

**BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2017**

AGENDA

I. CALL TO ORDER

II. ACTION ITEMS

- A. Approval of Minutes (Meeting of January 27, 2017)
- B. Approval of the FY18 Plant Budget Proposal
- C. Approval of FY19 - FY23 State Capital Budget Proposal
- D. Approval of the Annual Facilities Condition Report
- E. Jamie L. Roberts Stadium Schematic Design Approval
- F. MD Rt. 5 Traffic Calming Phase II Design Approval
- G. Renaming of the Library Building to the Hilda C. Landers Library

III. DISCUSSION ITEMS

- A. Trinity Church Road Sidewalk Concept Design Update
- B. New Campus Entrance Sign Update

IV. INFORMATION ITEMS

- A. Cobb House Status Update
- B. Capital Project Status Update
- C. Historic St. Mary's City Commission Report



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

Date of Meeting: May 12, 2017

Date of Next Meeting: October 20, 2017

Committee Chair: Mike O'Brien '68

Committee Members: Donny Bryan '73, Sven Holmes, President Tuajuanda Jordan, Katherine Russell, Kevin Emerson

Staff Members: Annie Angueira, Chip Jackson, Maury Schlesinger

Dashboard Metrics: N/A

N/A

Executive Summary:

Discussion and Information Items:

Trinity Church Road Sidewalk Design Concept Update

Update of final concept option for extending a sidewalk from MD Rt. 5 to Kent and Calvert Halls.

New Campus Entrance Sign Update

Update on progress and schedule for new campus entrance sign to be completed summer 2017.

Cobb House Renovation Update

Update on construction progress to provide a new home for the Alumni Affairs offices and space for campus hospitality events.

Capital Project Status Update

Status update on various capital projects.

Historic St. Mary's City Commission Report

Commission Report to be provided by Historic St. Mary's City representative.

Action Item(s):

Buildings and Grounds Committee Meeting Minutes of January 27, 2017

Approval of Buildings and Grounds Committee meeting of January 27, 2017.

FY18 Plant Budget

The Committee on Buildings and Grounds recommends to the Finance, Investment and Audit Committee that they approve a FY18 Plant Budget that provides funds in the amount of \$1.33M

FY19-FY23 State Capital Budget Proposal

The Committee on Buildings and Grounds recommends to the Finance Investment, and Audit Committee that they approve the proposed FY19-FY23 State Capital Budget Proposal.

Approval of the 2017 Annual Facilities Condition Report

The Committee on Buildings and Grounds recommends to the Board of Trustees that they approve the 2017 Annual Facilities Condition Report.

Jamie L. Roberts Stadium Schematic Design

The Committee on Buildings and Grounds recommends approval of the Schematic Design for the Jamie L. Roberts Stadium.

MD Rt. 5 Traffic Calming Phase II Design

The Committee on Buildings and Grounds recommends approval of the MD Rt. 5 Traffic Calming Phase II Design.

Renaming of the Library Building to the Hilda C. Landers Library

The Committee on Buildings and Grounds recommends to the Board of Trustees to approve the renaming of the Library to the Hilda C. Landers Library.

Committee Action Taken/Action in Progress:

Recommendation to the Board:



**BOARD OF TRUSTEES
BUILDINGS AND GROUNDS COMMITTEE
MEETING OF JANUARY 27, 2017
ACTION ITEM IIA.**

MINUTES

Date of Meeting: January 27, 2017

Status of Minutes:

Committee Members Present: Committee Chair Mike O'Brien '68, Donnie Bryan '73, Kevin Emerson, Board Chair Sven Holmes, Katherine Russell, President Tuajuanda Jordan (by phone).

Committee Members Absent:

Others Present: Annie Angueira, Asst. Attorney Gen. Allison Boyle, David Boisvert, Leonard Brown, Cindy Broyles, Laura Cripps (by phone), Carolyn Curry, Vera Damanka '17, Peter Bruns, Regina Faden, Kathy Grimes, Cynthia Gross, Mary Grube, Gail Harmon, Ann McDaniel, Jim McGuire, Kortet Mensah, Lisa Smith, Derek Thornton, Danielle Troyan, Allan Wagaman '06, Mike Wick, Anna Yates, Derek Young, Chip Jackson (by phone).

Executive Summary:

Committee Chair Mike O'Brien called the meeting to order at 1:50 p.m.

Jamie L. Roberts Stadium Status

The College awarded a design-build contract to RAD Sports. Archaeology investigation is nearing completion and will inform the Schematic design.

Trinity Church Road Sidewalk Design Concept

A new design concept was shown to the Committee. The design presented consisted of Trinity Church Road becoming a one-way road with a sidewalk being placed in the location of the remaining lane currently. The College will continue to explore this new option.

Capital Projects Status Report Update

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

Governor's FY18-FY22 Capital Improvement Program (CIP)

The Governor's 5-year CIP for FY18-FY22 has been released. The Governor's budget advanced construction funding for the Jamie L. Roberts Stadium project from FY19 to FY18 as requested by the College with funding for Campus Infrastructure projects originally planned for FY18 deferred to FY19. An additional year of Infrastructure Project funding was added by the Governor in FY22. Funding for the New Academic Building/Auditorium Project remains unchanged in the Governor's Capital Improvement Plan.

Meeting of October 14, 2016 Minutes

The minutes from the October 14, 2016, Buildings and Grounds Committee Meeting were approved by the Committee on December 20, 2016.

Historic St. Mary's City Commission Report

The Commission Report was presented by Regina Faden of Historic St. Mary's City (HSMC).

Closing Questions

Questions with regards to need for better campus signage were presented to the committee. Chair Mike O'Brien '68 stated that this issue is a priority and will be added to the next Buildings and Grounds Committee meeting agenda for May 2017.

Action Item(s):

Renaming the White House to the Lucille Clifton House

The proposed name change honors the legacy of Lucille Clifton who served as Distinguished Professor of Humanities at St. Mary's College of Maryland from 1989 to 2005. The building is now home to the Title IX coordinator and the associate vice president of inclusion and diversity. If approved by the Board of Trustees, the College will seek final approval from the Board of Public Works on February 8, 2017, for the renaming the White House to the Lucille Clifton House.

Committee Action Taken/Action in Progress:

The proposed action item was approved by the Buildings and Grounds Committee at its meeting on January 27, 2017.

Recommendation to the Board:

The Buildings and Grounds Committee recommends approval of the recommendation made by the Institutional Advancement Committee to rename the White House to the Lucille Clifton House by the Board of Trustees at their meeting on January 28, 2017.

Meeting was adjourned at 2:32 p.m.

**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2017
ACTION ITEM II.B.**

APPROVAL OF THE FY18 PLANT BUDGET PRIORITIES

RECOMMENDED ACTION:

The Committee on Buildings and Grounds establishes Priority A FY18 Plant Projects as shown in the attached schedule as the highest unfunded priorities. Further, the Committee on Buildings and Grounds recommends to the Finance, Investment, and Audit Committee and to the Board of Trustees that they approve a FY18 Plant Budget that provides funds for these Priority A projects.

RATIONALE:

The Committee on Buildings and Grounds is charged with the responsibility to establish priorities for capital projects. These priorities are forwarded to the Finance, Investment, and Audit Committee for funding consideration. Pending action of the Finance, Investment, and Audit Committee on May 1, 2017, the amount of funding available for the FY18 Plant Budget is expected to be \$1.33M.

The sole source of funding comes from the student facility fee. The total revenues for the FY18 Student Facility Fee are based on a budgeted enrollment of 1,497 students.

Background information is attached for information purposes. Included is a description of each Priority A project, a list of potential miscellaneous projects, and a summary of plant budget expenditures through March 31, 2017.

**ST. MARY’S COLLEGE OF MARYLAND
 FY18 PLANT PROJECT SUMMARY
 PRIORITY A PROJECTS LIST**

	Estimated Cost
Major Capital Projects	
Miscellaneous Capital Projects less than \$200,000	\$ 60,000
<i>Subtotal</i>	\$ 60,000
Maintenance and Repair	
Miscellaneous Maintenance and Repair Projects less than \$200,000	\$ 616,000
<i>Subtotal</i>	\$ 616,000
Program Support	
Miscellaneous Projects less than \$200,000	\$ 307,827
<i>Subtotal</i>	\$ 307,827
Residence Hall Renewal Program	
Caroline – New Furniture	\$ 280,000
Miscellaneous Residence Hall Projects less than \$200,000	\$ 70,000
<i>Subtotal</i>	\$ 350,000
FY18 PRIORITY A PROJECTS	\$1,333,827

PRIORTIY A PROJECTS

Project: Miscellaneous Capital Projects **Amount:** \$ 60,000
Scope: Various capital projects on campus.
(See attached list of tentative projects)

MAINTENANCE AND REPAIR:

Project: Miscellaneous Maintenance and Repair Projects **Amount:** \$ 616,000
Scope: Various maintenance and repair projects on campus.
(See attached list of tentative projects)

PROGRAM SUPPORT:

Project: Miscellaneous Enhancement Projects **Amount:** \$ 307,827
Scope: Various enhancement projects on campus.
(See attached list of tentative projects.)

MAJOR RESIDENCE HALL RENEWAL PROJECTS:

Project: Caroline Hall Furniture Replacement **Amount:** \$ 280,000
Scope: Provide funding to replace furniture in Caroline Hall. The current furniture is 25 years old and shows sufficient signs of aging.

RESIDENCE HALL RENEWAL PROGRAM:

Project: Miscellaneous Residence Hall Renewal Projects **Amount:** \$ 70,000
Scope: Various Residence Hall projects.
(See attached list of tentative projects.)

**ST. MARY'S COLLEGE OF MARYLAND
 FY18 PLANT PROJECT SUMMARY
 TENTATIVE MISCELLANEOUS PROJECTS**

The following provides a list of miscellaneous projects that represents preliminary planning for funding within the FY18 plant budget. Implementation of specific projects is subject to change in the event of unforeseen circumstances.

PROJECT	ESTIMATED COST
CAPITAL PROJECTS	
Faculty/Staff Housing Programming	40,000
Bike Trail - Concept Study	20,000
TOTAL COST OF CAPITAL PROJECTS	60,000
MAINTENANCE & REPAIR	
Miscellaneous maintenance and repair projects - unknown	51,000
Plant Contingency	70,000
Campus Wide - Slate roof repairs	20,000
Campus Wide - Building Automation Commissioning	25,000
Aquatic Center - Replace black rubber mats with new mats or permanent non-slip surface	135,000
Campus Center - Chiller Study	50,000
Campus Painting (Campus Center; Kent Hall, Library; Monty Hall)	80,000
Goodpaster Hall - Air Handling System Balancing	20,000
Goodpaster Hall - Replace rusted fume cabinets	30,000
Library - Egress Stairwell Code Improvements	45,000
Library - Replace 3rd Floor carpeting	14,000
Montgomery Hall - Install Monty Piano Climate Control	10,000
Muldoon River Center - Replace Front Door Closures	15,000
Schaefer Hall - DI Water System Replacement	11,000
Schaefer Hall - SH 106 Renovation Project	40,000
TOTAL COST OF MAINTENANCE AND REPAIR PROJECTS	616,000
PROGRAM SUPPORT - ACADEMIC AFFAIRS	
Classroom Improvements - for Strategic Plan Initiatives	30,000
Library - Annex - Refurbish LI 112	20,000
Margaret Brent Hall - Replace chairs in MB 109	15,000
Montgomery Hall - MH 132 or 129 - Purchase & Install spray booth	6,000
Montgomery Hall - Soundproofing MH 102D	15,000
Schaefer Hall - SH 124 - Hazardous Waste Accumulation area add ventilation	5,000
Schaefer Hall - SH 151 Install High Density Storage	85,000
Schaefer Hall - SH 253 Renovation	10,000
TOTAL COST OF ACADEMIC AFFAIRS PROJECTS	186,000

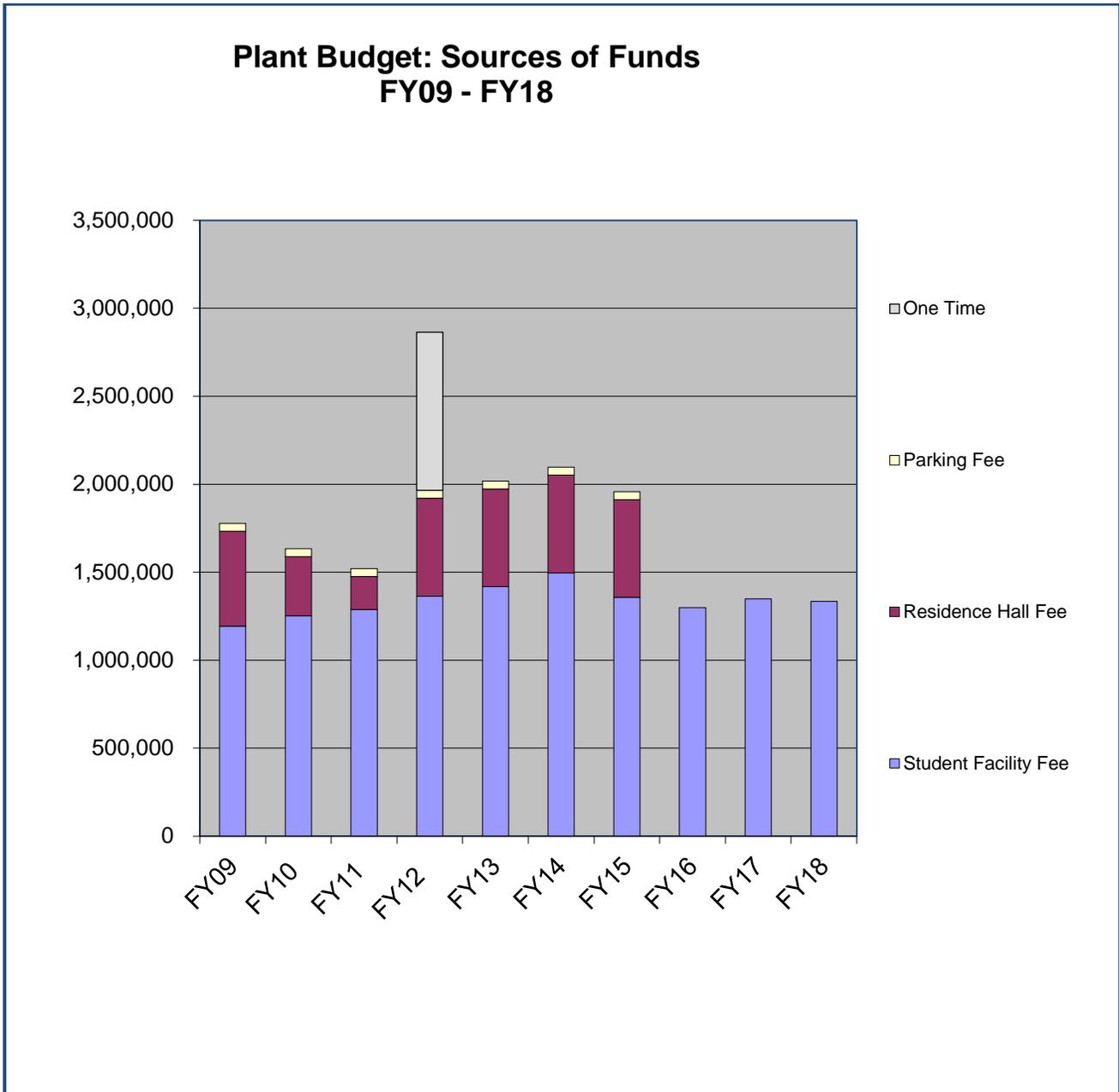
II.B.

PROJECT	ESTIMATED COST
<u>PROGRAM SUPPORT - STUDENT AFFAIRS</u>	
Chance Hall - Sound abatement for therapy offices	5,000
Campus Center - First floor upholstered furniture replacement	5,000
TOTAL COST OF STUDENT AFFAIRS PROJECTS	10,000
<u>PROGRAM SUPPORT - BUSINESS AND FINANCE PROJECTS</u>	
Misc. Enhancements - unknown	20,000
River Center - Modify existing and add additional electrical outlets on piers	4,000
TOTAL COST OF BUSINESS AND FINANCE PROJECTS	24,000
<u>PROGRAM SUPPORT - ADVANCEMENT PROJECTS</u>	
DPC - Create on campus storage	8,000
TOTAL COST OF ADVANCEMENT PROJECTS	8,000
<u>PROGRAM SUPPORT - ENROLLMENT MANAGEMENT</u>	
Admissions - Re-upholstery of furniture in living room and sunroom	15,000
TOTAL COST OF ENROLLMENT MANAGEMENT PROJECTS	15,000
<u>CAMPUS IMPROVEMENT PROJECTS</u>	
Miscellaneous site improvements projects - unknown	24,827
Grounds - Queen Anne - Replace asphalt walk east of Queen Anne	10,000
Grounds - Removal of Willow Oak Tree	30,000
TOTAL COST OF CAMPUS IMPROVEMENT PROJECTS	64,827
<u>RESIDENCE HALL RENEWAL PROGRAM</u>	
Miscellaneous residence hall repairs	20,000
ADA Units - Add bed shakers & Strobes	5,000
Caroline - Replace existing furniture with new furniture	280,000
Townhouses and Crescents - Re-Key to BEST lock or electronic locks	15,000
Traditional Halls - Refurbishment & Renovation front and back apartments	25,000
Waring Commons - ADA Upgrade	5,000
TOTAL COST OF RESIDENCE HALL PROJECTS	350,000

II.B.

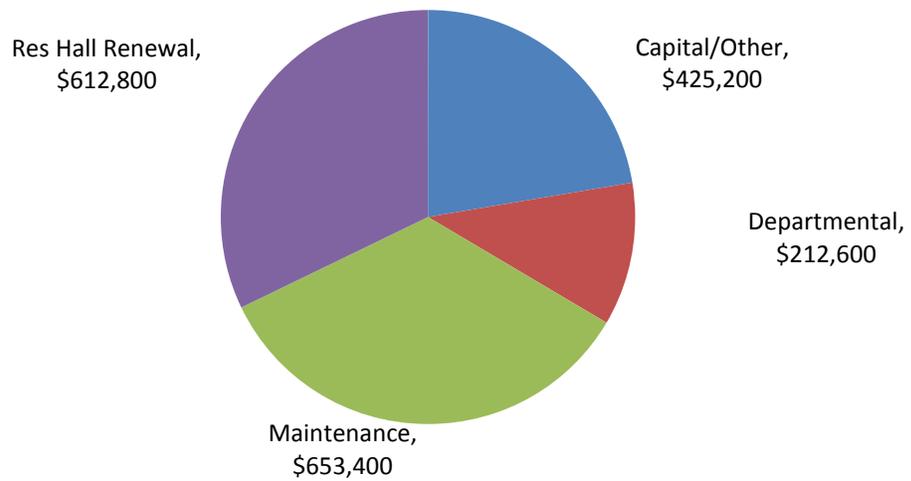
PLANT PROJECT EXPENDITURE SUMMARY
Cumulative Project Budgets and Expenditures through March 31, 2017

Project	Budget	Expenditures	Commitments	Balance
Active Capital Projects > \$200,000				
Misc Maint & Repair	508,674	202,115	177,267	129,292
Misc Small Enhancements	204,631	128,322	72,171	4,139
Misc Residence Hall Projects	461,693	228,376	218,912	14,405
AA Hall Replacement - Misc	235,898	86,958	7,954	140,985
Cobb House Renovation	220,000	2,486	204,934	12,580
Total Projects < \$200,000	979,097	96,709	128,904	753,484
Total Projects	2,609,993	744,966	810,143	1,054,884



Note: The transfer to plant in the amount of \$600K no longer exists. In FY16 the transfer was reduced by \$200K as part of the College wide budget reduction process. The remaining \$400K was allocated (budgeted) to institutional debt service to pay for the Residence Hall Renewal Loan that was taken to advance maintenance projects in the residence halls.

Average Plant Budget Funding FY13 - FY17



**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
COMMITTEE ON BUILDING AND GROUNDS
MEETING OF MAY 12, 2017
ACTION ITEM II.C.**

FY19-FY23 STATE CAPITAL BUDGET PROPOSAL

RECOMMENDED ACTION

The Buildings and Grounds Committee recommends approval by the Finance, Investment and Audit Committee and the Board of Trustees of St. Mary's College of Maryland of the attached FY19–FY23 State Capital Budget Proposal. The proposed FY19-FY23 State funded capital budget is a continuation of the current capital budget and includes the New Academic Building and Auditorium (inclusive of the Jamie L. Roberts Stadium) and various Campus Infrastructure Improvements.

RATIONALE

The attached chart summarizes our FY19–FY23 State Capital Budget proposal and compares it to the Governor's 5-year Capital Improvement Plan dated January 2017.

New Academic Building and Auditorium

The project constructs a new academic building to house music, educational studies, study space, and a 700-seat auditorium. Relocating Music and Educational Studies departments will enable the College to reallocate vacated space to the arts (Montgomery) and the sciences (Goodpaster). The new study space will provide a contemporary "Learning Commons" for student collaboration and research. The auditorium will provide an appropriately sized facility for concerts, lectures, and other uses which cannot now occur for lack of a suitable facility.

This project requires the relocation of athletic fields to clear the site for the new building. The new athletic field's component of the project includes a new grass playing field and a new artificial turf field with a running track. Support facilities include seating for 1,600 spectators (800 per field), team rooms, concessions, press box, parking for 75 cars.

The total estimated cost for this project is \$76M with the College providing \$2.5M in FY19. The State has appropriated \$ 11.6M to date for design and construction of Jamie L. Roberts Stadium and preliminary design of the New Academic Building. The College has completed its fund raising requirements. The FY19 proposal includes \$ 3.0M for continued design of the New Academic Building.

Campus Infrastructure Improvements

This project will provide infrastructure improvements in multiple phases to include improvements to pedestrian safety (funded in FY17), building HVAC systems, building envelopes, and campus roadways. The Governor's Capital Improvement Plan includes \$13.1M from FY18 through FY22. The FY19 proposal includes \$2.4M to replace the windows in Calvert Hall, Storm Water and Living Shoreline improvements, replacement of the controls in the Library, and repair roads on campus.

STATE CAPITAL INFRASTRUCTURE PROJECT

Calvert Hall Window Replacement		
Library HVAC Control Replacement		
Repair Campus Roads Phase I		
Storm Water and Living Shoreline Improvements	FY19	\$ 2.4M
Replacement Calvert Hall HVAC		
Montgomery Hall HVAC Control Upgrade		
Montgomery Hall Window & Door Replacement		
Schaefer Hall Membrane Roof Replacement	FY20	\$ 3.0M
Replacement of O'Brien ARC Roof		
Replacement of Montgomery Hall Air Handler		
Replacement of Schaefer Hall Chiller		
North Campus Nodal Loop Expansion		
Montgomery Hall Elevator Replacement		
Repair Campus Roads Phase II		
Automated Door Security Upgrades	FY21	\$ 4.3M
Athletic Center HVAC Equipment		
Library <u>Roof Replacement</u>		
Montgomery Hall Underground Storage Tank		
Dorchester Circle Storm Water Drainage	FY22	\$ 3.4M
TOTAL FUNDING		\$13.1M

FY19 – FY23 College Capital Budget Request

III.C.

	College Request FY19 –FY23	Governor's 5-Year Budget Plan FY19 – FY22
New Academic Building and Auditorium		
•Design	FY19-FY21 \$ 3.8 million	FY19-FY21 \$ 4.7 million
•Construction	FY19- FY22 \$54.6 million	FY19- FY22 \$54.6 million
•Equipment	FY19- FY21 \$ 2.1 million	FY19- FY21 \$ 2.1 million
•College match - completed FY17		
Campus Infrastructure Improvements		
•Design (phased)	FY19-FY22 \$ 1.4 million	FY18-FY22 \$ 1.4 million
•Construction (phased)	FY19- FY22 \$ 11.7 million	FY18-FY22 \$11.7 million

Values presented are approximate

**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017
ACTION ITEM II.D.**

ANNUAL FACILITIES CONDITION REPORT APPROVAL

RECOMMENDED ACTION:

The Committee on Buildings and Grounds recommends approval by the Board of Trustees of the Annual Facilities Condition Report (attached).

RATIONALE:

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 attached annual report to the Board for approval.

**ST. MARY’S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017**

ACTION ITEM I.I.D.

ANNUAL FACILITIES CONDITION REPORT

The attached report provides summary information for each building and major infrastructure asset on campus. The format is as follows:

<u>Building</u>	<u>Year Built (Year Renovated)</u>	<u>Net Assignable Square Feet</u>
<u>Function:</u> A brief description of the building use.		
<u>Condition:</u> (FCI) ¹ A brief description of recent improvements and current maintenance issues	<u>Deferred Cost:</u> estimated value of deferred Maintenance ²	
<u>Future:</u> A brief description of recommended projects and/or major changes to the facility		

Also attached to this report are a variety of charts and other information related to the condition of the Physical Plant:

- a. Facility List of Campus Buildings
- b. Building Age
- c. Inventory of Existing Buildings – sorted by Facility Condition Index (FCI)
- d. Top Ten Highest FCI
- e. Top Ten Deferred Cost
- f. Condition of the Physical Plant – Trends
- g. Deferred Maintenance Projections – 2015 through 2034
- h. Deferred Maintenance Projections – Current Reinvestment Levels

Note 1: Facilities Condition Index:

The Facilities Condition Index (FCI) is a comparative indicator of the relative condition of facilities. The FCI is expressed as a ratio of the cost of maintenance deficiencies to the current replacement value.

$$FCI = (\text{deferred maintenance cost} \div \text{building replacement cost}) \times 100$$

Note 2: Deferred Maintenance Costs:

The total dollar amount of existing major maintenance repairs and replacements, identified by a comprehensive facilities condition audit of buildings, grounds, and infrastructure needs. It does not include projected maintenance and replacements or other types of work, such as program improvements or new construction; these items are viewed as separate capital needs.

**ST. MARY’S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017
ACTION ITEM I.D.**

ANNUAL REPORT ON THE CONDITION OF CAMPUS FACILITIES

- 1. *St. Mary’s Hall* *1906 (1994)* *3,227 NASF***

Function: Small auditorium seating 216. The facility primarily supports music events and lectures.

Condition: Fair (FCI = 8.5%) Deferred Cost: \$181K

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.

Future: Seating re-upholstery to be addressed through maintenance initiatives and window replacements to be addressed through the plant budget.

- 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.

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

No work in the last five years.

Future: No future work is currently planned.

- 3. *May Russell Lodge* *1909* *1,422 NASF***

Function: Guest lodging and meeting facility.

Condition: Good (FCI = 1.6%) Deferred Cost: \$9K

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

Future: Porch repairs will be needed in the future.

4. Calvert Hall 1924 (1987) 16,428 NASF

Function: Administrative offices on the main (1st) and second floors. The ground floor (basement) was renovated in 2012 and houses a classroom, archives and offices for members of Planning and Facilities and two faculty members.

Condition: Fair (FCI = 9.7%) Deferred Cost: \$1,508K

Windows, doors, heating systems, finishes, masonry, and electrical systems are all in deteriorated condition. Floor tiles in both stair towers were replaced in 2013. Doors and asbestos floor tiles on the 2nd and 3rd floors are in need of replacement. Bathroom facilities on the 2nd and 3rd floors are in need of renovation. There remains a need for Americans with Disabilities Act (ADA) access to the classroom on the basement level. Both north and south porch roofs and substrates were renovated in 2013. Exterior brick, fascia and window trims were painted and fire doors on the 1st floor were replaced in 2014. 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. The third floor is not in use at this time. In 2017 replacement of 3.5 ton split system that services a portion of the first floor was replaced.

Future: The building will at some point require a complete renovation. No specific plans have been developed at this point. The State Infrastructure Improvements Capital Project will fund the replacement of the windows (FY19) and the HVAC system (FY20).

5. Lucille Clifton House (White House) 1928 (2017) 1,233 NASF

Function: The facility is currently occupied by Diversity and Inclusion and Title IX offices.

Condition: Good (FCI = 3.7%) Deferred Cost: \$10K

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.

Future: No future work is currently planned.

6. Admissions 1936 (1986) 2,032 NASF

Function: Offices and support space.

Condition: Good (FCI = 4.1%) Deferred Cost: \$68K

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.

Future: A complete cleanout and renovation of the basement is recommended. Planned re-upholstery of living room and sunroom furniture. Refurbishment of window frames and associated trim and seals are needed.

7. Kent Hall **1940 (1998)** **11,668 NASF**

Function: Office and instructional space for the departments of history, economics, sociology, anthropology, and political science.

Condition: Good (FCI = 0.06%) Deferred Cost: \$67K

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 in the near future.

Future: Replacement of the classroom carpets and Vinyl Composition Tile (VCT) on the 1st floor to be addressed through the plant budget.

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

Function: currently vacant to include Alumni Affairs in the future.

Condition: Fair (FCI = 9.2%) Deferred Cost: \$146K

The building is currently undergoing a partial interior finish upgrade, roof replacement, addition of entry vestibule and deck, and ADA improvements. 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.

Future: Current renovation aside, there is no future work planned.

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

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

Condition: Good (FCI = 0.6%) Deferred Cost: \$11K

Future: No future work is currently planned.

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

Function: Female traditional residence hall.

Condition: Good (FCI = 2.1%) Deferred Cost: \$369K

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.

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.

11. *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 = 0.5%) Deferred Cost: \$150K

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 controllers for the building air handlers are in need of an upgrade. The loading dock concrete deck and block walls showed deterioration at various joints and were repaired in 2014. Repairs to the flat roof were completed in 2014; however an inspection report completed in 2013 suggest a replacement will be needed in the next few years. 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.

Future: Common area painting planned for 2018

12. *Library* *1968 (1990)* *38,006 NASF*

Function: This facility includes the library, media services, a writing center, and the office of information technology.

Condition: Fair (FCI = 5.8%) Deferred Cost: \$2,031K

In 2017 the building Fire Alarm system & Air Handler 5 was replaced. Lighting and bathroom fixture upgrades under the campus energy performance contract were completed in 2006 and a new boiler installation was completed in 2007. Repairs to the copper roof were completed in 2007. The built up roofing systems are approaching the end of their

15. Michael P. O'Brien Athletic and Recreation Center 1968 (2005) 81,680 NASF

Function: Athletic and recreational facility.

Condition: Fair (FCI = 6.4%) Deferred Cost: \$2,226K

The Pool filtration system was repaired and main arena floor resurfaced. The tennis courts were resurfaced in 2013 with minor repairs completed in 2015. 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 is in need of replacement. The recreation court floors need to be repainted and resealed. Bleachers in the recreation gym are in fair condition. Portions of the original building that were not re-roofed during the 2005 expansion project will have to be replaced in 2-4 years. A feasibility study to add air-conditioning to the recreational gym was completed in 2011. An upgrade of select HVAC equipment and controls is needed

Future: A project to install a slip resistant coating on pool deck is scheduled for completion in 2017. The old gym roof will be replaced in FY21. Additionally, Pool Pak ventilation system and overall building controls will be replaced in FY22. These projects will be funded by the State Infrastructure Improvements Capital Project. All other deficiencies will be addressed under the plant budget

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

Function: College Wellness Center.

Condition: Good (FCI = 3.6%) Deferred Cost: \$50K

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

Future: Renovation to provide a handicapped accessible bathroom is approved for State funding in 2017 under the program Access Maryland. All other deficiencies will be considered through the plant budget.

17. Caroline Hall 1970 (1987) 24,829 NASF

Function: Co-ed traditional residence hall.

Condition: Good (FCI = 1.5%) Deferred Cost: \$303K

Replacement of the underground fuel tank, lighting, and bathroom upgrades under the campus energy performance contract, replacement of study room carpets, dormer painting,

Replacement of sculpture studio windows, exterior trim repair and painting was completed in 2014. Some carpets in faculty offices are in need of replacement. Given the building age, maintenance needs will grow over the next decade. Significant space shortages exist in all of the departments.

Future: The state-funded infrastructure improvements project will fund the replacement of the elevator in FY21, replacement of the windows and exterior doors in FY20, underground storage tank in FY22 and replacement of the HVAC controls in FY20. **The 2012-2027 draft Master Plan recommends renovation of the entire building for use by the Art and Art History Departments, Theater, Film, and Media Studies Department, and the English Department after the construction of the New Academic Building and Auditorium.**

20. *Greenhouse* 1986 320 NASF

Function: Greenhouse to support grounds.

Condition: Poor (FCI = 10.3%) Deferred Cost: \$5K

Building has not been used by the Grounds Department for many years now. The glass is broken in many places and the framing is deteriorated.

Future: is the greenhouse is to be demolished.

Townhouse Green

21. *E.D. Harrington* 1987 4,816 NASF

Condition: Good (FCI = 0.2%) Deferred Cost: \$5K

22. *G. Boone* 1987 4,128 NASF

Condition: Good (FCI = 0.2%) Deferred Cost: \$5K

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

Condition: Good (FCI = 2.2%) Deferred Cost: \$77K

24. *M.W. Dodge* 1987 5,712 NASF

Condition: Good (FCI = 2.7%) Deferred Cost: \$80K

25. *A.B. Morsell* 1987 4,180 NASF

Condition: Good (FCI = 3.4%) Deferred Cost: \$87K

26. *B. Trueschler* 1987 4,128 NASF

Condition: Good (FCI = 2.9%) Deferred Cost: \$62K

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

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

Condition: Good (FCI = 0.4%) Deferred Cost: \$156K

Future: No future work is currently planned.

36. *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: \$0

Future: No future work is currently planned.

37. *Goodpaster Hall* *2008* *32,239 NASF*

Function: Multi-use facility includes classrooms, offices, and laboratories for the departments of chemistry, educational studies, and psychology.

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

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 is in need of replacement. Some building walls have leaked in prolonged wind driven rains. The Department of General Services pursued the repairs to faulty wall flashings with the contractor which was completed in summer of 2015.

Future: **The draft 2012-2027 Master Plan recommends that the Educational Studies Department be relocated to the New Academic Building and Auditorium, and that the vacated space be converted to laboratory space.**

38. *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 = 0.0%) Deferred Cost: \$0

Future: No future work is currently planned.

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.

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

Future: Replacement of existing door systems will be completed in 2018.

40. *Rowing Center* 2008 2,628 NASF

Function: Storage facility to house crew shells, kayaks, student water related clubs, and other recreational gear.

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

Future: No future work is currently planned.

41. *Artist House* 2,000 SF

Function: Houses visiting artists with a separate studio adjacent to the residence.

Condition: Good (FCI = 0.2%) Deferred Cost: \$663

Replacement of the roof and heating/cooling system should be considered in the near future.

Future: Replacement of the roof, windows, and HVAC system to be considered through the plant budget in next 3-5 years.

42. *Cawood House*

Function: Undetermined at this time – to be evaluated during master planning.

Condition: Poor (FCI = 30.5%) Deferred Cost: \$100K

Future: Disposition to be determined.

43. *Joint Storage Facility* 2011 7,200 SF

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

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

Future: No future work is currently planned.

Infrastructure

1. **Campus Sanitary Sewer System:** The system is in good condition. A rehabilitation project which included relining the piping was completed in 2006. The system is operated and maintained under an agreement with the Maryland Environmental Service.
2. **Campus Potable Water Distribution and Treatment System:** The system is in good condition. The water tower replacement was completed in 2005. The system is operated by the Maryland Environmental Service who is planning to expand the system in order to eliminate dead ends in the pipe runs. Rerouting and enlargement of a section of water main have been completed under the Anne Arundel Hall project.
3. **Campus Electrical Distribution System:** Ownership and responsibility to maintain the primary system transferred to SMECO in 2012. SMECO invested \$760K to upgrade the system.
4. **Campus Early Warning System:** Recommendation to integrate Blackboard for emergency communications was implemented in 2014.
5. **Roadways:** The state-funded infrastructure improvements project will fund a first and second phase of roadway repairs in FY19 & FY21. The Dorchester Circle storm water drainage in FY22 will also be funded through the state-funded infrastructure improvements project. The circle in front of DPC was repaired in 2013. A review is recommended of signage requirements on campus to determine adequacy and consistency.
6. **Sidewalks:** Installation of sidewalks along MD Rt. 5 was completed in 2015 from new Anne Arundel to St. John's pond. The second phase of MD Rt. 5 sidewalks will be completed in 2018 and will extend the side walk from St. John's pond to North Field. Various sections of concrete and asphalt walkways on campus are in need of repair. It is recommended that damaged sections be replaced with brick.

Facility List

5/2/2017

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility Number	Facility Name	Gross SF	Year Built	Category
01	St. Mary's Hall	4,712	1906	General Support
02	St. Mary's Hall Annex	451	1907	General Support
03	May Russell Lodge	1,931	1909	General Support
04	Calvert Hall	28,488	1924	Mixed Use
05	Lucille Clifton House	1,351	1928	Administrative
06	Admissions	4,324	1936	Administrative
07	Kent Hall	21,900	1940	Academic
08	Cobb House	4,567	1948	Academic
09	Margaret Brent Hall	4,510	1950	Academic
10	Anne Arundel Hall	39,000	2016	Academic
11	Queen Anne Hall	33,681	1965	Housing
12	Campus Center	48,070	1966	Auxiliary
13	Library	60,641	1968	Academic
14	Dorchester Hall	33,681	1968	Housing
15	Maintenance	12,379	1968	General Support
16	Michael P. O'Brien ARC	103,900	1968	Athletic
16b	Field House	375	1970	Athletic
17	Ethel Chance	3,525	1968	General Support
18	Caroline Hall	33,681	1970	Housing
19	Prince George Hall	33,681	1970	Housing
20	Montgomery Hall	67,157	1979	Academic

Facility List

5/2/2017

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility Number	Facility Name	Gross SF	Year Built	Category
21	Greenhouse	320	1986	General Support
22	E.D. Harrington	7,713	1987	Housing
23	G. Boone	6,636	1987	Housing
24	H.L. Dodge	9,092	1987	Housing
25	M.W. Dodge	9,092	1987	Housing
26	A.B. Morsell	6,698	1987	Housing
27	B. Trueschler	6,636	1987	Housing
28	Daugherty-Palmer Commons	4,998	1987	General Support
29	Admissions Annex	868	1992	Administrative
30	Schaefer Hall	58,176	1993	Academic
31	Townhouse Crescent	44,880	1994	Housing
32	Lewis Quad - West	14,481	2001	Housing
33	Lewis Quad - North	12,546	2001	Housing
34	Lewis Quad - East	14,481	2001	Housing
35	Lewis Quad - Commons	5,239	2001	Housing
36A	Waring A - Commons	2,236	2003	Housing
36B	Waring B - Units 1-8	9,430	2003	Housing
36C	Waring C - Units 13-20	10,700	2003	Housing
36D	Waring D - Units 21-25	9,660	2003	Housing
36E	Waring E - Units 9-12	4,800	2003	Housing
36F	Waring F - Units 26-33	10,650	2003	Housing

Facility List

5/2/2017

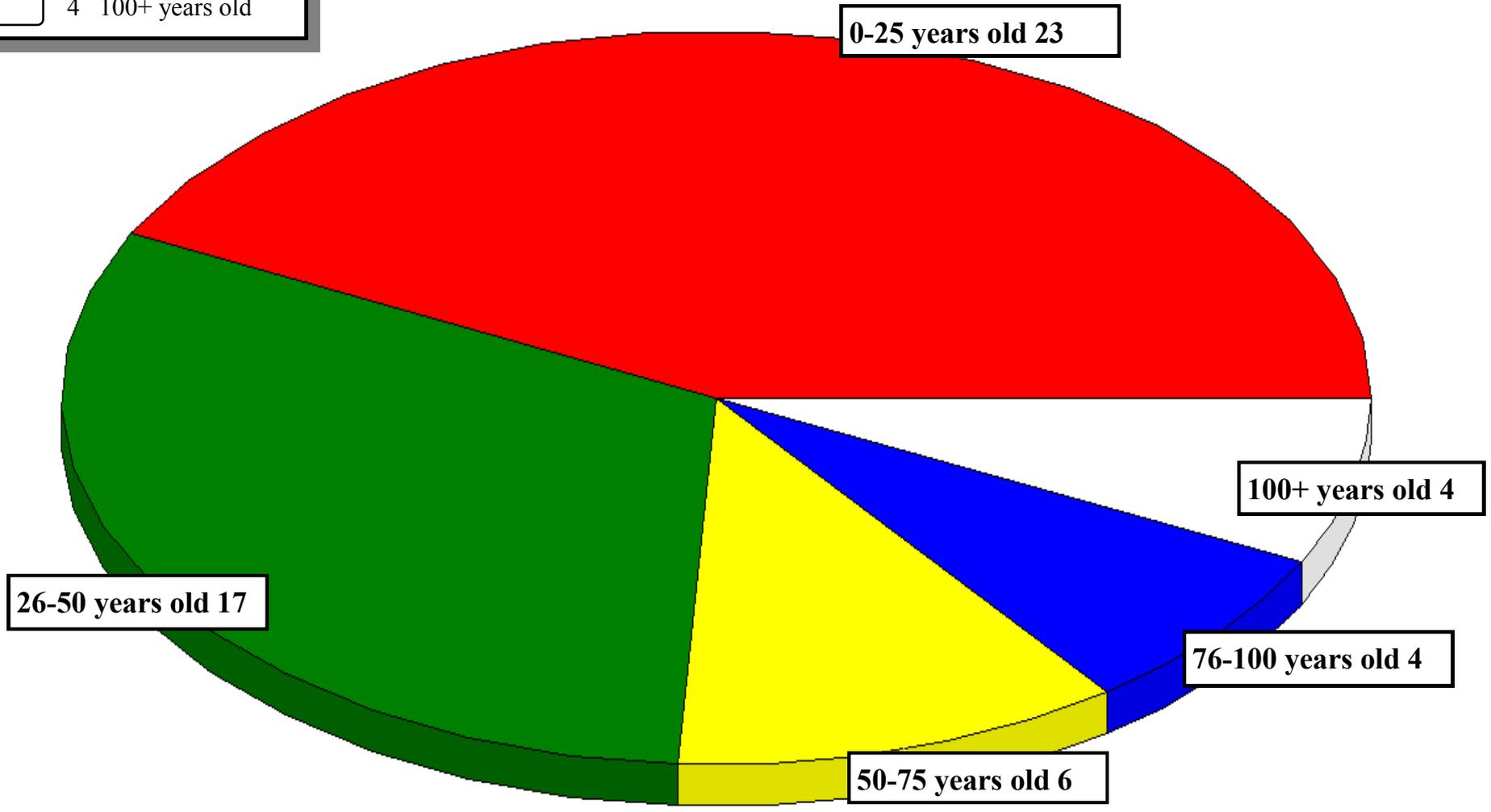
Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility Number	Facility Name	Gross SF	Year Built	Category
36G	Waring G - Units 34-37	5,380	2003	Housing
36H	Waring H - Units 38-49	16,880	2003	Housing
37A	Waring I - Units 50-57	11,080	2007	Housing
37B	Waring J - Units 58-63	8,120	2007	Housing
38	Goodpaster Hall	57,289	2007	Academic
39	Muldoon River Center	11,181	2008	Mixed Use
40	Rowing Center	2,925	2007	Athletic
41	Glendening Hall	26,754	2008	Administrative
42	Artist House	2,000	1960	Housing
43	Cawood	1,800	1950	Un-Occupied
44	Joint Storage Building	4,250	2011	General Support
INFRA	infrastructure	0	0	Other
Total		938,996		

Facilities Grouped By Age

	23	0-25 years old
	17	26-50 years old
	6	50-75 years old
	4	76-100 years old
	4	100+ years old

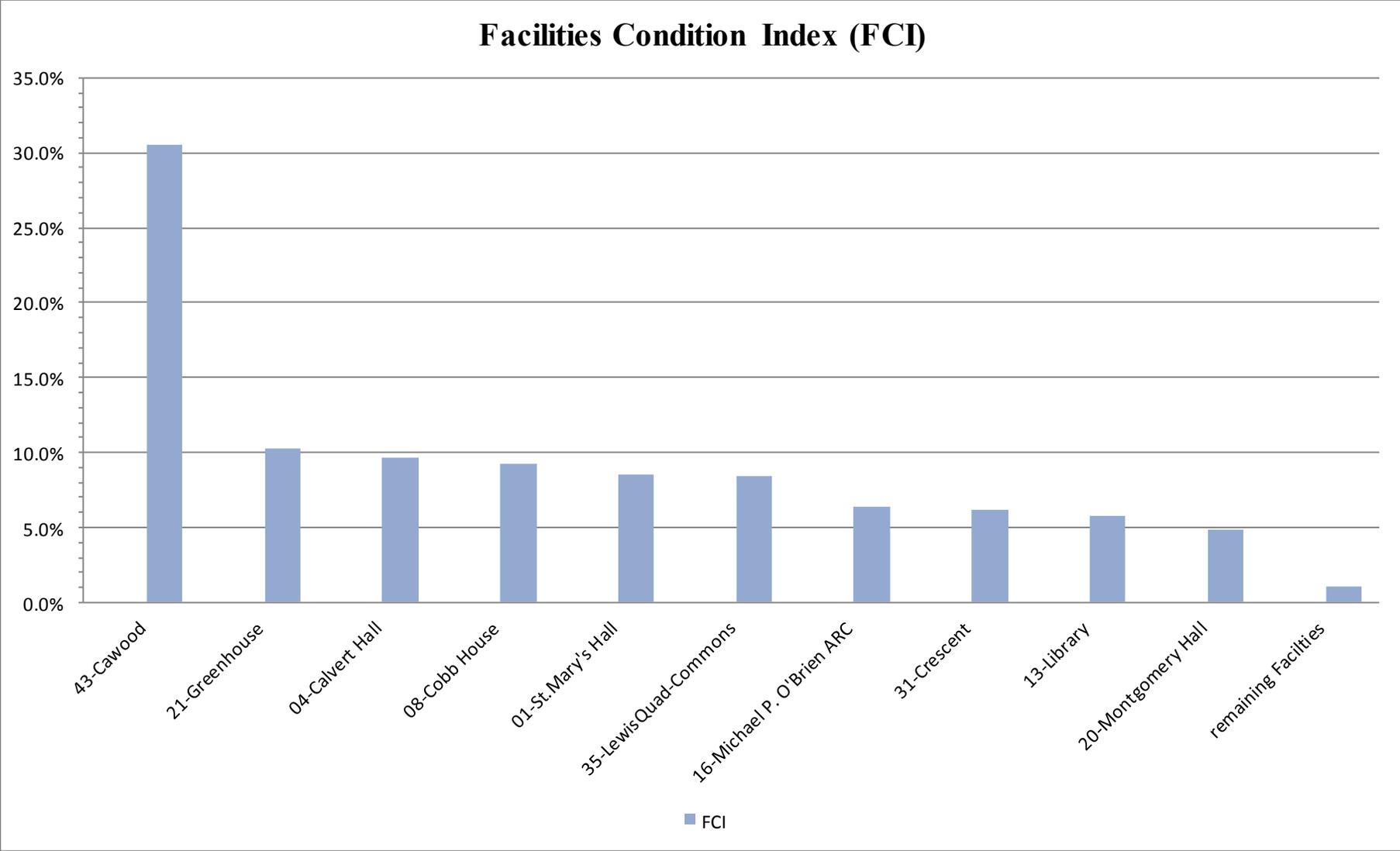


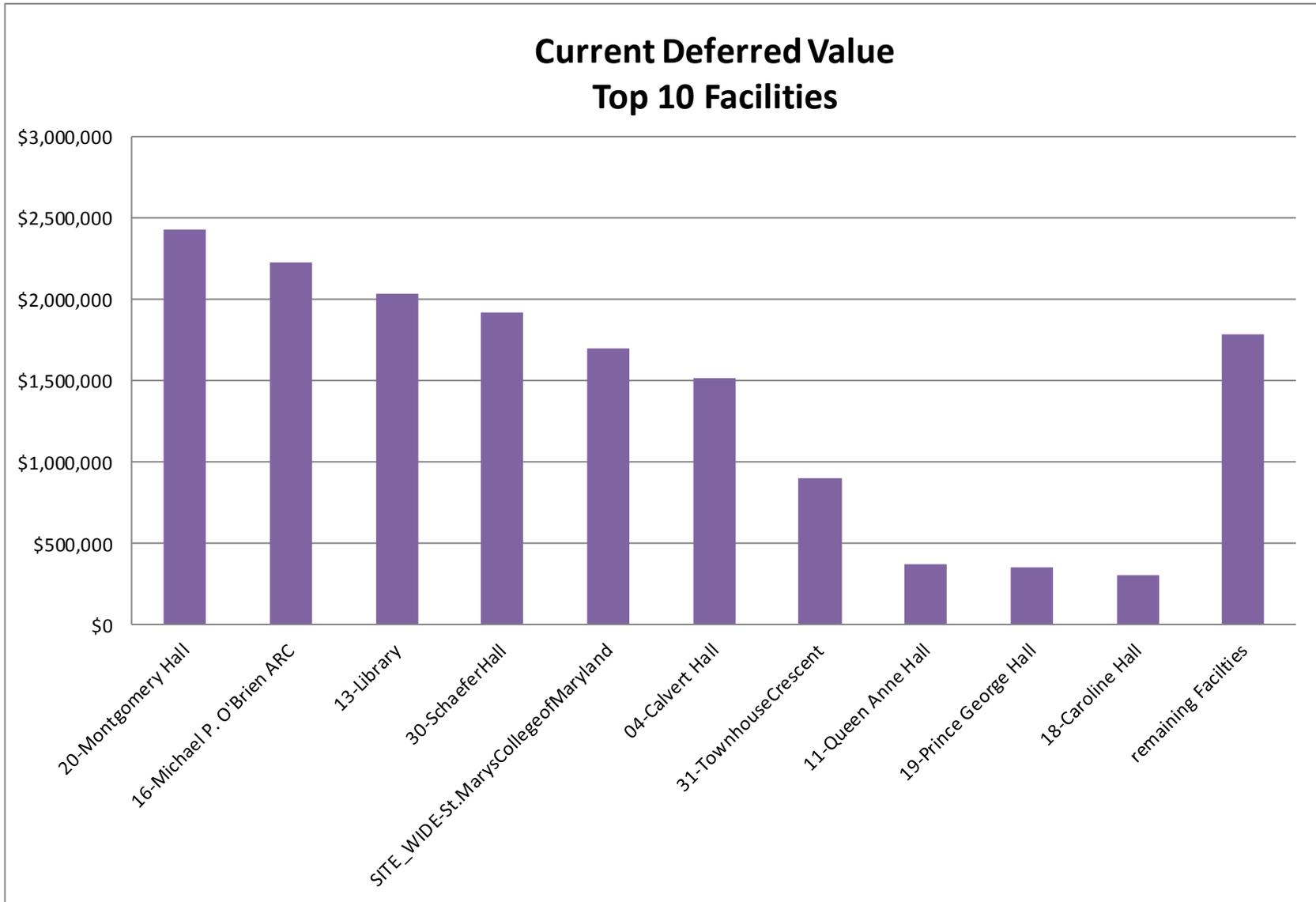
**Summary Data Sorted by FCI Value for
all Facilities
Current through 2017**

Facility	Replacement Value (RV)	Deferred Components (DC)	Selected Projects (SP)	Deferred Value	Facilities Condition Index (FCI)
43-Cawood	\$327,595	\$0	\$100,000	\$100,000	30.50%
21-Greenhouse	\$48,582	\$0	\$5,000	\$5,000	10.30%
04-Calvert Hall	\$15,607,068	\$283,808	\$1,224,000	\$1,507,808	9.70%
08-Cobb House	\$1,592,981	\$32,924	\$113,000	\$145,924	9.20%
01-St.Mary's Hall	\$2,125,911	\$125,684	\$55,000	\$180,684	8.50%
35-LewisQuad-Commons	\$1,688,493	\$2,159	\$140,000	\$142,159	8.40%
16-Michael P. O'Brien ARC	\$34,662,131	\$473,168	\$1,753,116	\$2,226,284	6.40%
31-TownhouseCrescent	\$14,464,510	\$404,359	\$490,000	\$894,359	6.20%
13-Library	\$35,174,563	\$636,723	\$1,394,190	\$2,030,913	5.80%
20-Montgomery Hall	\$50,923,179	\$1,812,039	\$614,121	\$2,426,160	4.80%
06-Admissions	\$1,639,602	\$67,721	\$0	\$67,721	4.10%
30-SchaeferHall	\$48,526,242	\$847,863	\$1,071,115	\$1,918,978	4.00%
05-Lucille Clifton House	\$278,662	\$10,423	\$0	\$10,423	3.70%
17-Ethel Chance	\$1,375,088	6,158	\$44,000	\$50,158	3.60%
26-A.B.Morsell	\$2,539,790	\$26,547	\$60,000	\$86,547	3.40%
27-B.Trueschler	\$2,138,736	\$2,406	\$60,000	\$62,406	2.90%
25-M.W.Dodge	\$2,930,288	\$19,635	\$60,000	\$79,635	2.70%
29-AdmissionsAnnex	\$279,750	\$7,411	\$0	\$7,411	2.60%
36A-WaringA-Commons	\$984,193	\$5,177	\$20,000	\$25,177	2.60%
15-Maintenance	\$3,191,986	\$70,511	\$0	\$70,511	2.20%
24-H.L.Dodge	\$3,447,562	\$17,246	\$60,000	\$77,246	2.20%
33-LewisQuad-North	\$4,043,488	\$22,790	\$65,000	\$87,790	2.20%
11-Queen Anne Hall	\$17,366,183	\$339,006	\$30,000	\$369,006	2.10%
19-Prince George Hall	\$17,366,183	326839	\$25,000	\$351,839	2.00%
32-LewisQuad-West	\$5,490,997	\$26,040	\$65,000	\$91,040	1.70%
34-LewisQuad-East	\$5,490,997	\$26,040	\$65,000	\$91,040	1.70%
03-May Russell Lodge	\$572,536	\$9,095	\$0	\$9,095	1.60%
18-Caroline Hall	\$20,432,821	278208	\$25,000	\$303,208	1.50%
28-Daugherty- PalmerCommons	\$2,652,936	\$6,239	\$20,000	\$26,239	1.00%
07-Kent Hall	\$11,856,734	\$62,805	\$4,000	\$66,805	0.60%
09-Margaret Brent Hall	\$1,860,496	\$0	\$11,000	\$11,000	0.60%

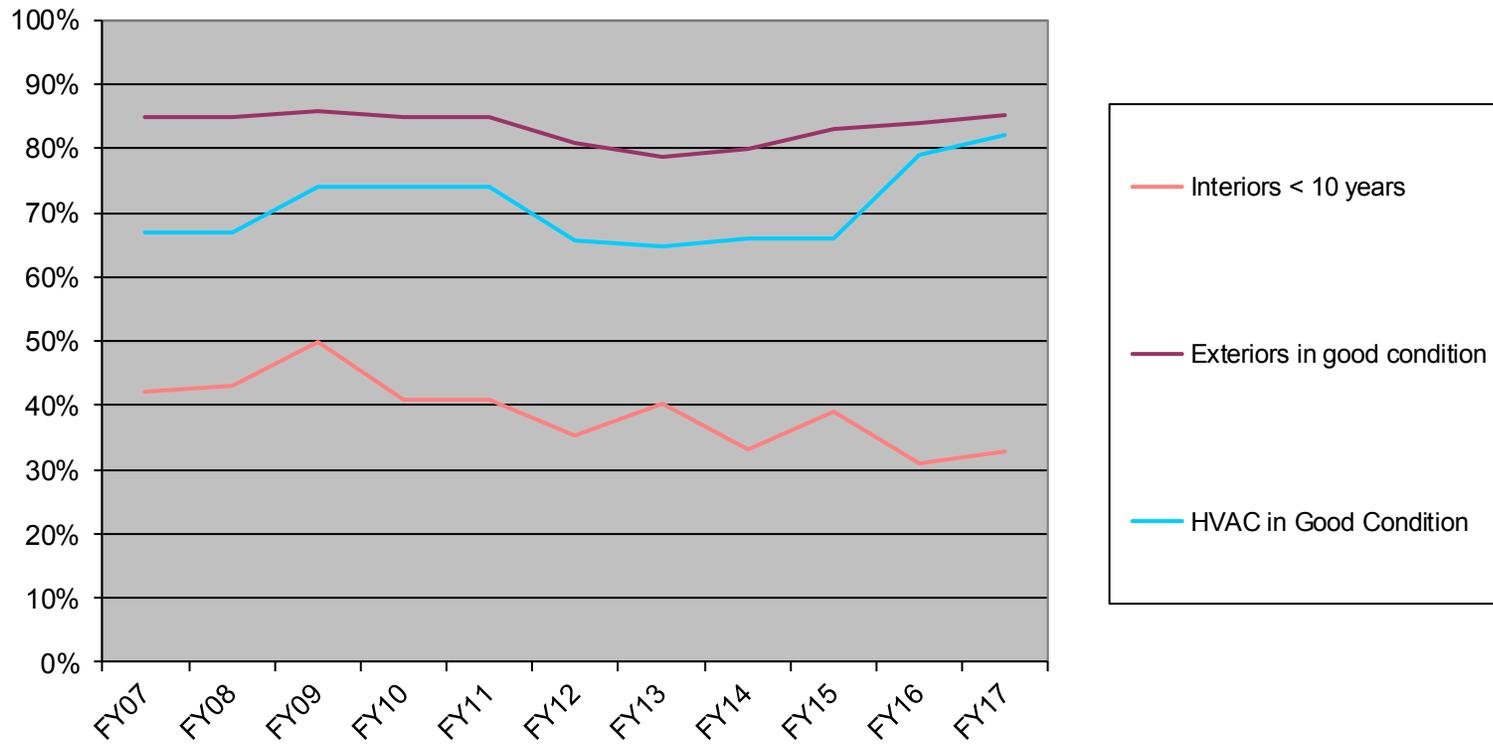
**Summary Data Sorted by FCI Value for
all Facilities
Current through 2017**

12-Campus Center	\$29,755,056	\$18,501	\$132,000	\$150,501	0.50%
14-Dorchester Hall	\$20,432,821	\$57,031	\$30,000	\$87,031	0.40%
22-E.D.Harrington	\$2,924,664	\$5,175	\$0	\$5,175	0.20%
23-G.Boone	\$2,138,736	\$5,166	\$0	\$5,166	0.20%
36E-WaringE-Units9-12	\$2,112,758	\$4,314	\$0	\$4,314	0.20%
42-ArtistHouse	\$311,995	\$663	\$0	\$663	0.20%
36C-WaringC-Units13-20	\$4,709,690	\$6,004	\$0	\$6,004	0.10%
36D-WaringD-Units21-25	\$4,251,925	\$5,585	\$0	\$5,585	0.10%
36B-WaringB-Units1-8	\$4,150,689	\$3,629	\$0	\$3,629	0.10%
36H-WaringH-Units38-49	\$7,429,865	\$8,000	\$0	\$8,000	0.10%
39-MuldoonRiverCenter	\$6,149,192	\$4,449	\$0	\$4,449	0.10%
36F-WaringF-Units26-33	\$4,687,682	\$3,909	\$0	\$3,909	0.10%
36G-WaringG-Units34-37	\$2,368,050	\$1,957	\$0	\$1,957	0.10%
02-St.Mary's Hall Annex	\$116,293	\$23	\$0	\$23	0.00%
10-Anne Arundel Hall	\$14,195,778	\$0	\$0	\$0	0.00%
16b-Field House	\$54,736	\$0	\$0	\$0	0.00%
38-GoodpasterHall	\$46,711,600	\$2,864	\$0	\$2,864	0.00%
41-GlendingHall	\$19,116,538	\$1,338	\$0	\$1,338	0.00%
37A-WaringI-Units50-57	\$4,146,029	\$554	\$0	\$554	0.00%
37B-WaringJ-Units58-63	\$3,038,425	\$406	\$0	\$406	0.00%
40-RowingCenter	\$647,459	\$0	\$0	\$0	0.00%
44-JointStorageBuilding	\$360,528	\$0	\$0	\$0	0.00%
INFRA-infrastructure	\$0	\$0	\$0	\$0	0.00%
SITE_WIDE- St.MarysCollegeofMaryland	\$0	\$0	\$1,696,433	\$1,696,433	0.00%
	490,563,197	6,078,592	\$9,331,975	\$15,410,567	

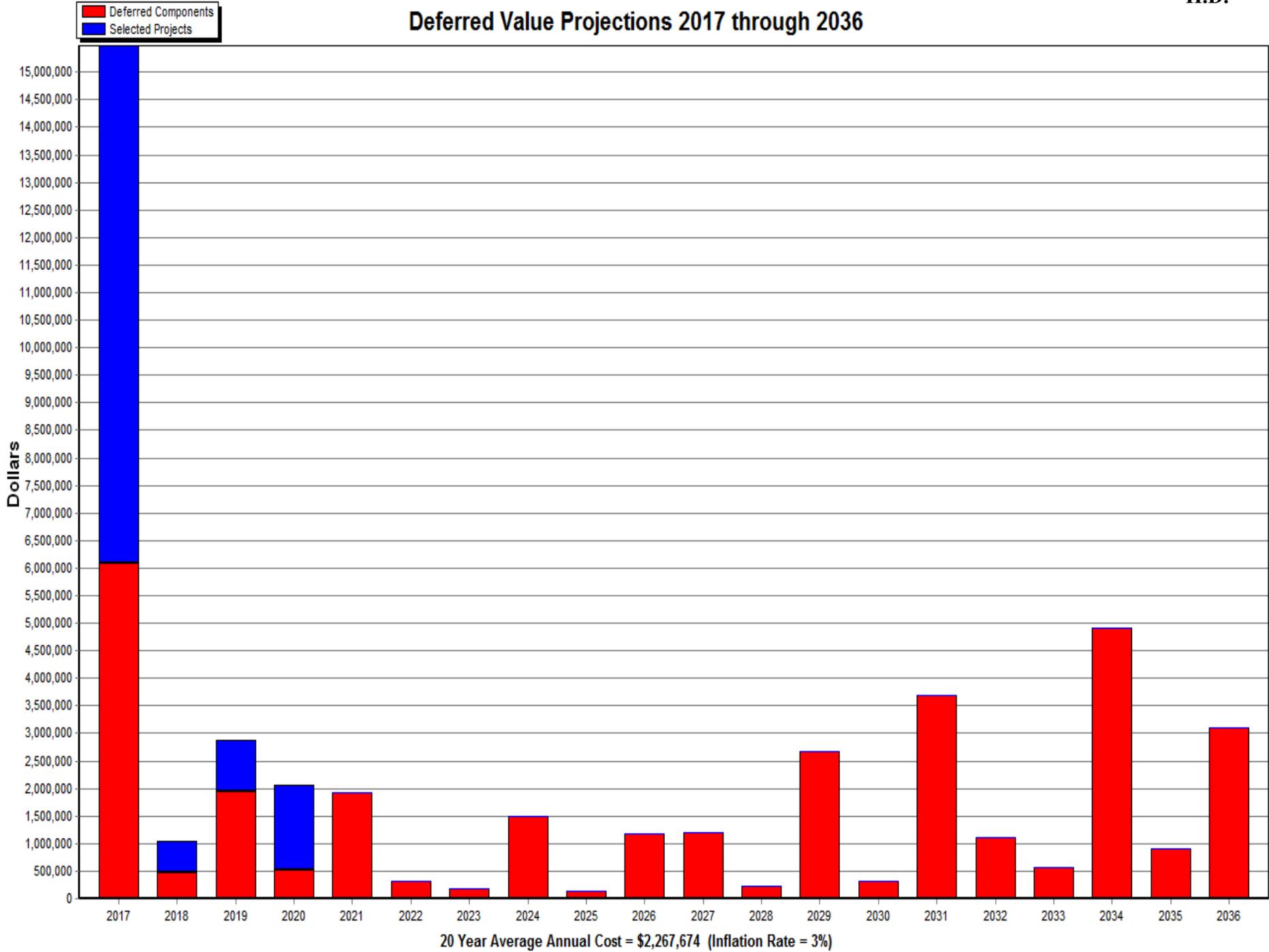




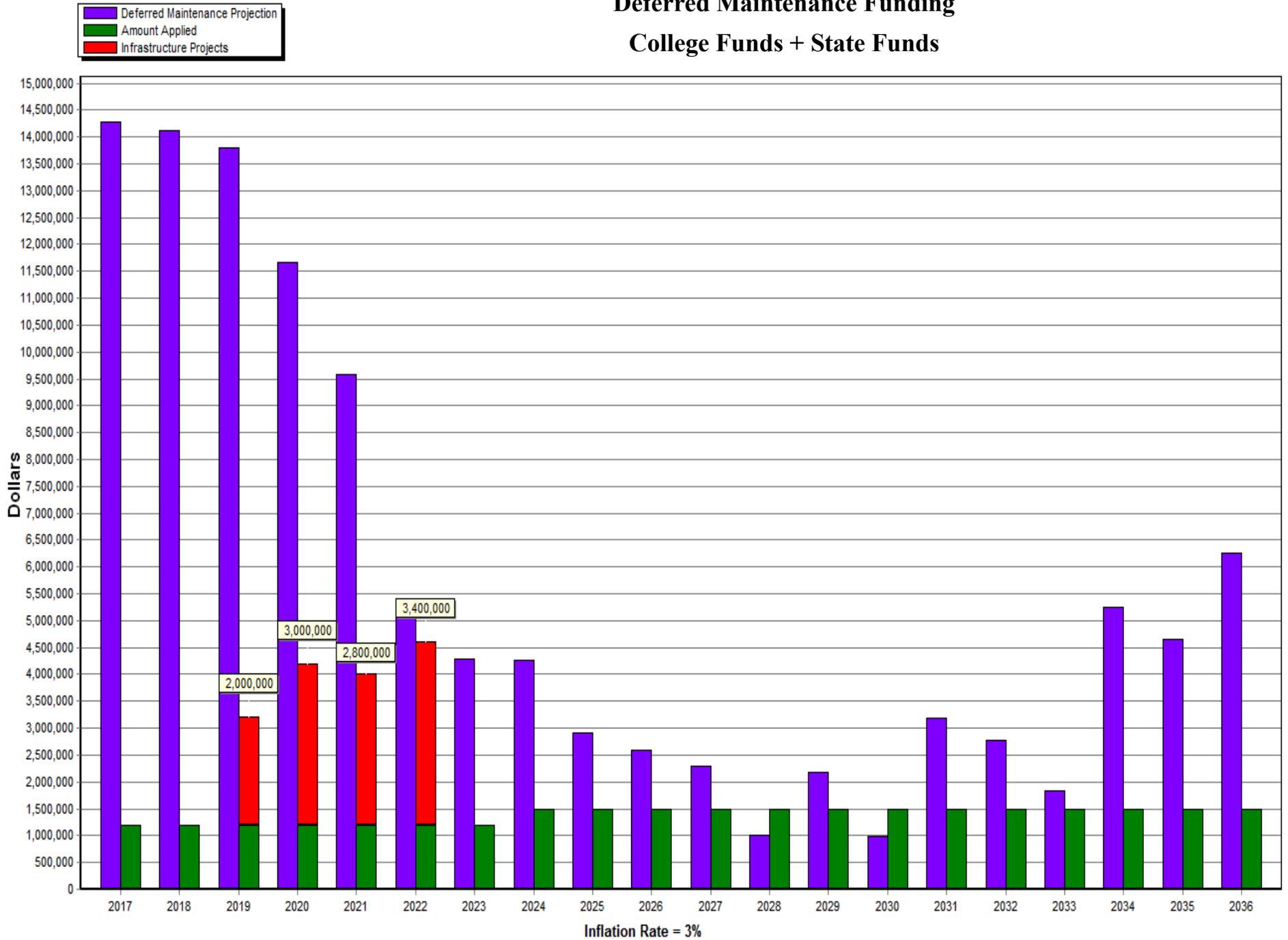
Condition of the Physical Plant All Buildings



Deferred Value Projections 2017 through 2036



Deferred Maintenance Funding College Funds + State Funds



**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017
ACTION ITEM I.E.**

**JAMIE L. ROBERTS STADIUM
SCHEMATIC DESIGN APPROVAL**

RECOMMENDED ACTION:

The Committee on Buildings and Grounds recommends approval of the schematic design for the Jamie L. Roberts Stadium site plan.

RATIONALE:

The project is to be constructed in two phases. The first phase is installation of an artificial turf field and track, and the second phase the construction of the stadium building, grass field, parking and other site improvements. In order to maintain the proposed schedule, the site plan and schematic design for both phases are being developed simultaneously.

An archaeology study has discovered 18th and 19th century sites within the project area, including two probable slave dwellings. After consultation with Historic St. Mary's City, the Maryland Historic Trust, as well as internal and external stakeholders, the fields and stadium have been relocated on the site to avoid and preserve archaeological features to the greatest extent practical. Additional consultation is underway to develop concepts to commemorate the history of the site.

The schematic design is consistent with the approved facilities program and takes into consideration the functional requirements of a National Collegiate Athletic Association Division III athletics program. The cost estimate is within the approved budget of \$8.6M.

The schematic design also includes potential additional scope beyond the approved program and budget that may be achievable due to the College's successful fund raising efforts that exceeded the \$2.5M commitment required by the State of Maryland. The College will prioritize and consider these additional features as the design moves forward.

- Large enough for the two-field complex
- Existing cleared and level site
- Proximate to existing parking and athletic facilities

Jamie L. Roberts Stadium *Existing Practice Field Site*

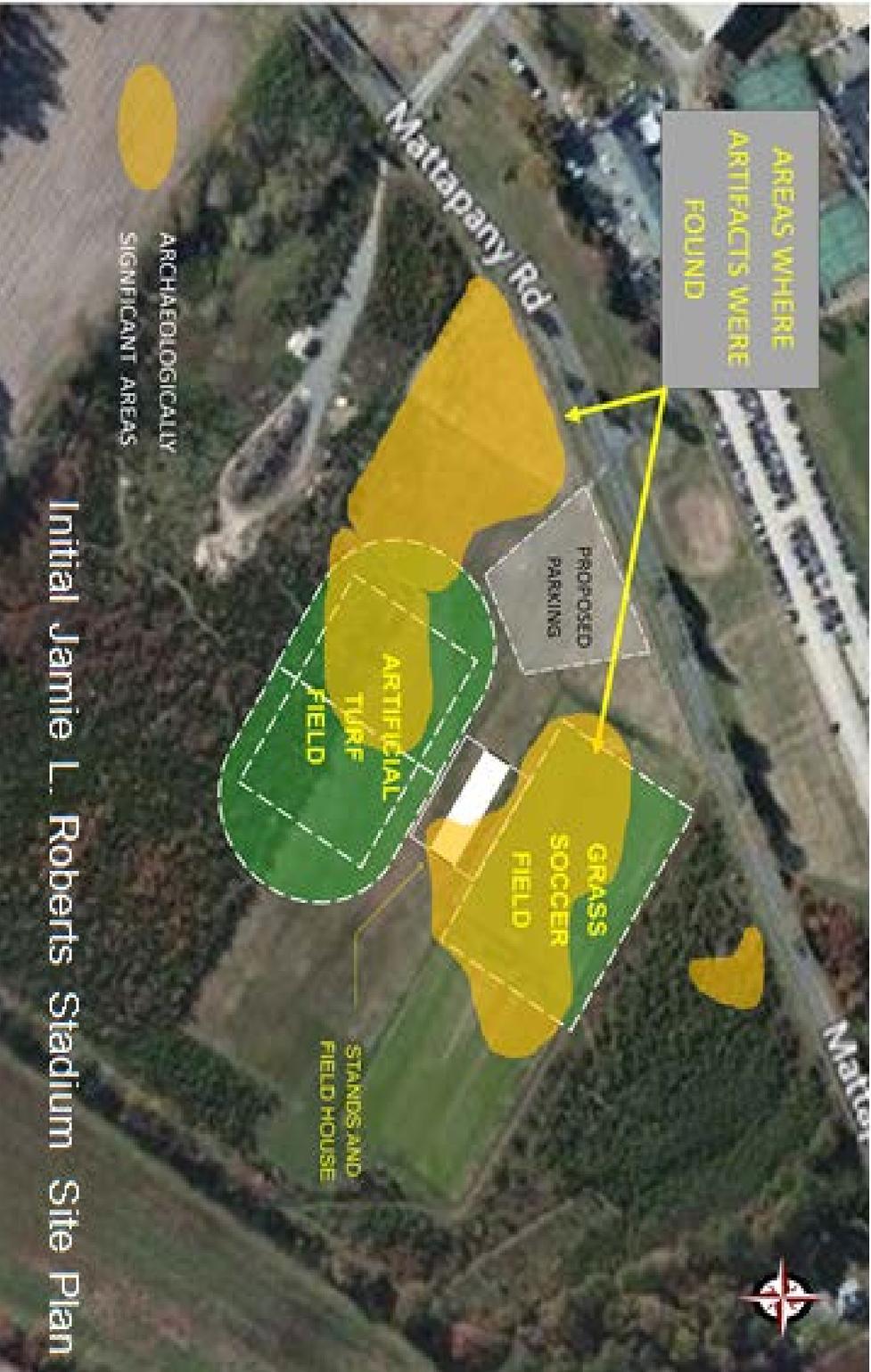


Initial Jamie L. Roberts Stadium Site Plan

Archaeological Investigation



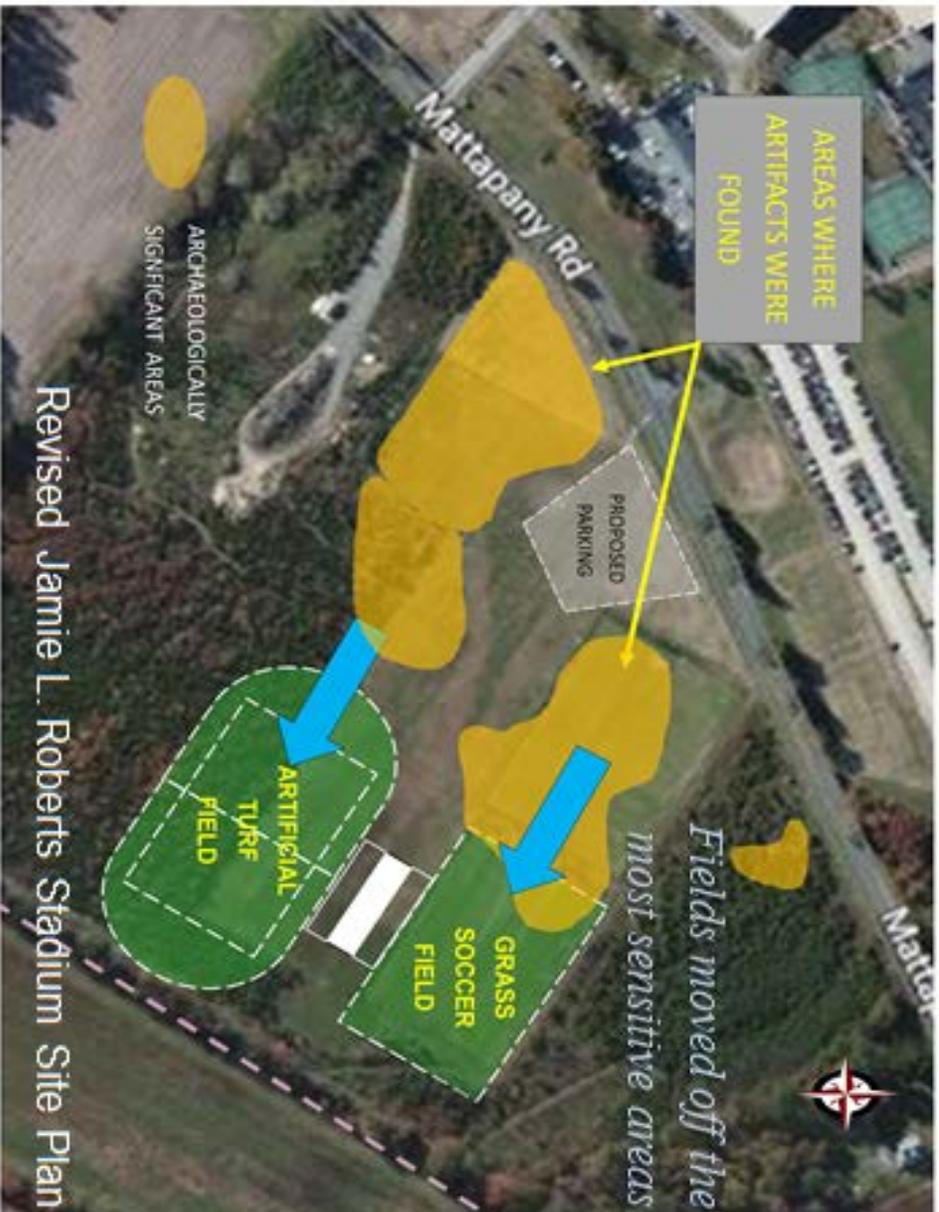
Archaeological Discoveries



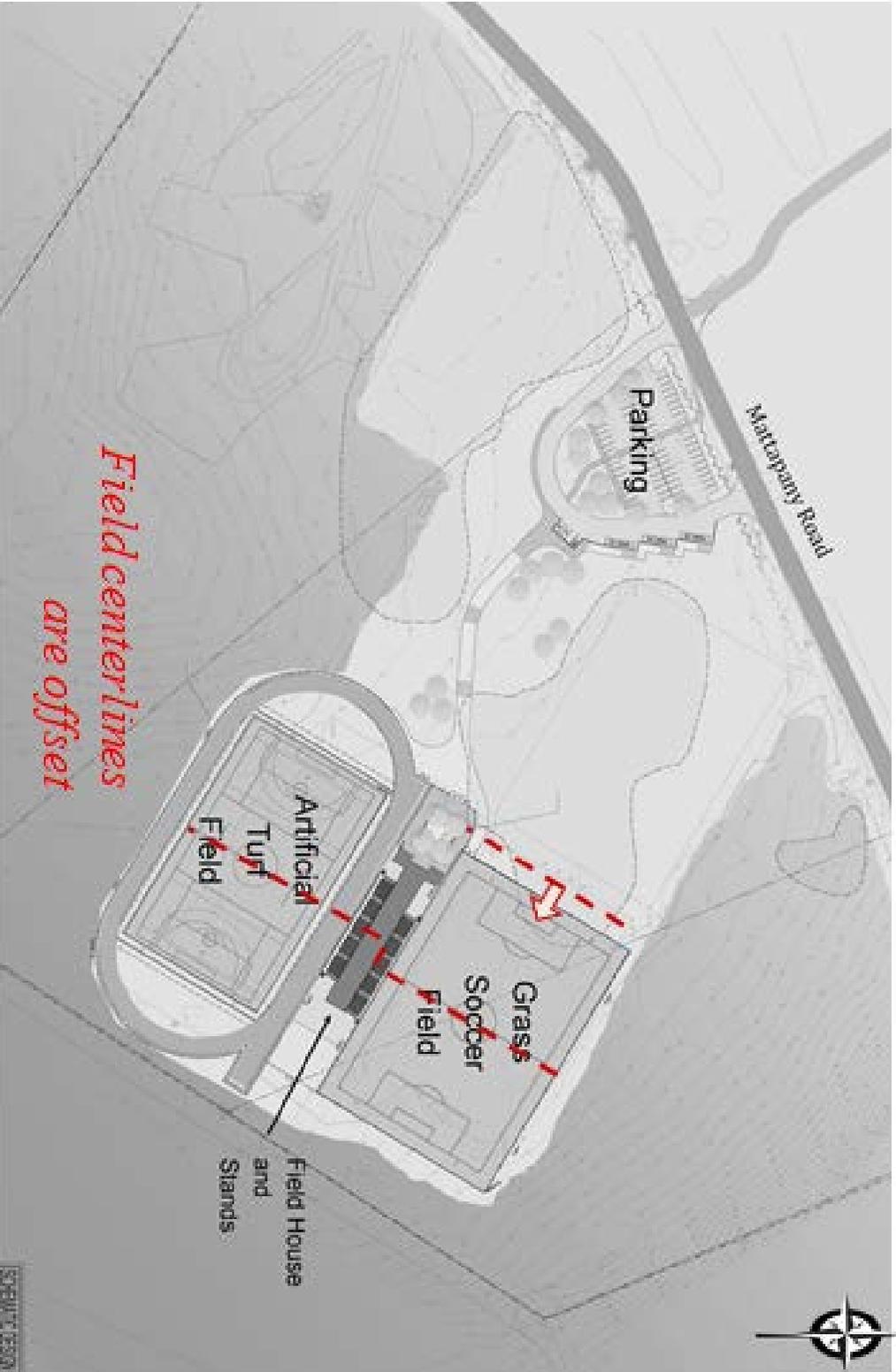
Initial Jamie L. Roberts Stadium Site Plan

- Avoid – to the greatest extent possible – archaeological sites
- Further Archaeological Investigation in areas of direct impact
- Commemorate history

Development Guidelines



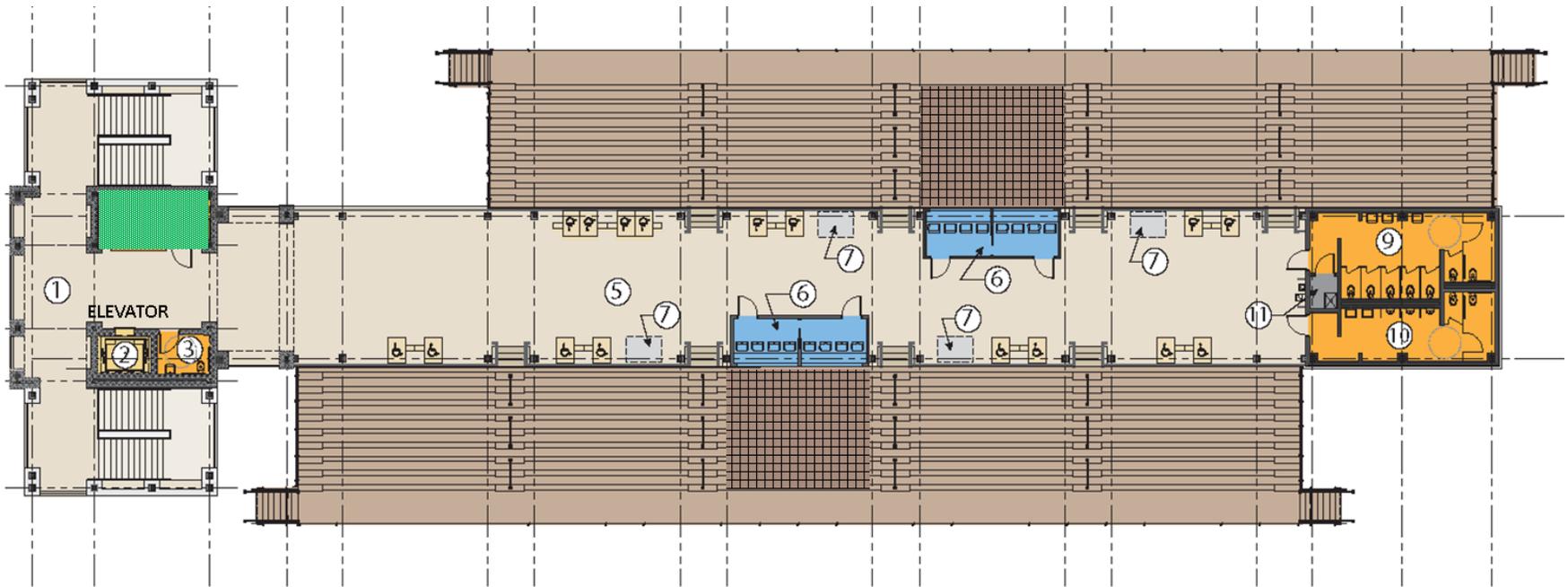
Schematic Design - additional adjustments



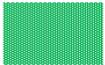
Jamie L. Roberts Stadium Site Plan







UPPER LEVEL - CONCOURSE PLAN

-  BENCH SEATS
-  FOLDING SEATS
-  REST ROOMS
-  CONCESSION
-  PRESS BOX

SCHEME 1



FRONT ELEVATION



SIDE ELEVATION – view from field

Roofed Terrace Option

SCHEME 2

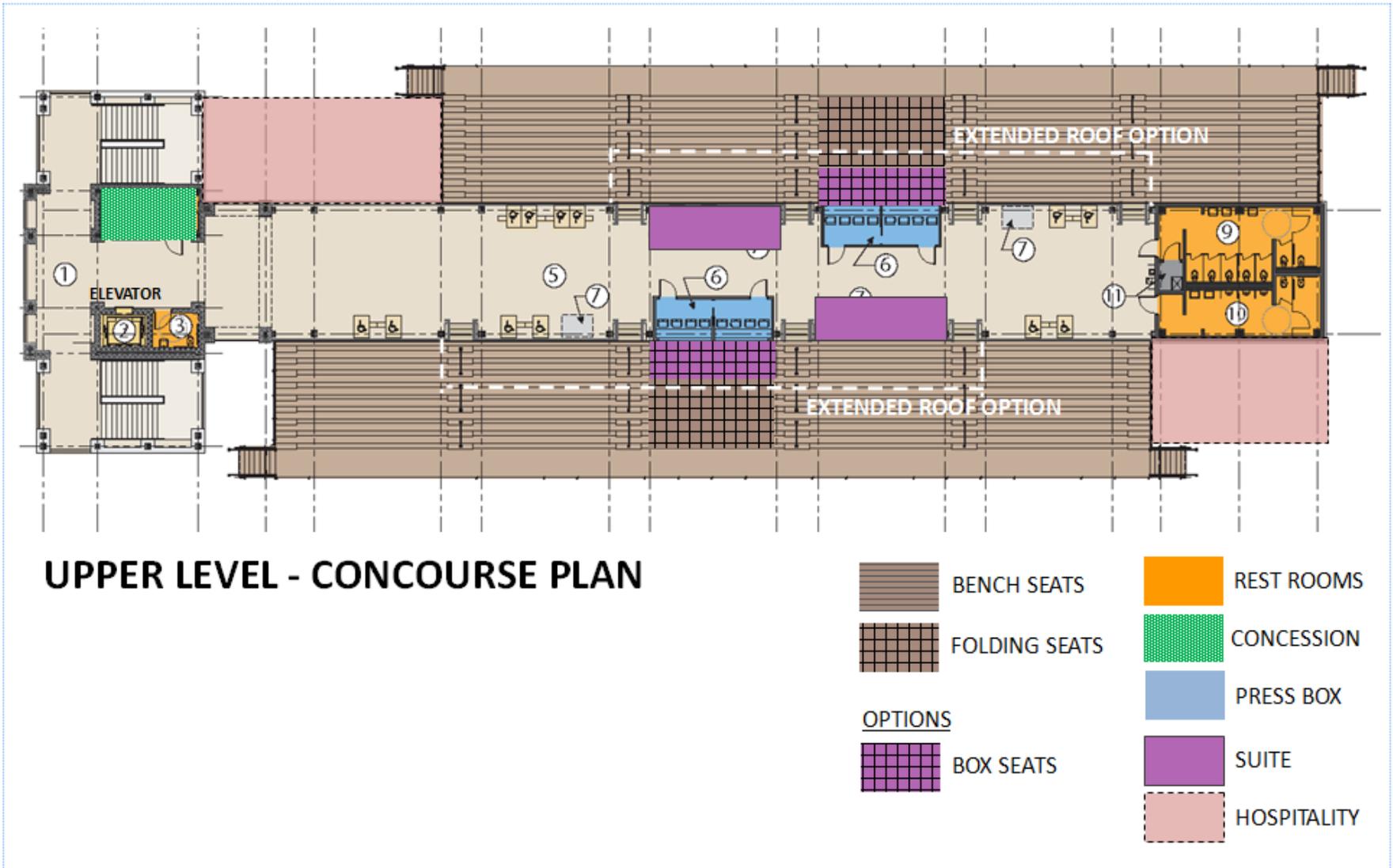


FRONT ELEVATION



SIDE ELEVATION – view from field

Open Terrace Option





FIELD LEVEL PLAN

	LOCKER ROOMS		REST ROOMS
	SHOWER ROOMS		ENTRY
	TRAINING ROOM		SERVICE RM
OPTIONS			
	LOCKER ROOM (ADDITIONAL)		VISITORS LOCKER ROOM
			CATERING

**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017
ACTION ITEM II.F.**

MD RT. 5 TRAFFIC CALMING PHASE II DESIGN APPROVAL

RECOMMENDED ACTION:

The Committee on Buildings and Grounds recommends approval of the design of the Maryland Route 5 Traffic Calming Phase II project. The project includes a bicycle and pedestrian trail from St. John's Pond to the North Field.

RATIONALE:

The project is intended to improve safety by providing a dedicated path along MD Rt. 5 from St. John's Pond to North Fields.

The project consists of a paved bicycle and pedestrian pathway from St. John's Pond on the south, running parallel to MD Rt. 5 to a point just north of College Drive where the path traverses Fisher's Creek as a boardwalk. North of Fisher's Creek, the paved path resumes, terminating at the driveway into the North Field.

The College obtained a Transportation Alternatives Program grant (TAP) from the Federal Highway Administration. The College's match to the TAP grant is contained in the state's FY18 Capital Budget. These sources fund the estimated \$2.17M budget for the project.

The project was presented to the public at the College's Capital Design Advisory Committee (CDA) meeting on March 30, 2016 where concerns were expressed regarding the height of the boardwalk as it crossed Fisher's Creek. A revised design, which lowers the boardwalk, was presented to the CDA on April 27, 2017. There were no concerns expressed from the public during this meeting.

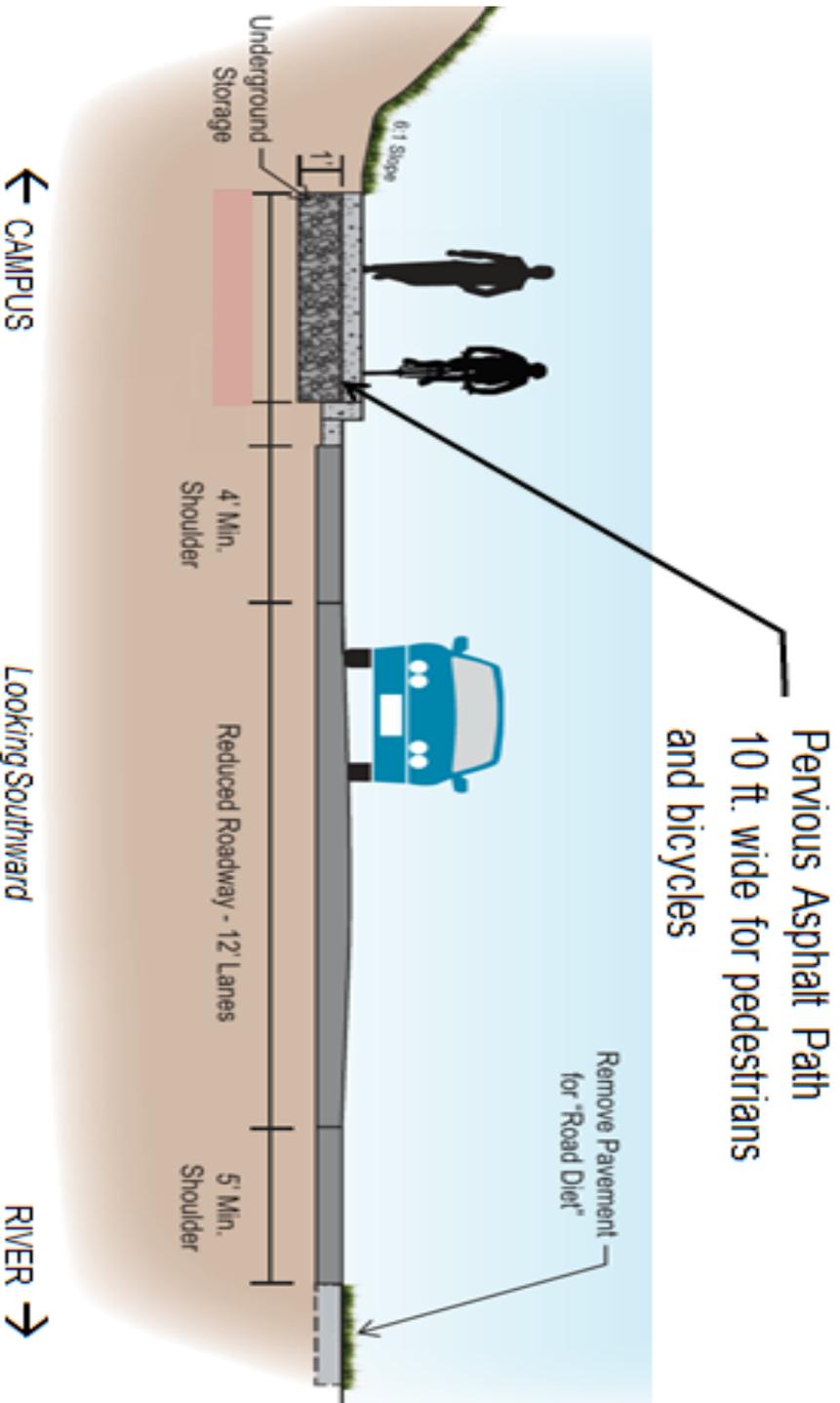
The project is subject to regulatory oversight and permitting by multiple state and federal agencies, and continues through that process.



Route – From St. Johns Pond to North Fields

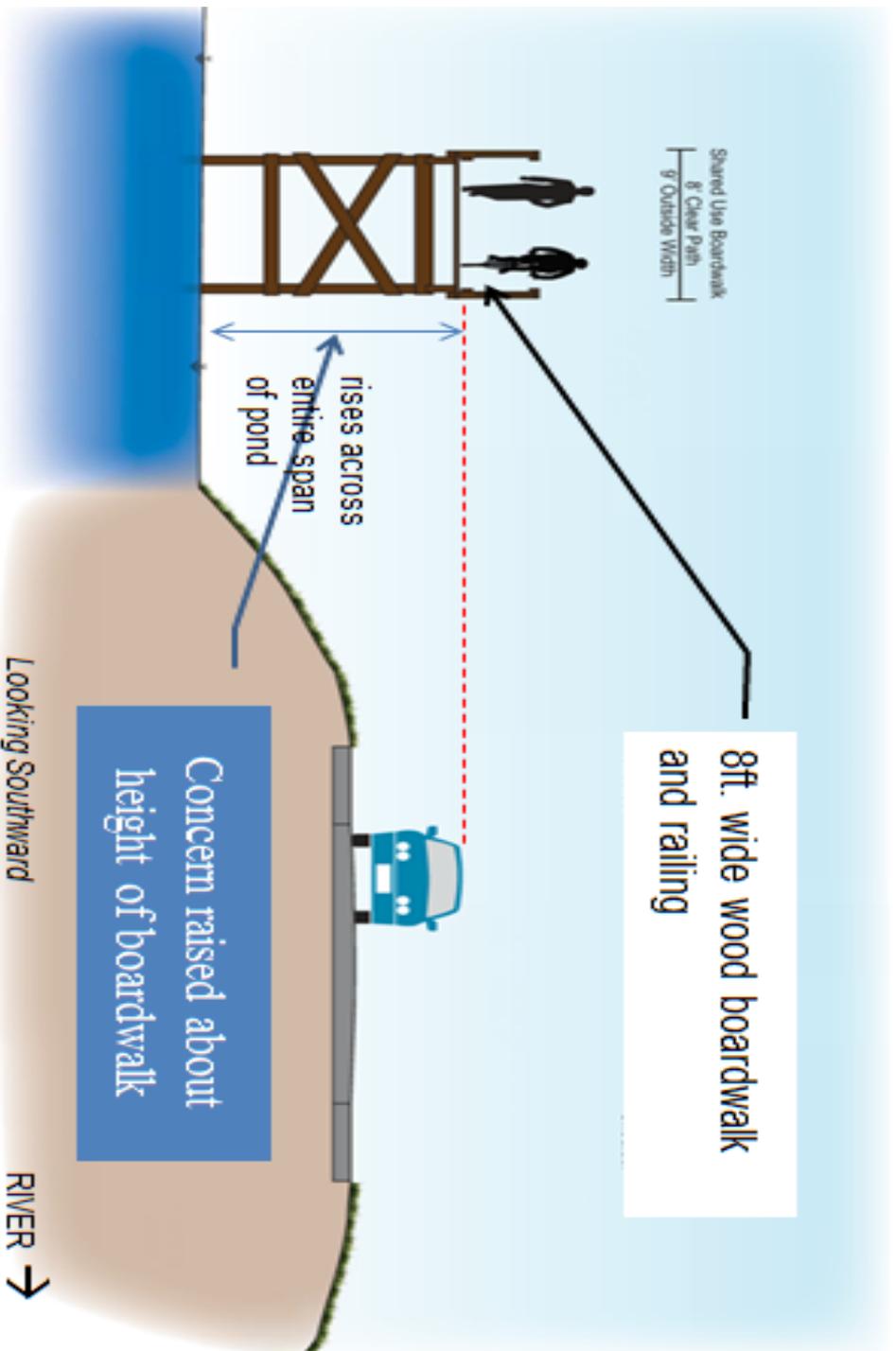


Proposed Section St. John's Pond to Yaocommaco Drive



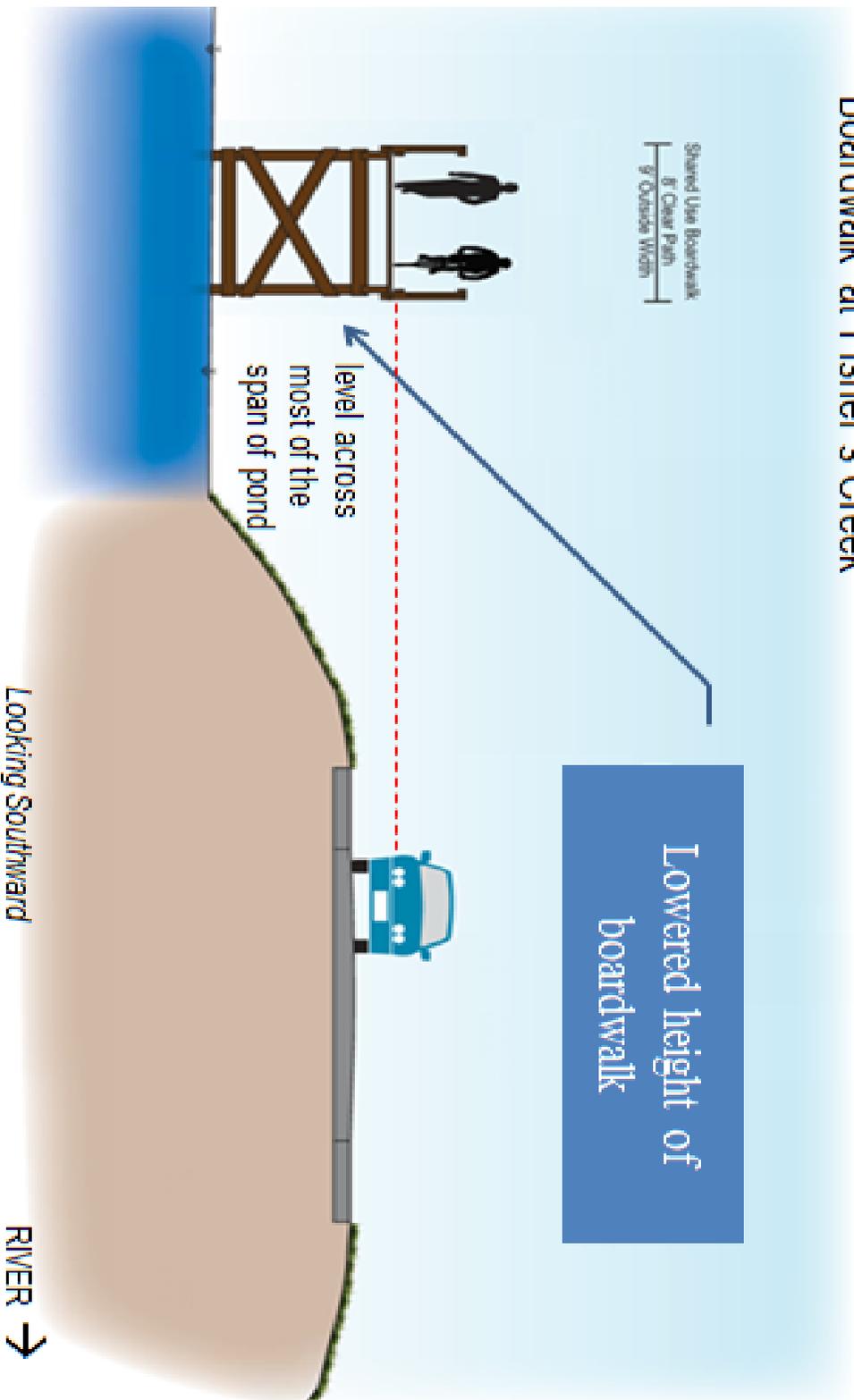
Previous Proposed Section

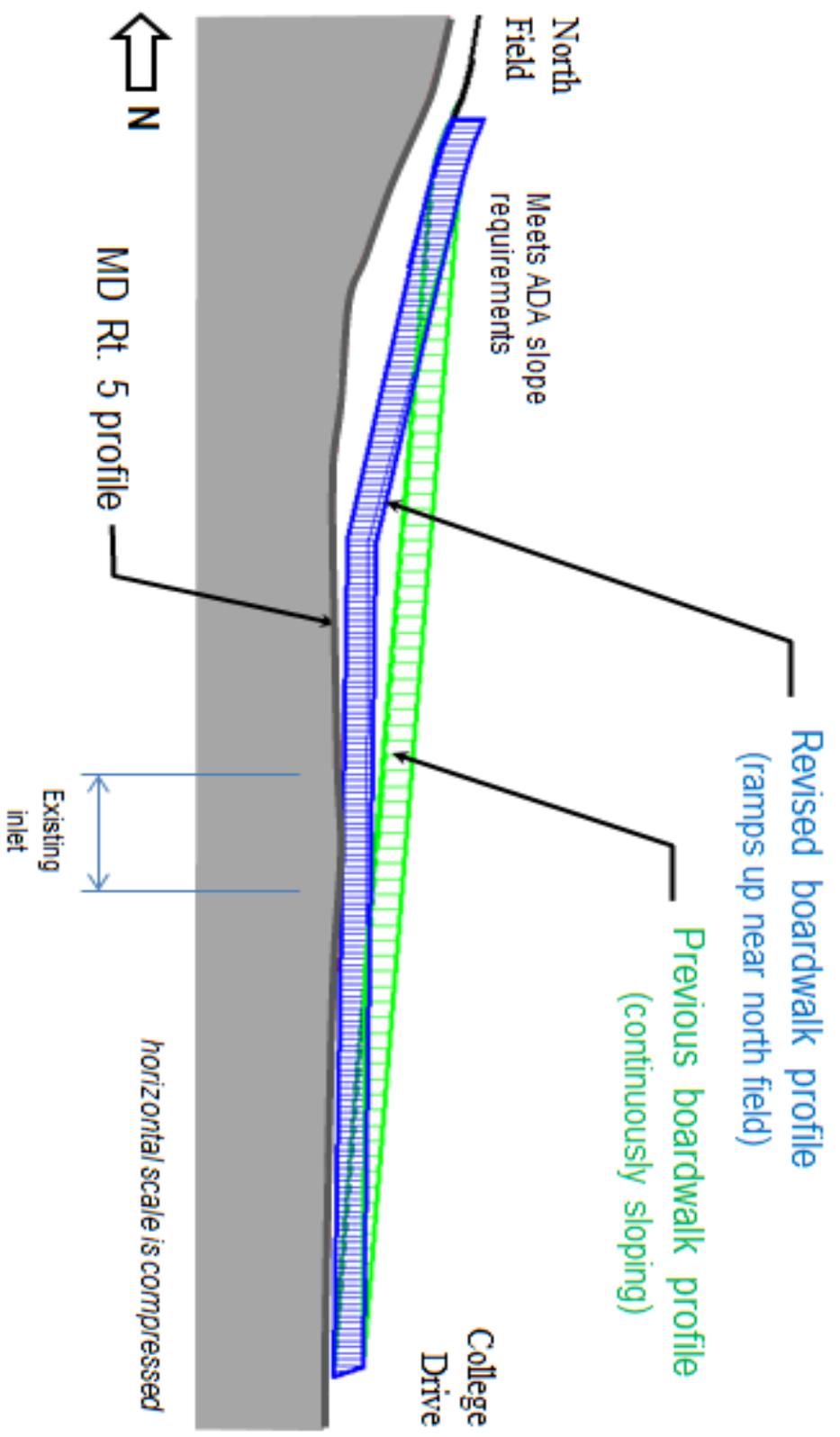
Boardwalk at Fisher's Creek



Revised Section

Boardwalk at Fisher's Creek





Cross-section looking east at Fisher's Creek inlet

**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MAY 12, 2017
ACTION ITEM I.G.**

RENAMING OF THE LIBRARY TO THE HILDA C. LANDERS LIBRARY

RECOMMENDED ACTION

The Building and Grounds Committee recommends approval by the Board of Trustees, St. Mary's College of Maryland, to rename The Library to the Hilda C. Landers Library because of Mrs. Landers' enduring commitment to St. Mary's College before and after her death in 1998.

The naming recommendation is coming to the Buildings and Grounds Committee after approval by the Institutional Advancement Committee, per the process outlined in the Board of Trustees Naming Opportunities Policy—Gifts or Honorarium. If approved by the Buildings and Grounds Committee, the recommendation for the Hilda C. Landers Library will be forwarded by the Institutional Advancement Committee to the full Board of Trustees for its consideration.

RATIONALE

Hilda C. Landers was a 1923 graduate of the seminary. Her husband, Arthur (d.1984), graduated from St. John's College in Annapolis. Mrs. Landers began giving to her alma mater out of love for the College cultivated by former President Ted Lewis and a shared passion for poetry. She and her husband created two trusts---the Hilda C. Landers Trust, and the Arthur E. Landers Jr. and Hilda C. Landers Trust---of which St. Mary's College is one of the beneficiaries. These trusts continue to benefit the College today.

Support to date from Hilda and Arthur Landers, during their lifetime and through their trusts, is estimated at \$6.4 million. This support includes the establishment of an endowed chair in the liberal arts, an endowed scholarship fund for merit and financial need, a special fund to assist students from the Baltimore area with financial need, support for Baltimore students participating in the DeSousa-Brent program, and a donation to the recently completed \$2.5 Building Challenge.

Almost 2,000 students have received merit and financial through these gifts. A plaque currently in The Library in honor of Hilda Combs Landers, Class of 1923, best captures the impact of her philanthropy: *"Her generosity of spirit and kindness of heart will ensure that students for generations to come who use this library will be given the gift of knowledge at St. Mary's College of Maryland."*

**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017
DISCUSSION ITEM III.A.**

TRINITY CHURCH ROAD DESIGN APPROVAL

OVERVIEW:

The College has evaluated multiple scenarios for constructing a pedestrian path along Trinity Church Road. The alignment of the path adjacent to the western edge of the road (River Center side) is the only viable option. This alignment will require the removal of the mature Willow Oak Tree across the road from the Lucille Clifton House.

RATIONALE:

The proposed new walkway will provide a safe pedestrian path along Trinity Church Road north of Kent Hall. Students, who cross MD Rt. 5 near the River Center heading to Kent or Calvert Halls, have nowhere to walk but in the road.

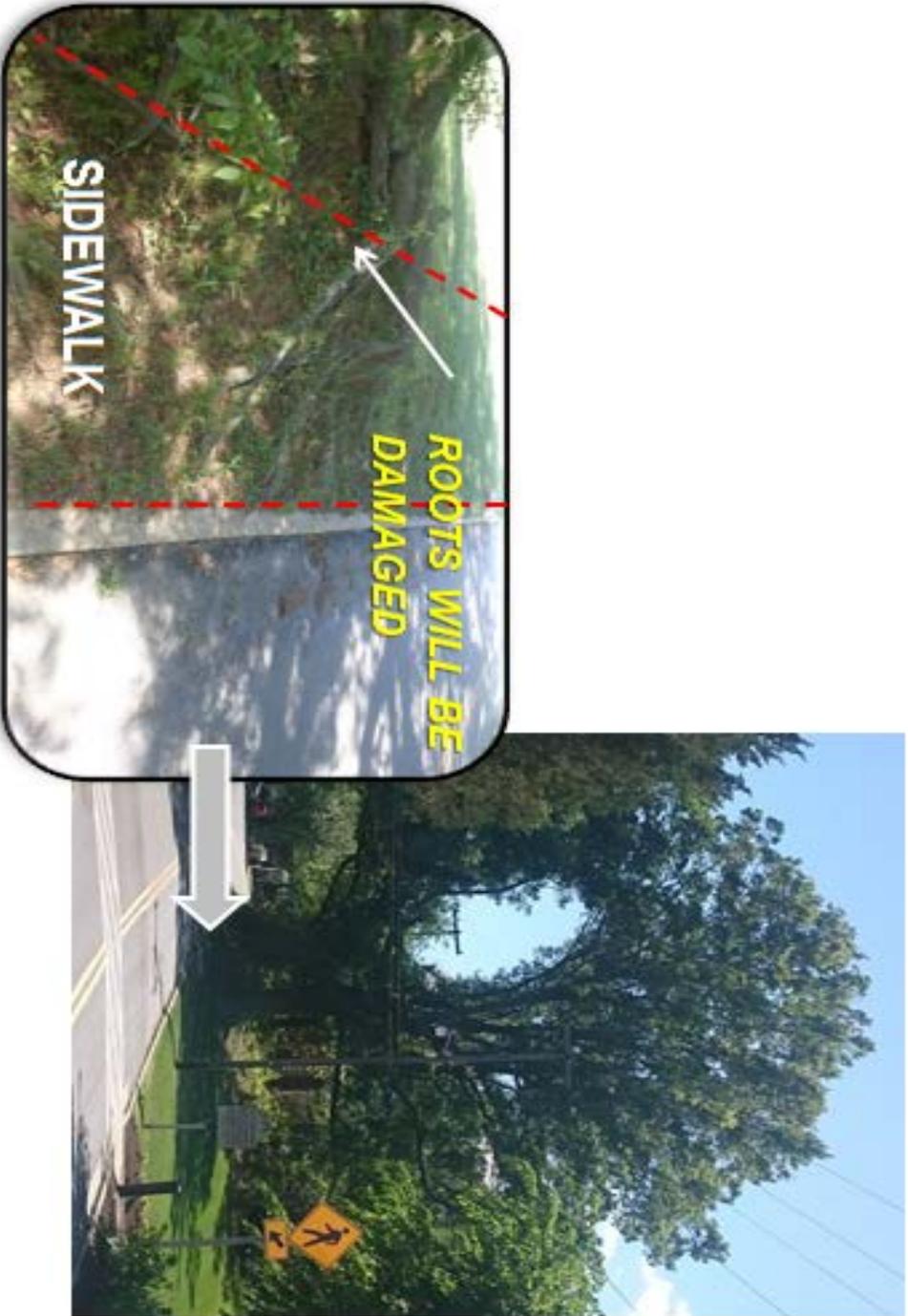
The project consists of a brick sidewalk which will begin at the existing brick paved landing area on the northwest side of the intersection of MD Rt. 5 and Trinity Church Road. The path will continue along the west side of Trinity Church Road, past the River Center and terminating at Kent Hall. The project requires the removal of a large willow oak in order to construct the sidewalk just west of the existing roadway.

Among other alternatives studied include a pathway along the eastern edge of the Trinity Church Road, placing the path in the roadbed and turning much of Trinity Church Road into one-way traffic, and realigning the road to the east. The alternatives were discussed in a variety of community settings including the Trinity Church Vestry, with staff of Historic St. Mary's City, and the Capital Design Advisory Committee meeting on April 27, 2017. In each of these meetings, the overall consensus was that pedestrian safety outweighs preservation of the Willow Oak Tree.

Safety is the issue.



Tree is an issue.

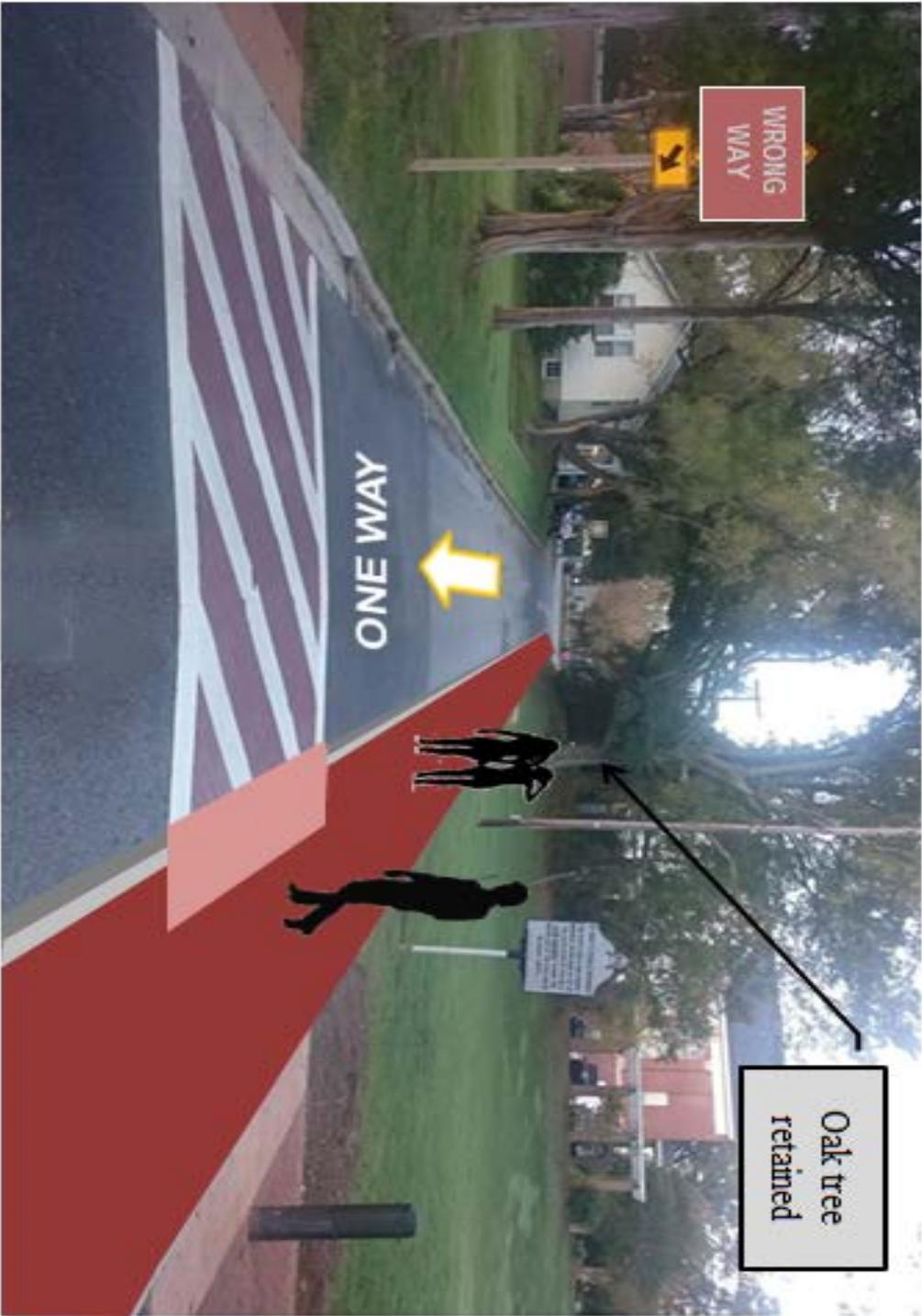


Sidewalk in the existing road right-of-way



Retains Oak tree. A portion of Trinity Church Road becomes one-way

Sidewalk in the existing road right-of-way



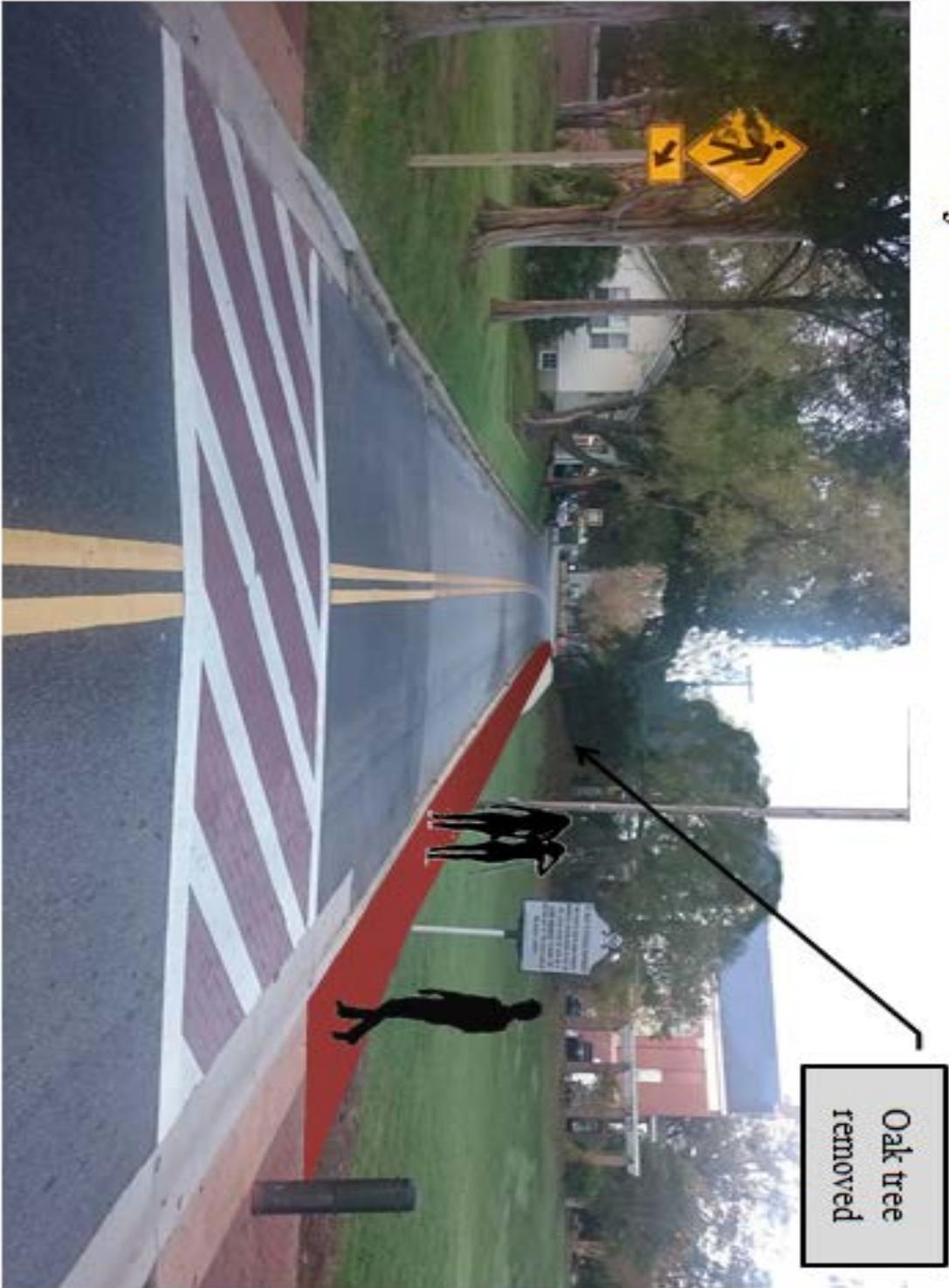
III.A.

Sidewalk adjacent to west curb

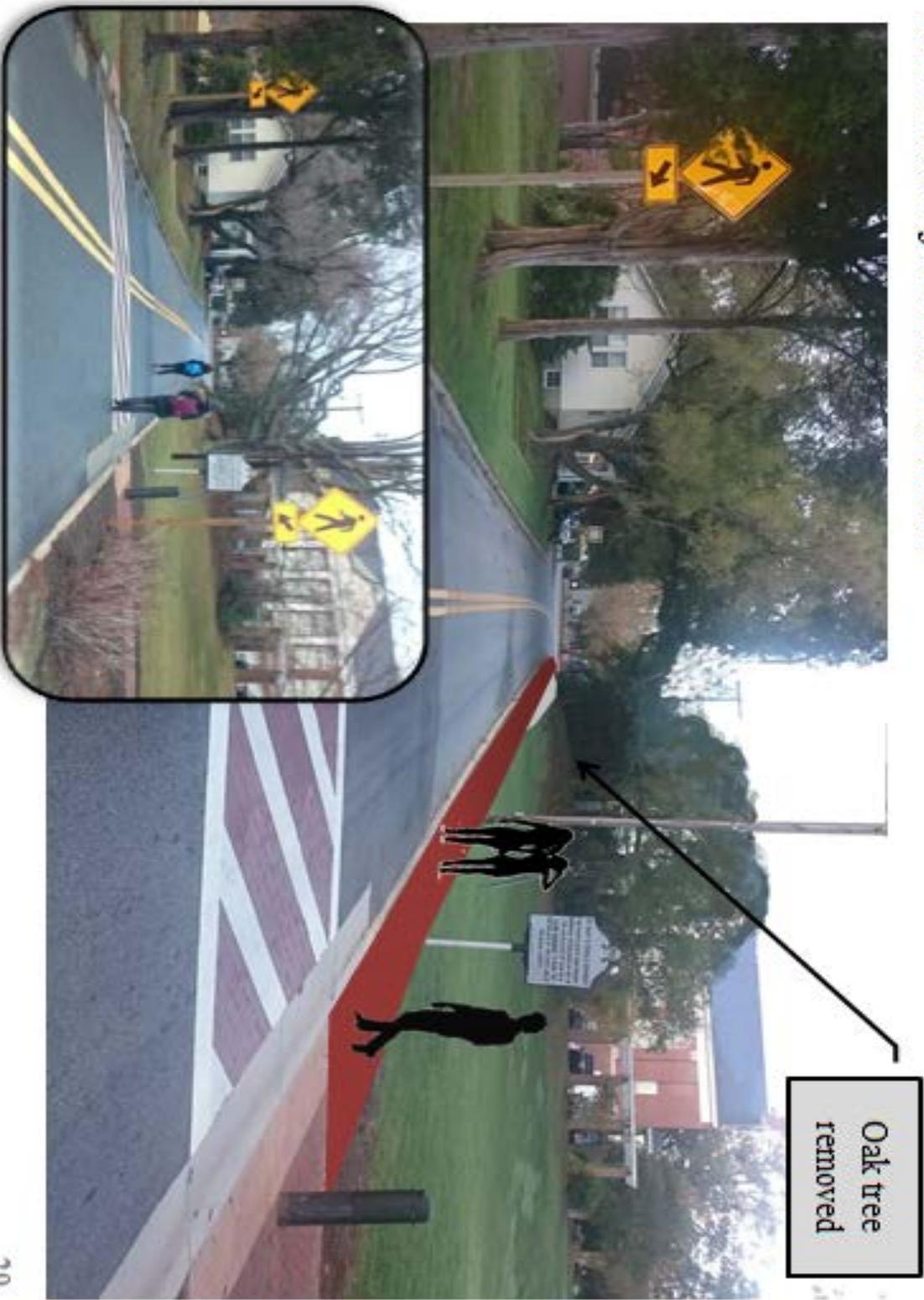


Provides most direct connection from crosswalk at Rt. 5 to Kent Hall

Sidewalk adjacent to west curb



Sidewalk adjacent to west curb



**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017
DISCUSSION ITEM III.B.**

NEW CAMPUS ENTRANCE SIGN UPDATE

OVERVIEW

The Project will provide a new announcement sign at St. Mary's College of Maryland. The sign will be located on the south side of College Drive, in the grassy area near the bottom of the hill west of the Admissions Building, at the intersection with MD Rt. 5. The sign will be constructed of a brick base with an engraved slate slab on both sides containing the St. Mary's College logotype. The sign will be illuminated.

The project is being designed consistent with illustrations shown at the January 29, 2016 meeting of this committee, as may be further refined. Solicitation of bids for construction is anticipated in June with construction completed late summer '17.

Campus Entry Sign Location



III.B.

Campus Entry Sign Elevation



As viewed from the north

**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017
INFORMATION ITEM IV.A.**

COBB HOUSE STATUS UPDATE

BACKGROUND:

Cobb House is currently under renovation to become the new Alumni Center this June.

The plans include a new dining and reception room, an Americans with Disabilities Act (ADA) restroom, refreshed flooring and new paint, a new roof and improved heating, ventilation, and air conditioning (HVAC). A large front deck and new entry vestibule are also being added to the front of Cobb House which incorporates ADA access to the building.

The Cobb House will be home to the alumni affairs offices and programs. The main floor will provide hospitality space for the campus for a variety of events, dinners, and programs.





New entry vestibule and porch design



New entry vestibule and porch under construction

**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 12, 2017
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 and commissioning is complete. Final closeout expected early June.

Maryland Heritage Interpretive Center (HSMC): Design is 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): The permit process continues with various regulatory agencies. Adjustments to the design are being made in response to both permit agencies and public feedback.

Chancellor's Point ADA Parking and Viewing Deck: The project was awarded on September 30th. Construction is complete.

New Academic Building and Auditorium: Architect selection for the New Academic Building and Auditorium has begun with the short listed firm interviews.

Jamie L. Roberts Stadium and Relocation of Athletic Fields: Schematic Design is complete. Phase II archaeology is nearing completion for submission to Maryland Historical Trust (MHT). Community engagement is underway.

Cobb House Renovation: Construction is in progress and renovations will be complete by end of May 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 Spring '17	The building is complete. Project closeout underway.
Maryland Heritage Interpretive Center (HSMC)	STATE/CITY 2007/2009	Winter '09 Spring '12	Summer '20 Winter '22	Architectural design is 100% complete. This project is now in the Governor's 5-year Capital Improvement Plan for construction in summer FY20.
MD 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 made in response to public feedback and permit agency comments. Expect bid late fall.
Chancellor's Point ADA Access	STATE 2013	Summer '13 Summer '15	Fall '16 Winter'17	Construction is complete.
New Academic Building and Auditorium	STATE 2017	Summer '17 Summer '19	Winter '20 Winter '22	Selection of the design team is in progress.
Jamie L. Roberts Stadium and Relocation of Athletic Fields	STATE 2017/2018	Winter '17 Summer '17	Summer '17 Summer '18	Schematic Design is complete. A report on Phase II archaeology is nearing completion.
Cobb House Renovation	College Funds 2017	Winter '16 Summer '16	Winter '17 Spring '17	Construction is underway and renovations will be complete by end of May 2017.



**MUSEUM UPDATE
FOR ST. MARY'S COLLEGE OF MARYLAND
MEETING OF THE BOARD OF TRUSTEES
MAY 12, 2017
INFORMATION ITEM IV.C.**

- HSMC, together with its partners Triton Metals, Inc. and Bob Taylor Engineering, Inc., received an award from the Maryland Historical Trust in the category of “Project Excellence in Preservation Partnerships” for the Lead Coffin exhibit project. The award recognizes individuals, organizations, governments, agencies and/or institutions that have collaborated during a project’s planning, development and/or execution. The intent of this award is to acknowledge and honor the unique and mutually beneficial relationships that are often vital to a preservation project’s successful implementation.
- The museum’s Foundation will provide funds for the purchase of digital mapping equipment, including a new Total Station and data collector. This will enable staff archaeologists to capture information in the field digitally and transfer it directly to a GIS system. The new tools will greatly enhance the museum’s capability to manage archaeological data.
- The Foundation will purchase two custom, eight-seat people movers to help us serve visitors who have mobility problems and to give personalized guided tours for small groups.
- The Chancellor’s Point enhancement projects will be complete by June 30th. The road and parking lot have been repaired, and the ADA compliant parking and paths are installed. Picnic tables are on site awaiting placement at camping sites soon to be under construction. The College helped kick-off use of the enhanced site by holding its annual Bottom County Festival there on April 29th. We look forward to welcoming guests to the site by mid-summer for “primitive” camping.
- The museum hosted the memorial and Campus Garden dedication to Kate Chandler on May 4th. She proposed the Garden to HSMC and has worked closely with staff to manage and improve the garden, by installing a green house and a cistern as a water source. Professor Chandler was a member of the Chancellor’s Point Core Committee the created a plan for the site’s enhancement and use. The Garden and Chancellor’s Point have helped strengthen our partnership with the College and will benefit both institutions for many years to come.
- DGS has transferred project management authority to HSMC for:
 - Replacement of the Dove Pier, funded by a grant from the National Parks Service for maritime heritage education and a state bond bill
 - Replacement of the Visitors Center exterior with the support of a state bond bill

IV.C.

The College's Finance staff will provide support for the projects through procurement and funds management.

- The *Maryland Dove* trip continued her tour with a visit to Annapolis during legislative session. We are grateful to our host, the National Sailing Hall of Fame (NSHF), for allowing us to tie up at its pier. We welcomed school tours aboard and hosted legislators and members of the NSHF during an invitation only evening about the Dove.
- We are very grateful to Senator Steve Waugh who sponsored a Bond Bill for FY2018 to begin design of a new Dove. We will be working with Chesapeake Bay Maritime Museum on this project, as they have a fully equipped boatyard and highly qualified marine construction crew.