



## **Technology, Buildings, and Grounds Committee**

SMCM Board of Trustees

Monday, September 16, 2024 at 10:00 AM EDT to Monday, September 16, 2024 at 11:00 AM EDT

**Meeting Details:** <https://smcm.zoom.us/j/83379078551>

**Meeting ID:** 833 7907 8551

**Passcode:** 8675309

### **Agenda**

#### **I. Open Session**

- A. Report Summary**
- B. Agenda**
- C. I.A. FY26-FY30 State Capital Budget Request**
- D. I.B. Office of Information Technology Report**
- E. I.C. Campus Master Plan**
- F. III.A. Marine Science Program**
- G. III.B. College Managed Capital Projects**
- H. III.C. Residence Hall Refresh**
- I. III.D. Mattapany Road Improvements**
- J. III.E. Historic St. Mary's City Commission Report**
- K. III.F. Minutes - Meeting of May 10, 2024**

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

**OPEN SESSION  
REPORT SUMMARY**

**Date of Meeting:** September 16, 2024

**Date of Next Meeting:** TBD

**Committee Chair:** Donny Bryan '73

**Committee Vice Chair:** Talib Horne

**Committee Members:** Board Chair John Bell '95, Lex Birney, Hudson Christensen '25, Peg Duchesne '77, President Tuajuanda Jordan, Danielle Troyan '92

**Staff Member:** Amir Mohammadi

**Dashboard Metrics**

None.

**Discussion Items**

FY26-FY30 State Capital Budget Request

The College's proposed FY26-FY30 state capital budget request included funding for the design and renovation of Montgomery Hall, various campus infrastructure improvements, and for the design and renovations necessary to address critical building improvements within Calvert Hall.

Campus Master Plan

The College is engaged in an internal, preliminary, master planning phase as a prelude to hiring a consulting firm for the development of 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 in Winter 2024. We anticipate hiring a consulting firm in Spring 2025 and anticipate completion of the FY26 – FY36 Campus Master Plan by Fall 2025.

Information Technology Report

The Anthology student system is expected to go-live on October 8, 2024. The student system will be integrated with the finance and HR/payroll system upon its launch. The services of a project manager to support the subject matter experts have been acquired to assist staff with the implementation. The Jenzabar system will transition into "read only" mode at 5:00 p.m. on October 2, 2024. This will provide the Anthology Student Implementation Team adequate time to transition the data that has accrued in the Jenzabar system since the last update in early June 2024.

**Information Items**

Marine Science

The contract with Composite Yacht to construct the 46-foot vessel was signed on September 3,

2024, at a final cost of \$1.393M. The design consultation phase is finished, and the construction of the vessel is expected to take approximately two years with delivery by August 31, 2026. Official census data from Fall 2024 shows that the number of declared first-year marine science majors is 57. 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

**Maryland Heritage Interpretive Center:** General contractors W.M. Davis, Inc. was awarded the contract for this project, which was expected to be completed in time for Maryland Day, March 31, 2024, followed by completion of the exhibit installation by July 2024. The project was delayed due to changes made to the wooden beam and structural design, making the new completion date October 14, 2024. However, at this time, it is apparent that the project will not be finished by the promised completion date due to several concern, which are being addressed.

**Montgomery Hall Renovation:** The College anticipates receiving approval from the Department of Budget and Management in October 2024, after which the design phase with Hord Coplan Macht Architects shall begin. Project completion is expected to occur in Summer 2027. The College requested an amendment to the capital budget to allow the Green Building Premium goal to be changed from a LEED Silver to a Net Zero Energy Building, which will cut carbon, invest in clean energy technology, reduce energy consumption, and build a more sustainable future.

**Mattapanay Road Improvements:** The fire hydrants have been relocated and SMECO has buried the electrical service from Route 5 to East Fisher Road. The project will move forward pending the relocation of two utility poles by Verizon. The St. Mary's County Department of Public Works will hold a road renovation pre-construction meeting this fall. It is anticipated that construction will begin in Summer 2025.



**BOARD OF TRUSTEES  
ST. MARY'S COLLEGE OF MARYLAND  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
MEETING OF SEPTEMBER 16, 2024**

**OPEN SESSION  
AGENDA**

- I. DISCUSSION ITEMS**
  - A. FY26 - 30 State Capital Budget Request
  - B. Office of Information Technology Report
  - C. Campus Master Plan
  
- II. ACTION ITEMS**
  - None
  
- III. INFORMATION ITEMS**
  - A. Marine Science Program
  - B. College Managed Capital Projects
  - C. Residence Hall Refresh
  - D. Mattapany Road Improvements
  - E. Historic St. Mary's City Commission Report
  - F. Minutes (Meeting of May 10, 2024)

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

**ST. MARY'S COLLEGE OF MARYLAND**  
**BOARD OF TRUSTEES**  
**TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE**  
**SEPTEMBER 16, 2024**  
**DISCUSSION ITEM I.A.**  
**FY26-FY30 STATE CAPITAL BUDGET REQUEST**

The College's proposed FY26-FY30 state capital budget request included funding for the design and renovation of Montgomery Hall, various campus infrastructure improvements, and for the design and renovations necessary to address critical building improvements within Calvert Hall.

In support of the College's strategic plan, *The Rising Tide*, the capital budget request identified essential investments in campus infrastructure that are necessary for the College to remain competitive in the national landscape of higher education and to bolster our ability to empower all students to achieve success. These improvements support our efforts to create an innovative, distinctive, and competitive academic identity.

**Capital Improvement Program (CIP) Request Details**

Montgomery Hall Renovation (Priority 1)

This project remains core to strategic planning efforts, as identified in the *Campus Master Plan 2012-2027*, to provide adequate facilities for academic programs. The extensive renovation of this 45-year-old building will improve energy efficiency, update code compliance, and address programmatic space deficiencies. The governor's CIP provided \$2.59M for design support in FY24.

The College requested \$1.23M in FY26 and \$2.51M in FY27 to finalize the design efforts. The enacted \$41.25M did not address academic program space deficiencies, new programs, and shared-use spaces that support all departments on campus. The College hired Hord Coplan Macht Architects to assist in the visioning and programming of the project and to complete the Program Part II (PP II). Following submission of the PP II, the College requested an additional \$16.25M to supplement the previously enacted budget of \$41M. The PP II was submitted to the Department of Budget and Management on March 1, 2024, with an updated cost estimate worksheet reflecting a total project cost of \$57.5M.

In support of the Moore-Miller Administration's 2024 State Plan, the College requested an amendment to the capital budget to have the Green Building Premium goal changed from a LEED Silver to a Net Zero Energy Building. This change would cut carbon, invest in clean energy technology, reduce energy consumption, and build a more sustainable future. The additional costs to comply with the Net-Zero Energy Building would increase the project by a total of \$11.8M, with a final total project cost of \$69.3M.

Campus Infrastructure Improvements (Priority 2)

The FY26 campus infrastructure improvement funding request would fund energy efficiency projects within Schaefer Hall. These projects were listed in previous requests and included the fume hood replacement, automation controls upgrades, air handling unit replacements, and

window replacements. Infrastructure project priorities beyond FY26 include the Kent Hall chiller replacement and controls upgrades, masonry restoration and slate roof replacement for St. Mary's Hall, Campus Center boiler replacements, the lower library roof replacement, and the Kent Hall building envelope and parking lot upgrades.

Calvert Hall Interior Renovation *(Priority 3)*

Recent Department of Budget and Management funded infrastructure projects have addressed significant building envelope deficiencies, including HVAC and electrical system upgrades, masonry repair, slate roof replacement, and window replacement. The focus now turns to critical safety improvements for this 99-year-old building. The renovation will provide an elevator that will make all floors accessible, fire egress stairwells to meet the International Building Code and National Fire Protection Agency standards, a new ADA-compliant entrance, a fire suppression system, upgraded and ADA-compliant restrooms, and other internal improvements.

The College requested the design funding for this project to be deferred from FY28 to FY33. Planning costs are estimated at approximately \$3.0M in FY33. Renovation construction costs are estimated at approximately \$22.9M, and the renovation funding will be split over FY34 and FY35. Total project cost is \$25.9M.

**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
SEPTEMBER 16, 2024  
DISCUSSION ITEM I.B.  
OFFICE OF 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 should receive the final audit report by December 2024.

Fiber Network Upgrade

Fiber between the main hub and the residence halls was upgraded over the summer and provides a more robust infrastructure to support both instruction and student activities, such as streaming and e-sports. The campus community has noticed the improvement in speed and connectivity resulting from the increase in bandwidth from 5Gb to 10Gb. Additionally, outbound traffic has increased from 2.96Gb per second to 7.70Gb per second. The College has the capacity to increase to 100Gb, however, this will require extensive upgrades to the network infrastructure.

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 on October 8, 2024. The student system will be integrated with the finance and HR/payroll system upon its launch. The services of a project manager to support the subject matter experts have been acquired to assist staff with the implementation.

The Jenzabar system will transition into "read only" mode at 5:00 p.m. on October 2, 2024. This will provide the Anthology Student Implementation Team adequate time to transition the data that has accrued in the Jenzabar system since the last update in early June 2024. This five-day transition period will require the full assistance of all subject matter experts in the affected departments, including institutional research, as they support the academic affairs team.

Representatives from Anthology were on-site August 5-8, 2024, to conduct user acceptance training and develop training strategies. This is the final stage of any software development or change request lifecycle before going live. The group worked closely with College leadership and staff to review processes within the financial aid, student accounts, academic, admissions, and student services areas. Additionally, the team conducted workflow reviews, report and form building, and data validation.

The Anthology Student Integrations and Custom Efforts Teams will engage with College staff on September 16 and 17, 2024, to conduct a Customs and Integration review, including workflows, form building, and custom reporting. The Anthology team will work very closely with the

College’s subject matter experts for admissions, academic records, financial aid, bursar/student accounts, advising, and the student portal. Importantly, this review will enable any issues and remaining open items to be addressed.

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. No new money beyond what has been budgeted is anticipated.

<b>Implementation Costs</b>	<b>Hours</b>	<b>Discounted Hourly Rate</b>	<b>Estimated Fees</b>
<b>Anthology Student Module</b>			
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
<b>Anthology Student Phase II</b>			
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
<b>Anthology Finance, HR, and Payroll Module (Phase II)</b>			
Estimate	565	\$175	\$98,875
<b>Total</b>			<b>\$720,825</b>

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.

<b>Professional Services</b>	<b>Term</b>	<b>Billing Amount</b>
<b>Managed Services Contract</b>		
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
<b>Total</b>		<b>\$205,129</b>



**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
SEPTEMBER 16, 2024  
DISCUSSION ITEM I.C.  
CAMPUS MASTER PLAN**

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

The Campus Master Plan will establish 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, a memorable and cherished legacy for attracting generations of students has been created.

The College is engaged in an internal, preliminary, master planning phase as a prelude to hiring a consulting firm for the development of 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 in Winter 2024. We anticipate hiring a consulting firm in Spring 2025 and anticipate completion of the FY26 – FY36 Campus Master Plan by Fall 2025.

**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
SEPTEMBER 16, 2024  
INFORMATION ITEM III.A.  
MARINE SCIENCE PROGRAM**

**Marine Science Research Vessel**

The contract with Composite Yacht to construct the 46-foot vessel was signed on September 3, 2024, at a final cost of \$1.393M. The design consultation phase is finished, and the construction of the vessel is expected to take approximately two years with delivery by August 31, 2026.

**Equipment Acquisition Update**

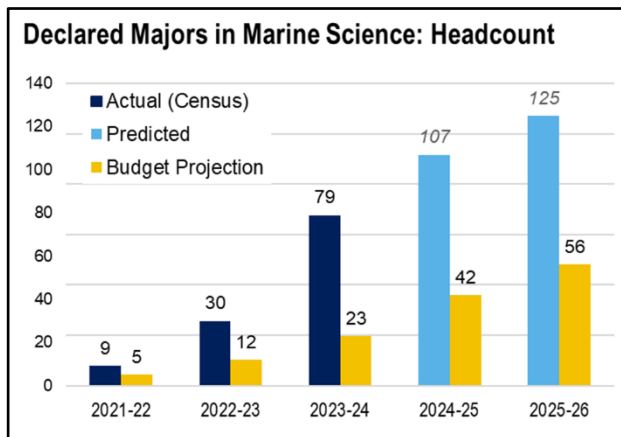
The Conductivity, Temperature, and Depth instrument from SeaBird, Inc. has been received. This instrument may also be used on one of the College's smaller boats.

Equipment for the marine science lab in Schaefer Hall 116 is being ordered, in accordance with a three-phased priority system in consultation with the faculty. Orders for priority 1 and priority 2 items have been submitted to the business office and are being processed. Collectively, these purchases represent \$324,706. Equipment for the research vessel will be purchased after the phase one orders for the lab have been submitted. The maintenance and branding of the two current boats continues, with a target completion date of October 1, 2024.

**Growth and Challenges**

Official census data from Fall 2024 shows that the number of declared first-year marine science majors is 57. 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 department currently has three full-time tenured/tenure track faculty, Professors Porter, Gurbisz, and Breece, and will be adding a three-year, renewable, lecturer position in AY25-26 to address the staffing needs of this rapidly growing program. However, this addition will also increase the pressure for additional office and lab space. In addition, the faster than anticipated growth of the program has resulted in a strain on physical plant and program staff.



**Future Opportunities**

Connections with the graduate marine science program at the University of Maryland Center for Environmental Science continue to grow and strengthen. The department is currently pursuing an agreement to provide research opportunities for marine science majors at Morgan State's PEARL

research facility in St. Leonard, MD. 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.

Professor Breece recently received a ~\$300K grant from the National Science Foundation which will start on February 1, 2025. Further grant opportunities are being sought.

**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
SEPTEMBER 16, 2024  
INFORMATION ITEM III.B.  
COLLEGE MANAGED CAPITAL PROJECTS**

Maryland Heritage Interpretive Center

General contractors W.M. Davis, Inc. was awarded the contract for this project, which was expected to be completed in time for Maryland Day, March 31, 2024, followed by completion of the exhibit installation by July 2024. The project was delayed due to changes made to the wooden beam and structural design, making the new completion date October 14, 2024. However, at this time, it is apparent that the project will not be finished by the promised completion date. This is due to many factors of concern:

- The College has repeatedly requested a current Project Completion Schedule from W.M. Davis. As of September 3, 2024, the College has not received the schedule.
- W.M. Davis instructed their employees to be off-site during the timber staining process, which was to take 30 days. It is now approaching 90 days, thus causing a major delay in the construction.
- W.M. Davis has permitted their subcontractors to manage the project, rather than serving as prime contractor, and on numerous occasions closed the site while their personnel were absent, rather than provide a substitute site supervisor.
- According to W.M. Davis, the LEED proof documentation has not been provided due to Waste Management not providing the recycle receipts. The same results have been reported since March 2024.
- Multiple pieces of uninstalled equipment have remained on-site and uninstalled for several months because the shop drawings were not submitted.
- The mechanical, electrical, and plumbing installations started without approved drawings.
- Although the siding for the building was approved on April 3, 2024, it has yet to be delivered as of September 11, 2024. W.M. Davis has not provided accurate delivery information.

To address these concerns, staff from the College and Historic St. Mary's City met with representatives from W. M. Davis and Smith Group on September 10, 2024. From that meeting, W. M. Davis has agreed to develop the construction means, methods, techniques, sequences, and procedures for coordinating all portions of the work under the current contract period of performance. Smith Group will contact the MEP engineer to work with the sub-contractors on

the missing submittal and shop drawings. A follow-up meeting is scheduled to take place on September 13, 2024.

### Montgomery Hall Renovation

This major renovation project is part of the College's goal to provide adequate facilities for academic programs. Major building components that will improve energy and efficiency and update code compliance will be replaced. Hord Coplan Macht Architects to assist in the visioning and programming of the project. The College anticipates receiving approval from the Department of Budget and Management in October 2024, after which the design phase with Hord Coplan Macht Architects shall begin. Project completion is expected to be occur in Summer 2027.

In support of the Moore-Miller Administration's 2024 State Plan, the College requested an amendment to the capital budget to allow the Green Building Premium goal to be changed from a LEED Silver to a Net Zero Energy Building. This change will cut carbon, invest in clean energy technology, reduce energy consumption, and build a more sustainable future.

**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
SEPTEMBER 16, 2024  
INFORMATION ITEM IILC.  
RESIDENCE HALL REFRESH**

The College's four traditional residence halls, Dorchester, Prince George, Caroline, and Queen Anne, were constructed in the late 1960's. Although these facilities receive routine maintenance and repairs, and the furniture is replaced in accordance with the residence hall improvement plan, they are outdated. In order to meet the standards that are expected from higher education institutions, and to attract and retain students, remodeling to modernize these facilities is necessary.

A refresh of the lobby in Dorchester Hall was performed in January 2024, which included new flooring, paint, light fixtures, and furniture. A refresh of the lobbies within in Caroline and Prince George Halls will be completed in December 2024. The Queen Anne Hall lobby is scheduled to be renovated in 2025.

Similarly, the restrooms are antiquated and require considerable attention in order to adequately address systemic issues. The current design does not support the health, well-being, privacy, and gender related needs of students.

The Office of Capital Planning, Design, and Construction is currently working with a Quinn Evans Architects to develop designs specifically geared toward modernizing the residence halls.

**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
SEPTEMBER 16, 2024  
INFORMATION ITEM III.D.  
MATTAPANY ROAD IMPROVEMENTS**

The project for performing critical safety improvements to Mattapany Road, managed by the St. Mary's County Department of Public Works, includes widening the road and smoothing its undulating surface, making the road significantly safer for motorists, pedestrians, and bicyclists, while minimizing the impact to historical resources.

The fire hydrants have been relocated and SMECO has buried the electrical service from Route 5 to East Fisher Road. The project will move forward pending the relocation of two utility poles by Verizon.

The St. Mary's County Department of Public Works will hold a road renovation pre-construction meeting this fall. It is anticipated that construction will begin in Summer 2025.

# HISTORIC ST. MARY'S CITY

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

## HISTORIC ST. MARY'S CITY COMMISSION Update for SMCM Board of Trustees September 2024

### State of the Organization

The Historic St. Mary's City Commission (HSMCC) had an active and productive summer season, marked by significant progress on our Capital Improvement Plan (CIP) and core initiatives. We were pleased to welcome new members to our team, including Captain **Angela Wilt Larro**, who has taken command of the *Maryland Dove*, and bid a fond farewell to our former Baker/Maryland Dove Ship Captain, Will Gates. Additional new faces include **Mike Bellis**, our Director of Advancement & Communications, and most recently, **Brooke Moe**, who has joined us as Volunteer Coordinator.

Recent activities of note at HSMCC include the following:

- An **independent historic ship assessment team** visited on September 4, 2024, to inspect the old Dove and offer options, costs, and concerns.
- Senior leadership has engaged with the **Maryland Stadium Authority for their FY 2025 Phase 2 Study** of Historic St. Mary's City (HSMC), following up in the 2021 Phase 1 Marketing & Impact Assessment Study.
- A film production company, Rubicon Productions, spent three days filming at HSMC for an upcoming **film on the founding of St. Mary's City and Maryland**, scheduled for release in mid-2025.
- A variety of steps have been taken to address needs discovered via the June 2024 **Workplace Climate Survey**, including monthly all-staff meetings, improved internal communications, staff social events and interactions, and staff exposure to the inner workings of HSMC such as the budget process. Whenever possible, steps are being taken to address staff compensation issues.
- Senior staff met with teams from the **Department of Budget Management (DBM)** and the **Department of General Services (DGS)** in Baltimore and have submitted all of the updated and new **capital project budget** sheets necessary for keeping these projects on track and defending them.
- In mid-August, we engaged with the **Office of Legislative Audits (OLA)** in the kick-off and initial data transfers for the next regularly scheduled audit (generally done on a 4-year cycle).
- On August 29, 2024, we submitted the mandated **Report to the Legislature** on the UHY Audit that was due by September 1, 2024.
- With the discovery of **mold** in several buildings on site, a primary objective over the last two quarters has been to eliminate as much mold as possible, providing a safe environment for



our employees, visitors, and guests. The Farthings Kitchen remediation is largely complete. An additional \$175,000 has been added to \$300,000 in emergency funding supplied by DGS for the Brome Howard, Public Relations, and Admin buildings, and the project is in procurement.

- A draft **Priorities & Vision statement** for HSMC is being reviewed and discussed, with the aim of forming a 10-year action plan that will take HSMC to 20234 and the 400<sup>th</sup> Anniversary.

## Capital Projects Update

### Current Projects:

- **Maryland Heritage Interpretive Center:** This new visitor center, featuring a long-term exhibit gallery, is facing delays due to issues with the W.M. Davis Company. We are working closely with SMC to address these deficiencies and greatly appreciate the College's very effective and collaborative work on this critical project.
- **Farthing's Parking Lot Repairs:** This project is nearing completion, on time and within budget, and will be ready for our fall events and school tours.
- **ADA Paths & Trails:** The repaving project has been successfully completed by S.E. Davis and looks excellent.
- **ADA Accessible Pier:** Approved for FY 2025 CIP, this project will extend accessibility to boating and fishing at the Chancellor's Point site.
- **Ghost Frame Replacement:** The replacement of all ghost frames has been completed, with a fresh coat of sealer applied this summer.

### 2025 CIP Projects:

Newly assigned Project Managers from the Department of General Services (DGS) are overseeing the following:

- Chancellor's Point House - Chase House
- Hiking Trails and Bridges
- Period Split Rail and Paling Fences
- Visitor Center Bridge
- Administration Office – Exterior Renovation
- Administration Building Parking Lot and Driveway
- Westerly House Renovation
- Visitor Center Corn Crib, Dairy House, Ice House, Well House
- Access roads to interpretive sites
- Signage: Way-finding- interpretive signage
- Museum entrance sign
- Godiah Spray Plantation exhibit parking lot
- Other jobs in progress:
  - Chapel Exhibit
  - The Struggle for Freedom Exhibit; Brome Howard Slave Quarters
  - Barns at the Godiah Spray Plantation – Barns Exhibit
  - Farthings Bathrooms
  - Farthings Complex Renovation

### **Additional Updates:**

- Numerous rental homes have received new roofs, siding, and windows; however, mold remains a persistent issue.
- The Farthing's Complex Proprietor RFP has been awarded to Angelika's Kitchen, with final lease negotiations underway. We anticipate the opening of the kitchen by mid-Fall.
- Ginger Askew has energetically embraced her role as Membership Coordinator, working closely with Mike Bellis, the Foundation Board, and the HSMCC Leadership Team to grow our 1634 Society and attract potential large donors.
- Jen Acker has quickly adapted to her new role as Rental Facilities Coordinator, collaborating with Porzia Purves to bring various events to our HSMCC campus.

Senior staff from HSMCC recently met with Department of Budget Management (DBM) leadership and analysts, as well as representatives from DGS and other agencies, to review the FY 2025 -2026 capital program. Given the tightening state budget, HSMCC made the strongest possible case for defending, and not deferring, current and planned projects, as the clock is ticking on preparations for the upcoming 400th anniversary of the state in 2034. From a planning and capital perspective, there is no time to waste in preparing for the influx of visitors and the enormous opportunity this presents for regional economic development. Both HSMCC and SMCM stand to benefit from this once-in-a-century event, and we look forward to working closely with the College as we prepare.



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

**OPEN SESSION  
MINUTES**

**Date of Meeting:** May 10, 2024

**Status of Minutes:** Approved August 7, 2024

**Committee Members Present:** Committee Chair Donny Bryan '73, John Bell '95, Lex Birney, Board Chair Susan Dyer, Kate Fritz '04, Kristen Greenaway, Talib Horne, President Tuajuanda Jordan, Aaron Tomarchio '96, Danielle Troyan '92

**Committee Members Absent:** Elizabeth Graves '95

**Staff Member:** Amir Mohammadi

**Others Present:** Jamie Athey, Betsy Barreto, Anirban Basu, Mary Broadwater, Peter Carroccio, Megan Chee, Paula Collins, Carolyn Curry, Cindy Dale, Grace de Oro, Jonathan Dobry, Judy Fillius, Katie Gantz, Melissa Golowski, Cynthia Greb, Kathy Grimes, Mary Grube, Gail Harmon, David Hautanen, Tiffanie Holly, Sven Holmes, Jerri Howland, David Hautanen, Kristina Howansky, Shannon Jarboe, Caroline King, Randy Larsen, Brad Newkirk, Gretchen Phillips, Karen Raley, Dereck Rovaris, Jenell Sargent, Daniel Savelle, John Seidel, Jenny Sivak, Chuck Steenburgh, Meredith Weiers, Ray Wernecke, Charlie Wilson, John Wobensmith '93, Jackie Wright, Anna Yates

**Executive Summary**

Technology, Buildings, and Grounds Committee Chair Donny Bryan '73 called the open session meeting to order at 10:14 a.m. Participation was both in-person and via videoconference.

President Jordan introduced Interim Vice President and CFO Amir Mohammadi to the Committee.

Interim Vice President/CFO Amir Mohammadi provided a brief update on the marine science program and the status of the Montgomery Hall renovations.

Trustee Aaron Tomarchio '96 reported on behalf of the Historic St. Mary's City Commission.

**Action Items**

**II.A. Approval of the FY26-FY30 State Capital Budget Proposal**

The proposed FY26-FY30 state-funded capital budget request includes funding for campus

infrastructure improvements, North Campus nodal loop improvements, Kent Hall HVAC replacement, Schaefer Hall fume hood replacement and automation control upgrades, Goodpaster Hall automation controls upgrades, interior improvements and addressing ADA compliance issues in Calvert Hall, and the Montgomery Hall renovation. 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 Sven Holmes. 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 when it meets on May 10, 2024.

#### Action Item 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. Overall, the report indicated that the campus remains in good condition. The cost of deferred components for 2023/2024 is \$11.7M, an increase of \$900K from last year due to a 3% inflation rate for the replacement of deferred components, \$300K for the Prince George residence hall chiller, and various other plant-funded projects. The College is requesting \$10M from the state over the next five years for infrastructure improvements that will specifically reduce deferred maintenance, improve campus functionality, and support student recruitment and retention.

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.

Committee Chair Donny Bryan '73 asked for a motion to adjourn the meeting. A motion was made by Trustee John Bell '95 and seconded by Trustee Talib Horne. The motion passed unanimously. The meeting adjourned at 10:28 a.m.