



Meeting Minutes – April 10, 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.

Members in Attendance:

Edward Kasemeyer, Appointee of the President of the Senate, Chair
Linda Eberhart, Appointee of the Speaker of the House, Vice-chair
Courtney League as designee for 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
Gloria Lawlah, Appointee of the President of the Senate
Krishnanda Tallur as designee for Dr. Carey M. Wright, State Superintendent of Schools

Members Not in Attendance:

Brian Gibbons, Appointee of the Speaker of the House

Revisions to the Agenda:

None.

Public Comment:

None.

IAC Correspondence:

None.

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

Executive Director Alex Donahue gave three updates during his Executive Director's report. He first commented that while IAC staff experienced a busy legislative session, there were no significant adverse outcomes for the IAC or LEAs in terms of school construction, and that IAC staff would present a summary of legislative actions, including the FY 2026 budget bills, at the May 8, 2025 IAC meeting. Next, Executive Director Donahue stated that his outreach to LEA and County leaders is proving successful, and has recently resulted in a school district utilizing more available funding than it otherwise would have, and another LEA discussing how to open up more eligibility for State funding via strategic portfolio management in order to better deliver what students need. Lastly, Executive Director Donahue reported that 21 IAC processes are now operating in the IAC's Business Management System (BMS), and staff are continuing to roll out new processes to assist in stakeholder transparency, and useful data dashboards for LEA and staff users.

2. Consent Agenda – [Motion Carried]

Upon a motion by Vice-chair Eberhart, seconded by Mr. Darenberg, the IAC voted unanimously to approve the consent agenda.

a. March 13, 2025 Meeting Minutes

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

b. Contract Awards

To approve contract procurement and project reversions as presented on the following pages.

Executive Director Donahue noted that the contract for the Prince George's County Public Schools (PGCPS) Suitland High School (PSC L16F087) is much larger than other contracts on Item 2.B., and that this large and complex project is being procured by PGCPS via a Construction Management at Risk (CMAR) procurement method. Under a contract such as this, a CMAR must work within a budget and deliver under a specified amount. PGCPS estimates the eventual total cost to be around \$300-\$315 million, and Executive Director Donahue noted that the Maximum State Award for this project is just over \$100 million.

Chair Kasemeyer asked why the cost of the Suitland High School project is so high. Executive Director Donahue stated that the replacement project is for the High School and an Arts Magnet Program, with a large number of students, and multiple programs on the site. Phasing issues also contributed to the cost increase. Chair Kasemeyer additionally asked when the facility was to be completed. Executive Director Donahue indicated that firm dates are not currently available, but that it would take several years to complete all construction.

Ms. Lawlah stated that the Suitland High School project is a significant project that has been on hold for a number of years, and that the arts program available at this campus is one of the most valuable programs in the area. The facility replacement allows students to attend arts programs in their own county, rather than having to travel out of county or out of State to DC or Virginia for similar specialized arts programs.

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 allocation information.

d. FY 2020 Healthy School Facility Fund Project Cancellations – Cecil County Public Schools Lead Remediation Projects

To approve Cecil County Public Schools (CCPS) request to cancel four FY 2020 Healthy School Facility Fund (HSFF) lead remediation project awards as presented and to revert \$11,552 to the Statewide Reserve Account.

e. Reversion Correction – Dorchester County Public Schools

To void the second instance of the fund reversions from the Dorchester County Public Schools (DCPS) Sandy Hill Elementary (PSC L09F001) and Maple Elementary (PSC L09F010) security vestibule projects as presented at the March 13, 2025 IAC meeting.

3. FY 2026 Capital Improvement Program Supplemental Survey – [Informational Only]

Administrative Services Manager Hannah Sturm presented a report on the results of the Annual Supplemental Survey of the LEAs, collected after the CIP submission process. The survey measured five school facilities topics of concern, including relocatable classrooms, open space classrooms, security vestibules, air conditioning, and LEA school construction staffing.

4. Informational Only – Second Draft Review of Administrative Procedures Guide – [Informational Only]

Deputy Director Cassandra Viscarra and Executive Director Donahue presented an updated draft of the IAC's Administrative Procedures Guide (APG) which reflected feedback received from LEAs on the prior draft which was presented for review at the February 13, 2025 IAC meeting. Specifically, Ms. Viscarra noted that the State Rated Capacity, cooperative use space, and Educational Facilities Master Plan sections of the APG had all received significant revisions.

Chair Kasemeyer asked whether or not most LEAs were in support of the APG changes and if they were satisfied with the state document as a whole now. Ms. Viscarra indicated that yes, staff believes that most LEAs are in support of the new APG, and that IAC staff were able to incorporate nearly all feedback received from LEAs.

5. Baltimore City Extra \$15 Million for HVAC Program Status Update – [Informational Only]

Lead Capital Projects Manager Eugene Shanholtz presented an update on the projects that received funding under the Baltimore City Extra \$15 Million for HVAC Program (E15M). Mr. Shanholtz stated that since the prior E15M status report at the June 8, 2022 IAC meeting, City Schools had substantially completed the three remaining projects. The Callaway Elementary (PSC L30F257) HVAC project in particular is expected to be fully completed soon, and City Schools is planning to submit reimbursement requests in the near future.

6. FY 2024 and FY 2025 Capital Improvement Program Amendment Requests – Allegany County Public Schools – [Motion Carried]

Funding Programs Manager Arabia Davis presented a request from Allegany County Public Schools (ACPS) to rescind funding awarded under the FY 2024 CIP to install new windows, doors, and a chiller at Beall Elementary School (PSC L01F002) since the facility is slated to be combined with Frost Elementary (PSC L01F029). The LEA has determined that costly repairs such as these would be irresponsible to move forward with, as they would not see use over the entirety of their expected useful life. Additionally, ACPS requested approval to rescind the FY 2024 CIP funding awarded to the Flintstone Elementary (PSC L01F020) underground storage tank project, and, to ensure that the project meets all IAC requirements and deadlines, amend the FY 2025 CIP to include this project for a total award of \$765,000.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Boyd, the IAC voted unanimously to rescind funding awarded to the FY 2024 Capital Improvement Program (CIP) Beall Elementary School (PSC L01F002) windows and doors project and chiller replacement project and change the project statuses in the FY 2024 CIP to “C”; to rescind funding awarded in the FY 2024 CIP Flintstone Elementary School (PSC L01F020) underground storage tanks project and change the project status in the FY 2024 CIP to “B”; to transfer \$1,644,000 to the reserve account for Allegany; and, to amend the FY 2025 CIP to include the Flintstone Elementary School underground storage tanks project, and award \$765,000 from the LEAs reserve account to the project.

7. Built to Learn Funding Request – Charles County Public Schools – La Plata High (PSC L08F013) Renovation/Addition Project – [Motion Carried]

Ms. Davis and Mr. Shanholtz presented a request from Charles County Public Schools (CCPS) to award their remaining Built to Learn Funding of \$6,277,756 for project development and design services to the La Plata High School (PSC L08F013) renovation/addition project. Ms. Davis noted that the project has a Maximum State Award of \$77 million, and that CCPS plans to seek additional funding in future Capital Improvement Program fiscal years.

Upon a motion made by Mr. League, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve Charles County Public Schools’ (CCPS) request for Built to Learn (BTL) program funding for the La Plata High School (PSC L08F013) renovation/addition project totaling \$6,277,756.

8. Built to Learn Funding Request – Somerset County Public Schools – Crisfield Academy and High School (PSC L19F004) Limited Renovation Project – [Motion Carried]

Ms. Davis and Capital Projects Manager Sean Vorsteg presented a request from Somerset County Public Schools (SCPS) to award the entirety of their Built to Learn funding allocation, totaling

\$2,341,408, to the Crisfield Academy and High School (PSC L19F004) limited renovation project. Ms. Davis additionally noted that the project is slated to be awarded partial funding via the FY 2026 Capital Improvement Program, and that the State's share for this project is based on the LEA's estimated project costs. Through analysis of the estimated costs of a limited renovation versus a full renovation of the facility, IAC staff have determined that the proposed budget is reasonable and that a limited renovation is the proper project classification, as not all building systems will be impacted by the project.

Chair Kasemeyer asked how many schools were in Somerset County total. Executive Director Donahue indicated that he wasn't sure of the exact number, but believes the total is around 17. Executive Director Donahue commented that this high school is at the center of the SCPS portfolio, and that the project would utilize the LEA's remaining BTL funding and would significantly improve this facility's condition. He also remarked that this Item, along with Item 7, brings the State much closer to fully awarding all BTL funds, and he expects that all remaining BTL funds would be awarded within the next year.

Upon a motion made by Mr. Boyd, seconded by Mr. League, the IAC voted unanimously to approve Somerset County Public Schools' (SCPS) request for Built to Learn (BTL) program funding for the Crisfield Academy and High School (PSC L19F004) limited renovation project totaling \$2,341,408.

9. COMAR Revisions to Project Delivery Methods – [Motion Carried]

Deputy Director Cassandra Viscarra presented amendments to COMAR that would remove the requirement for LEAs to notify the IAC of their intent to use Job Order Contracting and Construction Management Agency delivery and procurement methods. Since LEAs are required to notify IAC staff at the point of contract approval of these procurement methods, prior notification is not required in these cases.

Upon a motion made by Mr. League, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve amendments to COMAR 14.39.04 that remove IAC notification requirements for local use of the Job Order Contracting (JOC) and Construction Management Agency (CMA) project delivery methods; and, to renumber the subsections of COMAR 14.39.04.05 and 14.39.04.08 as needed to accommodate the amendments proposed herein.

10. Legislative Update – [Informational Only]

Ms. Viscarra presented an update to the IAC on the status of bills that would impact the IAC. Ms. Viscarra noted that the budget bills would have the most substantial impact to the IAC, and that staff were waiting for all committee amendments to become available. Ms. Viscarra told the IAC that staff would present a presentation on the Operating and Capital Budgets at the May 8, 2025 IAC meeting.

Announcements:

None.

Adjournment:

Upon a motion made by Mr. Boyd seconded by Vice-chair Eberhart, the IAC voted unanimously to adjourn the meeting at 9:32 am.