



Meeting Minutes – August 14, 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:

None.

Revisions to the Agenda:

None.

Public Comment:

None.

IAC Correspondence:

None.

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

Executive Director Alex Donahue gave an update on several matters. First, he stated that Allegany County's Westernport Elementary School is well into the design and repair work needed to open the second and third floors of the building this month, while contractors continue repairs on the first floor. Mr. Donahue stated that, although ACPS has stated that they do not anticipate requesting any significant State funding assistance for the project, should they change course, IAC staff remain available to facilitate a request to the Commission for emergency State funding assistance.

Next, he stated that Williamsport High School in Washington County was closed recently due to asbestos contamination and that the LEA is working to establish a plan for serving the school's students while remediation and repair work is conducted. The source and cause of the exposure of asbestos is not yet clear, and IAC staff have expressed readiness to provide emergency funding assistance should it be needed. Executive Director Donahue then gave an update on the ongoing conversations with LEAs regarding upcoming capital project needs for school facilities in the coming fiscal year. He stated that these discussions provide a source of data which can be factored into the IAC's upcoming capital budget requests for FY 2027 and upcoming presentation to the State's Capital Debt Affordability Committee later this year. Lastly, he stated that the request made by Mr. Darenberg

at the July 17, 2025 IAC meeting for data on the prior 10 years of construction funding, costs, and enrollment is currently being developed by IAC staff and will be ready for the September IAC meeting.

2. **Consent Agenda – [Motion Carried]**

Upon a motion by Mr. Darenberg, seconded by Ms. Lawlah, the IAC voted unanimously to approve the consent agenda.

a. **July 17, 2025 IAC Meeting Minutes**

To approve the draft July 17, 2025 IAC Meeting Minutes, as presented.

b. **Contract Awards**

To approve contract procurement as presented.

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, reversions of funds, and/or corrections to project allocation information.

d. **Project Closeouts**

To approve the final State project costs as presented and to revert \$81,811 of unexpended funds to the State of Maryland.

e. **FY 2024 Capital Improvement Program Reversion - Baltimore County Public Schools - Sandy Plains Elementary (PSC L03F157) HVAC Project**

To revert an additional \$50 from the FY 2024 Capital Improvement Program (CIP) Baltimore County Public Schools (BCPS) Sandy Plains Elementary (PSC L03F157) HVAC project.

f. **FY 2020 Healthy School Facility Fund Reversion Correction - Montgomery County Public Schools**

To correct the school name and PSC number on Item 10 of the June 12, 2025 IAC meeting agenda from Poolesville Elementary School (PSC L15F137) to Poolesville High School (PSC L15F066) and to correct the rescission amounts approved on Item 10 of the June 12, 2025 IAC meeting agenda as presented in this Item.

g. **Land Only Property Transfer - Carroll County Public Schools - Portion of Robert Moton Elementary Site (PSC L06F018)**

To approve the transfer of 0.7602 acres at 1413 Washington Rd., Westminster, MD 21157 from the Carroll County Board of Education to the Carroll County Commissioners. Carroll County shall obtain approval of the IAC before transferring any right, title, or interest to any portion of the property.

h. **Easements**

To approve the conveyance of the easements as presented.

3. **FY 2026 Healthy School Facility Fund Recommendations – [Motion Carried]**

Funding Programs Manager Arabia Davis presented the FY 2026 Healthy School Facility Fund recommendations drafted by IAC staff. She stated that these recommendations include half of the total \$90 million allocated to the program plus \$9.1 million from the Statewide reserve fund to address environmental health risks of 28 out of 71 requests, for a total of \$54,146,859. The remaining \$45 million and available prior year funds have been set aside for Baltimore City Public Schools for project submissions that are due at the end of September. Ms. Davis indicated that the program is intended to address the most urgent and highest priority projects in the state, and that it is expected to conclude on June 30, 2026. However, she stated that the Nancy K. Kopp Public School Facilities Priority Fund is anticipated to receive its first year of funding in FY 2027, a program which will also address facility needs of the highest priority in Maryland.

Chair Kasemeyer asked how long until the HSFF program ends. Executive Director Donahue stated that the program will end after the FY 2026 cycle, but the Nancy K. Kopp Priority Fund would operate in a similar manner but with slightly different total funding amounts and allocations in FY 2027.

Upon a motion made by Mr. Darenberg, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve Fiscal Year 2026 Healthy School Facility Fund (HSFF) project awards as presented, totaling \$54,146,859.

4. FY 2024 Healthy School Facility Fund (HSFF) Amendments - Baltimore City Public Schools – [Motion Carried]

Ms. Davis presented a request from Baltimore City Schools to realign HSFF funding initially awarded to the Edgewood Elementary School windows and doors project to the Harbor City Building windows and doors project. Ms. Davis stated that the Board of School Commissioners recently advised City Schools that a motion to close and surplus the facility had been approved. Based upon this information, City Schools requested approval to revert any unused funding for this project to their reserve account and, due to high bid results, apply the funding to the Harbor City Building windows and doors project.

IAC staff's recommendation to the Commission was to approve a reduction of the recommended State funds for the Edgewood Elementary windows and doors contract award and increase the State recommended funding for the Harbor City Building windows and doors contract award.

Mr. Darenberg asked if the Harbor City project is completely funded and near completion with this funding realignment. Capital Projects Director Melissa Wilfong stated that they still have some funding, and that the realignment was largely due to bid prices being higher than anticipated rather than additional work being performed.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Darenberg, the IAC voted unanimously to revise the Baltimore City Public Schools (City Schools) Edgewood Elementary #67 (PSC L30F262) windows/doors project contract award with Walton Studio Architects to reflect a total State award of \$94,256.98; to rescind a total of \$1,845,043.02 from the FY 2024 Healthy School Facility Fund (HSFF) Edgewood Elementary #67 windows/doors project to the LEA reserve account; to increase the Maximum State Award (MSA) for the Harbor City Building #413 (PSC L30F213) windows/doors project and award an additional \$1,845,043.02 to the project from the LEA reserve account for a revised MSA and total State funding amount of \$3,735,063.02; to revise the City Schools Harbor City Building #413 windows/doors project contract with Harris-Kupfer Architects, Inc. from \$77,765 to \$68,475 based on the submitted reimbursement request; and to revise the City Schools Harbor City Building #413 windows/doors project contract award with Autumn Contracting, Inc. to reflect a State share total of \$3,666,588.02 and a local share of \$907,401.98.

5. Maximum State Award Increase - Somerset County Public Schools - Crisfield Academy & High School (PSC L19F004) Limited Renovation Project – [Motion Carried]

Capital Projects Manager Sean Vorsteg presented a request from Somerset County Public Schools (SCPS) to increase the Maximum State Award from \$38,380,515 to \$43,940,551, for a total increase of \$5,560,036. He stated that the request is due to increased costs encountered during the bid process primarily in the sitework, general trades, and electrical bid packages. Mr. Vorsteg noted that SCPS asked the Executive Director to approve the inclusion of allowances recommended by the project architect of record which specify a unit cost to establish a price for a known product where the number of units cannot be defined in advance.

Executive Director Donahue stated that individual cost increases such as the approval of allowances using unit-cost base prices is a way that the IAC is able to adjust funding on a case-by-case basis when applicable, rather than increasing a cost-per-square-foot across the board, which can drive inflationary pressures on construction costs.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. League, the IAC voted unanimously to increase the Maximum State Award for the Somerset County Public Schools (SCPS) Crisfield Academy & High School (PSC L19F004) Limited Renovation project by \$5,560,036, from \$38,380,515 to \$43,940,551 in accordance with COMAR 14.39.02.08C.

6. Proposed COMAR Amendments to 14.39.02 and .03 – [Motion Carried]

Deputy Director Cassandra Viscarra presented proposed amendments to COMAR 14.39.02 and .03. She stated that the amendments propose modifications that would recognize that some fifth grade elementary school students attend middle school facilities and are treated as middle schoolers, as they move throughout various classrooms. Accordingly, the amendments adjust COMAR to reflect the State Rated Capacity calculation of these students to be reflective of their placement in a middle school rather than an elementary school. Additionally, she stated that there were clarifications to how teaching stations are counted in auxiliary gyms and regular gyms over a certain size, adjustments that would allow for an increase to the Maximum State Award for projects that qualify for the net-zero add-on after the Maximum State Award is initially calculated, clean up to when project awards may be rescinded, and modifications to requirements for use of Minority Business Enterprises to mirror statutory requirements in Education Article § 5-303(k).

Ms. Viscarra further noted that the proposed motion for consideration is slightly different from the motion published in the agenda and that the agenda would be republished with a markup indicating the change after the meeting.

Upon a motion made by Mr. Tallur, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve amendments to COMAR 14.39.02.05, .08, .10, .11, and 14.39.03.06 that clarify the calculation of State-Rated Capacity (SRC) in certain circumstances, clarify when changes can be made to the Maximum State Construction Allocation, clarify when the IAC can rescind funds after project approval if not under contract, make explicit certain LEA requirements regarding Minority Business Enterprise (MBE) procurement, and renumber the provisions of COMAR 14.39.02 as needed to accommodate the amendments proposed herein.

Announcements:

None.

Adjournment:

Upon a motion by Mr. Darenberg, seconded by Mr. Boyd, the IAC voted unanimously to adjourn the meeting at 9:23am.