

**ST MARY'S**  
COLLEGE of MARYLAND

*The Public Honors College*

**BUILDINGS AND GROUNDS COMMITTEE  
MEETING OF OCTOBER 14, 2016**

**AGENDA**

- I. CALL TO ORDER**
- II. ACTION ITEMS (None)**
- III. DISCUSSION ITEMS**
  - A. Jamie L. Roberts Stadium Status
  - B. Trinity Church Road Sidewalk Design Concept
  - C. Faculty/Staff Housing Update 2016-2017
- IV. INFORMATION ITEMS**
  - A. Meeting of April 20, 2016 Minutes
  - B. Capital Project Status Update
  - C. Sustainability Report

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

**BOARD OF TRUSTEES  
BUILDINGS AND GROUNDS COMMITTEE**

**REPORT SUMMARY**

**Date of Meeting:** October 14, 2016

**Date of Next Meeting:** January 27, 2016

**Committee Chair:** Mike O'Brien

**Committee Members:** Donny Bryan, Sven Holmes, Katherine Russell, Kevin Emerson

**Staff Members:** Chip Jackson, Maury Schlesinger

**Dashboard Metrics:** N/A

N/A

**Executive Summary:**

Jamie L. Roberts Stadium Status

Status updates on the procurement for the Design Build Contractor and ongoing archeology.

Trinity Church Road Sidewalk Design Concept

Discussion on the preliminary concept for extending the pedestrian improvements from Rt. 5 to Kent and Calvert Halls.

Faculty/Staff Housing Update 2016-2017

Report on the pilot program initiated for the 2016-2017 academic year and discussion of the next steps in development of a possible new faculty/staff housing facility.

Meeting of April 20, 2016 Minutes

Meeting Minutes of April 20, 2016 were approved on May 16, 2016.

Capital Project Status Update

Status update on various capital projects.

Sustainability Report

Report on the newly established Sustainability Council role.

Campus Tour

Campus tour to include Anne Arundel Hall, St. Mary's Hall and Kent Hall.

**Action Item(s):**

N/A

**Committee Action Taken/Action in Progress:**

**Recommendation to the Board:**

**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
COMMITTEE ON BUILDINGS AND GROUNDS  
MEETING OF OCTOBER 14, 2016  
DISCUSSION ITEM III.A.**

**JAMIE L. ROBERTS STADIUM**

**OVERVIEW**

The Project consists of one grass and one artificial turf athletic field, a running track, a field house with locker rooms, rest rooms, press box and concession stand, and seating for 800 spectators at each field. There will also be parking for team buses, officials and the disabled. The project will be located on the south side of Mattapan Road, generally in the area of the existing practice fields.

**SCHEDULE**

The Project is planned in two phases. The artificial turf field and stands are to be completed for the spring 2018 season (lacrosse competitions and field hockey practice). The grass field, field house, and other components of the project are to be completed in time for the fall 2018 season (soccer and field hockey competition).

**STATUS**

The project is being procured using a design-build approach. The College is soliciting technical and fee proposals from contractors who were vetted and approved in Step 1 of a two-step process the College has used successfully in the past. Selection of the design-build contractor is expected in December.

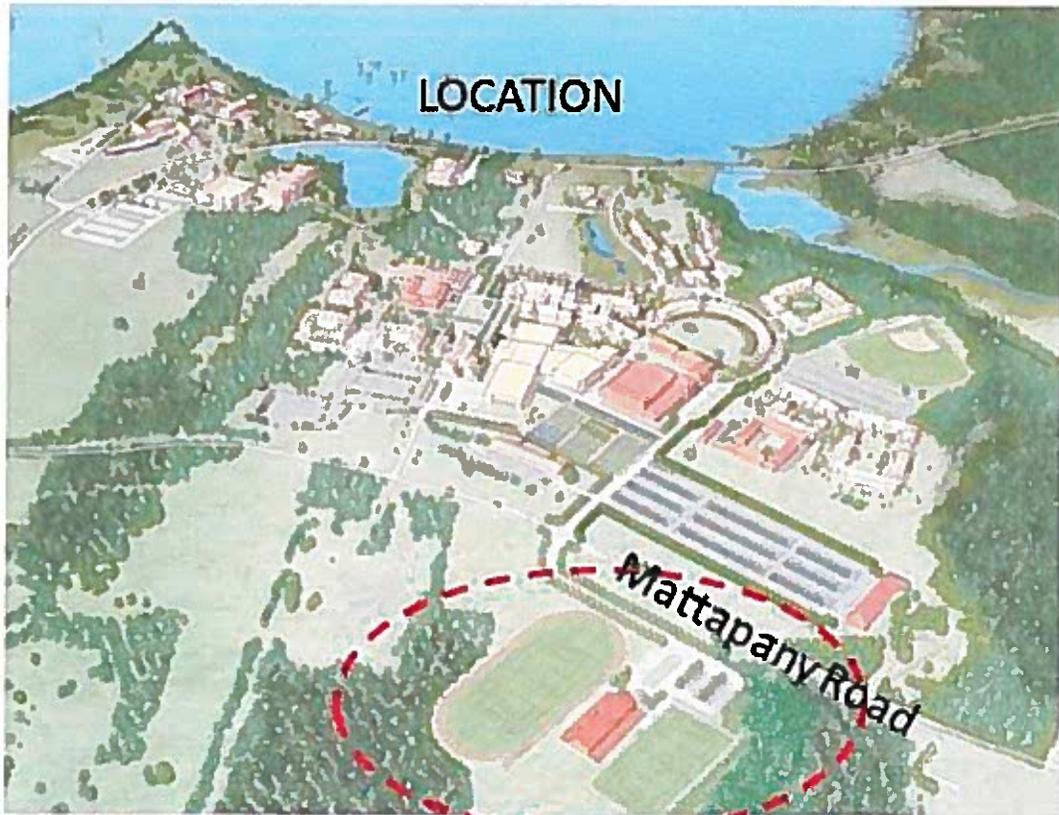
Archaeological investigations continue on the project site. Test pits dug this summer revealed evidence of early 19<sup>th</sup>-century dwellings on a portion of the site. A Phase II investigation is on-going with results expected by the end of the year which will inform the final layout and design of the facility.

# Jamie L. Roberts Stadium



**GROUNDBREAKING**

# Jamie L. Roberts Stadium



*Concept sketch*

# Jamie L. Roberts Stadium



FALL 2016 - Select Design/Build Contractor  
WINTER - SPRING 2017 - Design & Plan  
SUMMER 2017 – Permit and Bid

# Jamie L. Roberts Stadium



FALL 2017 - WINTER 2018 - Build Turf Field  
SPRING - SUMMER 2018 - Stadium and Grass Field  
Construction

# Jamie L. Roberts Stadium



**SPRING 2018 – Lacrosse**  
**FALL 2018 - Soccer and Field Hockey**

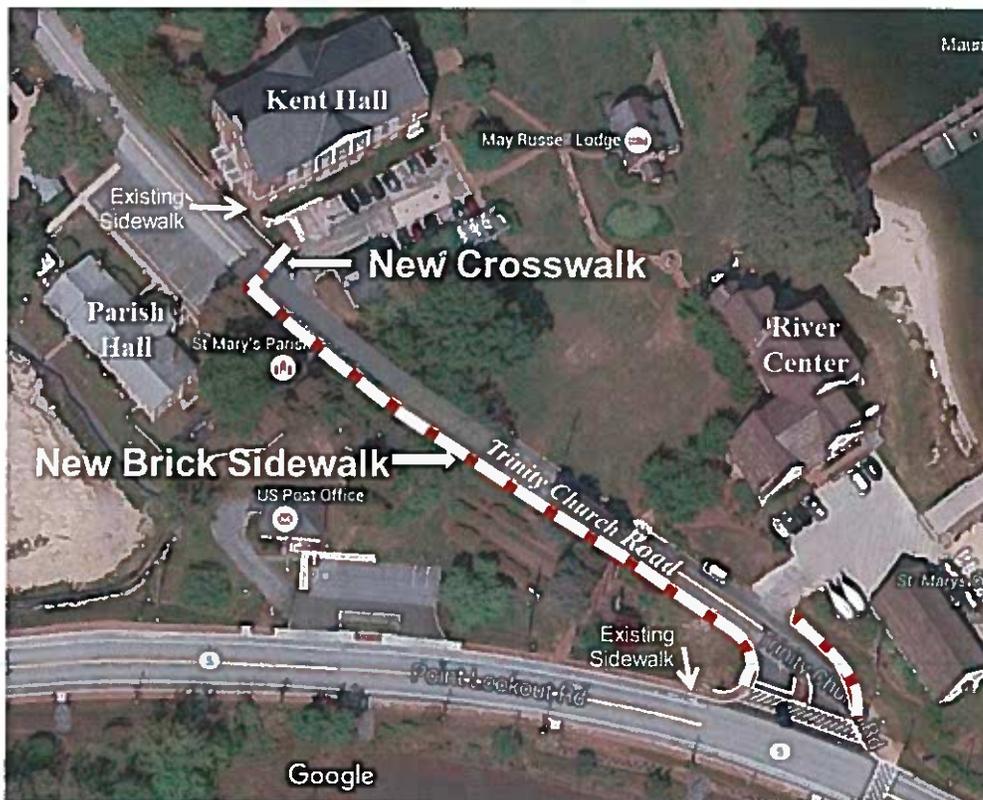
**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
COMMITTEE ON BUILDINGS AND GROUNDS  
MEETING OF OCTOBER 14, 2016  
DISCUSSION ITEM III.B.**

**TRINITY CHURCH ROAD SIDEWALKS**

**OVERVIEW**

The College secured \$900,000 in state capital funds for FY17 to continue pedestrian safety improvements on the campus. This funds two projects: the College's match required under the Federal grant for the Rt. 5 bikeway project and sidewalks on Trinity Church Road.

The Trinity Church Road project will extend brick sidewalks along the east side of Trinity Church Road from the intersection with Rt. 5 to Kent Hall and along the west side of the road from Rt. 5 to the River Center. The proposed layout is shown below:



**SCHEDULE**

The Project is to be designed this fall/winter and is anticipated to be constructed after classes end in May, 2017.



ST. MARY’S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
COMMITTEE ON BUILDINGS AND GROUNDS  
MEETING OF OCTOBER 14, 2016  
DISCUSSION ITEM III.C.

FACULTY/STAFF HOUSING

**OVERVIEW**

The College continues to explore opportunities to provide housing for faculty and staff on or near campus. In 2015, the site of the Artist’s House was identified as a possible location for an apartment building of 8-12 units and a “test fit” was drafted to check the viability of the site. Earlier this year, a survey was conducted of faculty and staff to gauge the level of interest in, and potential for College-provided housing. That survey showed strong interest in transient housing and a moderate interest in longer-term housing.

**PILOT PROGRAM**

This summer a pilot program was developed to provide short term housing options to faculty and staff. The College offered the following properties for rent:

Building	Capacity	Type	Leased from
Bean House	3 Bedrooms	shared bath and kitchen - furnished	HSMC
Hogaboom House	3 Bedrooms	shared bath and kitchen - furnished	HSMC
Howard House	2 Bedrooms	Single tenant - unfurnished	private owner
Howard Cottage	Studio Apt	Single tenant - furnished	private owner

The college was able to fill all the available rental properties. Estimated revenue for AY17 is \$32k.

**NEXT STEPS**

Based on the demand profile now documented by the Pilot Program, the previous “test fit” can be modified to establish type and quantity of units to be constructed, and an updated cost estimates for construction and operations can be obtained. Simultaneously, potential funding sources and deal structures are be explored. From that information a new project pro forma can be developed for further evaluation.

St. Mary's  
Anne Arundel Hall  
Historic St. Mary's City

Howard House

Bean House

Hogaboom House

**FACULTY HOUSING PILOT PROJECT**



**BOARD OF TRUSTEES  
BUILDINGS AND GROUNDS COMMITTEE  
MEETING OF APRIL 20, 2016  
INFORMATION ITEM IV.A.**

**MINUTES**

**Date of Meeting:** April 20, 2016

**Status of Minutes:** Approved on May 16, 2016

**Committee Members Present:** Chair Mike O'Brien, Donny Bryan, Peg Duchesne (by phone), Gail Harmon (by phone), Glen Ives (by phone), Scott Mirabile

**Committee Members Absent:** None

**Others Present:** Allison Boyle (by phone), Dan Branigan, Carolyn Curry, Ledesa Eddins, Laraine Glidden, Joanne Goldwater, Kathy Grimes, Mary Grube, Chip Jackson, Tuajuanda Jordan, Joe Kangas, Jim McGuire, Maury Schlesinger, Lisa Smith, Derek Thornton, Mike Wick

**Executive Summary:**

**Committee Chair Mike O'Brien called the meeting to order at 3:31 p.m.**

**Solar Power Purchasing Agreement (PPA)**

The College has received proposals from two vendors for a Power Purchasing Agreement (PPA) for installation of solar panels on campus. The College has engaged a consultant to perform an analysis and provide a report to confirm the potential net savings to the College as well as assessing any other risks to the College. The College will only move forward if the proposal meets both the College's technical and financial criteria.

**Faculty/Staff Housing**

A survey of faculty and staff was conducted to determine need and to identify types and quantities of the units that may be required. There were 180 unique responses from a potential pool of about 430. The College will now develop a specific project proposal for future consideration including scope, budget and financing plan to construct new housing as well as continuing to offer rental options through leased properties.

**Rt. 5 Traffic Calming Phase II**

The project is currently proceeding through the permitting process and being reviewed by various state and Federal agencies. The project design was presented at two public meetings this spring, on March 30<sup>th</sup> and again on April 6<sup>th</sup>. Some attendees raised concerns about the height of the ramping boardwalk and blocking the view of the pond from the road. The College listened to these concerns and is directing the design engineer to set the boardwalk at the lowest height possible. In addition, the College and the engineer will request that State Highway permit a portion of the shoulder of southbound Rt. 5 opposite the Admissions building to be used as a scenic overlook.

**Meeting of January 29, 2016 Minutes**

The minutes from the January 29, 2016 Buildings and Grounds Committee Meeting were approved by the Committee on March 8, 2016.

**Howard Property Lease**

The College has entered into a lease of the Howard house and studio apartment effective April 1, 2016. The lease is an annual lease with options for four additional years.

**Capital Projects Status Report**

The Capital Projects Status report was presented. No questions were raised.

**Action Item(s):****FY17 Plant Budget**

The Committee on Buildings and Grounds establishes Priority A FY17 Plant Projects. These priorities are forwarded to the Finance, Investment, and Audit Committee for funding consideration.

**FY18-FY22 State Capital Budget Proposal**

The proposed FY18 State funded capital budget is a continuation of the current capital budget and includes the New Academic Building and Auditorium (inclusive of the athletic stadium) and various Campus Infrastructure Improvements.

**Annual Facilities Condition Report**

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

**Naming Opportunities Policy Proposed Revisions**

The Trustees Naming Opportunities Policy was last revised by the Development Committee in May 2003. The former policy is outdated and requires updating.

**Committee Action Taken/Action in Progress:**

The proposed action items were approved by the Building and Grounds Committee at its meeting on April 20, 2016.

**Recommendation to the Board:**

The Buildings and Grounds Committee recommends approval, via the Finance, Investment, and Audit Committee, of the FY17 Plant Budget by the Board of Trustees at their meeting on May 13, 2016.

The Buildings and Grounds Committee recommends approval, via the Finance, Investment, and Audit Committee, of the FY18-FY22 State Capital Budget Proposal by the Board of Trustees at their meeting on May 13, 2016.

The Buildings and Grounds Committee recommends approval of the Annual Facilities Condition Report by the Board of Trustees at their meeting on May 13, 2016.



The Buildings and Grounds Committee recommends approval, via the Development Committee, of the Naming Opportunities Policy Proposed Revisions by the Board of Trustees at their meeting on May 13, 2016.

Meeting adjourned at 4:48 p.m.

**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES  
COMMITTEE ON BUILDINGS AND GROUNDS  
MEETING OF OCTOBER 14, 2016  
INFORMATION ITEM IV.B.**

**CAPITAL PROJECTS STATUS REPORT**

The current status of each on-going Capital Project is provided below. A copy of the Capital Projects Status Report is attached.

**Anne Arundel Hall Replacement:** Construction is 99.8% complete. The building opened for classes on August 29<sup>th</sup>. Final completion is projected in November 2016.

**Maryland Heritage Interpretive Center (HSMC):** Design is 100% complete. This project remains in the Governor's 5-year Capital Improvements Plan and is slated for construction to begin in FY20

**Route 5 Traffic Calming Phase II (bike path):** Design 90% complete. Permit process continues with various regulatory agencies. Public comment, College review and regulatory compliance will require minor adjustments to the design, which is expected in early 2017. Construction is anticipated to start in summer of 2017.

**Chancellor's Point ADA Parking and Viewing Deck:** The project was bid late this summer and awarded on September 30<sup>th</sup>. Construction is anticipated to begin fall of 2016.

**New Academic Building and Auditorium:** Upon completion of the design-build contractor procurement for the Jamie L. Roberts stadium, architect selection for the New Academic Building and Auditorium will commence.

**Relocation of Athletic Fields:** The selection for the Design-Build contractor is expected in December 2016.

**Residence Hall Renewal Project:** The HVAC replacement at Queen Anne Hall and door replacement in Prince George Hall were accomplished this past summer 2016 completing the Residential Hall Renovation Project

**Solar PPA Project:** Analysis of the proposals received indicated that the costs over the life of the project would not benefit the College, and the procurement was withdrawn. A revised, less ambitious approach to achieve the objectives of the Solar Carport Grant is in process.

**Cobb House Renovation:** Design of the project has been initiated. Completion of the project is anticipated by spring 2017.

ST. MARY'S COLLEGE OF MARYLAND  
CAPITAL PROJECTS STATUS REPORT – MILESTONES

Note: Bold type indicates completed action

PROJECT	FUNDING SOURCE/ FIRST YEAR (FY)	DESIGN START/ COMPLETE	CONSTRUCTION START/ COMPLETE	COMMENTS
Anne Arundel Hall	STATE 2006/2009	Winter '09 Spring '12	Summer '13 Summer '16	The building is 99% complete.
Maryland Heritage Interpretive Center (HSMC)	STATE/CITY 2007/2009	Winter '09 Spring '12	Summer '20 Winter '22	Architectural design is 100% complete. This project remains in the Governor's 5-year Capital Improvement Plan for construction in summer FY20.
Rt. 5 Traffic Calming Phase II, Fisher Creek Bridge	Federal/State 2014/2016	Spring '15 Winter '17	Summer '17 Fall '18	Permitting proceeding. Adjustments to the design are being made in response to public feedback and permit agency comments.
Chancellor's Point ADA Access	STATE 2013	Summer '13 Summer '15	Fall '16 Fall '16	Construction to occur this fall 2016.
New Academic Building and Auditorium & Relocation of Athletic Fields	STATE 2017	Winter '17 Summer '19	Winter '20 Winter '22	Governor's new 5-Year Capital Budget Plan includes design funds in FY17. Selection of the design team and CM at Risk to begin winter 2017.
Relocation of Athletic Fields	STATE 2017	Winter '17 Summer '17	Summer '17 Summer '18	Design-build contractor selection by December 2016.
Residence Hall Renewal	COLLEGE LOAN 2014	Spring '14 Fall '14	Summer '16 Summer '16	Residential Hall Renovation Project was completed this summer.
Solar Power Purchase Agreement (PPA)	PPA MEA Grant	On Hold	On Hold	Inopportune market conditions; will revisit project and rebid at a later date.
Cobb House Renovation	College Funds 2017	Winter '16 Summer '16	Winter '17 Spring '17	Design is underway and renovations will begin winter 2017.

**ST. MARY'S COLLEGE OF MARYLAND  
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MEETING OF OCTOBER 14, 2016  
INFORMATION ITEM IV.C.**

**SUSTAINABILITY REPORT**

**SUSTAINABILITY COUNCIL:** The newly empaneled Council has representatives from the student body, faculty, staff and administration and meets monthly. The first objective of the Council is to review the College's Strategic Plan against the previous Sustainability Plan and identify changes necessary to coordinate both documents and the College's tactics to achieve both sets of objectives.

**CLIMATE COMMITMENT:** In Spring 2016, the College renewed its commitment to carbon neutrality by 2020 as one of the signatories of the American College & University Presidents' Climate Commitment. The College strives to meet this commitment through the following:

- Reduction in energy consumption through improvements in efficiency
- Consumption of "green" power directly or through purchase of Renewable Energy Credits ("RECs")
- Reduction in landfill waste
- Environmental stewardship
- Behavioral adjustments to encourage sustainability.

**OTHER CAMPUS ACTIVITIES:** The Office of Sustainability promotes and administers various programs which support and expands the College's "green" efforts. These include:

- GSMRF projects – GSMRF is a funding source for energy improvement projects on campus
- Support of the Campus Farm
- Maintenance of the bee hives
- Compost collection from residence halls
- Operation of the FreeStore for exchange of clothing and hard goods
- Active box recycling during move-in and move-out
- E-waste collection program for obsolete electronics and batteries
- Student informational and educational programs which promote environmental awareness