north campus Nodal Loop. This project builds on the Schaefer Hall boiler/chiller replacement project and is slated to go out to bid in the fall of 2024.

FCI includes the cost of the ongoing projects within Schaefer Hall.

31. *Townhouse Crescent* 1994 28,605 NASF

Function: 40 residential townhouse units.

Condition: Good (FCI = 3.5%) Deferred Cost: \$40K

All the remaining twenty heat pumps units were replaced in 2016. Nineteen (19) exterior entry 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. All rear French doors were replaced in 2023.

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 = 0.4%) Deferred Cost: \$126K

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 III (of III) of the Lewis Quad HVAC upgrade project were completed in 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 FY25 to improve unit security. The Lewis Quad chiller, which serves the laundry, offices, and Solomon's Kitchen will need to be replaced in 1-3 years.

36. *H. Thomas Waring Commons Phase I/II* 2003 44,705 NASF

Function: Suite and apartment-style residence halls and commons.

Condition: Good (FCI = 0.1%) Deferred Cost: \$13K

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 and psychology.

Condition: Good (FCI = 0.1%) Deferred Cost: \$52K

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. In 2024, a state-of-the-art biochemistry teaching lab and research lab for biochemistry was constructed in space vacated by the educational studies department.

Future: The College is planning on utilizing funds from the State Capital Infrastructure Project for the replacement of the building controls in FY 25 during improvements to the Nodal Loop.

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 = 0.5%) 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 = 7.4%) Deferred Cost: \$41K

Future: Repairs to the garage and carriage style doors is slated for summer 2024.

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.

Condition: Good (FCI = 0.2%)

Deferred Cost: \$46K

The Center for Career and Professional Development has expanded within the second floor of Glendening Hall with the DeSousa Brent Scholars program moving into space previously used by the Office of International Education. The fire alarm system was replaced in the Summer of 2019.

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 = 6.1%)

Deferred Cost: \$62K

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 2024 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: \$0K

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: \$0K

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: \$0K

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: \$0K

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 was completed in 2023 and extends 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.

Summary Data for All Facilities (FCI Report) for 2024 - 2025

4/25/2024

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	\$182,512	\$0	5.8%
02 - St. Mary's Hall Annex	\$241,552	\$11,260	\$0	4.7%
03 - May Russell Lodge	\$1,591,144	\$17,763	\$0	1.1%
04 - Calvert Hall	\$23,474,112	\$244,999	\$0	1.0%
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	\$302,111	\$2,000,000	12.8%
08 - Cobb House	\$2,352,005	\$147,250	\$0	6.3%
09 - Margaret Brent Hall	\$3,716,240	\$29,979	\$0	0.8%
11 - Queen Anne Hall	\$27,753,144	\$350,703	\$0	1.3%
12 - Campus Center	\$44,560,890	\$129,539	\$0	0.3%
13 - Library	\$49,968,184	\$170,015	\$0	0.3%
14 - Dorchester Hall	\$27,753,144	\$338,201	\$195,000	1.9%
15 - Maintenance	\$3,287,745	\$236,439	\$15,000	7.6%
16 - Michael P. O'Brien ARC	\$101,666,150	\$1,365,931	\$200,000	1.5%
17 - Ethel Chance Health Center	\$3,267,675	\$139,123	\$0	4.3%
18 - Caroline Hall	\$27,753,144	\$439,472	\$0	1.6%
19 - Prince George Hall	\$27,753,144	\$954,142	\$210,000	4.2%
20 - Montgomery Hall	\$55,337,368	\$1,845,587	\$21,725,000	42.6%
22 - E.D. Harrington	\$3,972,195	\$112,003	\$0	2.8%

Summary Data for All Facilities (FCI Report) for 2024 - 2025

4/25/2024

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	\$15,000	2.3%
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	\$32,051	\$0	0.8%
29 - Admissions Annex	\$536,424	\$4,406	\$0	0.8%
30 - Schaefer Hall	\$71,905,536	\$2,311,366	\$2,500,000	6.7%
31 - Townhouse Crescent	\$36,981,120	\$1,250,440	\$40,000	3.5%
32 - Lewis Quad - West	\$11,932,344	\$25,879	\$0	0.2%
33 - Lewis Quad - North	\$10,337,904	\$38,539	\$0	0.4%
34 - Lewis Quad - East	\$11,932,344	\$26,465	\$0	0.2%
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 2024 - 2025

4/25/2024

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	\$51,961	\$0	0.1%
39 - Muldoon River Center	\$3,593,071	\$19,539	\$0	0.5%
40 - Rowing Center	\$548,312	\$40,579	\$0	7.4%
41 - Glendening Hall	\$22,045,296	\$45,862	\$0	0.2%
42 - Artist House	\$1,030,000	\$52,464	\$10,000	6.1%
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	\$60,900	\$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	\$11,709,761	\$26,940,000	4.4%

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MAY 10, 2024
INFORMATION ITEM III.A.
MARINE SCIENCE PROGRAM**

The College received a \$900K grant from the U.S. Department of Education on August 1, 2022. The grant, specifically for the marine science program and managed by Associate Dean of Faculty Randy Larsen, is for the period September 1, 2022, through August 31, 2024.

Marine Science Research Vessel

A public request for proposal (RFP) for the construction and delivery of a 46-foot custom built boat based on the College's program performance specifications and installed equipment was issued in Fall 2022. After the RFP failed to be successful, it was decided that the next course of action was to find a local boat manufacturing firm that would build a customized vessel. Composite Yacht, located in Maryland's Eastern Shore, provided a contract proposal to construct the 46-foot vessel at a cost of approximately \$1.3M. The College proceeded with contract negotiations, including the College's legal counsel, which resulted in a pause by Composite, pending completion of a pre-construction design phase for \$64.5K. The design phase has been contracted for \$86K in FY24, which consists of \$64.5K to Composite Yacht for the design phase and \$21.7K to Iver C. Franzen Maritime for consulting services to represent College with Composite Yacht during design phase.

The design phase includes US Coast Guard pre-certification of the design plan and is expected to be completed by the end of August 2024. Once the design has been completed, the full contract for the build phase will be issued and construction will begin upon issuance of the construction contract to Composite. It is anticipated that the construction/build phase will take up to two years with completion by Summer/Fall 2026.

Equipment Acquisition Update

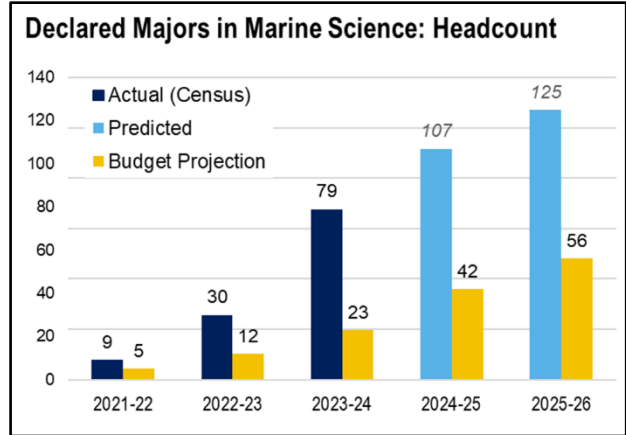
The College recently ordered a Conductivity, Temperature, and Depth (CTD) instrument from SeaBird, Inc., the premier producer of this type of equipment. The Although the CTD is intended for the research vessel, it could also be used on one of the smaller boats. Delivery of the CTD is expected by June 10, 2024.

A list of equipment needed for the lab was developed and will be ordered in accordance with a three-phased priority system. The target date for ordering phase one of the lab equipment is May 1, 2024. Equipment for the research vessel will be purchased after the orders for phase one of the lab have been submitted. The target date for these purchases is June 1, 2024. The maintenance and branding of the program's two current boats continues, with a target completion date of June 1, 2024.

Growth and Challenges

Official census data from Fall 2023 shows that the number of declared marine science majors is 79. The out-year estimates assume 59 first-year students and nine transfer students each year, with 80% retention for the first two years, 90% for the third year, and 90% of seniors graduating on time.

The faster than anticipated growth of the marine science program has resulted in a strain on physical plant and program staff and has created a need for research and office space for tenured/tenure-track faculty. Also, to better accommodate the growing needs of the program, two to four new teaching labs, in addition to the current lab, are needed.



Future Opportunities

Connections with the graduate marine science program at the University of Maryland Center for Environmental Science continue to grow and strengthen. Opportunities to collaborate with the underwater sensors research labs at the Patuxent River Naval Air Station are available but have not yet been realized. Likewise, collaborations with the Maryland Autonomous Technology Research and Innovation Laboratory in California, MD, are also available.

The recent hiring of Dr. John Seidel by Historic St. Mary's City and the addition of Dr. Matthew Breece to the program has created a synergy around underwater archeology, as both have experience in that field. Professor Elizabeth Hamman is connecting with local oyster farmers and the St. Mary's Watershed Association as she expands her research and teaching to include oyster ecosystems. In addition, Professors Breece and Gurbisz plan to increase the use of data science within the marine science curriculum.

Research vessels are routinely chartered by scientists both in academia and the government. With the planned hiring of a vessel captain/fleet operations manager in 2025, there is an opportunity for the College to subsidize a portion of the costs associated with the marine science vessels. This also serves one of our strategic goals of being a resource to our community.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MAY 10, 2024
INFORMATION ITEM III.B.
COLLEGE MANAGED CAPITAL PROJECTS**

Maryland Heritage Interpretive Center

Contractor W.M. Davis has confirmed that construction of the building remains in line with the revised schedule. The exterior structure is completed and interior framing rough-in is underway. Roofing and siding materials are scheduled for delivery and installation in June 2024. Based on the most recent project schedule, W.M. Davis has affirmed that all construction activities should be completed with the building handover occurring in October 2024.

Hilda C. Landers Library Renovation

Approval of Program Part II from the Board of Public Works was received on November 29, 2023. Subsequently, Quinn Evans Architects commenced the schematic design phase, which is scheduled for completion in October 2024. The College anticipates award of the construction contract in January 2025 and the renovation to be completed by December 2025.

Montgomery Hall Renovation

The College completed the programming and visioning efforts and submitted a merged Program Part I/II to the Department of Budget and Management (DBM) for approval in March 2024. We anticipate receiving approval from DBM for Program Parts I/II in July 2024. Upon approval, the design phase with Hord Coplan Macht Architects shall begin. Project is expected to be completed in Summer 2027.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MAY 10, 2024
INFORMATION ITEM III.C.
FACILITIES MASTER PLAN**

The Facilities Master Plan establishes a framework for campus development. Based on the Academic and Strategic Plans, an assessment of space needs and building conditions, the Facilities Master Plan sets forth the requirements and objectives to be achieved within the planning timeframe, including a specific set of capital projects. The projects included in the Plan are also tested against potential funding capacity, including the state's capital budget funding requirements.

The Facilities Master Plan also establishes the land use parameters and the character of the campus through the development of planning principles and campus site plans. The College has placed significant effort on these qualitative issues to ensure that the campus has an identity fitting to its place. This emerged from architect and urban planner Jaquelin Robertson's vision of an "academic tidewater village." The College's consistent treatment of campus architecture is an intentional outcome guided by a history of master planning dating back to 1986. As a result of this honorific stewardship of the buildings and grounds through time, the College has created a memorable and cherished legacy for attracting generations of students to come.

The College is currently engaged in an internal preliminary master planning phase as a prelude to hiring a consulting firm to develop the next master plan. The focus of this preliminary phase is to involve the campus community, build upon previous planning goals and objectives, and to identify new initiatives and building projects. This effort will culminate with a preliminary conceptual plan, thus reducing the amount of time and expense typically charged by a consultant to perform this work.

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE
MAY 10, 2024
INFORMATION ITEM III.D.
INFORMATION TECHNOLOGY REPORT**

Legislative Audit

Representatives from the Office of Legislative Audits continue to review the College's network security and general security controls, reliability and integrity of information, the safeguarding of assets, effective and efficient use of resources, and compliance with significant policies, procedures, laws, and regulations. Thus far there have been some recommendations, but no findings. The College is awaiting the final report.

Fiber Network Upgrade

The College's fiber network and connections, which were installed in the late 1980s/early 1990s, are in the process of a much-needed overhaul. Fiber between the main hub and the residence halls will be upgraded over the summer with an expected completion in the fall. This fiber upgrade will provide a more robust infrastructure to support both instruction and student activities, such as streaming and e-sports for the entire campus. While the true impact of the upgrades won't be realized until all upgrades are completed, the campus community will notice improvements in speed and connectivity over the next 60 days, as the College increases its bandwidth from 5-10 GB to 100GB.

Enterprise Resource Planning (ERP) System

The Anthology student system, comprised of the admissions, financial aid, academic records, and student accounts modules, is expected to go-live in September 2024. The College has acquired the services of a project manager to support the subject matter experts with the implementation. This system will be integrated with the Anthology finance and HR/payroll system upon its launch.

As requested by the Board of Trustees, a breakdown of the costs to date and the cost estimates to complete the implementation and sustain the ERP system follows.

Implementation Costs	Hours	Discounted Hourly Rate	Estimated Fees
Anthology Student Module			
Existing Spin Seven	370	\$175	\$64,750
Existing Spin Eight	592	\$175	\$103,600
UAT Spin	692	\$175	\$121,100
Training	148	\$175	\$25,900
Go-Live	222	\$175	\$38,850
Go-Live Stabilization	250	\$175	\$43,750
Anthology Student Phase II			
Financial Aid Automation (Separate System)	488	\$175	\$85,400
Student Financial Aid Automatic Awarding (Separate System)	592	\$175	\$103,600
Anthology Student Project Go-Live Support	200	\$175	\$35,000
Anthology Finance, HR, and Payroll Module (Phase II)			
Estimate	565	\$175	\$98,875
Total			\$720,825

Additional ongoing costs include those associated with the software as a service, which permits users to access programs via the Internet rather than through software, and managed services contracts with external companies that provide services to the institution.

Professional Services	Term	Billing Amount
Managed Services Contract		
Student Technical Account Manager Anthology Student will provide and support SSRS, Workflow, Forms Builder, Database and SQL	November 1, 2023 - October 31, 2024	\$55,000
Student Application Administrator Anthology will provide and support Student Configuration Maintenance, End-User Support, Student Feature, and Functionality Optimization.	November 1, 2023 - October 31, 2024	\$48,016
Finance, Human Resources, Payroll Application Administrator will provide and support the Feature and Functionality Implementation Assistance.	November 1, 2023 - October 31, 2024	\$102,113
Total Cost		\$205,129

HISTORIC ST. MARY'S CITY

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

Historic St. Mary's City Commission Report May 10, 2024

State of the Organization

HSMCC is poised to kick off the 2Q of 2024 with established leadership in place and substantial progress on capital projects and core initiatives. Our Executive Director, John L. Seidel, PhD, now has one full quarter of managing, leading, overseeing, fundraising, and getting to know all the names and faces of the wonderful team that makes up HSMCC. He has made himself available and accessible to our employees, visitors, guests, and supporters of HSMCC, and he can be reached via e-mail at John.Seidel@maryland.gov.

Dr. Travis Parno, who stepped in to fill the role of Executive Director on an interim basis, is back to leading our Research and Collections Team, as well as promoting HSMCC at the highest level with numerous presentations and speeches regarding HSMCC and the incredible findings that our Archaeologists continue to unearth monthly.

We eagerly await the arrival of Captain Angela Wilt, who will provide her leadership aboard the Maryland Dove. Beginning July 2024, she will oversee all responsibilities and maintenance of the Maryland Dove and her crew. Captain Wilt is a native of Southern Maryland and a graduate of SMCM. She returns to HSMCC with a wealth of experience as Captain and chef at Paradise Yacht Management, as former Chief Mate and Second Mate/Boatswain of the tall ship Lynx, and as the former 2nd Mate/Engineer of the S/V Denis Sullivan. With a wealth of maritime experience and a deep-rooted connection to Southern Maryland and SMCM, Captain Wilt embodies the spirit of adventure and heritage that defines HSMCC. In a July change of command ceremony, we will welcome Capt. Wilts and celebrate the illustrious career of Emeritus Captain Will Gates, whose 38-year legacy of stewardship will continue to inspire generations to come.

In the spirit of growth and vitality, we are actively seeking to fill key positions within our organization:

- 1) Director of Advancement
- 2) Gift Shop Coordinator
- 3) Volunteer Coordinator
- 4) Maintenance and Grounds (two positions)

Capital Projects Update

Maryland Heritage Interpretive Center (MHIC): Our new visitor center, featuring a long-term exhibit gallery documenting more than 10,000 years of human history in southern Maryland, will exemplify our ongoing commitment to preserving and sharing the rich tapestry of Southern Maryland's history. Progress is now in a rapid phase, with construction completion anticipated in

early Q4 2024, igniting anticipation for the future unveiling of its exhibits, which is scheduled for completion in the Spring of 2025.

Farthings Ordinary: HSMCC is pleased to report that we are in final negotiations with a new proprietor, Angelika's Kitchen LLC, who will be operating out of the Bakery (former Enso's) and Farthing's Pub. Angelika's specializes in artisanal cuisine and craft beer. Angelika's will take up the space in three phases over a 1.5-year period, beginning with the occupation of the Bakery as Phase 1. The initial hours of operation will be from 4pm-8pm Monday through Saturday. Opening is expected in July 2024. Note: The occupancy and operation of Angelika's is predicated on HSMCC remediating the mold issues that we are experiencing throughout numerous buildings spread across our campus.

Farthings Parking Lot ("Parking Lot A") repairs: Effective May 1, 2024, the parking lot repairs, ADA access, new permeable pavers, curbing, and new lighting will commence. Our Project Manager and oversight for the project is Mr. Jonathan Dobry of SMCM, and the General Contractor for this repair is SE Davis Construction. The Farthings Parking Lot will be temporarily closed from May 1, 2024, until mid-September 2024. HSMCC visitors and guests will have parking access at our Visitor Center Lot as well as Parking Lot "K" located across the street at SMCM. Both HSMCC and SMCM have sent out All-Staff emails alerting everyone of the parking lot closure.

Leonard Calvert House Exhibit: Archaeological excavations at home of Maryland's first governor, Leonard Calvert, continue to unveil the mysteries of Maryland's past, setting the stage for an ambitious reconstruction that will transport visitors to the heart of the 17th-century colonial capital. The site also served as Maryland's first statehouse beginning in the early 1660s. Two years of archaeological work are planned for this large capital project, with another two years of analysis and design in preparation for a full-scale reconstruction of the house at its original location at the center of the 17th-century colonial capital.

ADA Paths & Trails: Work is underway to repave all of the ADA paved walking paths through museum's interpretive areas. Contracts were approved by the State Board of Public Works on January 4, 2024. SMCM's procurement office has awarded the project to SE Davis Construction. Work on the paths began in April 2024, with scheduled completion on or before June 15, 2024. This site improvement is being managed by the MD Department of General Services (DGS).

ADA Accessible Pier: A future pier extending off the existing boardwalk at Chancellors Point site is nearing final plans and poised for construction in 4Q 2024. The project scope has been reduced to a total cost of \$500k, and DGS has approved the plans, and the project is being submitted for approval at the May 1, 2024, BPW meeting. The objective is to provide ADA-accessible boating for the area. When completed, the pier will provide access for rowing, sailing, and kayakers, as well as docking for daily transient boaters.

Sail Center Chesapeake (SCC): A new ADA accessible trailer has been installed at Chancellors Point for the non-exclusive use of SCC. We have a fully negotiated License Agreement in front of SCC for signature. SCC will operate an educational sailing center, serving

the local St. Mary's Community as well as holding regattas with youth sailing clubs in the Mid-Atlantic.

Ghost Frame Replacement: Replacement of all existing ghost frames has been successfully completed. The contractor meticulously dismantled and rebuilt each ghost frame by making all the wood cuts at their shop and then transported all the material back to HSMCC for assemblage. The work is complete, and a final clear coat will be installed on the ghost frames in mid-June, once the wood is dry enough for coating.

The Cell Tower at Mattapany Road: SMC Planning Commission approved the construction of a new cell tower at their mid-February 2024 session. Network Building & Consulting is now proceeding with the building permit, which is expected by 5/1/24. They staked out the site and tower on February 1, and performed/completed a geotechnical analysis for the tower foundation, which is required for the permit. This important project will enhance and strengthen the communication between students/parents/faculty/staff at SMCM and will provide HSMCC with a much-needed boost in internet technology.

Barns at The Godiah Spray Plantation House Exhibit: This project has been approved and awarded to a contractor. We currently are awaiting the delivery of materials from the mill, which we project to be the first week of June 2024.

Farthings Bathroom Renovations: The public Men's and Women's bathrooms at Farthings will be undergoing complete renovation. The 100% complete construction drawings are into DGS for review and approval. We anticipate that this project will be reviewed by BPW at the July 17, 2024 meeting and, if approved, the project will be awarded shortly thereafter with a construction start date of September 2024.

Struggle for Freedom Exhibit – Brome Howard Slave Quarters: The Contractor issued the "submission for bid" documents for submission by May 24, 2024. We project completion of this exhibit to be complete by Q1 2025.

Chapel Exhibit: This project has been posted on Emma with a pre-bid date of 4/23/24, and a bid due date of 5/7/24. Once the bids are received and reviewed, an agenda item will be prepared by DGS for the BPW meeting of July 03, 2024. Dr. Henry Miller has done an exemplary job in shepherding along all the pertinent details which make up this early colonial Jesuit Catholic Chapel. The over-riding theme of this exhibition is the radical Maryland experiment in allowing "Liberty of Conscience," or freedom of religion.

Other Projects: With the onset of spring, many buildings have received new roofs, including rental properties on Rte. 5 and Mattapany Road, which are all getting a facelift. We have just over 100 structures on our 835-acre campus, and Joe Kangas, Director of Facilities and Grounds, currently has 12 employees, up two from our last report, leaving only two vacant open positions to fill.

HSMC Internship Program with SMCM: HSMC continues to have a great working relationship with the SMCM Center for Career and Professional Development. Four new SMCM interns worked closely with HSMCC's Volunteer Coordinator for the Winter/Spring semester. A special acknowledgement to Ms. Cindy Greb and her team at SMCM for ensuring and committing to make this happen.

Research and Outreach Update: The HSMCC Archaeology Field School is ready to commence this Summer with approximately 15 students. We have numerous new events at HSMCC planned for late Spring/Summer 2024. Please reference the HSMC website <https://www.hsmcdigshistory.org/events/> for updates.

Maryland Day: Saturday, March 23rd was postponed due to inclement weather. Please stay tuned for an announcement from HSMCC to celebrate the presentation of the Cross Botany award to Captain Will Gates. We will also be having a "Change of Command" ceremony with Captain Gates handing over the rudder to Captain Angela Wilks. The ceremony, including the award presentation, will take place at the HSMCC waterfront on July 13, 2024. Invitees will include leaders of SMCM, local representatives, the HSMCC Commission and Foundation Board members, etc. Invitations will be extended to Governor Moore, Lt. Governor Miller, their staff, and all of our local and state representatives.



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

**OPEN SESSION
MINUTES**

Date of Meeting: February 2, 2024

Status of Minutes: Approved April 12, 2024

Committee Members Present: Committee Chair Donny Bryan '73, John Bell '95, Lex Birney, Board Chair Susan Dyer, Kate Fritz '04, Elizabeth Graves '95, Kristen Greenaway, Talib Horne, President Tuajuanda Jordan, Danielle Troyan '92

Committee Members Absent: Aaron Tomarchio '96

Staff Members: Mary Grube, Interim Assistant Vice President of Finance

Others Present: Betsy Barreto, Mary Broadwater, Kelsey Bush, Peter Carroccio, Paula Collins, Carolyn Curry, Kevin Emerson, Katie Gantz, Melissa Golowski, Jerri Howland, David Hautanen, Brad Newkirk, Dereck Rovaris, Jenell Sargent, John Seidel, Chuck Steenburgh, David Taylor, Ray Wernecke, Charlie Wilson, Anna Yates

Executive Summary

Technology, Buildings, and Grounds Committee Chair Donny Bryan '73 called the open session meeting to order at 11:45 a.m. Participation was both in-person and via videoconference.

Discussion Items

Current College Managed Capital Projects

Renovation of the Goodpaster Hall research lab is now complete. Lab equipment has been installed and the training of faculty and staff in its use is underway. The design cost of this state-of-the-art lab was funded through the plant budget and the construction costs were funded by state capital funds.

The Schaefer Hall chemistry/biochemistry lab, faculty research lab, and supporting lab facilities is now complete. This 900 square foot lab is dedicated to the marine science program.

Construction of the Maryland Heritage Interpretive Center remains on schedule and is expected to be completed in September 2024. The cost of this state capital funded project is \$12M.

The Board of Public Works approved the Hilda C. Landers Library renovation on November 29, 2023. Quinn Evans Architects has begun the schematic design phase. The College anticipates award of the construction contract in January 2025. The renovation is expected to be completed by Fall 2025.

Programming and visioning efforts for the renovation of Montgomery Hall are underway. The College anticipates receiving approval from the Department of Budget and Management for program parts I and II later this year. The design phase should begin by January 2025 and project completion is expected to occur in Summer 2027.

Information Items

Technology Update

The Office of Legislative Audits is conducting its periodic audit of the Office of Information Technology. The audit will include a review of the College's network and general security controls, examination of the reliability and integrity of information, the safeguarding of assets, effective and efficient use of resources, and compliance with significant policies, procedures, laws, and regulations. Thus far there have been some recommendations, but no findings.

A breakdown of the cost to date, estimated cost to complete the implementation, and cost to sustain the new Enterprise Resource Planning system moving forward was provided to the Committee. Additional costs for completing the implementation include those associated with the Software as a Service and Managed Services Contracts.

Historic St. Mary's City Commission Report

In December, the Historic St. Mary's City Commission appointed Dr. John L. Seidel as the executive director and chief executive officer. Dr. Seidel is an experienced leader in higher education and comes to Historic St. Mary's City from Washington College.

Construction of the Maryland Heritage Interpretive Center continues. The first draft of the exhibition designs has been reviewed and are on track for completion by the end of this year. Additional projects include repairs and upgrades to Farthing's parking lot and walking paths, the Leonard Calvert House Exhibit archaeological excavations, and replacement of the ghost frames.

Action Items

II.A. Approval of the FY25 Plant Fund Budget

The Technology, Buildings, and Grounds Committee is charged with establishing priorities for capital projects. The amount of the proposed FY25 plant fund budget brought forward for approval was \$1.662M, which is primarily funded by the student facility fee. Previously, approval of the plant fund budget was sought at the May meeting. Earlier approval of the plant fund budget will enable the College to better plan and perform the major renovations and repair work that takes place over the summer. Additionally, the early approval will permit these plant projects to begin with the new fiscal year, significantly shortening lead time, and enabling projects to be completed before the students return. Summer 2024 planned projects include replacement of the Michael P. O'Brien Recreation Court roof, comprehensive painting of traditional residence halls and select townhouses, and restroom renovations in Prince George residence hall. Committee Chair Donny Bryan '73 asked for a motion to approve the action item as presented. A motion was made by Trustee John Bell '95 and seconded by Trustee Lex Birney. 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 May 10, 2024 meeting.

Committee Chair Donny Bryan '73 asked for a motion to adjourn the meeting. A motion was made by Board Chair Susan Lawrence Dyer and seconded by Trustee Lex Birney. The motion passed unanimously. The meeting adjourned at 12:15 p.m.