

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

**REPORT SUMMARY**

**Date of Meeting:** May 7, 2021

**Date of Next Meeting:** TBD

**Committee Chair:** Donny Bryan '73

**Committee Members:** Nicolas Abrams '99, Carlos Alcazar, Board Chair Lex Birney, Alice Bonner '03, Michael Dougherty, Faculty Delegate Scott Mirabile, Elizabeth Graves '95, President Tuajuanda Jordan, Danielle Troyan '92

**Staff Member:** Paul Pusecker

**Dashboard Metrics**

N/A

**Executive Summary**

Technology Overview

Enterprise Resource Planning/CampusNexus Student (CNS = Student Module) - Extraction of data and pre-validation is progressing. The Anthology team has completed verification that the extraction data is in good condition. System reconfiguration with updated data is underway. Anthology will conduct the next phase upon completion of this process, which is anticipated to last between four and five weeks.

There are 761 hours remaining from the 1,800 total project hours per the Statement of Work contract with Anthology. The OIT team believes these available hours are sufficient for the work throughout the final project phases. We still anticipate a go-live date for the CNS system in September/October 2021.

Enterprise Resource Planning/CampusNexus Finance (CNF = Finance/HR/Payroll) - The finance, human resources, and payroll integration of the Anthology product is underway. Both the finance and human resources teams are in the process of validating their data. We have engaged with consulting firm Peak Performance, LLC to assist our finance and human resources teams with developing effective business processes for incorporation with the Anthology product.

We are initiating the process to assimilate the R\*STARS (Maryland's Relational Statewide Accounting & Reporting System) financial reporting process into the Anthology integration software to allow tracking and managing all the account codes and budgets. It is anticipated that the CNF modules will be ready for go-live in early 2022.

Anne Arundel Hall Classroom Technology Upgrades - To allow remote access and control of the classroom technology, all 11 classrooms have been connected to the Creston system and are fully functional. The OIT instructional technologist will provide training on the system in late April/early May.

Bon Appetit Food Ordering App - This app allows students to place food orders at Solomon's Kitchen (the pub) for specific pick-up times, especially for late night pick up. We expect that this option will be tremendously popular and will reduce wait times.

Legacy Phone System Replacement - We are planning to replace the antiquated and unreliable campus phone system, for which replacement parts are almost non-existent, with state-of-the-art NEC Corporation multifunctional phone instruments. The NEC system includes Voice Over Internet Protocol (VOIP). New switches that have POE (power over Ethernet) capability included within the devices will also be added.

Campus-Wide Outdoor Wi-Fi Capabilities - The pandemic caused OIT to examine and identify critical outdoor Wi-Fi needs across campus. In mid-2020 critical locations were identified. We are now revisiting/updating outdoor Wi-Fi coverage needs and will identify costs to extend coverage. Currently, Wi-Fi capabilities in dorm, academic, and administrative buildings were expanded and are sufficient.

Cyber Security - An Information Security Program should be implemented by October 2021. There are two parts to the success of this implementation: Foundational Security and SANS Security Awareness End-User Training Program. The SANS security awareness team will provide a program officer by October 2021 to assist with the timely implementation of the security awareness plan.

#### New Academic Building and Auditorium

As of April 2021, both the auditorium building and the annex are enclosed and under roof. All interior partitions are framed and electrical conduit is being installed. Plumbing has been roughed-in and all primary ductwork is in place. Electrical switchgear and major HVAC equipment has been delivered and is being installed. The auditorium building has nearly 95% of the exterior brick laid, the curved lobby curtain wall is in place, and work proceeds on glazing other window openings. In the annex building, exterior brick is in progress and interior framing is completed.

The project's completion date was delayed due to a structural design deficiency on the part of the architect (GWWO) and their structural engineer (Hope Furrer Associates, Inc). The issue was relatively simple to fix, but required work taking place inside the auditorium be placed on hold while the corrective construction was fully engineered and the necessary materials were acquired and installed. This does not impact the College's planned occupancy for fall 2022.

#### Mattapany Road Improvements/Howard Property Right of Way Action

The College continues to seek improvements in the travel path from the entrances to campus on Mattapany Road to the intersection with Point Lookout Road (Maryland Route 5). This includes efforts to improve the condition of the eastern portion of Mattapany Road (a county-maintained

road), as well as investigation of an alternative path for bicyclists and pedestrians through the Howard property just south of Mattapan Road.

**Action Item(s) related to specific strategic plan goals as appropriate:**

**II.A. Approval of the FY22 Plant Fund (Capital) Budget**

The Committee will consider the proposed Priority A FY22 Plant Projects. Background information, including a cost breakdown by priority categories, a listing of FY22 plant budget projects, cumulative project expenditures for FY21, and historical plant expenditures is provided. The proposed FY22 Plant Budget amounts to \$1.365M. The sole source of funding comes from the student facility fee.

**II.B. Approval of the FY23-FY27 State Capital Budget Proposal**

The proposed FY23-FY27 State-funded capital budget request includes funding of various Campus Infrastructure Improvements, funding for the design and initial renovation of the Montgomery Hall project, and construction funds for a limited renovation of Goodpaster Hall. A summary of the College's FY23-FY27 State Capital Budget request and a comparison to the Governor's Five-Year Capital Improvement Plan is provided.

**II.C. Approval of the Annual Facilities Condition Report**

The Committee will conduct its annual evaluation of the campus facilities and report its findings to the Board of Trustees for approval.



**BOARD OF TRUSTEES  
ST. MARY'S COLLEGE OF MARYLAND  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
MEETING OF MAY 7, 2021**

**AGENDA**

- I. DISCUSSION ITEMS (None)**
  
- II. ACTION ITEMS**
  - A. Approval of the FY22 Plant Fund (Capital) Budget
  - B. Approval of the FY23-FY27 State Capital Budget Proposal
  - C. Approval of the Annual Facilities Condition Report
  
- III. INFORMATION ITEMS**
  - A. Technology Overview
  - B. New Academic Building and Auditorium
  - C. Mattapan Road Improvements/Howard Property Right of Way Action
  - D. Historic St. Mary's City Commission Report
  - E. Minutes (Meeting of February 5, 2021)

**BOARD OF TRUSTEES  
ST. MARY'S COLLEGE OF MARYLAND  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
MEETING OF MAY 7, 2021  
ACTION ITEM II.A.  
APPROVAL OF THE FY22 PLANT FUND (CAPITAL) BUDGET**

**RECOMMENDED ACTION**

The Technology, 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 proposed FY22 Plant Budget in the amount of \$1.365M. The sole source of funding comes from the student facility fee. The Finance, Investment, and Audit Committee will review these Priority A FY22 Plant projects and recommended approval at its May 7, 2021 meeting.

**RATIONALE**

The Technology, Buildings, and Grounds Committee is charged with the responsibility to establish priorities for capital projects. The Committee will consider the proposed Priority A FY22 Plant Projects as shown in the attached schedule. Background information is attached and includes a cost breakdown by priority categories, a listing of FY22 plant budget projects, cumulative project expenditures for FY21 (through March 31, 2021), and historical plant expenditures.

**ST. MARY'S COLLEGE OF MARYLAND  
 FY22 PLANT PROJECT SUMMARY  
 PRIORITY A PROJECTS LIST**

	<b>Estimated Cost</b>
<b>Major Capital Projects</b>	
New Academic Building – Non-Capital FF&E Funds	\$ 289,000
Miscellaneous Capital Projects less than \$200,000	\$ 277,500
<i>Subtotal</i>	<u>\$ 566,500</u>
<b>Maintenance and Repair</b>	
Miscellaneous Maintenance and Repair Projects less than \$200,000	\$ 340,695
<i>Subtotal</i>	<u>\$ 340,695</u>
<b>Program Support</b>	
Miscellaneous Projects less than \$200,000	\$ 117,500
<i>Subtotal</i>	<u>\$ 117,500</u>
<b>Residence Hall Renewal Program</b>	
Miscellaneous Residence Hall Projects less than \$200,000	\$ 340,000
<i>Subtotal</i>	<u>\$ 340,000</u>
<b>FY21 PRIORITY A PROJECTS</b>	<b>\$1,364,695</b>

**ST. MARY'S COLLEGE OF MARYLAND  
FY22 PLANT PROJECT SUMMARY**

<b>PROJECT</b>	<b>ESTIMATED COST</b>
<b><u>CAPITAL PROJECTS</u></b>	
New Academic Building - Caf� Construction Funds Phase 2	124,500
New Academic Building - Non-Capital FF&E Funds	289,000
Goodpaster Hall -Design	113,000
Montgomery Hall - Bruce Davis Theater Public Restroom Renovation	20,000
Library - First Floor Renovation - Phase 1	20,000
<b>TOTAL COST OF CAPITAL PROJECTS</b>	<b>566,500</b>
<b><u>MAINTENANCE &amp; REPAIR</u></b>	
Miscellaneous maintenance and repair projects - unknown	50,695
Plant Contingency	25,000
Campus Wide - Roof repairs	50,000
Campus Wide - Building Automation	20,000
Lewis Quad - HVAC & Mechanical Upgrade Phase 1 of 3 (8 units)	120,000
River Center - Floating Dock Replacement Phase 2 of 2	50,000
Michael P. O'Brien ARC - Brick Masonry Repairs	25,000
<b>TOTAL COST OF MAINTENANCE AND REPAIR PROJECTS</b>	<b>340,695</b>

**ST. MARY'S COLLEGE OF MARYLAND  
FY22 PLANT PROJECT SUMMARY (CONTINUED)**

<b>PROJECT</b>	<b>ESTIMATED COST</b>
<b><u>PROGRAM SUPPORT</u></b>	
Goodpaster Hall - Replace Fume Hood Cabinets in GH222	10,000
Library - Archives Calvert Hall - Install Card Reader	2,500
O'Brien ARC - Reconfigure Varsity Locker Room	20,000
O'Brien ARC - Hawks Nest Field Renovation - Phase 1	75,000
Miscellaneous site improvements projects - unknown	10,000
<b>TOTAL COST OF PROGRAM SUPPORT PROJECTS</b>	<b>117,500</b>
<b><u>RESIDENCE HALL RENEWAL PROGRAM</u></b>	
Miscellaneous residence hall repairs	30,000
Traditional Residence Halls - Fire Alarm Phase 2 of 3	65,000
Old Townhouses - Patio Roof Replacement Phase 2 or 3	25,000
Old Townhouses - New Furniture Phase 3 (12 units)	190,000
Traditional Halls - Renovate Kitchens Final Phase	30,000
<b>TOTAL COST OF RESIDENCE HALL PROJECTS</b>	<b>340,000</b>
<b>TOTAL COST OF PRIORITY "A" PROJECTS</b>	<b>1,364,695</b>

**BOARD OF TRUSTEES  
ST. MARY'S COLLEGE OF MARYLAND  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
MEETING OF MAY 7, 2021  
ACTION ITEM II.B.  
APPROVAL OF THE FY23-FY27 STATE CAPITAL BUDGET PROPOSAL**

**RECOMMENDED ACTION**

The Technology, 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 FY23-FY27 State Capital Funding Proposal. The Finance, Investment, and Audit Committee will review this proposed capital budget submission and recommend approval at its May 7, 2021 meeting.

The proposed FY23-FY27 State-funded capital budget request includes funding of various Campus Infrastructure Improvements, funding for the design and initial renovation of the Montgomery Hall project, and construction funds for a limited renovation of Goodpaster Hall.

**RATIONALE**

The attached chart summarizes our FY23-FY27 State Capital Budget request and provides a comparison to the Governor's Five-Year Capital Improvement Plan. Details follow below:

New Academic Building and Auditorium

Construction of this new 31,159 net square foot academic complex will be completed in FY22 (anticipated May 2022). The two new buildings will be put into service for the fall 2022 semester. The State generously provided \$79.1M for this project, which also included the Jamie L. Roberts Stadium construction and the installation of the Commemorative to Enslaved Peoples of Southern Maryland. No further request for funding from the State is needed.

Campus Infrastructure Improvements

This budget continues to fund infrastructure improvements annually in multiple phases. The FY23 allocation of \$1.5M will fund the Campus Center roof replacement and the removal of underground fuel storage tanks.

Additional highlighted projects proposed for FY24-27 include the Kent Hall HVAC upgrades, north campus nodal loop automation upgrades, Schaefer Hall fume hood replacement, masonry restoration and slate roof replacement for the historic campus area, and other projects. The total request for infrastructure projects in FY23-27 is \$10.5M.

Montgomery Hall Renovation

Montgomery Hall was constructed in 1979 and currently supports programs in English and the fine and performing arts. Except for the Bruce Davis Theater renovation in 2008, only minor renovations and cosmetic improvements have been done to the building. The College has prioritized Montgomery Hall as the next campus building in need of significant capital funding for renovation.

The 40 year-old structure requires considerable renewal to its systems and updating in support areas, as well space reconfigurations to support and accommodate current deficiencies and future pedagogical needs. The relocation of the Music Department to the New Academic Building and Auditorium in 2022 will enable the College to reallocate that space to other programs.

The Governor's CIP has recommended \$1.5M for design in FY25. We are further requesting \$10.0M in FY26 to complete design and start renovation, and the final \$25.5M in FY27 construction funds to complete the renovation.

#### Goodpaster Hall Renovation

Relocation of the Educational Studies program into the New Academic Building and Auditorium project will allow STEM facilities to expand within Goodpaster Hall. As the overall condition of Goodpaster Hall is very good, the renovations are limited to the space vacated by Educational Studies and will provide needed teaching and research lab spaces.

The College proposes to fund \$0.11M for design from its FY22 Plant Budget to help support the \$1.9M in State construction funding now budgeted in FY23.

# SMCM - Capital Spending Plan FY22-30

Design	
Construction	in \$M

								<u>Next Request</u>			
		FY22	FY23	FY24	FY25	FY26	FY 27	FY28	FY29	FY30	
New Academic Building and Auditorium	State (FY21 CIP)	20.6	NABA MOVE-IN								
	College	0.41									
Infrastructure	State (FY21 CIP)	3.0	1.5	2.0	2.0	2.0	3.0	3.0	3.0	3.0	
	College										
Montgomery Hall	State				1.5	2.5 / 7.5	25.5				
	College										
STEM (Goodpaster/Schaefer)	State		1.9								
	College	0.11									
Calvert Hall	State							3.0	12.0	12.0	
	College										
SMCM	State	23.6	3.4	2.0	3.5	12.0	28.5	6.5	15.0	15.0	
	College	0.52	0	0	0	0	0	0	0	0	
GOVERNOR'S CIP FY22	NABA	20.6									
	INFRASTRUCTURE	3.0	1.5	2.0	2.0	2.0					
	MONTY HALL				1.5	10.0					
	STEM		1.9								
	<b>TOTAL</b>	<b>23.6</b>	<b>3.4</b>	<b>2.0</b>	<b>3.5</b>	<b>12.0</b>					

**STATE CAPITAL INFRASTRUCTURE PROJECT (FY23-27)**

Campus Center Roof Replacement Montgomery Hall and Calvert Hall UST Removal	<b>FY23</b>	<b>\$1.5M</b>
Kent Hall HVAC Replacement Phase I North Campus Nodal Loop Automation Upgrade	<b>FY24</b>	<b>\$2.0M</b>
Schaefer Hall Fume Hood Replacement Kent Hall HVAC Replacement Phase II Campus-Wide Security Upgrades	<b>FY25</b>	<b>\$2.0M</b>
Library Lower Roof Replacement ARC Rec Gym and Office Suite Roof Replacement Masonry Restoration / Slate Roof Replacement – Historic Campus Phase I	<b>FY26</b>	<b>\$2.0M</b>
Campus Fiber Infrastructure Upgrades Library/IT Generator Replacement Masonry Restoration / Slate Roof Replacement – Historic Campus Phase II	<b>FY27</b>	<b>\$3.0M</b>
<b>TOTAL FUNDING</b>		<b>\$10.5M</b>

**BOARD OF TRUSTEES  
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TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
MEETING OF MAY 7, 2021  
ACTION ITEM ILC.  
ANNUAL FACILITIES CONDITION REPORT APPROVAL**

**RECOMMENDED ACTION**

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

**RATIONALE**

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

## 2021 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: Poor (FCI = 14.3%) Deferred Cost: \$352K  
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. Structural damage was identified in the summer of 2019 with repairs being completed in the fall of 2019. In the Spring of 2021, a restoration project was completed on the exterior of the building's windows and doors.  
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 = 9.1%) Deferred Cost: \$12K  
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: Good (FCI = 3.7%) Deferred Cost: \$24K  
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 was completed in early Spring 2019.  
Future: Restoration of building masonry and slate roof replacement.
- 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 = 26.2%) Deferred Cost: \$4,744K  
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 2<sup>nd</sup> and 3<sup>rd</sup> floors are in need of replacement. Bathroom facilities on the 2<sup>nd</sup> and 3<sup>rd</sup> 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 1<sup>st</sup> floor were replaced in 2014. Bathrooms in the basement and on the 1<sup>st</sup> 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 in partial 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 = 15.6%) Deferred Cost: \$50K  
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. Basement ventilation and a new basement sump pump was installed in 2021 to help control moisture intrusion.  
Future: A slight redesign of the interior space is scheduled for 2021 to accommodate the IDE(A)<sub>2</sub> Faculty and Staff. A replacement of the buildings HVAC system is also scheduled for the summer of 2021.
6. ***Admissions*** ***1936 (1986)*** ***2,032 NASF***  
Function: Offices and support space.  
Condition: Fair (FCI = 7.6%) Deferred Cost: \$144K  
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. The lobby, sunroom and entry corridor saw a limited renovation with new furniture added in 2019. The building's exterior has been painted and the front porch handrails have been replaced.  
Future: Refurbishment of window frames and associated trim and seals are needed. Slate roof will need to be replaced in the near future. Temporary fixes occurred.
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 = 13.0%) Deferred Cost: \$1,800K  
Vinyl Composition Tile (VCT) on the 2<sup>nd</sup> and 3<sup>rd</sup> 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 (FY26) 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: Poor (FCI = 9.5%) Deferred Cost: \$176K  
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. Dehumidification in the basement was installed in Summer 2019  
Future: No future work is currently 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 = 2.8%) Deferred Cost: \$61K  
Future: No future work is currently planned.
- 10. *Vacant*** – Greenhouse was demolished and is no longer in inventory.
- 11. *Queen Anne Hall* *1965 (2005)* *23,343 NASF***  
Function: Female traditional residence hall.  
Condition: Good (FCI = 2.2%) Deferred Cost: \$421K  
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. An ADA entrance to the first floor was completed in 2018 under the program Access Maryland. The building's boiler was removed and replaced with two stand alone water heaters in 2019.  
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 = 5.1%) Deferred Cost: \$1,752K

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 suggests 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. Structural repairs were needed near the entrance to the Great Room in the summer of 2019. The kitchen floor was replaced with an epoxy membrane floor system in 2020.

Future: A roof replacement in FY23 should be funded by the State Infrastructure Improvements Capital Project

**13. *Hilda C. Landers Library* 1968 (1990) 38,006 NASF**

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

Condition: Good (FCI = 2.00%) Deferred Cost: \$798K

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. A new emergency generator was installed in 2008. The chiller and the second floor carpet were replaced in 2011 and 2012. 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 3<sup>rd</sup> floor carpets are in need of replacement. The second floor was repainted. Upgrades to the building control system in FY19 and roof replacement in FY 20 were funded by the State Infrastructure Improvements Capital Project. Space has been renovated and constructed to house the new Center for Inclusive Teaching and Learning on the first floor as well as a new Writing Center.

Future: Replacement of the first floor flooring should be completed in 1-2 years.

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

Function: All male traditional residence hall.

Condition: Good (FCI = 3.1%) Deferred Cost: \$734K

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. The first floor communal kitchen was renovated in early 2021.

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 = 5.5%) Deferred Cost: \$203K  
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. The building's main electrical room will need renovations in 1-3 years.
- 16. *Michael P. O'Brien Athletic and Recreation Center*** **1968 (2005)** **81,680 NASF**  
Function: Athletic and recreational facility.  
Condition: Good (FCI = 4.2%) Deferred Cost: \$1,700K  
The Pool filtration system was repaired and the 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. A feasibility study to add air-conditioning to the recreational gym was completed in 2011. The recreational courts were upgraded in the summer of 2019. Upgrades included the removal of skylights and roof repairs, new LED lighting, the removal of the bleachers, all walls painted, the resurfacing of the wood floor, and new ceiling fans. The 25m pool roof was replaced and was funded by the State Infrastructure Improvements Capital Project. Tennis court lighting was replaced in the summer of 2020. The air-handling units serving the 50m pool were also replaced in the summer of 2020.  
Future: Several roofs will need to be replaced within the next 1-3 years. The baseball infield is scheduled to be resurfaced in the summer of 2021.
- 17. *Ethel Chance Hall*** **1968 (1994)** **2,449 NASF**  
Function: College Wellness Center.  
Condition: Poor (FCI = 35.3%) Deferred Cost: \$210K  
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 wainstalled 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. Renovation to provide a handicapped accessible bathroom were completed in 2019 under the program Access Maryland.

Future: 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 = 4.4%) Deferred Cost: \$1,043K  
A make-up ventilation system was installed in 2013. The boiler has been replaced with repurposed boilers from the Library HVAC replacement project. Recreation and study furniture upgrades, lobby restorations and wireless internet upgrades were completed in 2014. Repainting the interior of the building and replacing interior and exterior doors were completed in the summer of 2015. The complete replacement of all dorm room furniture was completed summer 2018. Also, minor interior renovation was completed to the front and back apartments. A new fire alarm system was installed in the summer of 2019. Also in 2019, the 50 year old cast iron boilers will be replaced with 12 year old repurposed boilers from the campus Library. The Caroline Hall chiller was replaced in 2020 with Plant funds.  
Future: All other deficiencies will be addressed with Plant funds
19. ***Prince George Hall*** **1970 (1987)** **22,741 NASF**  
Function: Co-ed traditional residence hall.  
Condition: Fair (FCI = 5.6%) Deferred Cost: \$1,133K  
A make-up ventilation system was installed in 2013. The boiler has been replaced with repurposed boilers from the Library HVAC replacement project. 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 will be addressed in the future through the plant budget. The Prince George Hall chiller will need to be replaced in 1-3 years as we work to remove R-22 refrigerant systems from campus. 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 = 8.5%) Deferred Cost: \$5,033K  
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 has been replaced. Gutters and exterior doors require repair and/or replacement. Bathroom 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 removal of the underground storage tank in FY22 remains as part of the state infrastructure project. **After the Music Department’s 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 has been requested as part of the five-year CIP.**

21. *Vacant*

*Townhouse Green*

- |     |  |  |                          |
|-----|--|--|--------------------------|
| 22. | <b><i>E.D. Harrington</i></b><br><u>Condition:</u> Good (FCI = 1.3%) | <b><i>1987</i></b><br><u>Deferred Cost:</u> \$45K  | <b><i>4,816 NASF</i></b> |
| 23. | <b><i>G. Boone</i></b><br><u>Condition:</u> Good (FCI = 1.3%)        | <b><i>1987</i></b><br><u>Deferred Cost:</u> \$36K  | <b><i>4,128 NASF</i></b> |
| 24. | <b><i>H.L. Dodge</i></b><br><u>Condition:</u> Good (FCI = 4.2%)      | <b><i>1987</i></b><br><u>Deferred Cost:</u> \$145K | <b><i>5,712 NASF</i></b> |
| 25. | <b><i>M.W. Dodge</i></b><br><u>Condition:</u> Good (FCI = 4.6%)      | <b><i>1987</i></b><br><u>Deferred Cost:</u> \$155K | <b><i>5,712 NASF</i></b> |
| 26. | <b><i>A.B. Morsell</i></b><br><u>Condition:</u> Good (FCI = 5.0 %)   | <b><i>1987</i></b><br><u>Deferred Cost:</u> \$147K | <b><i>4,180 NASF</i></b> |
| 27. | <b><i>B. Trueschler</i></b><br><u>Condition:</u> Good (FCI = 1.5%)   | <b><i>1987</i></b><br><u>Deferred Cost:</u> \$36K  | <b><i>4,128 NASF</i></b> |

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 2020. Furniture in Homer Dodge, Maggie Dodge, and Trueschler will need replacement in 2-3 years. The complex’s porticos are scheduled for repair or replacement over the next 2 years.

- |     |  |                    |                          |
|-----|--|--------------------|--------------------------|
| 28. | <b><i>Daugherty-Palmer Commons</i></b> | <b><i>1988</i></b> | <b><i>2,914 NASF</i></b> |
|-----|--|--------------------|--------------------------|

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

Condition: Good (FCI = 6.6%)                      Deferred Cost: \$202K

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. The prep kitchen was renovated with plant funds in the FY20.

Future: In the next 2-3 years, replacement of the wood floor should be implemented.

- |     |                                |                    |                        |
|-----|--------------------------------|--------------------|------------------------|
| 29. | <b><i>Admissions Annex</i></b> | <b><i>1992</i></b> | <b><i>560 NASF</i></b> |
|-----|--------------------------------|--------------------|------------------------|

Function: Admissions offices.

Condition: Good (FCI = 7.1%)                      Deferred Cost: \$22K

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: Fair (FCI = 7.0%) Deferred Cost: \$3,936K  
 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 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 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. The building's flat roofs were replaced in FY20.  
Future: The state-funded infrastructure improvements project will fund the replacement of the building's chillers, boilers, and cooling tower in FY22.
- 31. *Townhouse Crescent*** **1994** **28,605 NASF**  
Function: 40 townhouse units.  
Condition: Good (FCI = 9.1%) Deferred Cost: \$1,530K  
 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. Twenty (20) heat pumps and air handlers were replaced under the student funded Green St. Mary's Revolving Fund (GSMRF) in 2015.  
Future: There is a need to fund replacement of patio doors and that replacement process will begin in 2021 via plant fund support.
- 32.-35. *Edward T. Lewis Quadrangle*** **2001** **29,033 NASF**  
Function: Suite-style residence halls and commons.  
Condition: Good (FCI = 3.6%) Deferred Cost: \$575K  
 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 or Siemens Desigo). 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. FY (24/25/26) planned replacement of individual HVAC units. Additionally, Common unit doors will be equipped with electronic access control in FY23 to improve unit security.

36. *H. Thomas Waring Commons Phase I/II 2003* *44,705 NASF*  
Function: Suite and apartment-style residence halls and commons.  
Condition: Good (FCI = 0.9%) Deferred Cost: \$83K  
All common stairwell interior finishes were upgraded in the summer of 2019. The Waring Commons HVAC Replacement Project Phase III (of III) was completed in the summer of 2020.  
Future: The bathroom ventilation systems should be replaced in the next 1-3 years.
37. *H. Thomas Waring Commons Phase III 2007* *14,168 NASF*  
Function: Suite and apartment-style residence halls and commons.  
Condition: Good (FCI = 0.1%) Deferred Cost: \$28K  
All common stairwell interior finishes were upgraded in the summer of 2019. The Waring Commons HVAC Replacement Project Phase III (of III) was completed in the summer of 2020.  
Future: The bathroom ventilation systems should be replaced in the next 1-3 years.
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 = 0.4%) Deferred Cost: \$200K  
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 is to be relocated to the New Academic Building and Auditorium, and the vacated space be converted for STEM use funded by State infrastructure improvement sources.** Additionally, the College is requesting a 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 = 1.2%) Deferred Cost: \$88k  
Future: Replacement of door closers needed. Floating dock replacement will take place in two phases between Summer 2020 and Summer 2021.
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 = 2.5%) Deferred Cost: \$19K  
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. The fire alarm system was replaced in the Summer of 2019.  
Condition: Good (FCI = 0.4%) Deferred Cost: \$79k  
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 = 23.00%) Deferred Cost: \$83K  
Replacement of the heating/cooling system should be considered in the near future. The roof was replaced in the Summer 2019. The Artist House HVAC system was replaced in 2020.  
Future: The kitchen and bathrooms should be renovated within the next 1-5 years.
43. **Vacant**
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 = 0.1%) Deferred Cost: \$9.5k  
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 = 0.1%) Deferred Cost: \$9.5k  
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 = 0.1%) Deferred Cost: \$9.5k  
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 (MES).

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 (MES) 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 completed work in September of 2020 on the expansion of the water system with a \$1.1M construction project to provide water to the New Academic Building and Auditorium and to provide redundancy.
3. ***Campus Electrical Distribution System:*** Ownership and responsibility to maintain the primary system transferred to SMECO in 2012. To date, SMECO invested \$760K to upgrade the system.
4. ***Roadways:*** The state-funded infrastructure improvements project will fund a first and second phase of roadway repairs in FY21 & FY22. The Dorchester Circle storm water drainage project will be funded through the state-funded infrastructure improvements project in the future. A review is recommended of signage requirements on campus to determine adequacy and consistency.
5. ***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 2022 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. The Trinity Church Rd sidewalk and bioretention project was completed in the Spring of 2020.

## Summary Data for All Facilities (FCI Report) for 2021 - 2026

4/15/2021

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility	Replacement Value (F)	Deferred Components (I)	Selected Projects (SP)	(DC + SP)/RV (FCI)
1 St. Marys College of Maryland				
01 - St. Mary's Hall	\$2,464,513	\$121,820	\$230,490	14.3%
02 - St. Mary's Hall Annex	\$134,815	\$12,323	\$0	9.1%
03 - May Russell Lodge	\$663,726	\$16,270	\$8,000	3.7%
04 - Calvert Hall	\$18,092,870	\$569,860	\$4,175,103	26.2%
05 - Lucille Clifton House	\$323,045	\$50,361	\$0	15.6%
06 - Admissions	\$1,900,748	\$144,586	\$0	7.6%
07 - Kent Hall	\$13,745,205	\$1,248,162	\$543,870	13.0%
08 - Cobb House	\$1,846,701	\$175,677	\$0	9.5%
09 - Margaret Brent Hall	\$2,156,825	\$60,740	\$0	2.8%
11 - Queen Anne Hall	\$20,132,166	\$390,415	\$31,500	2.1%
12 - Campus Center	\$34,494,265	\$1,252,153	\$500,000	5.1%
13 - Library	\$40,776,959	\$530,293	\$267,000	2.0%
14 - Dorchester Hall	\$23,687,240	\$134,149	\$600,000	3.1%
15 - Maintenance	\$3,700,386	\$203,429	\$0	5.5%
16 - Michael P. O'Brien ARC	\$40,182,910	\$1,598,967	\$100,000	4.2%
17 - Ethel Chance Health Center	\$596,464	\$170,686	\$40,000	35.3%
18 - Caroline Hall	\$23,687,240	\$473,469	\$570,000	4.4%
19 - Prince George Hall	\$20,132,166	\$563,184	\$570,000	5.6%
20 - Montgomery Hall	\$59,033,921	\$2,738,831	\$2,295,009	8.5%
22 - E.D. Harrington	\$3,390,487	\$45,151	\$0	1.3%

## Summary Data for All Facilities (FCI Report) for 2021 - 2026

4/15/2021

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility	Replacement Value (F)	Deferred Components (I)	Selected Projects (SP)	(DC + SP)/RV (FCI)
23 - G. Boone	\$2,479,382	\$36,674	\$0	1.5%
24 - H.L. Dodge	\$3,996,669	\$155,508	\$0	3.9%
25 - M.W. Dodge	\$3,397,007	\$155,508	\$0	4.6%
26 - A.B. Morsell	\$2,944,313	\$147,022	\$0	5.0%
27 - B. Trueschler	\$2,479,382	\$36,143	\$0	1.5%
28 - Daugherty-Palmer Commons	\$3,075,480	\$157,544	\$45,000	6.6%
29 - Admissions Annex	\$324,307	\$22,945	\$0	7.1%
30 - Schaefer Hall	\$56,255,214	\$2,311,466	\$1,625,000	7.0%
31 - Townhouse Crescent	\$16,768,331	\$1,012,513	\$518,000	9.1%
32 - Lewis Quad - West	\$6,365,570	\$90,680	\$60,000	2.4%
33 - Lewis Quad - North	\$4,687,511	\$95,095	\$60,000	3.3%
34 - Lewis Quad - East	\$6,365,570	\$90,680	\$60,000	2.4%
35 - Lewis Quad - Commons	\$1,957,426	\$40,535	\$80,000	6.2%
36A - Waring A - Commons	\$1,140,950	\$12,918	\$25,000	3.3%
36B - Waring B - Units 1-8	\$4,811,786	\$5,494	\$0	0.1%
36C - Waring C - Units 13-20	\$5,459,821	\$9,517	\$0	0.2%
36D - Waring D - Units 21-25	\$4,929,147	\$18,152	\$0	0.4%
36E - Waring E - Units 9-12	\$2,449,265	\$11,698	\$0	0.5%
36F - Waring F - Units 26-33	\$5,434,308	\$5,877	\$0	0.1%
36G - Waring G - Units 34-37	\$2,745,218	\$2,938	\$0	0.1%
36H - Waring H - Units 38-49	\$8,613,250	\$12,456	\$0	0.1%

## Summary Data for All Facilities (FCI Report) for 2021 - 2026

4/15/2021

Site: St. Marys College of Maryland

Facilities, St. Mary's College

Facility	Replacement Value (F)	Deferred Components (I)	Selected Projects (SP)	(DC + SP)/RV (FCI)
37A - Waring I - Units 50-57	\$4,806,383	\$10,987	\$0	0.2%
37B - Waring J - Units 58-63	\$3,522,368	\$4,472	\$0	0.1%
38 - Goodpaster Hall	\$54,151,547	\$200,429	\$0	0.4%
39 - Muldoon River Center	\$7,128,599	\$87,657	\$0	1.2%
40 - Rowing Center	\$750,582	\$18,642	\$0	2.5%
41 - Glendening Hall	\$22,161,307	\$79,076	\$0	0.4%
42 - Artist House	\$361,688	\$61,713	\$0	17.1%
44 - Joint Storage Building	\$417,951	\$0	\$0	0.0%
AAH North - Anne Arundel Hall North	\$6,735,472	\$9,560	\$0	0.1%
AAH South - Anne Arundel Hall South	\$4,729,430	\$9,560	\$0	0.2%
AAH West - Anne Arundel Hall West	\$4,991,895	\$9,560	\$0	0.2%
INFRA - infrastructure	\$0	\$126,134	\$0	0.0%
SITE_WIDE - St. Marys College of Maryland	\$0	\$0	\$2,859,360	0.0%
<b>Totals</b>	<b>\$567,579,782</b>	<b>\$15,549,679</b>	<b>\$15,263,332</b>	<b>5.4%</b>

**BOARD OF TRUSTEES  
ST. MARY'S COLLEGE OF MARYLAND  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
MEETING OF MAY 7, 2021  
INFORMATION ITEM III.A.  
TECHNOLOGY OVERVIEW**

Enterprise Resource Planning/CampusNexus Student (CNS = Student Module)

Extraction of data and pre-validation is progressing. The Anthology team has completed verification that the extraction data is in good condition. System reconfiguration with updated data is underway. Anthology will conduct the next phase upon completion of this process, which is anticipated to last between four and five weeks.

There are 761 hours remaining from the 1,800 total project hours per the Statement of Work contract with Anthology. The OIT team believes these available hours are sufficient for the work throughout the final project phases. We still anticipate a go-live date for the CNS system in September/October 2021.

Enterprise Resource Planning/CampusNexus Finance (CNF = Finance/HR/Payroll)

The finance, human resources, and payroll integration of the Anthology product is underway. Both the finance and human resources teams are in the process of validating their data. We have engaged with consulting firm Peak Performance, LLC to assist our finance and human resources teams with developing effective business processes for incorporation with the Anthology product.

We are initiating the process to assimilate the R\*STARS (Maryland's Relational Statewide Accounting & Reporting System) financial reporting process into the Anthology integration software to allow tracking and managing all the account codes and budgets. It is anticipated that the CNF modules will be ready for go-live in early 2022.

Anne Arundel Hall Classroom Technology Upgrades

To allow remote access and control of the classroom technology, all 11 classrooms have been connected to the Creston system and are fully functional. The OIT instructional technologist will provide training on the system in late April/early May.

Bon Appetit Food Ordering App

This app allows students to place food orders at Solomon's Kitchen (the pub) for specific pick-up times, especially for late night pick up. We expect that this option will be tremendously popular and will reduce wait times.

Legacy Phone System Replacement

We are planning to replace the antiquated and unreliable campus phone system, for which replacement parts are almost non-existent, with state-of-the-art NEC Corporation multifunctional phone instruments. The NEC system includes Voice Over Internet Protocol (VOIP). New switches that have POE (power over Ethernet) capability included within the devices will also be added.

### Campus-Wide Outdoor Wi-Fi Capabilities

The pandemic caused OIT to examine and identify critical outdoor Wi-Fi needs across campus. In mid-2020 critical locations were identified. We are now revisiting/updating outdoor Wi-Fi coverage needs and will identify costs to extend coverage. Currently, Wi-Fi capabilities in dorm, academic, and administrative buildings were expanded and are sufficient.

### Cyber Security

The Office of Information Technology is planning to implement an Information Security Program by October 2021. The continued need to support teaching, learning, and working in both remote and in-person settings, as well as to prepare for future needs, has necessitated the urgency of this program implementation. There are two parts to the success of this implementation.

#### *Part I: Foundational Security*

In March 2021 we began working with our Microsoft partner to address the foundational security by preparing the Windows Active Directory domain to transition to the Azure Active Directory. Once completed, the Azure Active Directory will become the College's primary Identity Management System (IDS), leveraging the benefits of Azure. The benefits of addressing this need now will provide enhanced security, policies that enable multi-factor authentication, regional security, and the ability for all College staff, faculty, and students to access their accounts from any location with Internet access. The Office of Information Technology will introduce multi-factor authentication to the College by August 2021.

#### *Part II: SANS Security Awareness End-User Training Program*

The Office of Information Technology has partnered with the SANS Security Awareness End-User Training program to implement a security plan. The SANS Institute is a cooperative research and education organization that offers programs to over 165,000 security professionals. SANS is the most trusted and largest source for information security training and security certification in the world and offers comprehensive, intensive training designed to defend systems and networks against the most dangerous threats. We will be offering the following tracks:

- a). Security Essentials Track - requirement for all students, faculty, and staff.
- b). Security Extras Track - requirement for individuals related to their respective position.
- c). US Compliance Track - requirement for those individuals with compliance requirements, such as Ethics, GDPR, PII, etc.

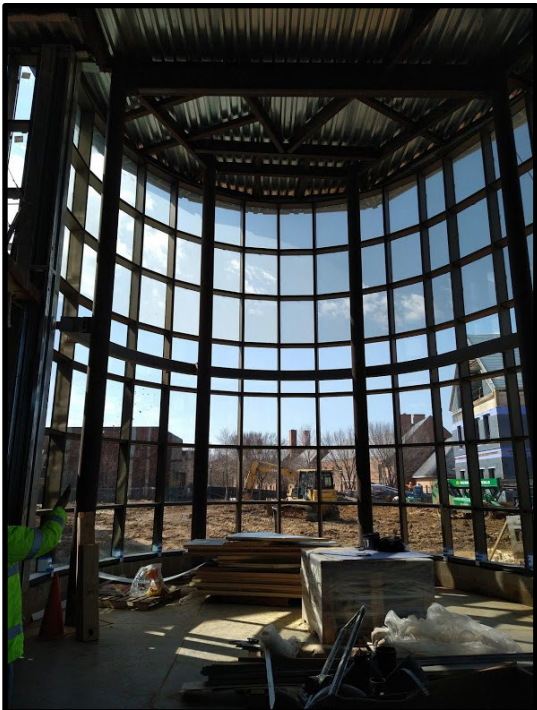
The SANS security awareness team will provide a program officer by October 2021 to assist with the timely implementation of the security awareness plan.

**BOARD OF TRUSTEES  
ST. MARY'S COLLEGE OF MARYLAND  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
MEETING OF MAY 7, 2021  
INFORMATION ITEM III.B.  
NEW ACADEMIC BUILDING AND AUDITORIUM UPDATE**

Construction began in February 2020. As of April 2021, both the auditorium building and the annex are enclosed and under roof. All interior partitions are framed and electrical conduit is being installed. Plumbing has been roughed-in and all primary ductwork is in place. Electrical switchgear and major HVAC equipment has been delivered and is being installed. The auditorium building has nearly 95% of the exterior brick laid, the curved lobby curtainwall is in place, and work proceeds on glazing other window openings. In the annex building, exterior brick is in progress and interior framing is completed.

Overall, the project is approximately 50% complete with much of the heaviest construction, to include foundations, utilities, steel framing, and roofing nearly finished. This spring sees progress on site improvements with efforts to bring earthwork to completion, construct parking areas, and plant trees before summer's heat.

The project's completion date was delayed due to a structural design deficiency on the part of the architect (GWWO) and their structural engineer (Hope Furrer Associates, Inc). This issue was identified by the structural engineer in March and validated by the architect. The issue was relatively simple to fix, but required that work taking place inside the auditorium be placed on hold while the corrective construction was fully engineered and the necessary materials were acquired and installed. Since progress in the auditorium is the critical path in the schedule, the remedial work will delay substantial completion by about 12 weeks, from early February 2022 to May 2022. This delay does not impact the College's planned occupancy for fall 2022. The College will be making a claim against the architect's professional liability insurance for the costs of the corrective work and delay.



**BOARD OF TRUSTEES  
ST. MARY'S COLLEGE OF MARYLAND  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
MEETING OF MAY 7, 2021  
INFORMATION ITEM III.C.  
MATTAPANY ROAD IMPROVEMENTS/ HOWARD PROPERTY /  
RIGHT OF WAY ACTION UPDATE**

The College continues to seek improvements in the travel path from the entrances to campus on Mattapany Road to the intersection with Point Lookout Road (Maryland Route 5). This includes efforts to improve the condition of the eastern portion of Mattapany Road (a county-maintained road), as well as investigation of an alternative path for bicyclists and pedestrians through the Howard property south of Mattapany Road.

A feasibility study of that path, funded by the College, was completed in March. The intended path follows the unbuilt railroad right-of-way from the 1800's that runs through property owned by the Howard family. The study revealed that while feasible, it will be expensive to convert the route to the proposed use, given environmental and ADA regulations and the owner's requirement that the path not negatively affect farming. The civil engineer's cost estimate is between \$700,000 to \$900,000 for construction alone. The cost of obtaining an easement either through a lease or purchase of the property is not known.

Concurrently, the College and Historic St. Mary's City have been engaged in discussions with the St. Mary's County Department of Public Works (DPW) about safety improvements to Mattapany Road from the campus to Maryland Route 5. These improvements are intended to address pedestrian and bike use, as well as the narrow lane width, undulating curves, and poor condition of the roadbed for vehicles. The St. Mary's County DPW has engaged a firm to perform a preliminary engineering study for road improvement. Representatives from the College and Historic St. Mary's City will continue to discuss the project with the county and encourage development of a plan for construction of the improvements.

**ST. MARY'S COLLEGE OF MARYLAND  
BOARD OF TRUSTEES UPDATE  
MEETING OF MAY 7, 2021**

- The Commission made an announcement of one of its greatest finds during its virtual [Maryland Day event](#). After 50 years of investigation, Dr. Travis Parno led the effort that discovered the 1634 St. Mary's Fort, where the colony of Maryland began. In consultation with partners from the Piscataway Conoy Tribe and members of the Piscataway Nation, Parno developed an ambitious plan to excavate the Fort Site and two adjacent sites where we have found evidence of habitation dating back 8,000 years. Known as the *People to People* Project, HSMC, together with Piscataway tribal participants, will design public interpretation and exhibits of native and colonial cultures on adjacent significant archaeological sites, bringing the heritage of these two groups into conversation in new ways and highlighting their earliest interactions that set the stage for Maryland's history. For additional information:  
<https://www.peopletopeopleproject.org/the-project>
- We launched our new website! To take a look, go to <https://www.hsmcdigshistory.org/>.
- A committee of Commissioners, Foundation members, and staff are working with consultants to develop our new Master Plan, a long-range vision for site enhancements, programming, and branding. The plan will be presented for approval in September.
- We received excellent news on the operating and capital budgets: Maryland Heritage Interpretive Center construction is funded; the CIP include funds for site improvements; Supplemental Budget 5 provides support for additional staff, equipment, and supplies.
- The *Maryland Dove* build is going well at St. Michaels and we expect her to be delivered by the end of the year. We plan to take the ship for a tour in Fall 2022 with visits to sites around the Bay.
- Staff is working with an architect for a design for the state house bathroom replacement that will be ADA compliant. Construction funds become available on July 1 ,2021.
- Two staff members have joined the ranks of SMCM Museum Studies adjunct faculty this Spring.
  - Kirsten Hankins, Education Coordinator, is teaching the *Museum Education* class.
  - Marlee Putnam, Waterfront Site Supervisor, is co-teaching *Maryland in the Age of Sail* class with Capt. Will Gates.
- Received a \$150,000 grant through Save America's Treasures and the National Park Service. Hire a Conservation Assistant to address a conservation backlog.
- Conservator Stephanie Whitehead consulted with staff at the Patuxent River Naval Air Museum and St. Mary's College of Maryland on conservation concerns in their collections.
- Ruth Mitchell, Senior Archaeologist, has been monitoring construction for the NABA project and campus wide installation of new water line segments on SMCM campus.

**BOARD OF TRUSTEES  
TECHNOLOGY, BUILDINGS, AND GROUNDS COMMITTEE  
OPEN SESSION MINUTES**

**Date of Meeting:** February 5, 2021

**Status of Minutes:** Approved February 24, 2021

**Campus Life and Facilities Committee Members Present:** Committee Chair Donny Bryan '73, Nicholas Abrams '99, Carlos Alcazar, Board Chair Lex Birney, Alice Bonner '03, Michael Dougherty, Elizabeth Graves '95, President Tuajuanda Jordan, Faculty Representative Scott Mirabile, Danielle Troyan '92

**Staff Members:** Paul Pusecker

**Others Present:** Betsy Barreto, John Bell '95, Fatima Bouzid '22, Allison Boyle, Anne Marie Brady, Thomas Brewer, Peter Bruns, Kelsey Bush, Michael Dunn, Susan Dyer, Paula Collins, Carolyn Curry, Peg Duchesne '77, Judy Fillius '79, Gail Harmon, David Hautanen, Sven Holmes, Kristina Howansky, Glen Ives, Lindsay Jamieson, Larry Leak '76, Doug Mayer '04, Shana Meyer, Brad Newkirk, Jenell Sargent, Maury Schlesinger, Bill Seale, Jenny Sivak, Janna Thompson, Ray Wernecke, Harry Weitzel, Michael Wick, Libby Williams, John Wobensmith '93, Anna Yates, Derek Young

**Executive Summary**

Technology, Buildings, and Grounds Committee Chair Donny Bryan '73 called the meeting to order at 10:42 a.m. The meeting took place via videoconference.

Implementation of the ERP System is approximately 75% completed and is scheduled to go live in late Spring 2021. The Wi-Fi installations in academic buildings and residence halls were completed during the winter break. The Office of Information Technology continues to work with internal and external entities to address the issue of effective cyber security.

The State awarded the College \$4.4M in FY21 for road infrastructure repairs and replacement of the HVAC and electrical systems in Calvert Hall. For FY22, the College requested \$3M for the Schaefer Hall central plant replacement, Calvert Hall window replacement, and the campus roadways repair third phase. Due to State budget constraints, the Governor recommended \$1.5M in FY22 for these projects and included a special fund deficiency appropriation of \$1M in FY21 for projects to improve the campus infrastructure. The College requested \$20.933M as the final funding request for the New Academic Building and Auditorium.

The Commemorative to Enslaved Peoples of Southern Maryland is complete. The virtual community dedication took place on November 21, 2020 and may be accessed through the College website.

The College continues to explore the possibility of building a pedestrian and bicycle path from the southeast portion of campus. A feasibility study is in progress.

The dilapidated structure that was located on the Cawood property was removed on December 6, 2020 via a controlled burn managed by the Ridge Volunteer Fire Department. The College's physical plant has since worked with a contractor to clean up the site.

A new floor was installed throughout the kitchen in the Campus Center during the 2020 winter break. The 4,000 square foot floor will permit improved cleaning and disinfection and will prevent any leakage onto the first floor of the Campus Center.

Trustee Michael Dougherty reported that Historic St. Mary's City (HSMC) received funds from the State to finish the design and begin the construction of the Maryland Heritage Interpretive Center. The HSMC Commission is close to completing its new Master Plan, which will address site improvement, programs, and branding. This multi-phase plan is the roadmap to prepare for the 400<sup>th</sup> anniversary of Maryland in 2034.

**Action Items**

None

The meeting adjourned at 10:51 a.m.