



Meeting Minutes – March 13, 2025

Call to Order:

Chair Edward Kasemeyer called the video-conference meeting of the Interagency Commission on School Construction to order at 9:00 a.m. Following a pause to resolve technical difficulties, the meeting resumed at 9:12 a.m.

Members in Attendance:

Edward Kasemeyer, Appointee of the President of the Senate, Chair
Linda Eberhart, Appointee of the Speaker of the House, Vice-chair
Secretary Atif Chaudhry, Maryland Department of General Services
Michael Darenberg, Appointee of the Governor
Chuck Boyd as designee for Secretary Rebecca Flora, Maryland Department of Planning
Brian Gibbons, Appointee of the Speaker of the House
Gloria Lawlah, Appointee of the President of the Senate
Krishnada Tallur as designee for Dr. Carey M. Wright, State Superintendent of Schools

Members Not in Attendance:

None.

Revisions to the Agenda:

None.

Public Comment:

None.

IAC Correspondence:

None.

1. Executive Director's Report – **[Informational Only]**

Executive Director Alex Donahue reported to the Commission that he and Chair Kasemeyer had presented the IAC's Capital and Operating budgets to both the House and Senate budget committees, heard positive feedback about the IAC's work, and answered a few questions from Subcommittee members. Executive Director Donahue indicated that the main topic of discussion was the IAC's outstanding reports, and that as of this IAC meeting, one had been filed and the remaining would be filed over the next few weeks, adding that two of the outstanding reports were on this meeting's agenda for approval by the Commission. Executive Director Donahue also informed the Commission that another topic discussed during budget hearings was the \$55 million funding gap for projects in the pending FY 2026 CIP. The budget committees heard the IAC's concern but due to the Statewide fiscal constraints, will likely not be able to increase the CIP further. Lastly, Executive Director Donahue updated the Commission on the status of the Administrative Procedures Guide (APG), and informed the members that IAC staff are currently in the process of revising the APG based on LEA feedback, and anticipate bringing the finalized APG to the IAC for review at the April IAC meeting.

2. Consent Agenda – [Motion Carried]

Upon a motion by Vice-chair Eberhart, seconded by Mr. Gibbons, the IAC voted unanimously to approve all Items on the Consent Agenda.

a. February 13, 2025 Meeting Minutes

To approve the draft February 13, 2025 IAC Meeting Minutes, as presented.

b. Contract Awards

To approve contract procurement as presented.

Mr. Darenberg thanked St. Mary's County for their detailed documentation on the Town Creek Elementary (PSC L18F015) project contract. Additionally, Mr. Darenberg cited that the lack of a cost breakdown for Charles Flowers High (PSC L16F174) in Prince George's County was concerning due to the total contract cost of \$15 million. Lastly, he noted that Phyllis E. Williams Elementary (PSC L16F050) had a roof replacement in 2001 which cost around \$300,000, and the roof replacement contract on the agenda was valued at around \$2.8 million. Mr. Darenberg asked what kind of funding was appropriated in 2001 for the CIP, compared to now, and asked if that matched up with the cost increase for these types of projects.

Executive Director Donahue indicated that while construction inflation has more than tripled since 2001, CIP funding went from \$270 million in 2001 to \$300 million this year. While the CIP total dollar amount is higher, its purchasing power is significantly less than what it was in 2001. However, programs such as the EGRC and Healthy Schools Facility fund have been added since 2001.

Additionally, Executive Director Donahue mentioned that additional contract details are submitted via the IAC's Business Management System and more detailed project scopes will be included in agendas beginning in April.

Chair Kasemeyer asked whether contract submission information is standardized across LEAs and Executive Director Donahue stated that it varies somewhat, but staff will continue to work toward methodologies to ensure that LEAs are providing a comparable amount of information in the LEA contract submission.

Secretary Chaudhry asked if the difference in cost for the roof project at Phyllis E. Williams Elementary could potentially be due to a partial versus full replacement. Mr. Darenberg confirmed that the roof replacement costs are both full replacements of the roof, but that for the current project, there had been an addition of 4,000sf of roof space that would also need to be replaced that was not there during the 2001 replacement.

c. Revisions to Previously Approved Contracts

To approve the revisions to previously approved contract awards as presented to accurately reflect the adjustments to the State and local participation in the contract amounts and/or corrections to project award information.

d. Project Fund Reversions

To approve the reversion of the amounts presented to the appropriate reserve accounts.

e. Approval of 2024 Annual Report for the 21st Century School Buildings Program

To approve the 21st Century School Buildings Program 2024 annual report, dated January 24, 2025 in compliance with the Memorandum of Understanding for the Construction and Revitalization of Baltimore City Public Schools for presentation to the Governor, the Board of

Public Works, and the fiscal committees of the General Assembly on the progress of construction and maintenance of Baltimore City public school facilities.

3. Statewide Facilities Assessment FY 2024 Annual Report – [Motion Carried]

Executive Director Donahue and Data Assessment Coordinator Ben Kaplan presented the FY 2024 Statewide Facilities Assessment Annual Report, reporting that the average Facility Condition Index (FCI) score for facility assets is 53% depleted. Executive Director Donahue informed the Commission that upon approval of the report, IAC staff would dispatch the report to the General Assembly and other required recipients, in accordance with reporting requirements.

Mr. Darenberg asked how many schools with FCI scores over 60% are under 20 years old. Executive Director Donahue and Mr. Kaplan informed Mr. Darenberg that they would look into this data and get back to him with the exact numbers, but that younger buildings are typically not depleted as much as older buildings.

Chair Kasemeyer asked what the exact differences were between this report and the Maintenance Effectiveness Assessment (MEA) report. Executive Director Donahue informed the Chair that the MEA report documents assessment findings from a separate team of assessors, who conduct 150-250 site visits per year, but are measuring aspects of a school's maintenance, history of maintenance, and what systems are in place for tracking maintenance, rather than the actual condition of the facility.

Upon a motion made by Secretary Chaudhry, seconded by Mr. Darenberg, the IAC voted unanimously to approve the Statewide Facilities Assessment Fiscal Year 2024 Annual Report, for presentation to the General Assembly on the status of school facility conditions in the State of Maryland, pending non-substantive edits by staff.

4. Presentation on State-Rated Capacity – [Informational Only]

Planning Manager Jamie Bridges and Planner Taylor Fitts gave an annual informational presentation on State-Rated Capacity. Mr. Fitts provided context on the setting, resetting, and updating of SRC, and how much the SRC has changed since 2023.

5. Aging Schools Program FY 2026 Application Schedule – [Motion Carried]

Funding Programs Manager Arabia Davis presented the proposed application schedule for the FY 2026 Aging Schools Program. She noted that the application schedule includes the date the IAC will begin accepting applications, and establish deadlines for the FY 2026 ASP. Additionally, Ms. Davis noted that the motion would delegate authority for the IAC Executive Director to approve projects on the IAC's behalf, to ensure projects move forward on their anticipated timelines, as the IAC has historically done.

Mr. Darenberg asked if authority had been delegated previously. Executive Director Donahue and Ms. Davis stated that previously, the Executive Director had the authority to approve extensions, and that this would delegate authority to approve both initial project awards and extensions.

Upon a motion made by Secretary Chaudhry, seconded by Mr. Darenberg, the IAC voted unanimously to open the FY 2026 Aging Schools Program (ASP) application period and direct staff to solicit ASP project requests from LEAs; to revise Attachment 1 in the ASP Administrative Procedures Guide to reflect application period dates for FY 2026 as presented; and, to delegate authority to approve eligible projects within each total LEA allocation to the IAC Executive Director, contingent upon passage of the

FY 2026 State budget, with a report of project awards submitted to the IAC periodically at regularly scheduled meetings.

6. Built to Learn Funding Request – Baltimore City Public Schools – Baltimore Polytechnic Institute #403 (PSC L30F185) Limited Renovation – [Motion Carried]

Ms. Davis and Capital Projects Manager Eugene Shanholtz presented an Item which would apply \$125 million to the Baltimore Polytechnic Institute Limited Renovation project. Ms. Davis noted that this project and the project in Item 7 for Western High are both managed by the Maryland Stadium Authority, are on the same campus, and will be contracted together to ensure no unnecessary interruptions occur during regular school hours.

Upon a motion made by Secretary Chaudhry, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve Baltimore City Public Schools' request for Built to Learn construction funding for the Baltimore Polytechnic Institute #403 (PSC L30F185) limited renovation project totaling \$125,452,200.

7. Built to Learn Funding Request – Baltimore City Public Schools – Western High Building #407 (PSC L30F227) Limited Renovation – [Motion Carried]

Ms. Davis and Capital Projects Manager Eugene Shanholtz presented an Item which would apply \$83.6 million to the Western High Building Limited Renovation project. This project award and the preceding project at Baltimore Polytechnic Institute will exhaust the LEA's available BTL funding.

Chair Kasemeyer asked where students would be going during the construction work. Vice-chair Eberhart noted that students would be going to Northwestern High during the portions of the project construction where they could be in neither building.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Darenberg, the IAC voted unanimously to approve Baltimore City Public Schools' request for Built to Learn construction funding for the Western High Building #407 (PSC L30F227) limited renovation project totaling \$83,634,800.

8. FY 2025 Nonpublic Aging Schools Program – Project Approvals and Awards – [Motion Carried]

Maryland State Department of Education (MSDE), Office of School Facilities Administrator Myron Mason presented the recommendations for awards for the FY 2025 Senator James E. "Ed" DeGrange Nonpublic Aging Schools Program. Mr. Mason stated that the program provides funds for capital improvements in nonpublic school facilities that are at least 16 years old. Mr. Mason stated that 153 schools were recommended to receive funding in 20 districts.

Mr. Krishnada Tallur clarified that several months ago, the Commission approved a motion to make some adjustments to the program as a result of administration and staffing changes, and thanked the IAC staff for working with MSDE, and thanked MSDE staff on their work setting up the application and process to evaluate applications.

Mr. Darenberg remarked that he was glad to see that there was no 'other' category this year for project scopes.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Tallur, the IAC voted unanimously to approve the FY 2025 Senator James E. "Ed" DeGrange Nonpublic Aging Schools Program project awards as presented, totaling \$3,499,997.80.

9. Legislative Update — [Informational Only]

Deputy Director Cassandra Viscarra presented an informational Legislative Update for the Commission, which noted that some bills mentioned in the prior legislative update had moved forward, and that several had been crossfiled, but that many are still in flux, and noted that IAC staff are available for any questions about the bills noted in the agenda or any other legislation.

Announcements:

None.

Adjournment:

Upon a motion by Eberhart seconded by Mr. Darenberg, the IAC voted unanimously to adjourn the meeting at 10:06 am.