



## Meeting Minutes – September 11, 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  
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  
Krisnanda Tallur, as designee for Dr. Carey M. Wright, State Superintendent of Schools

### Members Not in Attendance:

None.

### Revisions to the Agenda:

Deputy Director Cassandra Viscarra stated that there are changes to the motion on Item 13 due to additional requests for extensions to the School Safety Grant Program schedule.

### Public Comment:

None.

### IAC Correspondence:

None.

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

Executive Director Alex Donahue gave an update on two schools currently undergoing emergency repairs. The first, Allegany County's Westernport Elementary School, was damaged by storm-related flooding in May of this year. Executive Director Donahue stated that at this time, ACPS does not anticipate requesting any significant State funding assistance for the repair project, as the school district's insurance company has been supporting the project work fully. The second school, Washington County's Williamsport High School, remains closed due to asbestos contamination while remediation work is underway. WCPS has informed IAC staff that they may request emergency funding in the coming months, but IAC staff do not have details at this time of what the request would entail. Executive Director Donahue also acknowledged that a Baltimore Sun article this morning reported on a minor electrical fire at Queen Anne's County High School, and that IAC staff are waiting for details on the incident from the LEA.

Lastly, Executive Director Donahue updated the commission on the IAC's efforts to communicate school facilities needs to State leadership. Each fall, IAC staff submit data on facilities needs to the Department of Budget and Management, the Capital Debt Affordability Committee (CDAC), and the presiding officers of the General Assembly, and, starting in January, select legislative committees.

Executive Director Donahue stated that last year these presentations helped protect the school-construction budget from larger statewide cuts, and that he hopes this year is the same.

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

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

### a. **August 14, 2025 Meeting Minutes**

To approve the draft August 14, 2025 IAC Meeting Minutes, as presented.

### b. **Contract Awards**

Mr. Darenberg asked why there were five elevator projects occurring at the same time in the same county. Executive Director Donahue stated that it's common for elevator projects to be bundled by the LEA for cost savings, and that more bundles like this are not seen by the IAC because many elevator projects are locally funded. Ms. Viscarra added that all of these projects were approved in the same funding program at the same time, and that it's likely the elevators were procured together from the same contractor, resulting in all going to the same meeting for contract approval.

The motion was to approve the contract procurements and project reversions as presented on the following pages.

### c. **Built to Learn Program Amendments – Anne Arundel County Public Schools**

To amend the Maximum State Award (MSA) for the new Severn Run High (PSC L02F136) project from \$70,789,000, to \$67,538,618.34; to amend the MSA for the Rippling Woods Elementary (PSC L02F003) replacement project from \$23,760,000 to \$22,849,082.41; and to reduce Built to Learn (BTL) awards for both projects to their respective MSA amounts, which will make available \$4,161,299.25 of the BTL amount for Anne Arundel County Public Schools (AACPS).

### d. **Land Only Property Transfer – Washington County Public Schools – Boonsboro High School (PSC L21F001)**

To approve the transfer of 1.61 acres at 10 Campus Ave, Boonsboro, MD 21713 in Washington County from the Washington County Public Schools (WCPS) Board of Education to the Washington County Board of County Commissioners for use by the Town of Boonsboro, who shall in turn obtain approval of the IAC before transferring any right, title, or interest to any portion of the property.

### e. **Site Approval – Washington County Public Schools – Boonsboro High School (PSC L21F001)**

To approve Washington County Public Schools' (WCPS) use of 0.17 acres at the property at the proposed Campus Avenue and Chase Six Drive, for use as an intersection and entrance to the Boonsboro High campus (PSC L21F001). This approval is to assign the 0.17 acres to an existing school site.

## 3. **K-12 Enrollment Projections for Maryland Public Schools, 2024-2034 – [Informational Only]**

Assistant Secretary of the Maryland Department of Planning's State Data and Analysis Center Alfred Sundara shared a presentation on public school enrollment projections from 2025 to 2034 which included historic data on births and enrollment from 2014 to 2024.

Chair Kasemeyer asked for Executive Director Donahue's feedback on the presentation, and how the information presented by Mr. Sundara speaks to the facility needs in the future for the State. Executive Director Donahue stated that the projections and their high level of accuracy demonstrates that the total enrollment will not experience a massive increase, and the IAC should continue to focus

resources on improving the conditions of existing facilities and keeping them fiscally sustainable and educationally sufficient rather than focusing on growth.

**4. FY 2025 Maintenance Effectiveness Assessment Annual Report – [Motion Carried]**

Maintenance Administrative Officer Brooke Finneran and Lead Maintenance Assessor David Bailey presented the FY 2025 Maintenance Effectiveness Assessment Annual Report. The presentation and report covered how school buildings are rated for their maintenance effectiveness, the types of major and minor deficiencies, and the LEA and Statewide average scores.

Mr. Darenberg asked what the next steps are for LEAs after an inadequate rating is received. Mr. Bailey stated that LEAs are required to respond within 45 days of the assessment and in order for a deficiency to be removed, they must provide photographs and work orders to demonstrate that the work has been completed or is scheduled. Mr. Darenberg asked what percentage of deficiencies are remediated each year. Mr. Bailey stated that that data had not been analyzed in the past, but that staff could look into this. Mr. Darenberg asked if assessments were also performed on learning cottages, trailers, and similar structures. Mr. Bailey stated yes, and that they are assessed within a distinct category that can be seen in reports.

Chair Kasemeyer clarified that for deficiencies LEAs are required to send in a report to demonstrate that deficiencies have been addressed, to which Mr. Bailey indicated that this was correct. Chair Kasemeyer then asked what happens if deficiencies are not remediated. Assessment and Maintenance Group Manager Scott Snyder stated that responses are required for all deficiencies, and that he and Executive Director Donahue typically meet with Superintendents to address deficiencies, how scores can be improved, and plans for remediation. Mr. Snyder stated that he follows up with LEA maintenance directors to discuss how remediation is proceeding. Executive Director Donahue also added that the IAC does not have regulatory authority to impose penalties for failure to remediate. Chair Kasemeyer asked whether failure to or completion of remediation work is tracked at all at the LEA level. Executive Director Donahue stated that staff has some of that information, but not in a manner that allows for an immediate report, however data could be pulled together if that's something the commission was interested in. He elaborated to say that the accountability on the part of the LEAs is largely via discussion with IAC staff on why there may be a lack of remediation work.

Mr. Darenberg, Chair Kasemeyer, and Secretary Chaudhry expressed the desire for this data, and Secretary Chaudhry specified that more information on how concerns are being addressed at the school that received a 'Poor' rating in Prince George's County would be helpful. Executive Director Donahue stated that this data could be provided at a future meeting.

Secretary Chaudhry also asked what Computerized Maintenance Management (CMMS) systems are being used and if there is a type that is used universally, and how able LEAs are to share the data from these systems. Mr. Snyder stated that roughly 80% of LEAs are using one of two major CMMSs, and stated that many are migrating from one system to another, which is resulting in some data loss. He added that a CMMS being used effectively is a key part of maintenance management and some shifts have had to take place at the LEA and school levels as maintenance staff have adapted to using these systems. Secretary Chaudhry stated that ensuring that the systems are being used accurately and effectively makes a significant difference and that he hopes LEAs are attempting to minimize data loss whenever possible. Mr. Snyder added that this is challenging due to the limited staff at some LEAs.

Vice-chair Eberhart stated that seeing the past four years of data and the improvement in facilities, particularly schools going from 'Poor' ratings to 'Adequate' ratings is evidence of the effectiveness of

the Maintenance Effectiveness Assessment as a tool, and thanked IAC staff for their work on the program and report.

Upon a motion made by Mr. Darenberg, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve the final draft of the FY 2025 Report, Maintenance of Maryland's Public School Buildings, dated October 1, 2025, pending non-substantive edits by staff.

**5. FY 2025 Statewide Facilities Assessment Annual Report – [Motion Carried]**

Executive Director Donahue and Assessment Data Coordinator Ben Kaplan presented the FY 2025 Statewide Facilities Assessment Annual Report, reporting that the average Facility Condition Index score for facility assets is 52% depleted. Executive Director Donahue stated that upon approval, the report would be submitted to the General Assembly and other recipients in accordance with State reporting requirements.

Upon a motion made by Mr. Darenberg, seconded by Mr. Tallur, the IAC voted unanimously to approve the Statewide Facilities Assessment Fiscal Year 2025 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.

**6. School Construction Cost Inflation and State Funding – [Informational Only]**

Executive Director Donahue presented an informational Item detailing how recent State appropriations of funding to school construction compare to those over the past 10 years. He stated that annual State appropriations were relatively steady at a level in the mid \$400-million range, with the exception of the influx of funds under the Built to Learn program. Executive Director Donahue also added that the inflationary pressures on construction costs, particularly in Maryland, have resulted in a significantly lower purchasing power of State and county appropriations, and school district facilities budgets are now less than half of what they were in 2003. He concluded by stating that a second presentation will be brought to next month's IAC meeting that details what the cost-inflation picture looks like in detail and its effect on the purchasing power of State funds.

Mr. Darenberg asked if another program similar to the Built to Learn (BTL) program is needed. Executive Director Donahue stated that the request levels from LEAs have consistently been double the amount of the available appropriations. Additionally, he stated that data is showing depleted condition levels and unaddressed needs for facilities maintenance, and that under last year's Capital Improvement Program, there were unaddressed projects totaling roughly \$55 million dollars due to lack of funds. He stated that staff anticipate that the amount will be even higher this year. Mr. Darenberg clarified that the BTL program was funded via Maryland Stadium Authority Bonds, which Executive Director Donahue confirmed.

**7. FY 2026 Capital Improvement Program Amendment - Howard County Public School System - St. John's Lane Elementary (PSC L13F028) HVAC Project – [Motion Carried]**

Capital Projects Manager Sean Vorsteg presented a request received from the Howard County Public School System (HCPSS) to amend the FY 2026 Capital Improvement Program (CIP) to include the St. Johns Lane Elementary (PSC L13F028) HVAC project. He stated that the project was reverted from the FY 2024 and FY 2025 CIPs at the June 2025 IAC meeting due to design delays and the LEA's inability to encumber funds prior to the two year statutory limit. However, Mr. Vorsteg stated that HCPSS has now received bids and intends to move forward with the project with available funds.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Darenberg, the IAC voted unanimously to amend the FY 2026 Capital Improvement Program (CIP) to include Howard County Public School System's (HCPSS) St. John's Lane Elementary (PSC L13F028) HVAC project, and award \$7,431,523 from the HCPSS reserve fund account to fully fund the project.

**8. FY 2023 Capital Improvement Program (CIP) Rescission and FY 2024 Amendment - Prince George's County Public Schools - William Schmidt Outdoor Education Center (PSC L16F199) Replacement Project – [Motion Carried]**

Funding Programs Administrator Sheron Johnson and Lead Capital Projects Manager Eugene Shanholtz presented a request from Prince George's County Public Schools (PGCPS) to rescind funding awarded under the FY 2023 Capital Improvement Program (CIP) for the William S. Schmidt Outdoor Education Center, and to transfer the funds to their reserve fund account. Ms. Johnson indicated that the LEA requested approval to amend their FY 2024 CIP to include the same project and to increase the Maximum State Award to \$24,542,000. Mr. Shanholtz stated that during the design process, PGCPS revised their initial approach, and now intend to demolish more existing square footage, leading to additional new square footage being built.

Chair Kasemeyer inquired as to the status of the Public-Private Partnership (P3) program with Prince George's County Public Schools. Executive Director Donahue stated that the P3 program was currently underway with Phase 2, and that the eight schools involved in Phase 2 were moving forward as planned and would be completed in three years.

Upon a motion made by Mr. Boyd, seconded by Vice-chair Eberhart, the IAC voted unanimously to rescind \$19,037,000 from the FY 2023 CIP William S. Schmidt Outdoor Education Center replacement/renovation project and transfer to the LEA's reserve account; to amend the FY 2024 CIP William S. Schmidt Outdoor Education Center replacement project to include approval of the project with a revised scope and a Maximum State Award of \$24,542,000; and to apply \$19,037,000 from the LEA's reserve account to the FY 2024 CIP William S. Schmidt Outdoor Education Center replacement project.

**9. FY 2022 Capital Improvement Program Amendment - Baltimore City Public Schools - Maree G. Farring Annex (PSC L30F286) Renovation/Addition Project – [Motion Carried]**

Mr. Shanholtz presented an amendment request from Baltimore City Public Schools (City Schools) for the Maree G. Faring Annex (PSC L30F286) renovation/addition project to revert incorrectly applied FY 2022 Capital Improvement Program (CIP) funds to the City Schools reserve account.

Mr. Darenberg confirmed that the project was awarded in FY 2022 and asked about the two year limit on funds. Mr. Shanholtz clarified that construction is ongoing and involves a historic church property that was purchased by City Schools that is adjacent to the facility, and that staff anticipates that these funds will be used as part of City Schools' FY 2027 CIP.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Boyd, the IAC voted unanimously to revert and transfer \$2,246,000 from the Baltimore City Public Schools (City Schools) FY 2022 Capital Improvement Program (CIP) Maree G. Farring Elementary/Middle Annex (PSC L30F286) renovation/addition project to the Local Education Agency's (LEA's) reserve fund account.

**10. Maximum State Award Amendment - Charles County Public Schools - Glymont Middle School (PSC L08F005) HVAC Project – [Motion Carried]**

Mr. Shanholtz presented a request from Charles County Public Schools (CCPS) to amend the Maximum State Award (MSA) for the Glymont Middle School (PSC L08F005) HVAC project - formerly named General Smallwood Middle - to account for additional project costs due to the discovery of asbestos containing materials (ACM) during construction. Mr. Shanholtz stated that CCPS has solicited proposals from their on-call abatement contractor, totaling \$218,905.42. He stated that the existing MSA would not fully cover this unforeseen cost, prompting IAC staff to recommend the MSA increase. The additional State cost would be covered by remaining EGRC funds from CCPS' FY 2026 CIP.

Upon a motion made by Vice-chair Eberhart, seconded by Secretary Chaudhry, the IAC voted unanimously to amend the Maximum State Award (MSA) for the Charles County Public Schools (CCPS) Glymont Middle School (PSC L08F005) HVAC project from \$5,433,807 to \$5,557,281.74; and to apply \$123,474.74 of FY 2026 Enrollment Growth or Relocatable Classroom (EGRC) funds designated for CCPS to the project in the FY 2026 Capital Improvement Program.

**11. Built To Learn Funding Request - Anne Arundel County Public Schools - Old Mill Middle School North (PSC L02F140) Replacement Project – [Motion Carried]**

Capital Projects Manager Lisa Vaughn presented a request from Anne Arundel County Public Schools (AACPS) to use the \$4,161,299 in Built to Learn funds reverted in Item 2.C. to partially fund the Old Mill Middle School North (PSC L02F140) replacement project. Ms. Vaughn stated that AACPS plans to seek the balance of funding for the project through the Capital Improvement Program.

Upon a motion made by Secretary Chaudhry, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve Anne Arundel County Public Schools' request to award Built to Learn (BTL) construction funding to the Old Mill Middle School North (PSC L02F140) replacement project totaling \$4,161,299.

**12. FY 2024 Healthy School Facility Fund Extension Requests - Baltimore County Public Schools – [Motion Carried]**

Ms. Vaughn presented a request from Baltimore County Public Schools (BCPS) to extend the deadlines for five chiller replacement projects funded under the FY 2024 Healthy Schools Facility Fund (HSFF). She stated that the request was due to extended lead times for the production, shipment, and delivery of mechanical and electrical equipment needed for the projects. She added that once the equipment is received, construction will occur the following summer.

Upon a motion made by Secretary Chaudhry, seconded by Vice-chair Eberhart, the IAC voted unanimously to extend the FY 2024 Healthy School Facility Fund (HSFF) deadlines to encumber awarded funds, substantially expend project funds, and to submit requests for reimbursement for certain Baltimore County Public Schools (BCPS) projects as presented in this Item.

**13. FY 2026 School Safety Grant Program Schedule Amendments – [Motion Carried]**

Deputy Director Cassandra Viscarra presented a revised Item to the commission that includes requests from eight LEAs to extend the deadline for FY 2026 School Safety Grant Program (SSGP) applications. She stated that due to the high number of requests for extensions and no State finance or budgetary requirements to prevent the extension, this Item would extend the application deadline for all LEAs to September 30, 2025.

Mr. Darenberg inquired whether the SSGP program was an ongoing program, and if so, why submissions were challenging for LEAs to get to the IAC on time. Ms. Viscarra indicated that the



funding program had previously been administered by the Maryland Center for School Safety (MCSS) and that the shifting of responsibility from MCSS to the IAC may have resulted in some confusion. Mr. Darenberg asked whether the new dates would be applied to all future years, or if it was just for FY 2026. Ms. Viscarra indicated that these date changes would apply only to the FY 2026 funding cycle.

Upon a motion made by Secretary Chaudhry seconded by Mr. Boyd, the IAC voted unanimously to amend the application deadline to September 30, 2025, to indicate that the IAC staff review period begins on August 25, 2025, and to indicate that November 30, 2025 is the last day for IAC staff approval of projects. All other dates and activities remain the same.

**Announcements:**

None.

**Adjournment:**

Upon a motion by Mr. Boyd seconded by Mr. Tallur, the IAC voted unanimously to adjourn the meeting at 10:23 am.