



**BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MAY 11, 2018**

AGENDA

I. CALL TO ORDER

II. DISCUSSION ITEMS

- A. Campus Master Plan - Overview of Principles and Development Plan

III. ACTION ITEMS

- A. Approval of Minutes (Meeting of February 2, 2018)
- B. Approval of the New Academic Building and Auditorium Schematic Design
- C. Approval of the FY19 Plant Budget
- D. Approval of FY20-FY24 State Capital Budget
- E. Approval of the Annual Facilities Condition Report

IV. INFORMATION ITEMS

- A. MD RT. 5 Traffic Calming Project Phase II Update
- B. Commemoration Design Update
- C. Historic St. Mary's City Commission Report

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



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

Date of Meeting: May 11, 2018

Date of Next Meeting: TBD

Committee Chair: Donny Bryan '73

Committee Members: John Bell '95, Laura Cripps, Kevin Emerson, Sven Holmes, President Tuajuanda Jordan, Paul Schultheis '98

Staff Members: Annie Angueira, Chip Jackson, Maury Schlesinger

Dashboard Metrics: N/A

N/A

Executive Summary:

Discussion Items

Campus Master Plan – Overview of Principles and Development Plan

A review of the Campus Master Plan to provide needed background information that informs the design of the New Academic Building and Auditorium, new capital request for Goodpaster Hall limited renovation, and new capital request for Montgomery Hall renovation.

Information Items

MD RT. 5 Traffic Calming Project Phase II Update

Maryland Department of the Environment and Critical Area Commission permit applications have been approved. The Project is currently in Maryland State Highway Administration's (SHA) design review process.

Commemoration Design Update

The College is currently in the process of obtaining the services of a consultant/agent to assist the College in the selection of an artist for the commission to create the commemoration installation.

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 February 2, 2018

Approval of Buildings and Grounds Committee Meeting Minutes of February 2, 2018.

Approval of the New Academic Building and Auditorium Schematic Design

The Committee on Buildings and Grounds approves the schematic design for the New Academic Building and Auditorium by GWWO Architects in collaboration with The GUND Partnership.

Approval of the FY19 Plant Budget

The Committee on Buildings and Grounds recommends to the Finance, Investment and Audit Committee that they approve the FY19 Plant Budget that provides funds in the amount of \$1,321,000.

Approval of FY20-FY24 State Capital Budget

The Committee on Buildings and Grounds recommends to the Finance, Investment and Audit Committee that they approve the proposed FY20-FY24 State Capital Budget Proposal.

Approval of the Annual Facilities Condition Report

The Committee on Buildings and Grounds recommends to the Board of Trustees that they approve the 2018 Annual Facilities Condition Report.

Committee Action Taken/Action in Progress:

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Recommendation to the Board:

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**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 11, 2018
DISCUSSION ITEM IIA.**

**CAMPUS MASTER PLAN
OVERVIEW OF PRINCIPLES AND DEVELOPMENT PLAN**

BACKGROUND

The College's Facilities Master Plan establishes a framework for campus development. Based on assessment of space needs and building conditions, the Master Plan sets forth the requirements and objectives to be achieved within the planning timeframe, including a specific set of capital projects. The projects called out in the Plan are also tested against potential funding capacity, including the State's Capital Budget funding requirements.

Facility Master Plans also establish the land use parameters and character of the campus through the development of Planning Principles and campus site plans. The College has had placed significant effort on these qualitative issues to ensure that the campus has an identity fitting to its place. These emerged from architect and urban planner Jaquelin Robertson's vision of an "academic tidewater village." The College's consistent treatment of campus architecture is an intentional outcome guided by a history of master planning dating back to 1986.

CURRENT

The College's current facilities program and capital spending requests to the state follow the recommendations of the 2012-2027 draft master plan. The plan calls for increased space for STEM programs, for the Creative and Performing Arts programs and space to address persistent deficiencies in assembly and study space. These needs drove the plan to build the New Academic Building and Auditorium and its siting on the existing athletic field. The subsequent renovations required at Montgomery and Goodpaster Halls are key to the College's plan to satisfy the facilities requirements for STEM, Art and Art History, and Theater, Film and Media Studies.

FUTURE

As the state's capital budget process dictates timeline for funding requests, the College must review its Facilities Master Plan looking forward to the Governor's five year Capital Improvement Plan (CIP). Projects at Montgomery Hall and Goodpaster Hall must be included in the plan. A new Facilities Master Plan for years beyond 2025 will be developed following the completion of the College's new Strategic Plan and the completion of its current curriculum review, Honors College 2.0. The College will start data collection and objectives development for a 2025-2040 Master Plan in the coming year and begin to develop a new Campus Master plan in July of 2020. This Master plan will inform the programming efforts of the proposed Montgomery and Goodpaster Hall renovations.

Planning Principles (1988 Master Plan)

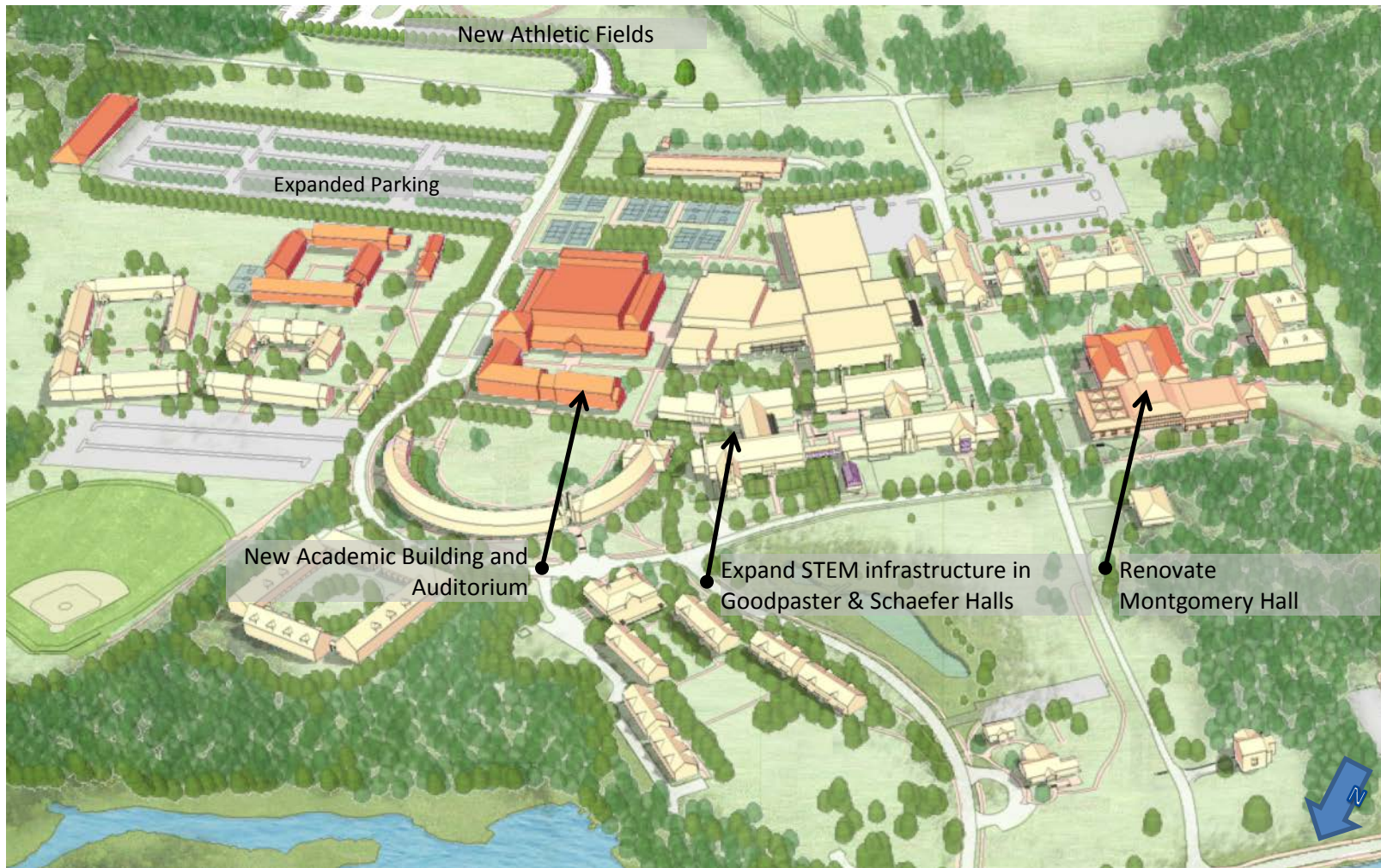
*“The first recommended goal is to affirm the character and scale of the old **tidewater village** as the best model for any further on-campus development.”*

“It is a walking precinct, enhanced by seasonal change, with a sense of permanence, history and pleasantness.”

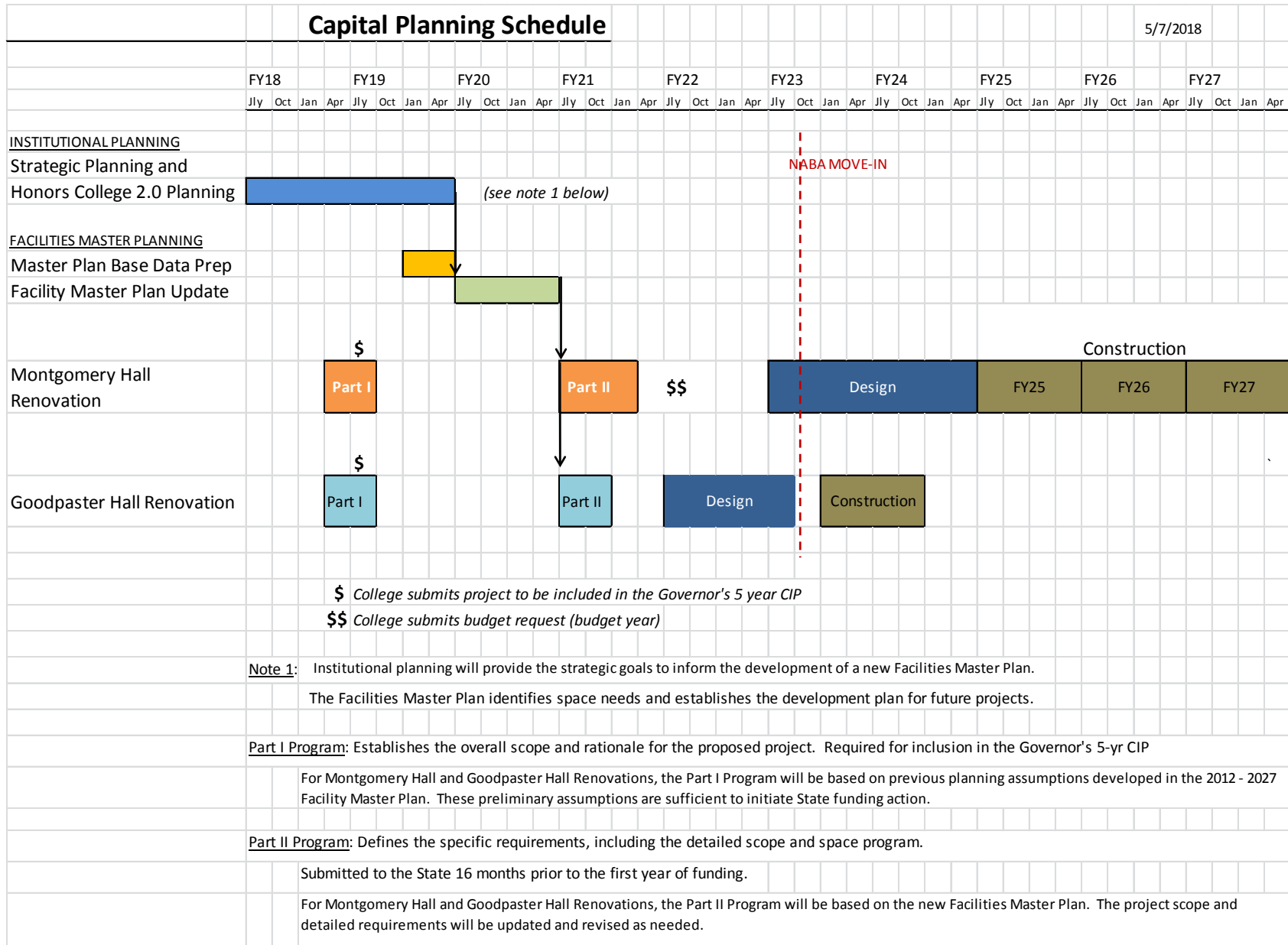
“...a design framework within which the College can create an image more closely in keeping with its academic mission.”

- Reflect the character and scale of an “Academic Tidewater Village.”
- Enhance and preserve the natural and historic environment.
- Be a “walking campus.” Site new buildings to strengthen the overall circulation system and create outdoor rooms.
- Encourage collegiality and interdisciplinary interaction.
- Enhance and strengthen the campus landscape.





2012-2027 Master Plan – Key Elements



**BOARD OF TRUSTEES
BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MARCH 11, 2018
ACTION ITEM III.A.**

MINUTES

Date of Meeting: February 2, 2018

Status of Minutes:

Committee Members Present: Committee Chair Donny Bryan '73, John Bell '95, Laura Cripps, Kevin Emerson, Board Chair Sven Holmes, President Tuajuanda Jordan, Paul Schultheis '98.

Committee Members Absent: N/A

Others Present: Annie Angueira, Leonard Brown, Cindy Broyles, Mike Bruckler, Peter Bruns, Carolyn Curry, Peg Duchesne '77, Susan Dyer, Regina Faden, Elizabeth Graves, Cynthia Gross, Gail Harmon, David Hautanen, , Chip Jackson, Joe Kangas, Larry Leak '76, Todd Mattingly, Jim McGuire, Kortet Mensah, Brad Newkirk '04, Sharon Phillips '18, Maury Schlesinger, Lisa Smith, Danielle Troyan '92, Allan Wagaman '06, Mike Wick, Anna Yates, Derek Young.

Executive Summary:

Committee Chair Donny Bryan '73 called the meeting to order at 10:10 a.m.

Jamie L. Roberts Stadium Update

The Phase I construction for the Jamie L. Roberts Stadium began on December 19, 2017. The installation of the artificial turf field is estimated to be completed in mid-March 2018. The delay in Phase I completion is due largely to permit and weather delays. Phase II design is complete. Phase II construction is pending resolution of the project budget which is currently \$2M over budget. RAD Sports will be meeting with the College to find collaborative solutions for lowering the cost overage.

New Academic Building and Auditorium Update

The program verification has been completed. The architects, GWWO of Baltimore and the Gund Partnership of Cambridge have begun the schematic design phase of the project. Preliminary design concepts were presented to the Committee. The Schematic Design will be presented to the Committee in its May 2018 meeting. Procurement of a construction manager is ongoing.

Recruitment and Retention Initiatives – Campus Beautification and Food Service

The Committee was updated on the Campus Beautification Plan. The College has committed and/or spent \$750K for this effort to date. The College will look for funding from the FY19 Plant Budget to continue this effort. In addition, the Building and Grounds Committee was given an update of proposed Food Service enhancements. A recent student food service satisfaction survey indicated that 64% of students find the food service to be good to excellent. However, there still is a clear desire among students to improve or expand food options in the north campus.

Governor's Five Year Budget - CIP

The Governor's budget has been released with the Governor granting the College their full funding request for the New Academic Building and Auditorium (\$77.8M) and infrastructure improvements (\$17.6M) over the next five years. Funding is also included in FY19 to support the slave quarter commemoration project (\$0.5M).

MD RT. 5 Traffic Calming Project Phase II Update

The Committee was updated on the projects progress. The College has obtained preliminary permit approvals from Maryland Department of the Environment (MDE), Critical Areas Commission (CAC), Army Corp of Engineers and the State of Maryland Wetlands License. The State Highway Administration (SHA) is currently reviewing the design. The project is estimated to be completed December 2019.

Historic St. Mary's City Commission Report

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

Sustainability Report Update

The Office of Sustainability promotes and administers various programs which support and expands the College's "green" efforts. The College has been recognized in the Princeton Review as the 6th top Green College as well as by the St. Mary's Watershed Association as a River Champion. The Sustainability Report was presented to the Committee.

Action Item(s):

Buildings and Grounds Committee Meeting Minutes of October 20, 2017

The minutes from the October 20, 2017, Buildings and Grounds Committee Meeting were presented to Committee Members.

Committee Action Taken/Action in Progress:

The proposed action items were approved by the Buildings and Grounds Committee at its meeting on February 2, 2018 as follows:

Buildings and Grounds Committee Meeting Minutes of October 20, 2017

The Buildings and Grounds Committee approved the meeting minutes of October 20, 2017.

Recommendation to the Board:

N/A

Meeting was adjourned at 11:05 a.m.

**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MAY 11, 2018
ACTION ITEM III.B.**

**APPROVAL OF SCHEMATIC DESIGN FOR
NEW ACADEMIC BUILDING AND AUDITORIUM**

RECOMMENDED ACTION:

The Committee on Buildings and Grounds approves the schematic design for the New Academic Building and Auditorium by GWWO Architects in collaboration with The Gund Partnership.

RATIONALE:

The College's 2012-2027 draft Facilities Master Plan documented the need for a new facility to house the Music and Educational Studies departments, provide space for a student Study Commons, and address a long-term deficiency in assembly space with the construction of a 700-seat auditorium. The Master Plan identified the existing varsity sports field as the location for this project.

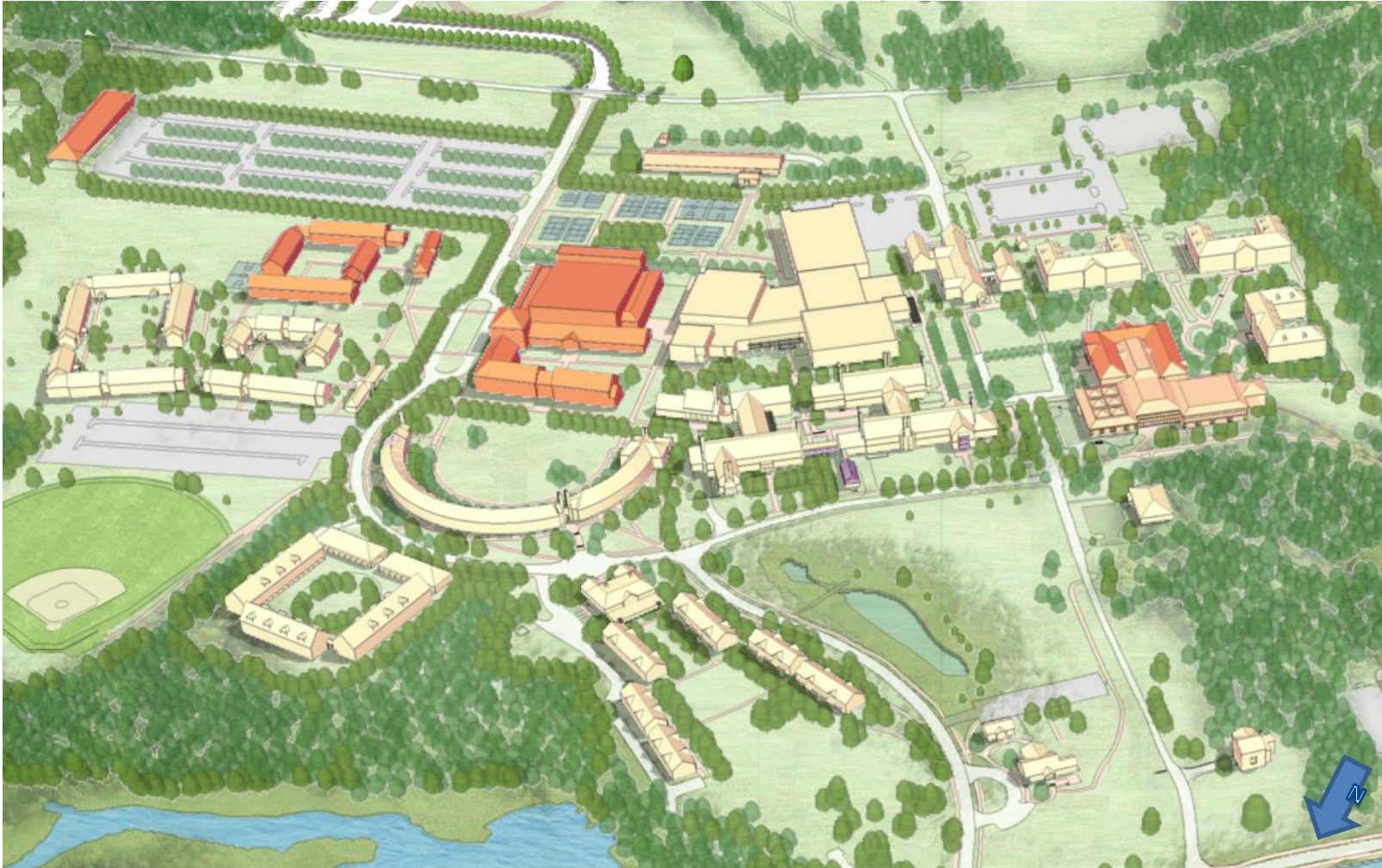
The College selected GWWO architects of Baltimore with the Gund Partnership of Cambridge Massachusetts to design the new facilities in collaboration with Michael Vergason Landscape Architects. As the conceptual design progressed, the College obtained input from the planned occupant departments and also received feedback from the local community through the Capital Design Advisory Committee (CDA). The preliminary concept design was presented to the Building and Grounds Committee at its February 2, 2018 meeting.

The Project will provide much improved facilities for the Music Department which is currently housed in 39-year old Montgomery Hall. These include rehearsal and teaching studios as well as a 125-seat recital room. Educational Studies department will be relocated from Goodpaster Hall, and will have classroom and seminar space needed for its undergraduate program as well as the College's only Master's Program. The Study Commons will provide students living in the North Campus residences a nearby place to join in collaborative learning, group study or project work.

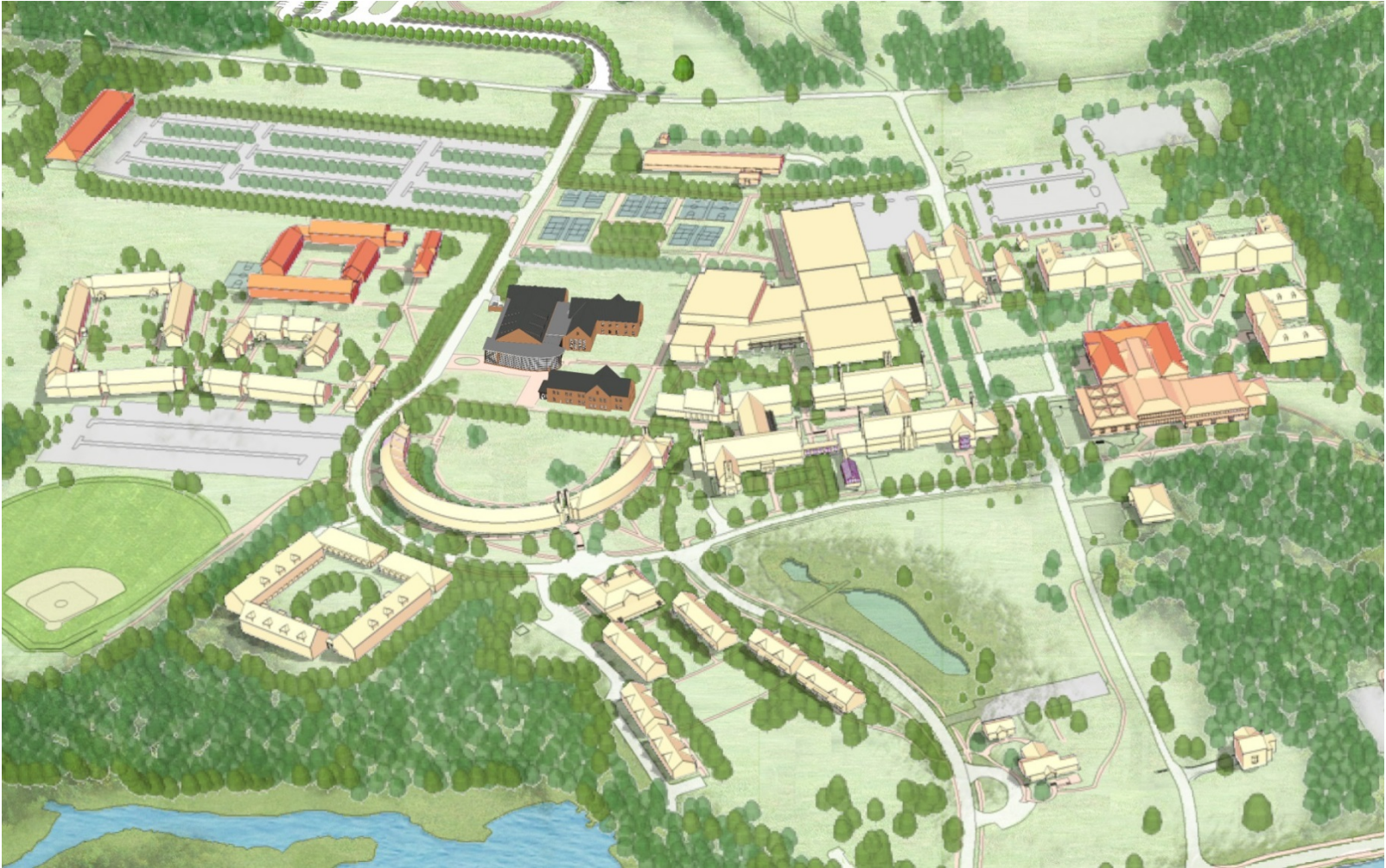
The Project also includes a small Café, which will serve coffee and light snacks. The site development includes an additional 200 parking spaces, the creation of a new Crescent Green and improvements to College Drive and its intersection with Mattapan Road.

III.B.

The Committee on Buildings and Grounds is charged with approval of schematic designs for capital projects. The schematic design is consistent with the intent of the draft Master Plan, and the budget estimates are within the funds provided from the State of Maryland, supplemented by College funds for the Cafe.



2012-2027 Master Plan



NABA Schematic Plan



St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018





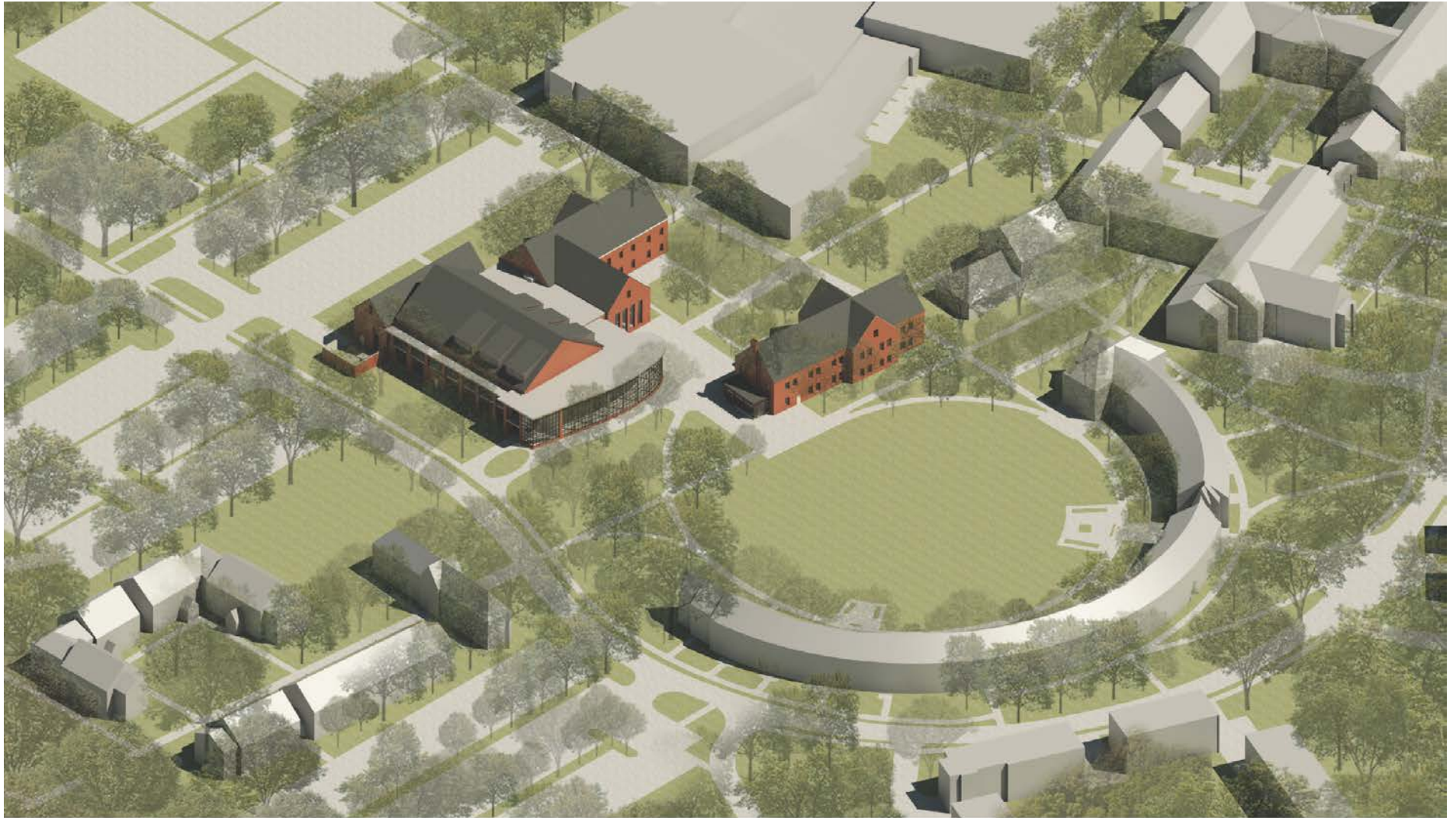
St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018





St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018





St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018









St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018





St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018





St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018





St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018





St. Mary's College of Maryland New Academic Building & Auditorium
11 May 2018



**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MAY 11, 2018
ACTION ITEM III.C.**

APPROVAL OF THE FY19 PLANT BUDGET PRIORITIES

RECOMMENDED ACTION

The Committee on Buildings and Grounds establishes Priority A FY19 Plant Budget 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, St. Mary's College of Maryland approval of the FY19 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 8, 2018, the amount of funding available for the FY19 Plant Budget is expected to be \$1.32 million.

The sole source of funding comes from the student facility fee. The total revenues for the FY19 Student Facility Fee are based on a budgeted enrollment of 1,424 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, 2018.

**ST. MARY'S COLLEGE OF MARYLAND
FY19 PLANT PROJECT SUMMARY
PRIORITY A PROJECTS LIST**

	Estimated Cost
Major Capital Projects	
Miscellaneous Capital Projects less than \$200,000	\$ 230,000
<i>Subtotal</i>	\$ 230,000
Maintenance and Repair	
Miscellaneous Maintenance and Repair Projects less than \$200,000	\$ 408,250
<i>Subtotal</i>	\$ 408,250
Program Support	
Miscellaneous Projects less than \$200,000	\$ 198,222
<i>Subtotal</i>	\$ 198,222
Residence Hall Renewal Program	
Prince George Hall – New Furniture	\$ 280,000
Miscellaneous Residence Hall Projects less than \$200,000	\$ 205,000
<i>Subtotal</i>	\$ 485,000
FY19 PRIORITY A PROJECTS	\$1,321,472

**ST. MARY'S COLLEGE OF MARYLAND
FY19 PLANT PROJECT SUMMARY
TENATIVE MISCELLANEOUS PROJECTS**

The following provides a list of miscellaneous projects that represents preliminary planning for funding within the FY19 plant budget. Implementation of specific projects is subject to change in the event of unforeseen circumstances.

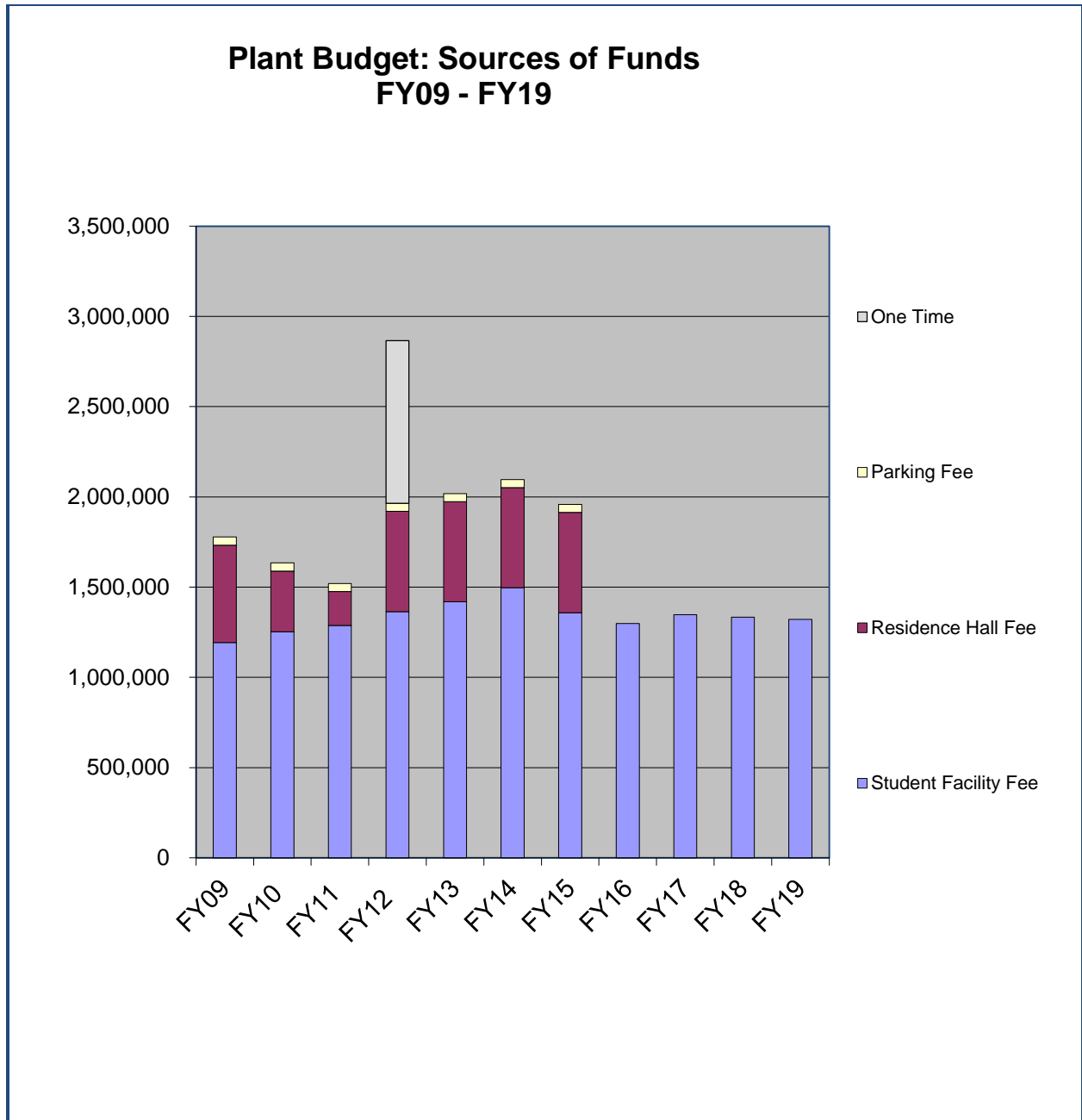
PROJECT	ESTIMATED COST
<u>CAPITAL PROJECTS</u>	
Campus Center Nook -Renovation for new offering - Construction Phase	50,000
Campus Pub - Interior Improvements	10,000
Glendening Hall - Career Center Expansion (HC 2.0)	30,000
Montgomery Hall Programming Phase 1	40,000
Jaime L. Roberts Stadium Non-Capital F&E	100,000
TOTAL COST OF CAPITAL PROJECTS	230,000
<u>MAINTENANCE & REPAIR</u>	
Miscellaneous maintenance and repair projects - unknown	50,000
Plant Contingency	39,450
Campus Wide - slate roof repairs	12,000
Campus Wide - Building Automation Commissioning	25,000
Campus Center - Transformer Relocation	20,000
Kent Hall - Boiler Maintenance/Upgrade	5,800
Library/Campus Center - District cooling piping connection	90,000
Library - Entry Floor Replacement (CB)	50,000
Montgomery Hall - Generator Repair	12,000
Montgomery Hall - 2nd Floor Common Area Carpet Replacement (CB)	45,000
Schaefer Hall - Greenhouse Ridge Vents Replacement	9,000
Schaefer Hall - Window Replacement	50,000
TOTAL COST OF MAINTENANCE AND REPAIR PROJECTS	408,250

PROJECT	ESTIMATED COST
<u>PROGRAM SUPPORT</u>	
Classroom Improvements - Strategic Planning	30,000
Montgomery Hall - Install of Laser Cutter for MH150	5,000
O'Brien ARC - Screen and refinish Arena and Movement Room Floors	14,000
Campus Center - North Lounge Furniture (CB)	7,500
Misc. Enhancements - unknown	15,000
OIT - OIT Renovation for Office Space Needs	25,000
Admissions - Lobby Upgrade (CB)	55,000
TOTAL COST OF PROGRAM SUPPORT PROJECTS	151,500
<u>CAMPUS IMPROVEMENT PROJECTS</u>	
Miscellaneous site improvements projects - unknown	13,222
Admissions - Entry Hardscapes Improvements (CB)	9,000
Campus Center - Expand brick walk width to Hexagon (CB)	9,500
Campus Center - New Patio Furniture (CB)	15,000
TOTAL COST OF CAMPUS IMPROVEMENT PROJECTS	46,722
<u>RESIDENCE HALL RENEWAL PROGRAM</u>	
Miscellaneous residence hall repairs	20,000
North and South Crescents - Bathroom Repair	40,000
North and South Crescents - Window Replacement	70,000
Old Townhouse End Units - Insulate Sprinkler System	60,000
PG Hall - New Furniture (CB)	280,000
Queen Anne - ADA Upgrade	15,000
TOTAL COST OF RESIDENCE HALL PROJECTS	485,000
TOTAL COST OF PRIORITY "A" PROJECTS	1,321,472

Note: CB = Campus Beautification

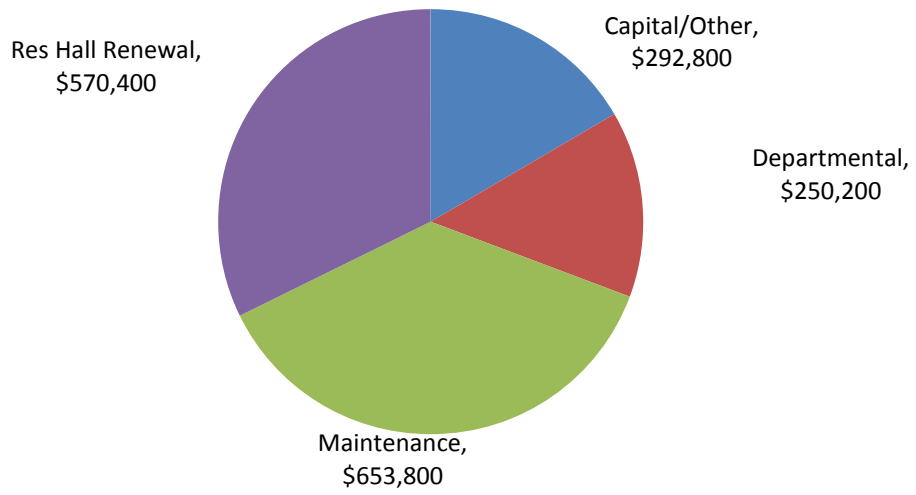
PLANT PROJECT EXPENDITURE SUMMARY
Cumulative Project Budgets and Expenditures through March 31, 2018

Project	Budget	Expenditures	Commitments	Balance
Active Capital Projects > \$200,000				
Misc Maint & Repair	316,910	184,607	39,028	93,275
Misc Small Enhancements	394,671	297,972	38,541	58,158
Misc Residence Hall Projects	242,042	185,761	27,221	29,060
Residence Hall Furniture	305,000	10,607	273,872	20,521
Total Projects < \$200,000	1,312,267	384,990	182,918	744,359
Total Projects	2,570,890	1,063,937	561,580	945,373



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 to advance maintenance projects in the residence halls.

Average Plant Budget Funding FY14 - FY18



**BOARD OF TRUSTEES
ST. MARY'S COLLEGE OF MARYLAND
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 11, 2018
ACTION ITEM III.D.**

FY20-FY24 STATE CAPITAL BUDGET

RECOMMENDED ACTION

The Buildings and Grounds Committee recommends approval by the Finance, Investment and Audit Committee and the Board of Trustees, St. Mary's College of Maryland, of the attached FY20–FY24 State Capital Funding request. The proposed FY20-FY24 State-funded Capital Budget includes a continuation of funding for the New Academic Building and Auditorium and various Campus Infrastructure Improvements. This year, the College is requesting funding for design and construction for the renovation of Montgomery Hall and construction funds for a limited renovation of Goodpaster Hall. Supporting documents attached.

RATIONALE

The attached chart summarizes our FY20–FY24 State Capital Budget and compares it to the Governor's 5-year Capital Improvement Plan dated January 2018.

New Academic Building and Auditorium

The project constructs a new academic building to house Music, Educational Studies, study spaces, and a 700-seat auditorium. Relocating these 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 "Study Commons" for student collaboration and learning. The auditorium will provide an appropriately sized facility for concerts, lectures, and other uses, which cannot now occur for lack of a suitable facility. The College proposes to add a café to the project to support recruitment and retention of students.

This project requires the relocation of athletic fields to clear the site for the new building. The new Jamie L. Roberts Stadium includes a new grass playing field and a new artificial turf field with a running track. Support facilities include seating for spectators, team rooms, concessions, press box, and parking.

The total estimated cost for this project is \$77.8M. The Jamie L. Roberts Stadium totals \$12.3M of which the College is providing \$3.65M. The new building totals \$65.8M. The FY20 Capital Budget includes \$1.96M for completion of the design of the New Academic Building, and \$11.6M to begin construction. The State will not fund the construction cost for the café. The College proposes to fund this component of the project (\$0.3M) through its FY20 Plant Budget.

Campus Infrastructure Improvements

This project continues to fund infrastructure improvements annually in multiple phases. The FY20 request of \$2.9M will fund the replacement of roofs at the Michael P. O'Brien Athletic and Recreation Center (MPOARC), Library and Schaefer Hall as well as replacement of the HVAC system for the pool areas at the MPOARC.

Projects proposed for FY21 through FY24 includes projects such as Calvert Hall HVAC replacement, Dorchester Circle Storm Water Drainage Improvement, Calvert Hall Elevator and life safety improvements and Schaefer HVAC replacement. The total request for Infrastructure Projects in FY20 through FY24 is \$15.5M.

Montgomery Hall Renovation

Montgomery Hall was constructed in 1979 and supports programs in the fine and performing arts. Over the years, the building has seen only minor improvements except for the renovation of the Bruce Davis Theater in 2008. The College has prioritized Montgomery Hall as the next building in need of significant capital funding for renovation.

The planned renovation of Montgomery Hall will be extensive in order to address significant renewal issues as well as provide the appropriate spaces to support academic programs. The building is nearly 40 years old and building components are in need of replacement. The relocation of the Music Department to the New Academic Building and Auditorium in 2022 enables the College to reallocate that space to other programs.

This year's State capital request for the Montgomery Hall Renovation proposes funding for design in FY23 and FY24 (\$3.0M) and construction in FY25-FY27 (\$21.7M). A phased, multi-year construction process is anticipated, as there is no available surge space on campus to relocate existing building programs to enable a single phased building renovation.

Goodpaster Hall Renovation

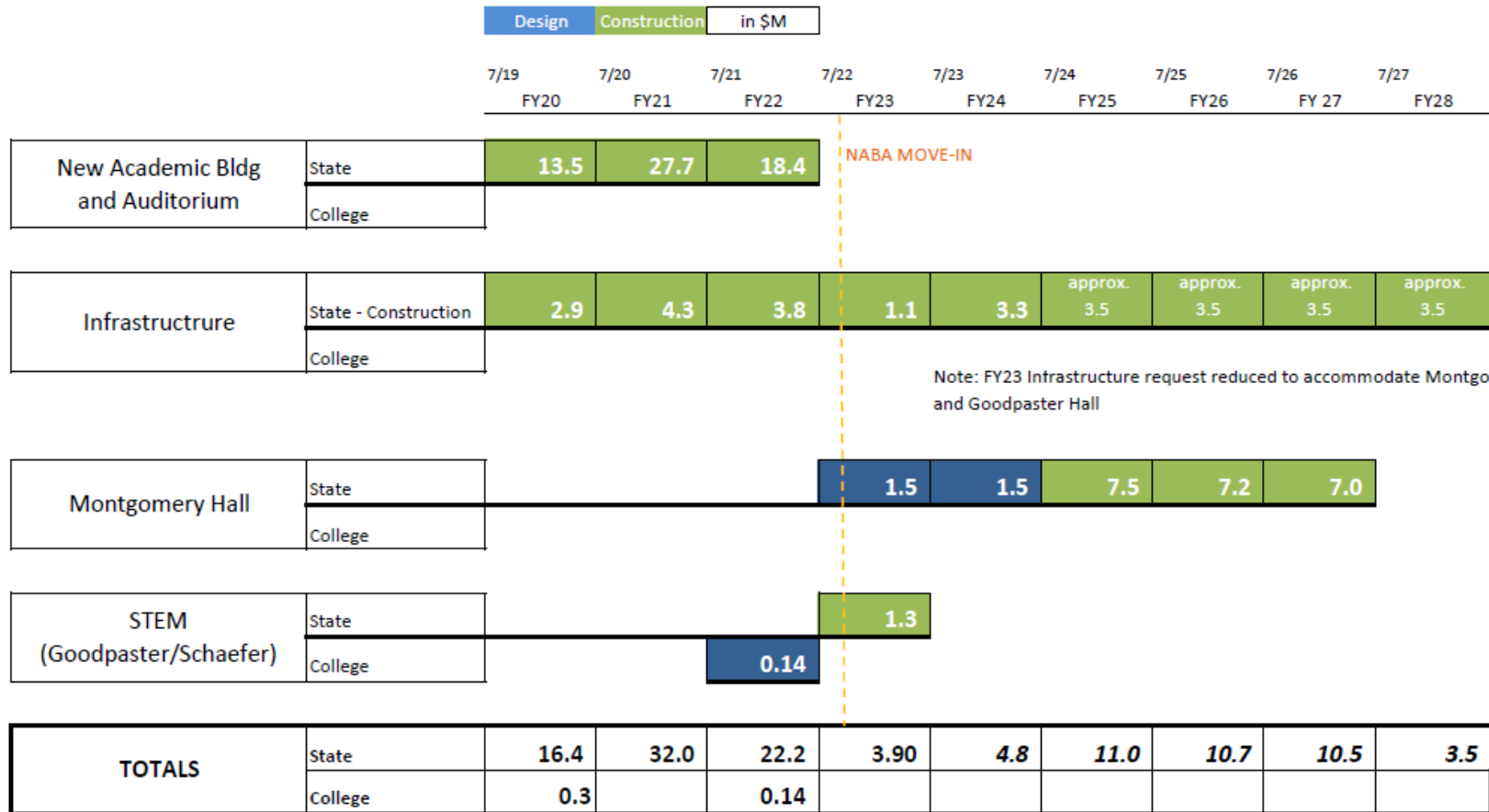
The Educational Studies Department's move to the New Academic Building and Auditorium is intended to allow STEM facilities to expand within Goodpaster Hall. As the overall condition of Goodpaster Hall is very good, the renovations are planned to be limited to the 3,030 square feet of space vacated by Educational Studies.

The College proposes to fund \$0.14M for design from its FY22 Plant Budget to help support the request of \$1.3M in State construction funding in FY23. The total estimated cost for the renovation of Goodpaster Hall is \$1.44M

III.D.

Capital Budget Request Timeline

5/2/2018



STATE CAPITAL INFRASTRUCTURE PROJECT

O'Brien ARC Roof Replacement		
Library Roof Replacement		
Schaefer Membrane Roof Replacement		
O'Brien ARC HVAC Replacement	FY20	\$ 2.9M
Calvert Hall HVAC Replacement		
North Campus Nodal Loop Expansion		
Montgomery Hall Elevator Replacement		
Repair Campus Roads Phase II		
Automated Door Security Upgrades	FY21	\$ 4.3M
Calvert Hall Windows Replacement		
Montgomery Hall Underground Storage Tank		
Dorchester Circle Storm Water Drainage		
Calvert Hall Elevator and Life Safety		
Library/IT Emergency Generator Replacement	FY22	\$ 3.8M
Kent Hall HVAC Replacement	FY23	\$ 1.1M
Slate Roof Replacement – Historic Campus		
Schaefer Hall HVAC replacement		
Goodpaster Hall Controls Replacement	FY24	\$ 3.3M
TOTAL FUNDING		\$15.5M

FY20 – FY24 College Capital Budget Request

	College Request FY20 –FY24		Governor's 5-Year Budget Plan FY20 – FY23	
New Academic Building and Auditorium				
•Design	FY20-FY21	\$ 1.9 million	FY20	\$ 1.9 million
•Construction	FY20- FY22	\$ 55.6 million	FY20-FY22	\$ 55.6 million
•Equipment	FY21	\$ 2.0 million	FY21	\$ 2.0 million
•College Match (Previously funded)				
Campus Infrastructure Improvements				
•Design (phased)	FY20-FY24	\$ 2.2 million	FY20-FY23	\$ 1.8 million
•Construction (phased)	FY20- FY24	\$ 13.3 million	FY20-FY23	\$ 13.4 million
Montgomery Hall				
•Design	FY23-FY24	\$ 3.0 million		
•Construction	FY25-FY27	\$ 21.7 million		
<u>Goodpaster Hall</u>				
•Design (College Funds)	FY22	\$ 0.14 million		
•Construction	FY23	\$ 1.3 million		

Values presented are approximate values

**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 11, 2018
ACTION ITEM III.E.**

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 11, 2018**

ACTION ITEM III.E.

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 11, 2018
ACTION ITEM III.E.**

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 = 10.0%) Deferred Cost: \$213K
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. The State Infrastructure Improvements Capital Project will fund the restoration of masonry façade (FY25) and slate roof replacement (FY24).

2. *St. Mary's Hall Annex (Animal House)* *1907 (2012)* *119 NASF*
Function: Unisex bathroom to support St. Mary's Hall and outdoor events in the Garden of Remembrance and lab space for the Department of Anthropology. Painting of wood trim will be needed in the future
Condition: good (FCI = 2.5%) Deferred Cost: \$3K
No work in the last five years.
Future: Painting of wood trim will be needed in the future.

3. *May Russell Lodge* *1909* *1,422 NASF*
Function: Guest lodging and meeting facility.
Condition: Fair (FCI = 8.5%) Deferred Cost: \$49K
The windows were replaced in 2014. The floors were repaired and refinished, and the screened porch was repaired and painted in 2013. The HVAC system was replaced in 2017. New system will provide both heating and cooling. Renovation of the porch is planned for summer 2018

Future: Restoration of building masonry and slate roof replacement. Renovation of Rear Porch scheduled for summer 2018

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: Poor (FCI = 29.3%) Deferred Cost: \$4,578K

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, the 3.5 ton HVAC 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 (FY22), the HVAC system (FY21) the Masonry restoration (FY25) and the replacement of the slate roof (FY24).

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

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

Condition: Fair (FCI = 7.2%) Deferred Cost: \$20K

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: Fair (FCI = 8.5%) Deferred Cost: \$140K

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: Fair (FCI = 5.4%) Deferred Cost: \$642K

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: The State Infrastructure Improvements Capital Project will fund the replacement of HVAC systems in (FY24) and the Restoration of building masonry (FY25).

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

Function: the building houses the office of Alumni Affairs.

Condition: Fair (FCI = 9.9%) Deferred Cost: \$157K

The building has undergone a partial interior finish upgrade, roof replacement, addition of entry vestibule and deck, and ADA improvements in 2017. Storm windows were replaced in 2009. The floors in the basement are delaminating in various areas as a result of a major pipe leak and needs repairs. One heat pump system was replaced in 2013. Repairs and painting of sections of the soffits, fascia, and substrates were completed in 2016. Gutters require repair or replacement.

Future: 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 = 3.3%) Deferred Cost: \$61K
Future: No future work is currently planned.
10. ***Greenhouse*** ***1986*** ***320 NASF***
Function: Greenhouse to support grounds.
Condition: Building was demolished no longer in inventory
11. ***Queen Anne Hall*** ***1965 (2005)*** ***23,343 NASF***
Function: Female traditional residence hall.
Condition: Good (FCI = 2.3%) Deferred Cost: \$406K
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.
12. ***Campus Center*** ***1966 (2000)*** ***31,672 NASF***
Function: The facility includes food service, campus bookstore, lounges, meeting rooms, a theater, campus mailboxes, student and staff offices, and space for student organizations.
Condition: Good (FCI = 2.8%) Deferred Cost: \$824K
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. Common areas were repainted in 2018.

Future: There is no future work planned

- 13. *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 = 7.5%) Deferred Cost: \$2,642K

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. The second floor was repainted.

Future: Upgrades to the building control system in FY19 and roof replacement in FY 20 will be funded by the State Infrastructure Improvements Capital Project.

- 14. *Dorchester Hall*** **1968 (1988)** **22,742 NASF**

Function: All male traditional residence hall.

Condition: Good (FCI = 3.5%) Deferred Cost: \$705K

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.

15. *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 = 2.6%) Deferred Cost: \$84K

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.

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

Function: Athletic and recreational facility.

Condition: Fair (FCI = 7.2%) Deferred Cost: \$2,456K

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: The old gym roofs will be replaced in FY20. Additionally, Pool Pak ventilation system and overall building controls will be replaced in FY20. These projects will be funded by the State Infrastructure Improvements Capital Project. All other deficiencies will be addressed under the plant budget.

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

Function: College Wellness Center.

Condition: Poor (FCI = 10.7%) Deferred Cost: \$55K

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 and is currently planned for construction in summer FY18. All other deficiencies will be considered through the plant budget.

18. *Caroline Hall* 1970 (1987) 24,829 NASF

Function: Co-ed traditional residence hall.

Condition: Fair (FCI = 5.9%) Deferred Cost: \$1,213K

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 such as bathroom refurbishment, balcony repairs, dormer repairs, and electrical upgrades 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.

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

Function: Co-ed traditional residence hall.

Condition: Fair (FCI = 7.5%) Deferred Cost: \$1,297K

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: All other deficiencies such as bathroom refurbishment, balcony repairs, dormer repairs, and electrical upgrades. Replacing exterior doors is planned in summer 2019.

Also, minor interior renovation is planned for the next 1-3 years to refurbish the front and back apartments.

20. *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: Fair (FCI = 7.4%) Deferred Cost: \$3,767K

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 replacement of the elevator in FY21 and underground storage tank in FY22 remain as part of the state infrastructure project. **After the Music Department move to the New Academic Building and Auditorium, a renovation of the entire building for use by the Art and Art History Departments, Theater, Film, and Media Studies Department, and the English Department.**

21. *Vacant*

Townhouse Green

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

Condition: Good (FCI = 0.4%) Deferred Cost: \$12K

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

Condition: Good (FCI = 0.5%) Deferred Cost: \$11K

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

Condition: Good (FCI = 0.4%) Deferred Cost: \$14K

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

Condition: Good (FCI = 0.5%) Deferred Cost: \$14K

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

Condition: Good (FCI = 0.3%) Deferred Cost: \$7K

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

Condition: Good (FCI = 0.3%) Deferred Cost: \$7K

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.

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

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

Condition: Good (FCI = 0.9%) Deferred Cost: \$25K

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.

29. Admissions Annex **1992** **560 NASF**

Function: Admissions offices.

Condition: Good (FCI = 4.3%) Deferred Cost: \$12K

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

Future: No future work is currently planned.

30. 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 = 4.3%) Deferred Cost: \$2,102K

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

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

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

Condition: Good (FCI = 0.4%) Deferred Cost: \$0

Future: No future work is currently planned.

37. *H. Thomas Waring Commons Phase III 2007* *14,168 NASF*

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

Condition: Good (FCI = 0.4%) Deferred Cost: \$0

Future: No future work is currently planned.

38. *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.

Future: **The Educational Studies Department be relocated to the New Academic Building and Auditorium, and that the vacated space be converted to laboratory space.** Additionally, the college is requesting an State Capital Infrastructure Project for the replacement of the building controls in FY 24.

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 = 0.1%) Deferred Cost: \$5k

Future: replacement of door closures needed.

- 40. *Rowing Center*** **2008** **2,628 NASF**
Function: Storage facility to house crew shells, kayaks, student water related clubs, and other recreational gear.
Condition: Good (FCI = 0.0%) Deferred Cost: \$0
Future: No future work is currently planned.
- 41. *Glendening Hall*** **2009** **14,575 NASF**
Function: Multi-use facility includes a conference center, and offices for residence life, academic services, human resources, financial aid, registrar, core curriculum, and the business office.
Condition: Good (FCI = 0.0%) Deferred Cost: \$0k
Future: No future work is currently planned.
- 42. *Artist House*** **2,000 SF**
Function: Houses visiting artists with a separate studio adjacent to the residence.
Condition: Good (FCI = 0.2%) Deferred Cost: \$1K
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.
- 43. *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.
- 44. *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.

45. Anne Arundel Hall North Building 2016 7,314 NASF

Function: Multi-use facility housing classrooms, offices, and conference rooms for the departments of International Languages and the Center for the Study of Democracy.

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

Future: No future work is currently planned.

46. Anne Arundel Hall West Building 2016 6,980 NASF

Function: Multi-use facility housing classrooms, offices, laboratories, and conference rooms for the departments of Anthropology and Museum Studies.

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

Future: No future work is currently planned.

47. Anne Arundel Hall South Building 2016 6,999 NASF

Function: Multi-use facility housing offices, laboratories, artifacts storage and classroom instruction for Historic St. Mary's City (HSMC).

Condition: Excellent (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. MES has funding in FY 19 to design water line expansion to create redundant loops.
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. 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

5/8/2018

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	General Support
09	Margaret Brent Hall	4,510	1950	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 Health Center	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	1978	Academic
22	E.D. Harrington	7,713	1987	Housing

Facility List

5/8/2018

Site: St. Marys College of Maryland
Facilities, St. Mary's College

Facility Number	Facility Name	Gross SF	Year Built	Category
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
36G	Waring G - Units 34-37	5,380	2003	Housing
36H	Waring H - Units 38-49	16,880	2003	Housing

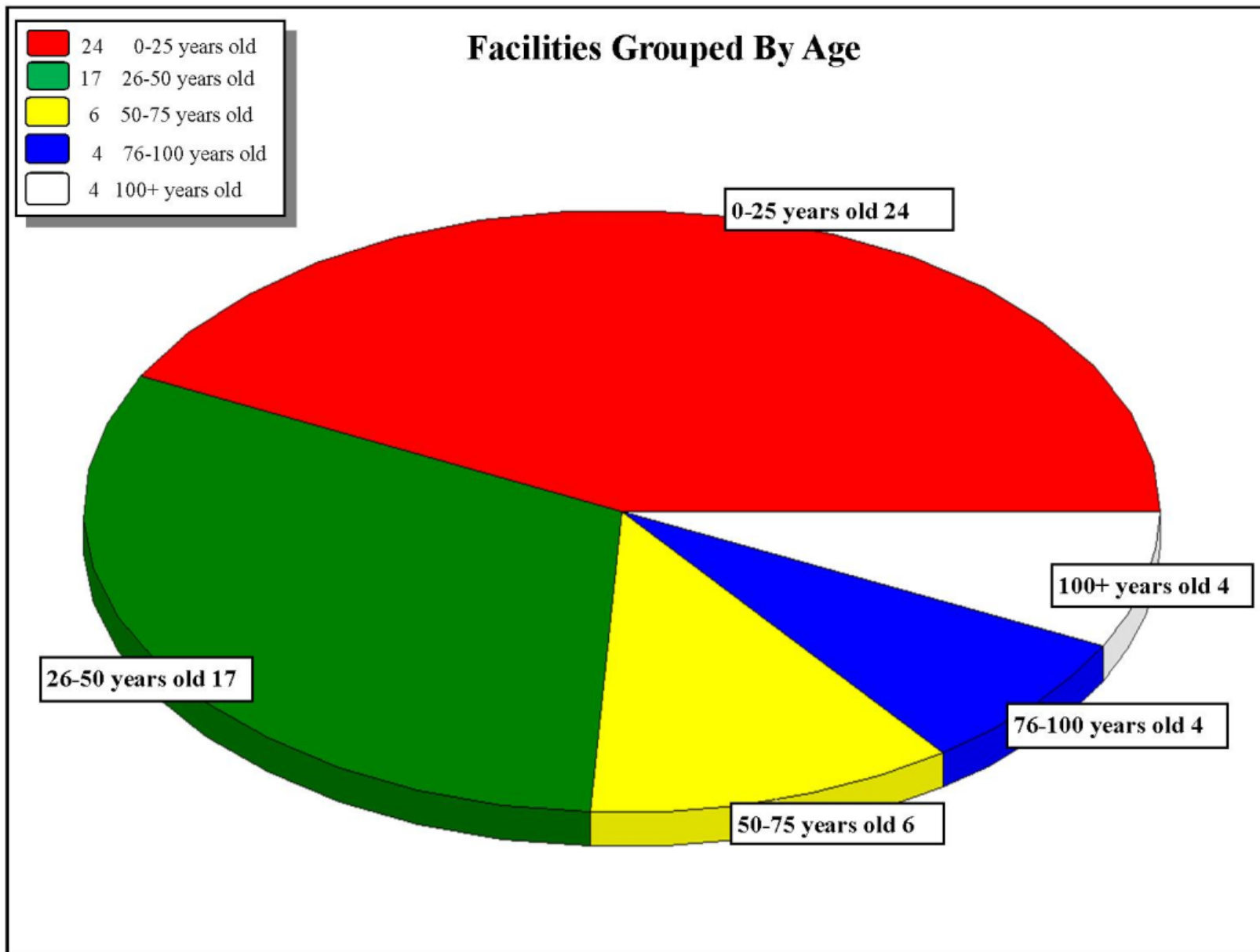
Facility List

5/8/2018

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility Number	Facility Name	Gross \$F	Year Built	Category
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
AAH North	Anne Arundel Hall North	15,962	2016	Academic
AAH South	Anne Arundel Hall South	11,208	2016	Academic
AAH West	Anne Arundel Hall West	11,830	2016	Academic
INFRA	Infrastructure	0	0	Other
	Total	938,676		



Summary Data for All Facilities (FCI Report) for 2018

5/8/2018

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility	Replacement Value (RV)	Deferred Components (DC)	Selected Projects (\$P)	(DC + \$P)/RV (FCI)
1 St. Marys College of Maryland				
01 - St. Mary's Hall	\$2,125,911	\$7,380	\$205,490	10.0%
02 - St. Mary's Hall Annex	\$116,293	\$3,328	\$0	2.9%
03 - May Russell Lodge	\$572,536	\$5,526	\$43,000	8.5%
04 - Calvert Hall	\$15,607,068	\$426,883	\$4,151,103	29.3%
05 - Lucille Clifton House	\$278,662	\$20,005	\$0	7.2%
06 - Admissions	\$1,639,602	\$139,746	\$0	8.5%
07 - Kent Hall	\$11,856,734	\$114,285	\$528,030	5.4%
08 - Cobb House	\$1,592,981	\$157,418	\$0	9.9%
09 - Margaret Brent Hall	\$1,860,496	\$60,740	\$0	3.3%
11 - Queen Anne Hall	\$17,366,183	\$350,703	\$55,000	2.3%
12 - Campus Center	\$29,755,056	\$66,867	\$757,000	2.8%
13 - Library	\$35,174,563	\$638,294	\$2,003,500	7.5%
14 - Dorchester Hall	\$20,432,821	\$105,138	\$600,000	3.5%
15 - Maintenance	\$3,191,986	\$84,317	\$0	2.6%
16 - Michael P. O'Brien ARC	\$34,662,131	\$290,697	\$2,195,000	7.2%
16b - Field House	\$54,736	\$0	\$0	0.0%
17 - Ethel Chance Health Center	\$514,515	\$14,801	\$40,000	10.7%
18 - Caroline Hall	\$20,432,821	\$642,984	\$570,000	5.9%
19 - Prince George Hall	\$17,366,183	\$436,912	\$860,000	7.5%
20 - Montgomery Hall	\$50,923,179	\$1,708,881	\$2,058,159	7.4%

Summary Data for All Facilities (FCI Report) for 2018

5/8/2018

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility	Replacement Value (RV)	Deferred Components (DC)	Selected Projects (\$P)	(DC + \$P)/RV (FCI)
22 - E.D. Harrington	\$2,924,664	\$12,394	\$0	0.4%
23 - G. Boone	\$2,138,736	\$10,683	\$0	0.5%
24 - H.L. Dodge	\$3,447,562	\$14,356	\$0	0.4%
25 - M.W. Dodge	\$2,930,288	\$14,356	\$0	0.5%
26 - A.B. Morsell	\$2,539,790	\$0	\$0	0.0%
27 - B. Trueschler	\$2,138,736	\$6,371	\$0	0.3%
28 - Daugherty-Palmer Commons	\$2,652,936	\$4,798	\$20,000	0.9%
29 - Admissions Annex	\$279,750	\$11,890	\$0	4.3%
30 - Schaefer Hall	\$48,526,242	\$410,923	\$1,691,000	4.3%
31 - Townhouse Crescent	\$14,464,510	\$141,113	\$158,000	2.1%
32 - Lewis Quad - West	\$5,490,997	\$66,373	\$60,000	2.3%
33 - Lewis Quad - North	\$4,043,488	\$57,723	\$60,000	2.9%
34 - Lewis Quad - East	\$5,490,997	\$66,373	\$60,000	2.3%
35 - Lewis Quad - Commons	\$1,688,493	\$8,650	\$80,000	5.3%
36A - Waring A - Commons	\$984,193	\$9,751	\$20,000	3.0%
36B - Waring B - Units 1-8	\$4,150,689	\$13,792	\$0	0.3%
36C - Waring C - Units 13-20	\$4,709,690	\$18,482	\$0	0.4%
36D - Waring D - Units 21-25	\$4,251,925	\$16,933	\$0	0.4%
36E - Waring E - Units 9-12	\$2,112,758	\$10,724	\$0	0.5%
36F - Waring F - Units 26-33	\$4,687,682	\$15,293	\$0	0.3%
36G - Waring G - Units 34-37	\$2,368,050	\$7,699	\$0	0.3%

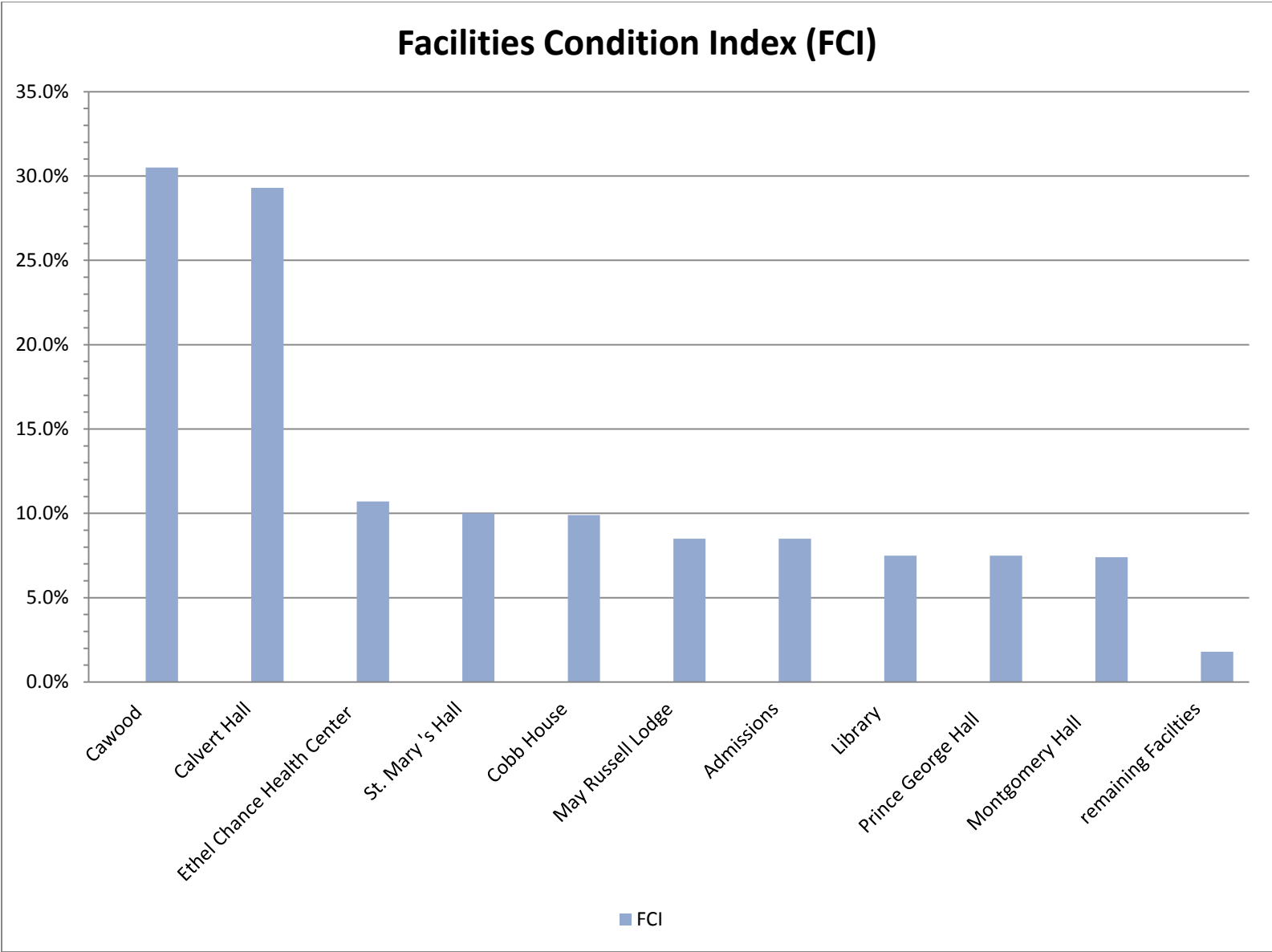
Summary Data for All Facilities (FCI Report) for 2018

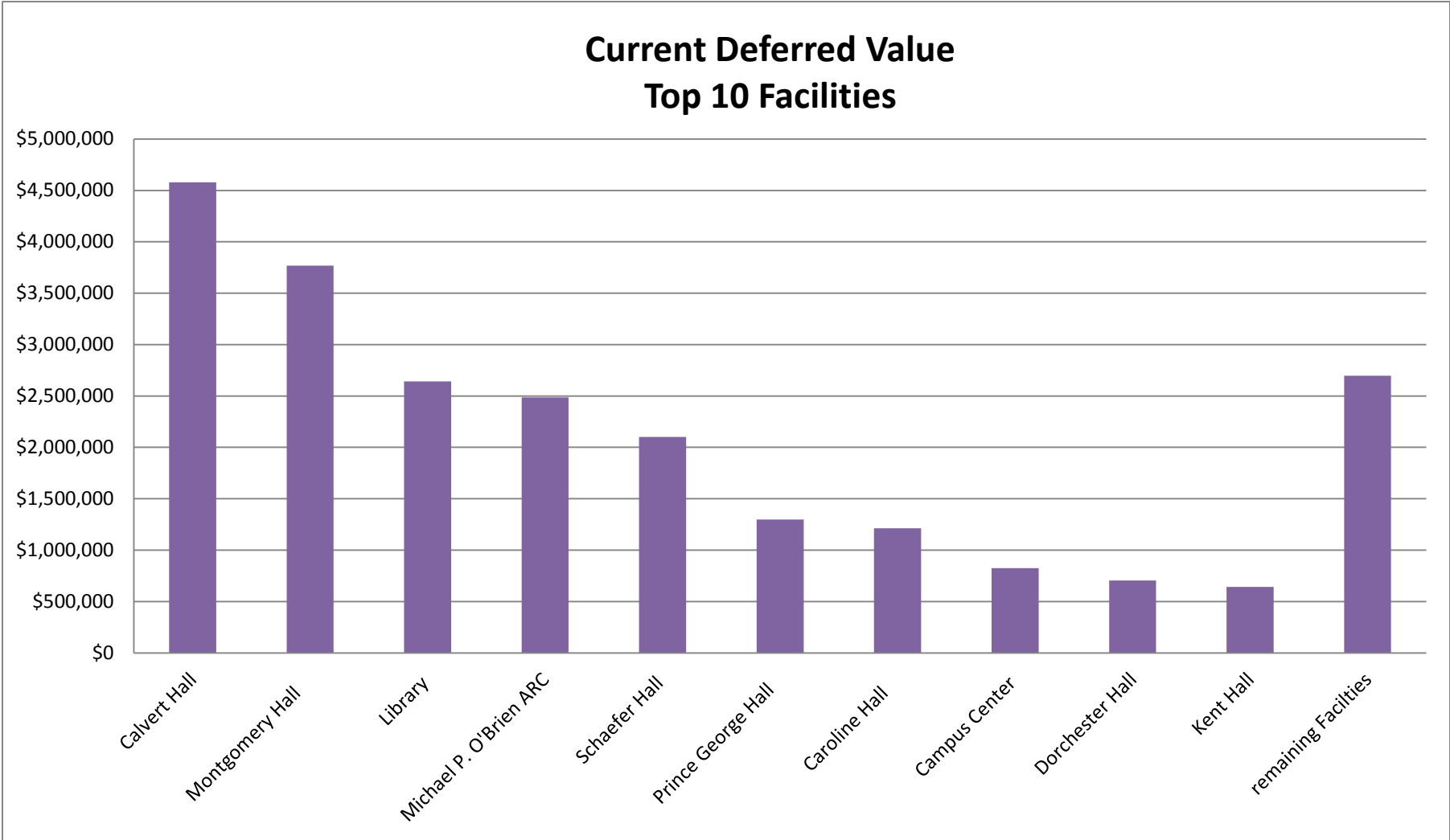
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Site: St. Marys College of Maryland

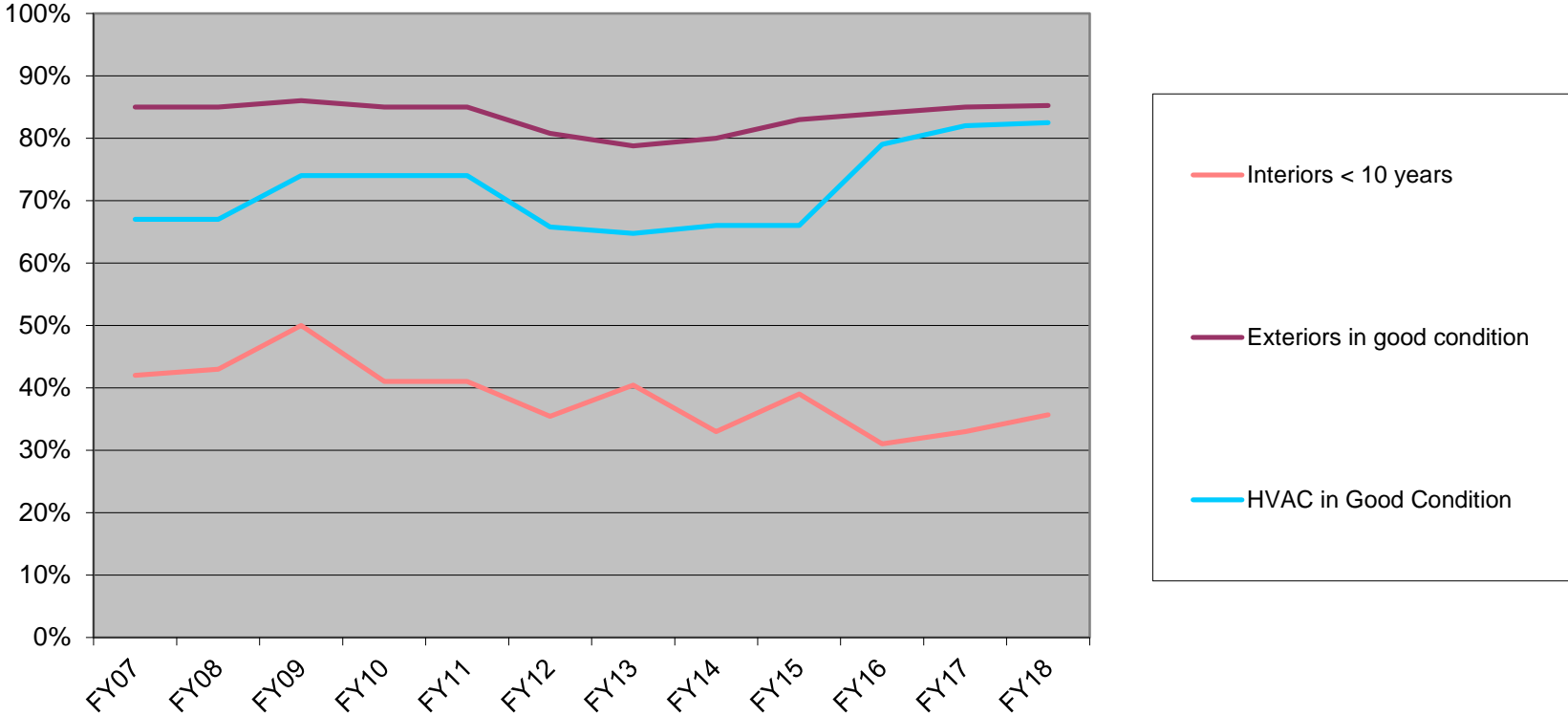
Facilities, St. Mary's College

Facility	Replacement Value (RV)	Deferred Components (DC)	Selected Projects (SP)	(DC + SP)/RV (FCI)
36H - Waring H - Units 38-49	\$7,429,865	\$26,949	\$0	0.4%
37A - Waring I - Units 50-57	\$4,146,029	\$20,114	\$0	0.5%
37B - Waring J - Units 58-63	\$3,038,425	\$11,652	\$0	0.4%
38 - Goodpaster Hall	\$46,711,600	\$0	\$0	0.0%
39 - Muldoon River Center	\$6,149,192	\$4,870	\$0	0.1%
40 - Rowing Center	\$647,459	\$18,642	\$0	2.9%
41 - Glendening Hall	\$19,116,538	\$0	\$0	0.0%
42 - Artist House	\$311,995	\$633	\$0	0.2%
43 - Cawood	\$327,595	\$0	\$100,000	30.5%
44 - Joint Storage Building	\$360,528	\$0	\$0	0.0%
AAH North - Anne Arundel Hall North	\$5,810,077	\$0	\$0	0.0%
AAH South - Anne Arundel Hall South	\$4,079,648	\$0	\$0	0.0%
AAH West - Anne Arundel Hall West	\$4,306,053	\$0	\$0	0.0%
INFRA - Infrastructure	\$0	\$0	\$0	0.0%
SITE_WIDE - St. Marys College of Maryland	\$0	\$0	\$0	0.0%
Totals	\$489,981,636	\$6,276,442	\$16,315,282	4.6%

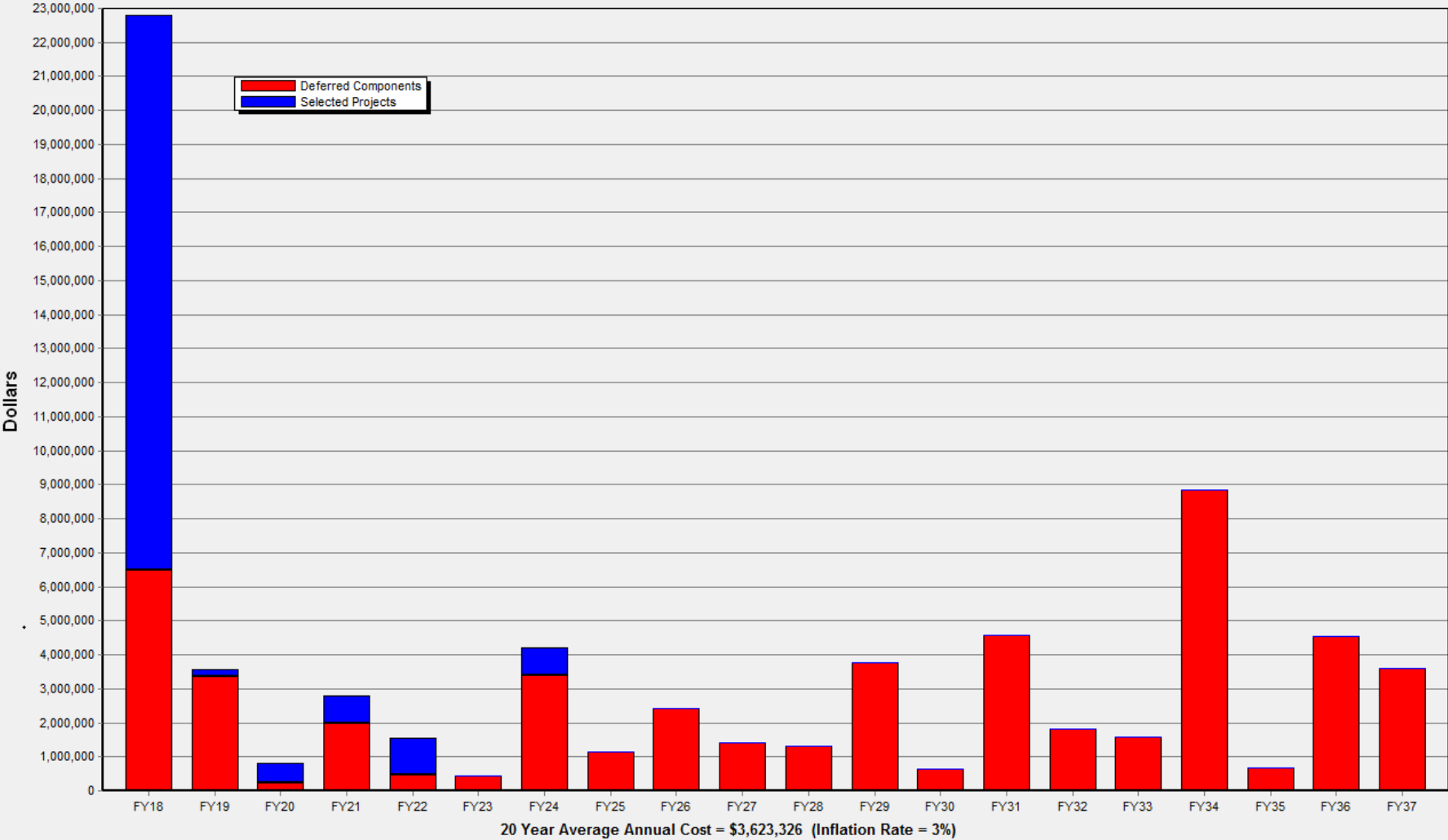




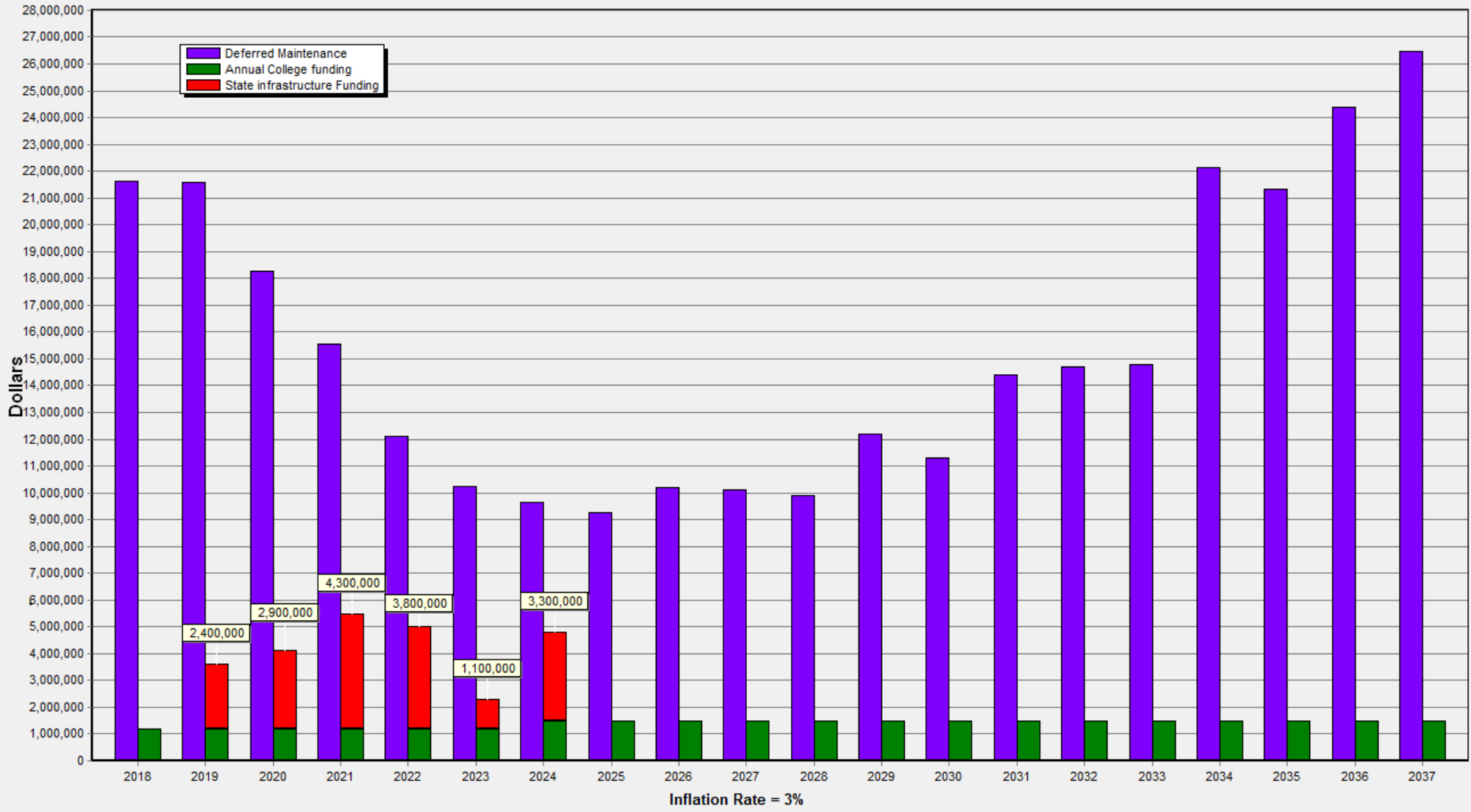
Condition of the Physical Plant All Buildings



Deferred Value Projections for All Facilities 2018 through 2037



Deferred Maintenance Funding Scenario College Funds + State Funds



**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
COMMITTEE ON BUILDINGS AND GROUNDS
MEETING OF MAY 11, 2018
INFORMATION ITEM IV.A.**

MD RT. 5 TRAFFIC CALMING PROJECT PHASE II UPDATE

BACKGROUND

The project will construct a path from the main campus to the North Field for pedestrians and bicycles to provide a safe alternative to the current practice of walking in the northbound travel lane of MD Rt. 5. The path will include a wooden bridge/boardwalk across Wherritt's Pond, and a paved path along a portion of MD Rt. 5 which parallels the St. Mary's River. The project is funded by a Transportation Alternatives Grant from the Federal Highways Administration of \$1.74M which is administered through State Highway Administration (SHA). The College has a 20% match to the grant for a total of \$2.2M which is being funded as a state capital project.

STATUS

The College has obtained preliminary permit approvals from Maryland Department of the Environment (MDE), Critical Areas Commission, Army Corp of Engineers and the State Highway Administration (SHA) is currently reviewing the project. The College is collaborating with MDE to revise the location of the wetlands mitigation required under the Wetlands License. The College is also seeking to begin required archaeology on the north field this summer. The final step prior to bidding is review by the Federal Highways Administration, the source of the initial grant. We anticipate that to occur this summer, and bidding this coming fall.

SCHEDULE

The anticipated project timeline is as follows:

SHA Review	May – September, 2018
Archaeology	Summer 2018
Bidding	Fall 2018
Construction Start	Spring 2019
Construction Completion	Summer 2019



**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MAY 11, 2018
INFORMATION ITEM IV.B.**

COMMEMORATION DESIGN UPDATE

BACKGROUND

The selection of an artist to design and create the Commemoration Project will require guidance from an agent with specific experience in the field of artist commissioning. The College is currently in the process of hiring an agent that will assist in developing a pool of appropriate artists that have demonstrated quality in relevant work. The agent will also assist the College in the preparation of the formal Request for Qualifications (RFQ) which will serve as the initial step in the selection process. The RFQ will express the desired outcomes that the Commemoration Committee has articulated for the project.

The consultant will aid the College in creating criteria for the Artist selection based on the goals set forth by the commemoration committee. A Shortlist of candidate artists who best meet the criteria will be invited to provide proposals for this work, and be provided a small stipend. The selection committee will make a recommendation based on review of those proposals. See attached press release.

St. Mary's College Commemoration Update

MAY 03, 2018

By Michael Bruckler

The Commemoration Committee of St. Mary's College of Maryland is working with several common themes developed from its focus group work to help conceptualize the area where evidence of slave quarters was uncovered during an archaeological site survey on Mattapan Road.

According to Jeffrey Coleman, Commemoration Committee chair and professor of English and African and African Diaspora Studies program coordinator, the committee spent the past year discussing plans for a commemorative site. As part of its ongoing efforts, focus groups were conducted in November 2017 with members of the campus and local community.

Coleman explained that four themes emerged from these discussions: "The Past is Never Dead" (a quote from William Faulkner); "Resilience is the Quality that is the Result of Resistance and Perspective;" "Redemption;" and "Making the Invisible Visible."

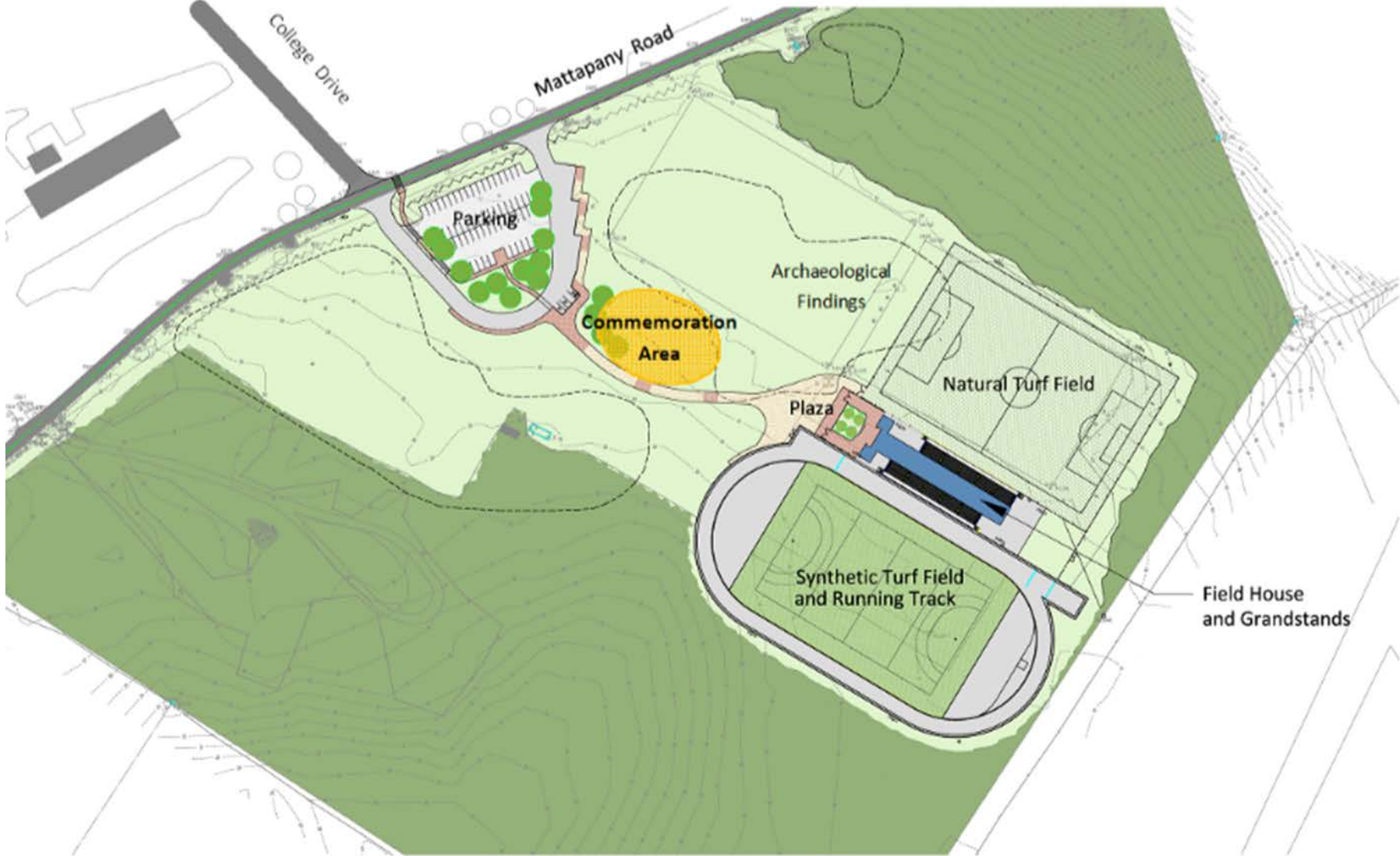
The College is currently in the process of obtaining the services of a consultant to assist in the selection of an artist to create the commemoration installation. Once hired, the consultant will aid the College in creating criteria based on feedback from the November focus groups and the four themes. The criteria will help the College create and issue a request for qualifications to hire designers/artists and help in the selection process.

The College has identified an area of half an acre, adjacent to the archaeological site area, and along the path from the planned parking area to the in-development Jamie L. Roberts Stadium. This location is about 300 feet southeast of the intersection of College Drive and Mattapan Road.

The budget for the commemoration project is supported by \$500,000 in Maryland State funds, with St. Mary's College funding the design effort.

In February 2017, St. Mary's College opened an exhibition in the Boyden Gallery that was intended to help educate students and the public about the College's relationship to slavery. The exhibition revealed for the first time a clear tie between slavery and St. Mary's Female Seminary. Later, during the completion of a survey of the site of the Jamie L. Roberts Stadium, additional evidence of slave quarters was uncovered.

Led by President Tuajuanda C. Jordan, St. Mary's College began exploring ways to commemorate the space by enlisting the input of the College community and external audiences. A committee was formed to commemorate the history of the enslaved people who once occupied these places. Headed by Coleman, the Commemoration Committee includes: Kent Randell, librarian and college archivist; Iris Ford, associate professor of anthropology; Garrey Dennie, associate professor of history; Ellen Kohl, assistant professor of environmental studies; Christine Wooley, associate dean of curriculum; Annie Anguiera, associate vice president of planning and facilities; and student Jada Ward '19.





**ST. MARY'S COLLEGE OF MARYLAND
BOARD OF TRUSTEES
BUILDINGS AND GROUNDS COMMITTEE
MEETING OF MAY 11, 2018
INFORMATION ITEM IV.C.**

HISTORIC ST. MARY'S CITY COMMISSION REPORT

- This legislative saw a number of successes for the museum. The Administration and General Assembly provided funds for some critical projects and positions. We are very grateful for their support. In the Capital Budget, we are celebrating that funds have been provided for major projects that directly affect our mission:
 - The Design and Construction of a ship to replace the *Maryland Dove*
 - Replacement of the Dove Pier that provides access to the ship and space for educational programs;
 - Construction of the Margaret Brent Pavilion adjacent to the Shop at Farthings to provide a sheltered area for visitor comfort and programs;
 - Maryland Heritage Interpretive Center is scheduled for some field work and bringing the design up to code in FY2019 with construction in FY2020 and concluding in FY2021;
 - Leonard Calvert House was removed from the 5-year CIP, but we hope to have it restored in future years.
- Next year's budget also provides new critical positions:
 - A position for marketing to promote the museum and its programs.
 - A conservator to care for the collections, the core of our museum. The conservator will be vital to fulfilling our mission to preserve the archaeological record of the first capital.
- Website: The Foundation will provide funding to support a redesign of our website. It was last redesigned in 2011 and in today's technology terms, it is ancient. We look forward to completing the project by late 2018/early 2019
- Partnership with Sail Center Chesapeake (SCC): Chancellor's Point has been a case of "you build it and they will come." Since the site has been enhanced, Boy Scouts, Cub Scouts, Navy Chief Petty Officers, and visiting sailing teams have all used the sites for camping or events. We are also pleased that SCC, a youth sailing program will be operating from Chancellor's Point beginning May 2018.
- MD 400 Project: Former HSMC Executive Director and current Foundation member, Burt Kummerow, has recently launched the MD400 project. He has assembled a statewide consortium of cultural institutions to work together to highlight four centuries of Maryland history, featuring Historic St. Mary's City. Partners include: the Maryland State Archives, Reginald F. Lewis Museum, Great Blacks in Wax Museum, Maryland Heritage Area Authority (Maryland Historical Trust), Maryland Humanities, Greater

IV.C.

Baltimore Cultural Alliance, Preservation Maryland, and the Peale Center. The project is an effort to get a jump on a state-wide celebration of Maryland's 400th anniversary.