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

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):**

<table>
<thead>
<tr>
<th>Building and Grounds Committee Meeting Minutes of January 27, 2017</th>
</tr>
</thead>
</table>

**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.

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

**Recommendation to the Board:**
Date of Meeting: January 27, 2017

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:


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

<table>
<thead>
<tr>
<th></th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Major Capital Projects</strong></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Capital Projects less than $200,000</td>
<td>$60,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$60,000</td>
</tr>
<tr>
<td><strong>Maintenance and Repair</strong></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Maintenance and Repair Projects less than $200,000</td>
<td>$616,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$616,000</td>
</tr>
<tr>
<td><strong>Program Support</strong></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Projects less than $200,000</td>
<td>$307,827</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$307,827</td>
</tr>
<tr>
<td><strong>Residence Hall Renewal Program</strong></td>
<td></td>
</tr>
<tr>
<td>Caroline – New Furniture</td>
<td>$280,000</td>
</tr>
<tr>
<td>Miscellaneous Residence Hall Projects less than $200,000</td>
<td>$70,000</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>$350,000</td>
</tr>
<tr>
<td><strong>FY18 PRIORITY A PROJECTS</strong></td>
<td>$1,333,827</td>
</tr>
</tbody>
</table>
II.B. PRIORITY 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.)
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.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>ESTIMATED COST</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CAPITAL PROJECTS</strong></td>
<td></td>
</tr>
<tr>
<td>Faculty/Staff Housing Programming</td>
<td>40,000</td>
</tr>
<tr>
<td>Bike Trail - Concept Study</td>
<td>20,000</td>
</tr>
<tr>
<td><strong>TOTAL COST OF CAPITAL PROJECTS</strong></td>
<td>60,000</td>
</tr>
<tr>
<td><strong>MAINTENANCE &amp; REPAIR</strong></td>
<td></td>
</tr>
<tr>
<td>Miscellaneous maintenance and repair projects - unknown</td>
<td>51,000</td>
</tr>
<tr>
<td>Plant Contingency</td>
<td>70,000</td>
</tr>
<tr>
<td>Campus Wide - Slate roof repairs</td>
<td>20,000</td>
</tr>
<tr>
<td>Campus Wide - Building Automation Commissioning</td>
<td>25,000</td>
</tr>
<tr>
<td>Aquatic Center - Replace black rubber mats with new mats or permanent non-slip surface</td>
<td>135,000</td>
</tr>
<tr>
<td>Campus Center - Chiller Study</td>
<td>50,000</td>
</tr>
<tr>
<td>Campus Painting (Campus Center; Kent Hall, Library; Monty Hall)</td>
<td>80,000</td>
</tr>
<tr>
<td>Goodpaster Hall - Air Handling System Balancing</td>
<td>20,000</td>
</tr>
<tr>
<td>Goodpaster Hall - Replace rusted fume cabinets</td>
<td>30,000</td>
</tr>
<tr>
<td>Library - Egress Stairwell Code Improvements</td>
<td>45,000</td>
</tr>
<tr>
<td>Library - Replace 3rd Floor carpeting</td>
<td>14,000</td>
</tr>
<tr>
<td>Montgomery Hall - Install Monty Piano Climate Control</td>
<td>10,000</td>
</tr>
<tr>
<td>Muldoon River Center - Replace Front Door Closures</td>
<td>15,000</td>
</tr>
<tr>
<td>Schaefer Hall - DI Water System Replacement</td>
<td>11,000</td>
</tr>
<tr>
<td>Schaefer Hall - SH 106 Renovation Project</td>
<td>40,000</td>
</tr>
<tr>
<td><strong>TOTAL COST OF MAINTENANCE AND REPAIR PROJECTS</strong></td>
<td>616,000</td>
</tr>
<tr>
<td><strong>PROGRAM SUPPORT - ACADEMIC AFFAIRS</strong></td>
<td></td>
</tr>
<tr>
<td>Classroom Improvements - for Strategic Plan Initiatives</td>
<td>30,000</td>
</tr>
<tr>
<td>Library - Annex - Refurbish L1112</td>
<td>20,000</td>
</tr>
<tr>
<td>Margaret Brent Hall - Replace chairs in MB 109</td>
<td>15,000</td>
</tr>
<tr>
<td>Montgomery Hall - MH 132 or 129 - Purchase &amp; Install spray booth</td>
<td>6,000</td>
</tr>
<tr>
<td>Montgomery Hall - Soundproofing MH 102D</td>
<td>15,000</td>
</tr>
<tr>
<td>Schaefer Hall - SH 124 - Hazardous Waste Accumulation area add ventilation</td>
<td>5,000</td>
</tr>
<tr>
<td>Schaefer Hall - SH 151 Install High Density Storage</td>
<td>85,000</td>
</tr>
<tr>
<td>Schaefer Hall - SH 253 Renovation</td>
<td>10,000</td>
</tr>
<tr>
<td><strong>TOTAL COST OF ACADEMIC AFFAIRS PROJECTS</strong></td>
<td>186,000</td>
</tr>
</tbody>
</table>
### II.B.

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

Cumulative project budgets and expenditures through March 31, 2017

<table>
<thead>
<tr>
<th>Project Description</th>
<th>Budget</th>
<th>Expenditures</th>
<th>Commitments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active Capital Projects $200,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cobb House Renovation</td>
<td>1,250</td>
<td></td>
<td>7,049</td>
<td>220,000</td>
</tr>
<tr>
<td>AA Hall Replacement - Misc</td>
<td>1,400</td>
<td>7,954</td>
<td>8,696</td>
<td></td>
</tr>
<tr>
<td>Misc Residence Hall Projects</td>
<td>1,490</td>
<td>28,912</td>
<td>228,376</td>
<td></td>
</tr>
<tr>
<td>Misc Small Enhancements</td>
<td>4,139</td>
<td>72,171</td>
<td>128,322</td>
<td></td>
</tr>
<tr>
<td>Misc Maint &amp; Repair</td>
<td>1,292</td>
<td>77,297</td>
<td>202,115</td>
<td></td>
</tr>
<tr>
<td>Total Projects &lt; $200,000</td>
<td>979,097</td>
<td>96,709</td>
<td>128,904</td>
<td></td>
</tr>
<tr>
<td>Total Projects $200,000</td>
<td>2,609,993</td>
<td>744,966</td>
<td>810,143</td>
<td></td>
</tr>
<tr>
<td>Cumulative Project Budgets &amp; Expenditures</td>
<td>2,609,993</td>
<td>744,966</td>
<td>810,143</td>
<td></td>
</tr>
</tbody>
</table>
II.B.

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.
II.B.

Average Plant Budget Funding
FY13 - FY17

- Res Hall Renewal, $612,800
- Capital/Other, $425,200
- Departmental, $212,600
- Maintenance, $653,400
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.
<table>
<thead>
<tr>
<th>Project Description</th>
<th>Fiscal Year</th>
<th>Funding</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calvert Hall Window Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library HVAC Control Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair Campus Roads Phase I</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Storm Water and Living Shoreline Improvements</td>
<td>FY19</td>
<td>$2.4M</td>
</tr>
<tr>
<td>Replacement of O’Brien ARC Roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement of Montgomery Hall Air Handler</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Replacement of Schaefer Hall Chiller</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North Campus Nodal Loop Expansion</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Montgomery Hall Elevator Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Repair Campus Roads Phase II</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Automated Door Security Upgrades</td>
<td>FY21</td>
<td>$4.3M</td>
</tr>
<tr>
<td>Athletic Center HVAC Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Library Roof Replacement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Montgomery Hall Underground Storage Tank</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dorchester Circle Storm Water Drainage</td>
<td>FY22</td>
<td>$3.4M</td>
</tr>
<tr>
<td><strong>TOTAL FUNDING</strong></td>
<td></td>
<td><strong>$13.1M</strong></td>
</tr>
</tbody>
</table>
II.D.

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

<table>
<thead>
<tr>
<th>Building</th>
<th>Year Built (Year Renovated)</th>
<th>Net Assignable Square Feet</th>
</tr>
</thead>
</table>

**Function:** A brief description of the building use.

**Condition:** (FCI)\(^1\)  
A brief description of recent improvements and current maintenance issues

**Deferred Cost:** estimated value of deferred Maintenance\(^2\)

**Future:** 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.

\[
FCI = \frac{\text{deferred maintenance cost}}{\text{building replacement cost}} \times 100
\]

**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.
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

**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

**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

**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
useful life in the next few years. A new emergency generator was installed in 2008. The chiller and the second floor carpet were replaced in 2011 and 2012. Pneumatic to digital controls conversion and the fire alarm panel replacement is needed. Air Handler Unit 5 needs refurbishment or replacement. Two condenser units for the server room were replaced in 2012. Carpets and upholstery were replaced in the media room (321) and the wood stairs were refinished in 2014. Additional classrooms, offices and 3rd floor carpets are in need of replacement.

**Future**: Upgrades to the building control system in FY19 and built-up roof system replacement in FY 22 will be funded by the State Infrastructure Improvements Capital Project. The second floor will repainted.

13. **Dorchester Hall**  
   **1968 (1988)**  
   **22,742 NASF**
   
   **Function**: All male traditional residence hall.
   
   **Condition**: Good (FCI = 0.4%)  
   **Deferred Cost**: $87K
   
   Stair tower renovations, entrance door replacement, window replacement and masonry waterproofing were completed in 2013. Gutters were replaced and a drain tile system was installed in 2014. Replacing ceilings, replacing asbestos floor tiles, replacing exterior doors, upgrading recreation room furniture, lobby restorations, and study furniture and wireless internet upgrades was completed in 2014. The removal of the remaining asbestos insulation in heating piping, replacing interior doors, and installation of a new HVAC system, including central air-conditioning, were completed in 2015. Building Automation system upgrades completed in 2017. Bathroom ceramic tile floors are in poor condition.

   **Future**: Replacement of ceramic tile floors to be considered under future plant budgets. Also, minor interior renovation is planned for the next 1-3 years to refurbish the front and back apartments.

14. **Maintenance**  
   **1968 (1981)**  
   **9,202 NASF**
   
   **Function**: Physical Plant administrative offices and support space, art storage and classrooms in support of the Art Department.
   
   **Condition**: Good (FCI = 2.2%)  
   **Deferred Cost**: $71K
   
   The building HVAC system is in poor condition. The building is inadequate for current levels of maintenance and grounds operations.

   **Future**: All deficiencies are to be considered for funding through the plant budget. The draft 2012-2027 Master Plan recommends that the existing Maintenance Building be converted to joint use by Public Safety and Maintenance after construction of a new Maintenance Building. Art studios and art storage should be moved to Montgomery Hall after the department of Music moves to the New Academic Building.

**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.


**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,
and repair and replacement of heating/cooling fan coil units in student rooms were completed within the past 5 years. Window replacement, masonry waterproofing, foundation repairs were completed in 2012. A make-up ventilation system was installed in 2013. The boiler is in need of replacement. Recreation and study furniture upgrades, lobby restorations and wireless internet upgrades were completed in 2014. Fire alarm systems have reached the end of their lifecycle and will need replacement within 1-3 years. Repainting the interior of the building and replacing interior and exterior doors were completed in the summer of 2015.

Future: All other deficiencies to be considered through maintenance initiatives and the plant budget. The complete replacement of all dorm room furniture is planned for 2018. Also, minor interior renovation is planned for the next 1-3 years to refurbish the front and back apartments.


Function: Co-ed traditional residence hall.

Condition: Good (FCI = 2.0%)  
Deferred Cost: $346K

Replacement of the underground fuel tank, lighting, and bathroom upgrades under the campus energy performance contract, replacement of study room carpets, dormer painting, and repair and replacement of heating/cooling fan coil units in student rooms were completed within the past 5 years. Window replacement, masonry waterproofing, foundation repairs were completed in 2012. A make-up ventilation system was installed in 2013. The boiler is in need of replacement. Repainting the interior of the building, replacing exterior doors, upgrading recreation room furniture, lobby restorations, and study furniture and wireless internet upgrades were completed in 2014.

Future: Replacing interior doors is planned in summer 2019. All other deficiencies to be considered through maintenance initiatives and the plant budget. The complete replacement of all dorm room furniture is planned for 2019. Also, minor interior renovation is planned for the next 1-3 years to refurbish the front and back apartments.

19. **Montgomery Hall** 1979 36,041 NASF

Function: Fine Arts building including a theater, classrooms, music and art studios, faculty offices, and support space for the departments of English, Music, Theater and Media Studies, and Art and Art History.

Condition: Good (FCI = 4.8%)  
Deferred Cost: $2,426K

The all phases of HVAC mixing box replacements were completed in 2013 through 2016. Also, the main chiller coil was replaced. Cedar siding/fascia/soffits were repaired in some locations in 2012, but should be considered for replacement within the next few years. The elevator has reached the end of its lifecycle and needs major renovation/replacement. Vinyl tile on the second floor, gutters and exterior doors require repair and/or replacement. Bathrooms renovations are recommended. Mechanical systems, except the chiller and cooling tower, are in poor condition. The boilers were replaced in 2013 and 2015.
Replacement of sculpture studio windows, exterior trim repair and painting was completed in 2014. Some carpets in faculty offices 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
Function: All of the above are townhouse buildings.

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

Future: All exterior door hardware is scheduled to be replaced in 2018. Furniture in Homer Dodge, Maggie Dodge, and Trueschler will need replacement in 3 – 4 years.

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

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

Condition: Good (FCI = 1.0%)   Deferred Cost: $26K

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

Future: In the next 3-5 years, replacement of the wood floor should be implemented.

28. **Admissions Annex**   **1992**   **560 NASF**

Function: Admissions offices.

Condition: Good (FCI = 2.6%)   Deferred Cost: $7K

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

Future: No future work is currently planned.

29. **Schaefer Hall**   **1993**   **32,925 NASF**

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

Condition: Good (FCI = 4.0%)   Deferred Cost: $1,919K

Foundation waterproofing and drain tile system was completed in 2013 to address the water infiltration problems in the south side of the north wing basement. HVAC controls upgrade was complete in 2014. The flat roofs are in need of replacement, river pit pumps should be evaluated for sustainable replacement, and various ceilings, window and light replacements are recommended. The 80 ton chiller has reached the end of its lifecycle and
II.D.

costs of repairs exceed the value. A design was recommended for replacement with a larger capacity system; however, supplemental cooling was installed in 2014 in critical laboratories eliminating the need. The replacement of the burner for boilers and additional window replacements were completed in 2014 and 2015. Initiatives to complete system balancing/commissioning were complete in 2015. New ceilings in labs and classrooms are recommended. Additional window replacements and upgrades to the river water circulation system were completed in 2016 and 2017.

Future: The retrofit of approximately 100 lights is scheduled for completion in the spring of 2019. The state-funded infrastructure improvements project will fund the replacement of the building flat roofs in FY19, and replacement of the buildings chillers and cooling tower in FY20.

30. **Townhouse Crescent** 1994 28,605 NASF

Function: 40 townhouse units.

Condition: Fair (FCI = 6.2%) Deferred Cost: $894K

All the remaining twenty heat pumps units were replaced in 2016. Nineteen (19) exterior entry and Eighteen (18) French doors were replaced in the spring of 2016. The replacements of forty-four (44) windows was also complete in 2017. Renovations were completed to the patio doors and 23 windows were replaced in 2012. A larger project to renovate those bathrooms not done during past initiatives (34) will be needed in the next 1-3 years to eliminate potential drainage and floor leaks into kitchen areas. Additional windows replacements are needed. Twenty (20) heat pumps and air handlers were replaced under the student funded Green St. Mary’s Revolving Fund (GSMRF) in 2015.

Future: In 2018, all exterior door hardware will be replaced.

31.-34. **Edward T. Lewis Quadrangle** 2001 29,033 NASF

Function: Suite-style residence halls and commons.

Condition: Good (FCI = 1.8%) Deferred Cost: $195K

Slate roof repairs were completed in 2007. Upgrades to the existing building HVAC automation system were completed in 2009. The recreation room was converted to a late night food venue in 2011. Additional bathroom renovations are recommended. Invensys HVAC control system should be converted to campus standard system (Automated Logic). Complete interior painting, replacement of vinyl cove base and stair refinishing of the facility was complete in 2016 and 2017.

Future: Facility renovation of some bathrooms to include floors, showers, and ventilation continues to be addressed on a case-by-case basis as necessary.
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
II.D.

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

40. **Rowing Center**
   - **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**
   - **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**
   - **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.
II.D. 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 sidewalk 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.
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## Facility List

### Site: St. Marys College of Maryland

Facilities, St. Mary's College

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

**Site: St. Marys College of Maryland**

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

**Total** 938,996
Facilities Grouped By Age

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

II.D.
<table>
<thead>
<tr>
<th>Facility</th>
<th>Replacement Value (RV)</th>
<th>Deferred Components (DC)</th>
<th>Selected Projects (SP)</th>
<th>Deferred Value</th>
<th>Facilities Condition Index (FCI)</th>
</tr>
</thead>
<tbody>
<tr>
<td>43-Cawood</td>
<td>$327,595</td>
<td>$0</td>
<td>$100,000</td>
<td>$100,000</td>
<td>30.50%</td>
</tr>
<tr>
<td>21-Greenhouse</td>
<td>$48,582</td>
<td>$0</td>
<td>$5,000</td>
<td>$5,000</td>
<td>10.30%</td>
</tr>
<tr>
<td>04-Calvert Hall</td>
<td>$15,607,068</td>
<td>$283,808</td>
<td>$1,507,808</td>
<td>9.70%</td>
<td></td>
</tr>
<tr>
<td>08-Cobb House</td>
<td>$1,592,981</td>
<td>$32,924</td>
<td>$145,924</td>
<td>9.20%</td>
<td></td>
</tr>
<tr>
<td>01-St.Mary’s Hall</td>
<td>$2,125,911</td>
<td>$125,684</td>
<td>$180,684</td>
<td>8.50%</td>
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<tr>
<td>35-LewisQuad-Commons</td>
<td>$1,688,493</td>
<td>$2,159</td>
<td>$142,159</td>
<td>8.40%</td>
<td></td>
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<tr>
<td>16-Michael P. O’Brien ARC</td>
<td>$34,662,131</td>
<td>$473,168</td>
<td>$2,226,284</td>
<td>6.40%</td>
<td></td>
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<tr>
<td>31-TownhouseCrescent</td>
<td>$14,464,510</td>
<td>$636,723</td>
<td>$2,030,913</td>
<td>5.80%</td>
<td></td>
</tr>
<tr>
<td>13-Library</td>
<td>$35,174,563</td>
<td>$636,723</td>
<td>$2,030,913</td>
<td>5.80%</td>
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</tr>
<tr>
<td>20-Montgomery Hall</td>
<td>$50,923,179</td>
<td>$1,812,039</td>
<td>$2,426,160</td>
<td>4.80%</td>
<td></td>
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<tr>
<td>06-Admissions</td>
<td>$1,639,602</td>
<td>$67,721</td>
<td>$0</td>
<td>4.10%</td>
<td></td>
</tr>
<tr>
<td>30-SchaeferHall</td>
<td>$48,526,242</td>
<td>$847,863</td>
<td>$1,918,978</td>
<td>4.00%</td>
<td></td>
</tr>
<tr>
<td>05-Lucille Clifton House</td>
<td>$278,662</td>
<td>$10,423</td>
<td>$0</td>
<td>3.70%</td>
<td></td>
</tr>
<tr>
<td>17-Ethel Chance</td>
<td>$1,375,088</td>
<td>$64,000</td>
<td>$0</td>
<td>3.60%</td>
<td></td>
</tr>
<tr>
<td>26-A.B.Morsell</td>
<td>$2,138,736</td>
<td>$60,000</td>
<td>$0</td>
<td>3.40%</td>
<td></td>
</tr>
<tr>
<td>27-B.Trueschler</td>
<td>$2,930,288</td>
<td>$19,635</td>
<td>$0</td>
<td>3.40%</td>
<td></td>
</tr>
<tr>
<td>25-M.W.Dodge</td>
<td>$2,930,288</td>
<td>$60,000</td>
<td>$79,635</td>
<td>2.70%</td>
<td></td>
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<tr>
<td>29-AdmissionsAnnex</td>
<td>$279,750</td>
<td>$7,411</td>
<td>$0</td>
<td>2.60%</td>
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<tr>
<td>36A-WaringA-Commons</td>
<td>$984,193</td>
<td>$5,177</td>
<td>$25,177</td>
<td>2.60%</td>
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<tr>
<td>15-Maintenance</td>
<td>$3,191,986</td>
<td>$70,511</td>
<td>$0</td>
<td>2.60%</td>
<td></td>
</tr>
<tr>
<td>24-H.L.Dodge</td>
<td>$3,447,562</td>
<td>$17,246</td>
<td>$77,246</td>
<td>2.20%</td>
<td></td>
</tr>
<tr>
<td>33-LewisQuad-North</td>
<td>$4,043,488</td>
<td>$65,000</td>
<td>$87,790</td>
<td>2.20%</td>
<td></td>
</tr>
<tr>
<td>11-Queen Anne Hall</td>
<td>$17,366,183</td>
<td>$339,006</td>
<td>$369,006</td>
<td>2.10%</td>
<td></td>
</tr>
<tr>
<td>19-Prince George Hall</td>
<td>$17,366,183</td>
<td>$326,839</td>
<td>$351,839</td>
<td>2.00%</td>
<td></td>
</tr>
<tr>
<td>32-LewisQuad-West</td>
<td>$5,490,997</td>
<td>$26,040</td>
<td>$91,040</td>
<td>1.70%</td>
<td></td>
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<tr>
<td>34-LewisQuad-East</td>
<td>$5,490,997</td>
<td>$26,040</td>
<td>$91,040</td>
<td>1.70%</td>
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<tr>
<td>03-May Russell Lodge</td>
<td>$572,536</td>
<td>$9,095</td>
<td>$0</td>
<td>1.60%</td>
<td></td>
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<tr>
<td>18-Caroline Hall</td>
<td>$20,432,821</td>
<td>$278208</td>
<td>$303,208</td>
<td>1.50%</td>
<td></td>
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<tr>
<td>28-Daugherty-PalmerCommons</td>
<td>$2,652,936</td>
<td>$6,239</td>
<td>$26,239</td>
<td>1.00%</td>
<td></td>
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<tr>
<td>07-Kent Hall</td>
<td>$11,856,734</td>
<td>$62,805</td>
<td>$66,805</td>
<td>0.60%</td>
<td></td>
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<tr>
<td>09-Margaret Brent Hall</td>
<td>$1,860,496</td>
<td>$0</td>
<td>$11,000</td>
<td>0.60%</td>
<td></td>
</tr>
</tbody>
</table>
### Summary Data Sorted by FCI Value for all Facilities

Current through 2017

<table>
<thead>
<tr>
<th>Facility</th>
<th>Current</th>
<th>Initial</th>
<th>Underwrite</th>
<th>Debit</th>
<th>FCI</th>
</tr>
</thead>
<tbody>
<tr>
<td>12-Campus Center</td>
<td>$29,755,056</td>
<td>$18,501</td>
<td>$132,000</td>
<td>$150,501</td>
<td>0.50%</td>
</tr>
<tr>
<td>14-Dorchester Hall</td>
<td>$20,432,821</td>
<td>$57,031</td>
<td>$30,000</td>
<td>$87,031</td>
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<tr>
<td>22-E.D.Harrington</td>
<td>$2,924,664</td>
<td>$5,175</td>
<td>$0</td>
<td>$5,175</td>
<td>0.20%</td>
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<tr>
<td>23-G.Boone</td>
<td>$2,138,736</td>
<td>$5,166</td>
<td>$0</td>
<td>$5,166</td>
<td>0.20%</td>
</tr>
<tr>
<td>36E-WaringE-Units9-12</td>
<td>$2,112,758</td>
<td>$4,314</td>
<td>$0</td>
<td>$4,314</td>
<td>0.20%</td>
</tr>
<tr>
<td>42-ArtistHouse</td>
<td>$311,995</td>
<td>$663</td>
<td>$0</td>
<td>$663</td>
<td>0.20%</td>
</tr>
<tr>
<td>36C-WaringC-Units13-20</td>
<td>$4,709,690</td>
<td>$6,004</td>
<td>$0</td>
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<tr>
<td>36D-WaringD-Units21-25</td>
<td>$4,251,925</td>
<td>$5,585</td>
<td>$0</td>
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<tr>
<td>36B-WaringB-Units1-8</td>
<td>$4,150,689</td>
<td>$3,629</td>
<td>$0</td>
<td>$3,629</td>
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<tr>
<td>36H-WaringH-Units38-49</td>
<td>$7,429,865</td>
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<td>$0</td>
<td>$8,000</td>
<td>0.10%</td>
</tr>
<tr>
<td>39-MuldoonRiverCenter</td>
<td>$6,149,192</td>
<td>$4,449</td>
<td>$0</td>
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<tr>
<td>36F-WaringF-Units26-33</td>
<td>$4,687,682</td>
<td>$3,909</td>
<td>$0</td>
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<tr>
<td>36G-WaringG-Units34-37</td>
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<td>$1,957</td>
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<td>$1,957</td>
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<tr>
<td>02-St.Mary's Hall Annex</td>
<td>$116,293</td>
<td>$23</td>
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<td>$23</td>
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<tr>
<td>10-Anne Arundel Hall</td>
<td>$14,195,778</td>
<td>$0</td>
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</tr>
<tr>
<td>16b-Field House</td>
<td>$54,736</td>
<td>$0</td>
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<td>$0</td>
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</tr>
<tr>
<td>38-GoodpasterHall</td>
<td>$46,711,600</td>
<td>$2,864</td>
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<tr>
<td>41-GlendeningHall</td>
<td>$19,116,538</td>
<td>$1,338</td>
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<td>37A-WaringI-Units50-57</td>
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<td>40-RowingCenter</td>
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<td>$0</td>
<td>0.00%</td>
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<tr>
<td>44-JointStorageBuilding</td>
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<td>$0</td>
<td>$0</td>
<td>0.00%</td>
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<td>INFRA-infrastructure</td>
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<td>$0</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td>SITE_WIDE-St.MarysCollegeofMaryland</td>
<td>$0</td>
<td>$0</td>
<td>$1,696,433</td>
<td>$1,696,433</td>
<td>0.00%</td>
</tr>
</tbody>
</table>

Total: $490,563,197 $6,078,592 $9,331,975 $15,410,567
Facilities Condition Index (FCI)

II.D.
Current Deferred Value
Top 10 Facilities

- Montgomery Hall
- 16 Michael P. O’Brien ARC
- 13 Library
- 30 Schaefer Hall
- SITE WIDE St. Mary’s College of Maryland
- 04 Calvert Hall
- 31 Townhouse Crescent
- 11 Queen Anne Hall
- 19 Prince George Hall
- 18 Caroline Hall
- Remaining Facilities
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.
II.E.

- Facilities and athletic facilities
- Existing parking
  - Prominente to
  - Proximate to
- Level site
- Existing cleared
- Complex
- Large enough for
- Two-field

Initial Jame L. Roberts Stadium Site Plan

Existing Practice Field Site
Archaeological Investigation

Summer 2016
Archaeological Discoveries

II.E.

Initial Jamie L. Roberts Stadium Site Plan

- Mattapan Rd
- Significant Areas
  - Artificial Turf Field
  - Proposed Parking
  - Grassy Field
  - Stands and Field House

Areas where artifacts were found
II.E. Development Guidelines

- Revised Jaime L. Roberts Stadium Site Plan
- Significant Areas
- Archaeologically
- Artifacts were found
- Arrows to the greatest extent
- Proposed Parking
- Proposed Turf Field
- Artificial Field
- Soccer Field
- Fields moved off the most sensitive areas

Commemorate history
- Impact areas of direct investigation in archaeological sites
- Further
Schematic Design - additional adjustments
II.E.

Jamie L. Roberts Stadium Site Plan
SCHEME 1

FRONT ELEVATION

SIDE ELEVATION – view from field

Roofed Terrace Option
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.
Provide a safe path for pedestrians and bicyclists between the main campus and the north field.

Purpose:

>2'-0"
Route – From St. Johns Pond to North Fields
Cross-section looking east at Fisher's Creek Inlet

- Existing inlet
- MD Rt. 5 profile
- Meets ADA slope requirements
- Revised boardwalk profile
- Ramps up near north field

Horizontal scale is compressed

North Field

Drive
College

Continuously sloping

Previous boardwalk profile
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.”
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.
Relining Oak Tree. A portion of Trinity Church Road becomes one-way.

Sidelaw, in the existing road right-of-way.
Provides most direct connection from crosswalk at Rt. 5 to Kent Hall.

Sidewalk adjacent to west curb.
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.
As viewed from the north

Campus Entry Sign Elevation
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 under construction
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.
<table>
<thead>
<tr>
<th>PROJECT</th>
<th>FUNDING SOURCE/FIRST YEAR (FY)</th>
<th>DESIGN START/COMPLETE</th>
<th>CONSTRUCTION START/COMPLETE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anne Arundel Hall</td>
<td>STATE 2006/2009</td>
<td>Winter '09</td>
<td>Summer '13</td>
<td>The building is complete. Project closeout underway.</td>
</tr>
<tr>
<td>Maryland Heritage Interpretive Center (HSMC)</td>
<td>STATE/CITY 2007/2009</td>
<td>Winter '09</td>
<td>Summer '20</td>
<td>Architectural design is 100% complete. This project is now in the Governor’s 5-year Capital Improvement Plan for construction in summer FY20.</td>
</tr>
<tr>
<td>MD Rt. 5 Traffic Calming Phase II, Fisher Creek Bridge</td>
<td>Federal/State 2014/2016</td>
<td>Spring ‘15</td>
<td>Summer '17</td>
<td>Permitting proceeding. Adjustments to the design are made in response to public feedback and permit agency comments. Expect bid late fall.</td>
</tr>
<tr>
<td>Chancellor’s Point ADA Access</td>
<td>STATE 2013</td>
<td>Summer '13</td>
<td>Fall '16</td>
<td>Construction is complete.</td>
</tr>
<tr>
<td>New Academic Building and Auditorium</td>
<td>STATE 2017</td>
<td>Summer '17</td>
<td>Winter '20</td>
<td>Selection of the design team is in progress.</td>
</tr>
<tr>
<td>Jamie L. Roberts Stadium and Relocation of Athletic Fields</td>
<td>STATE 2017/2018</td>
<td>Winter '17</td>
<td>Summer '17</td>
<td>Schematic Design is complete. A report on Phase II archaeology is nearing completion.</td>
</tr>
<tr>
<td>Cobb House Renovation</td>
<td>College Funds 2017</td>
<td>Winter '16</td>
<td>Winter '17</td>
<td>Construction is underway and renovations will be complete by end of May 2017.</td>
</tr>
</tbody>
</table>
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
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.