



Meeting Minutes – April 9, 2026

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
Manish Kothari, Appointee of the Governor
Gloria Lawlah, Appointee of the President of the Senate
Krishna 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 a report covering several topics of note to the commissioners. First, he stated that the spaces in Westernport Elementary School in Allegany County that had been damaged by flooding reopened for use the week of March 30, 2026, and Williamsport High School in Washington County, which had an issue with asbestos contamination around the end of last year, is fully open and operational; Washington County Public Schools has stated that they will inform the IAC in the coming weeks whether they intend to submit a request for emergency funding for remediation costs.

Next, Executive Director Donahue gave a brief overview of the FY 2027 budget and legislative session, stating that the Governor had signed the State operating budget bill, capital budget bill, and the Budget Reconciliation and Financing Act. He stated that school construction was once again funded at the legislative target of \$450 million, that sadly increases to school construction were not possible, and two bills that would have increased the annual school construction funding target did not leave committee. He added that the IAC's departmental bill, SB 48 was passed by the Senate and adopted favorably on second reading by the House on April 8. Executive Director Donahue also stated that the Capital Budget bill was amended to make changes that significantly impacted the Kopp Priority Fund

(KPF) and Enrollment Growth and Relocatable Classrooms (EGRC) programs. The change to the KPF named six LEAs who would receive the majority of the funding, and leaves only a small amount of funding for the remaining LEAs. The budget bill also modified the EGRC formula to shift funds such that seven LEAs will receive fewer funds and six LEAs will receive more than initially anticipated. Executive Director Donahue reported that in response to this, IAC staff will be publishing a notice to all LEAs regarding these changes, and because EGRC and CIP funding is applied at the same time under the CIP, IAC staff are reaching out to LEAs impacted to discuss and adjust the 100% CIP recommendations accordingly which will be brought to the May IAC meeting for approval.

Executive Director Donahue also gave an update on the Built to Learn Act, stating that if Item 5 is passed at this meeting, then the IAC will have awarded \$1.6 billion, or 93.3% of the total \$1.7 billion of BTL funding. He stated that \$113 million remains unawarded, with \$32.7 million reserved for Montgomery County, \$70 million for Howard County, and the small amount remaining held for Dorchester and Queen Anne's Counties.

Lastly, Executive Director Donahue stated that in an effort to increase accessibility and comply with federal regulations surrounding accessible web content, staff have adopted a new IAC meeting agenda format that is more easily read by screen and document readers. He also stated that this compliance will require limiting the amount of backup documentation available in agendas because of the cost and time intensive efforts that would be required to make these documents accessible. In light of this, these documents will be omitted but will be available to the public upon request, and Excel tables that previously would be published in the agenda will instead be downloadable separately on the IAC's website.

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. **March 12, 2026 Meeting Minutes**

To approve the draft March 12, 2026 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, with all Dorchester contract revisions contingent on approval of Item 6 in this agenda.

d. **Informational Only – Executive Director Approvals of Extensions to Special Funding Programs**

e. **COMAR Revisions to Approved Amendments of 14.39.02.06**

To approve revisions to the COMAR 14.39.02.06 amendments approved at the March 12, 2026 IAC meeting, as presented in this item for submission.

f. **Reversion of Funds – Baltimore County Public Schools**

To revert uncontracted FY 2023 and FY 2024 Capital Improvement Program (CIP) funds totaling \$1,045,256 from the presented Baltimore County Public Schools (BCPS) projects, and to reduce the Maximum State Award for the projects to reflect the project decreases as presented.

g. **Reversion of Funds – Prince George's County Public Schools**

To revert uncontracted FY 2023 Capital Improvement Program (CIP) funds totaling \$9,285,000 from the presented Prince George's County Public Schools (PGCPS) projects, and to reduce the Maximum State Award for the projects to reflect the project decreases as presented.

Facility Status Changes

h. Easement Request – St. Mary's County Public Schools – Chopticon High School (PSC L18F019)

To approve the conveyance of the easement as presented.

i. Informational Only – Change of School Name – Howard County Public School System – Applications and Research Lab (PSC L13F018)

j. Site Approval – Montgomery County Public Schools – Former Kensington Elementary School Reacquisition (PSC L15F112)

To approve Montgomery County Public Schools' (MCPS) use of the Former Kensington Elementary School at 10400 Detrick Ave Kensington, MD 20895, for use as administrative offices, and potential future use as an early childhood education center within the next three years, adhering to the actions identified in the State clearinghouse review, State identifier MD20251223-0771.

3. Administrative Procedures Guide Amendments – [Motion Carried]

Deputy Director Cassandra Viscarra presented revisions to the IAC's Administrative Procedures Guide. She specifically pointed out that the revisions include codifying current IAC practice of considering Pre-K enrollment separately from K-5 enrollment when looking at project eligibility for certain projects, as not all classrooms can be used as Pre-K classrooms. She also stated that more detail has been added regarding scope studies in lieu of feasibility studies for certain project scopes. Finally, she stated that renovations would be ineligible for state funding if they are estimated to cost more than 75% of what the IAC would calculate as the Maximum State Award for a renewal project at the same facility based on eligible enrollment. She stated that this change would require LEAs to justify high-cost renovations and for the IAC to review the justification in order to be eligible for funding, a necessary step due to limited state funds and vast need. She added that other smaller revisions to the APG were noted in the agenda item's summary page.

Vice-chair Eberhart asked, since the agenda is published a week prior to the IAC meeting, whether any LEAs have alerted IAC staff to any concerns or issues with the changes. Ms. Viscarra stated that staff had not received any feedback from LEAs regarding the changes. Vice-chair Eberhart asked for confirmation that the elimination of the 'Science Classrooms' definition wasn't due to a restriction on funding these classrooms. Ms. Viscarra confirmed this and indicated that while science classrooms used to be a separate category of projects that had its own requirements, for the past several years the IAC has incorporated these types of classrooms in the general renovation category.

Upon a motion made by Mr. Kothari, seconded by Chuck Boyd, the IAC voted unanimously to approve amendments to the IAC's Administrative Procedures Guide as presented.

4. FY 2027 Capital Improvement Program Supplemental Survey – [Informational Only]

Administrative Services Manager Hannah Sturm presented the FY 2027 Capital Improvement Program Supplemental Survey, and stated that the survey gathers data on school facility topics including relocatable classrooms, open space classrooms, security vestibules, air conditioning, and staffing. She stated that most categories saw only routine changes statewide, with the exception of a significant decrease in the number of open space classrooms in Prince George's County. Additionally, she stated that five LEAs have no full time equivalent staff in departments related to school construction planning, design, and project management, but overall there was a slight increase in full time equivalent staff by nine individuals.

Vice-chair Eberhart asked if the survey tracked staff for maintenance. Ms. Sturm stated that this survey does not track those positions, and Executive Director Donahue added that LEAs are asked to provide this information in their annual Comprehensive Maintenance plans.

5. Built to Learn Funding Award – Howard County Public School System – Oakland Mills Middle (PSC L13F008) – Renovation/Addition Project – [Motion Carried]

Funding Programs Administrator Sheron Johnson presented a request from the Howard County Public School System to utilize \$5,424,000 of their remaining Built to Learn funding for the Oakland Mills Middle Renovation/Addition project. She stated that the project's Maximum State Award was

\$7,166,000, and that HCPSS had remaining BTL funding totaling \$70.1 million yet to be awarded. Upon a motion made by Courtney League, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve the Howard County Public School Systems request for Built to Learn construction funding for the Oakland Mills Middle School Renovation/Addition totaling \$5,424,000.

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

Capital Projects Manager Laura Smyles presented a request from Dorchester County Public Schools to realign funding between two Dorchester County Public Schools planning projects that spanned five school facilities. Specifically, Ms. Smyles stated that the motion would align the funding with current billing on the two planning projects.

Upon a motion made by Krishna Tallur, seconded by Mr. Darenberg, the IAC voted unanimously to reduce the FY 2025 Capital Improvement Program (CIP) award for the Dorchester County Public Schools Dorchester Planning Project for the Sandy Hill/Maple schools from \$250,000 to \$223,675; and, to increase the FY 2025 CIP award for the Dorchester Planning Project for the Warwick/Hurlock/Vienna schools from \$250,000 to \$276,325.

7. Maximum State Award Increase Request – Montgomery County Public Schools – Drew (Dr. Charles) Elementary (PSC L15F169) HVAC Project – [Motion Carried]

Ms. Smyles presented a request from Montgomery County Public Schools (MCPS) to increase the Maximum State Award (MSA) for the Drew (Dr. Charles) Elementary HVAC replacement project based on higher than anticipated bids that exceeded the current MSA. She stated that since being awarded funding in the FY 2025 CIP, cost escalation for HVAC projects has been significant and that another \$1,844,150 is needed to fully fund the project, which is anticipated to be funded with LEA reserve funds in the FY 2027 CIP at the 100% approval stage in May.

Upon a motion made by Chuck Boyd, seconded by Vice-chair Eberhart, the IAC voted unanimously to increase the Maximum State Award for the Montgomery County Public Schools Drew (Dr. Charles) Elementary HVAC project from \$3,049,200 to \$4,893,350 in accordance with COMAR 14.39.02.08B.

8. Maximum State Award Increase Request – Montgomery County Public Schools – Matsunaga (Spark M.) Elementary (PSC L15F254) HVAC Project – [Motion Carried]

Ms. Smyles presented a request from MCPS to increase the MSA for the Matsunaga (Spark M.) Elementary HVAC project, based on higher than anticipated bids as a result of significant cost escalation for HVAC projects that exceed the current MSA. She stated that the project received its first year of construction funding in the FY 2025 CIP and currently has a total award of \$2,831,400. She added that an additional \$3,449,750 is needed to fully fund the project, which is expected to be funded via LEA reserve funds via the FY 2027 CIP at the 100% approval stage in May if this MSA increase were to be approved.

Chair Kasemeyer remarked that the increase seemed significant, noting that the amount was nearly triple that of the initial estimate, and asked for the reasoning behind why the estimate was so far off from the bid. Executive Director Donahue stated that several projects of this type saw increases, particularly HVAC projects, which were estimated prior to the LEA determining the market price at bid. He stated that this has occurred across several counties and project types, particularly those that include steel and electronics, such as HVAC systems. He stated that the difference between the initial MSA and the updated one in this motion was not due to an error, but rather the challenges in keeping up with market prices for these projects, and is indicative of a market issue that is impacting all LEAs, requiring increases that then take funds from other projects. Ms. Smyles stated that COMAR does require the LEA to meet certain criteria in order to request an increase to the MSA, as well as engage in value management of costs and confirm that there have not been any changes to the scope of the project since the initial award.

Mr. Darenberg asked if there was any way to soften the blow of these increases, or if there are any tools to assist in getting more accurate estimates or costs for these projects. Executive Director Donahue stated that existing tools do their best to plan for costs of given scopes, and that unfortunately there isn't much else that the State is able to do to assist with this but that the Department of General Services may be able to provide additional information. Mr. Darenberg asked if there is any data that we have available that we may be able to utilize to assist in the estimating of project costs that we could provide to LEAs. Executive Director Donahue stated that we can attempt to provide additional information to LEAs at submission, but that this presents challenges as the IAC doesn't want to tell LEAs that their estimates are incorrect based on State data, when the LEAs may be utilizing data based on local factors. Courtney League added that DGS is seeing similar cost escalations in projects and that the increases are industry wide. He added that DGS tries to keep historical data and analyses for market trends for projects supported by the agency. Additionally, Courtney League asked if the IAC is asking LEAs to double check estimates that they're putting together now to ensure that they are incorporating these increases so there may be lesser increases at the time of award.

Chair Kasemeyer asked how LEAs compile the list of contractors and suppliers, and if there are certain size lists they always use. Executive Director Donahue stated that this varies depending on the region.

Capital Projects Director Melissa Wilfong added additional context for the Matsunaga project, stating the MCPS was estimating several HVAC system projects at the same time, but Matsunaga is co-located with a special education facility, while others were not. She stated that while current capital projects staff at the IAC were not with the agency at the time, they suspect that the estimate likely was for a typical elementary school in MCPS and did not consider the co-located special education center on the property. She added that MCPS has been aware that these projects would likely need funding increases, and now having preliminary estimates has allowed for a more accurate picture of the total project cost, remarking that MCPS requested the MSA increase last year, but IAC staff asked that they hold off on the request until bids were received to ensure the most accurate amount.

Ms. Wilfong also added, in response to Chair Kasemeyer's question, that many LEAs issue public bids for all open and available contractors, and others have shortlisted contractors. Additionally, in response to Courtney League's question, she stated that LEAs have consistently been using cost estimators on HVAC projects, and not using only mechanical engineer cost estimates. She stated that increases such as this are less likely in the future, as this project in particular has seen three years of project planning. Lastly she stated that when LEAs ask for funding, they are not trying to overestimate their project budget, and instead request a conservative number at the beginning stages of requesting

funding, in order to maximize the use of available dollars and because the IAC allows for updates to the MSA later on when needed.

Upon a motion made by Courtney League, seconded by Vice-chair Eberhart, the IAC voted unanimously to increase the Maximum State Award for the Montgomery County Public Schools Matsunaga (Spark M.) Elementary HVAC Project from \$2,831,400 to \$6,281,150 in accordance with COMAR 14.39.02.08B.

9. FY 2025 and FY 2026 Capital Improvement Program Project Cancellations and Reversions – Montgomery County Public Schools – Springbrook High School (PSC L15F186) HVAC Phase 1 and 2 Projects – [Motion Carried]

Ms. Smyles presented a request from Montgomery County Public Schools to cancel the Springbrook High School HVAC Phase 1 and Phase 2 projects, stating that significant delays were imminent due to extensive changes required to the overall project design and scope. She stated that the cancellation would result in \$3,158,100 in FY 2025 CIP funding and \$3,750,000 in FY 2026 CIP being reverted to the LEA reserve fund. She also stated that MCPS intends to request design funding under the FY 2027 CIP for the revised full scope of the project, with remaining reserve funding to be awarded to other FY 2027 CIP projects.

Upon a motion made by Chuck Boyd, seconded by Vice-chair Eberhart, the IAC voted unanimously to cancel the Montgomery County Public Schools Springbrook High School FY 2025 Capital Improvement Program HVAC Phase 1 and FY 2026 CIP HVAC Phase 2, rescind project awards totaling \$6,908,000, and transfer the rescinded funds to the LEA reserve account.

10. FY 2023 Capital Improvement Program Rescission Request – Prince George’s County Public Schools – H. Winship Wheatley ECC (PSC L16F017) – HVAC Project – [Motion Carried]

Lead Capital Projects Manager Lisa Vaughn presented a request from Prince George’s County Public Schools for the rescission of funding for the HVAC project at H. Winship Wheatley Early Childcare Center that, due to recent changes in the county permitting requirements, has resulted in the scope of work increasing above the established scope of a systemic renovation project. She stated that the reverted funds are anticipated to be awarded to an eligible project in the FY 2027 CIP.

Senator Lawlah stated that the changes to this project were largely unforeseen and had resulted in a lot of discussion within the county, and that the request was a great decision on the part of the local and State Boards of Education. Mr. Darenberg asked whether the two-year availability of reserve funds reverted is calculated from the date of award or from the date of the vote to revert the funds. Ms. Viscarra stated that it is available two years from the date of the IAC action to revert.

Upon a motion made by Senator Lawlah, seconded by Vice-chair Eberhart, the IAC voted unanimously to cancel the FY 2023 Capital Improvement Program award for the Prince George’s County Public Schools H. Winship Wheatley Early Childhood Center HVAC project, rescind project awards totaling \$10,220,000, and transfer the rescinded funds to the LEA reserve account.

11. FY 2024 Capital Improvement Program Rescission Request – Prince George’s County Public Schools – Woodridge Elementary (PSC L16F052) HVAC Project – [Motion Carried]

Ms. Vaughn presented a request from Prince George’s County Public Schools to cancel the Woodridge Elementary HVAC project due to changes in the county permitting process, similar to the H. Winship Wheatley ECC project. She stated that the scope of work has changed to reflect a larger scope than a systemic renovation project as a result of these changes, and PGCPs has requested to cancel the

project, rescind the awarded funding and transfer funds to the LEA's reserve account to be used as part of the FY 2027 CIP.

Upon a motion made by Senator Lawlah, seconded by Courtney League, the IAC voted unanimously to cancel the FY 2024 Capital Improvement Program award for the Prince George's County Public Schools Woodridge Elementary HVAC project, rescind project awards totaling \$3,650,000, and transfer the rescinded funds to the LEA reserve account.

12. Proposed COMAR Amendments to 14.39.02.09 – [Motion Carried]

Ms. Viscarra presented proposed amendments to COMAR 14.39.02.09 that would allow LEAs to request additional funding for early site work as part of their project development and design funding, making State funding available for the work when it is done, and would delay the finalization of the project's Maximum State Award until the project is fully designed, when it can be most accurately calculated.

Upon a motion made by Mr. Kothari, seconded by Vice-chair Eberhart, the IAC voted unanimously to approve amendments to COMAR 14.39.02.09 that clarify the circumstances under which an LEA may use project development and design funding for early site work.

13. Adoption of Final Action – 14.39.02 and 14.39.03 COMAR Revisions – [Motion Carried]

Policy Analyst Victoria Howard presented the Final Action on revisions to COMAR 14.39.02 and 14.39.03 which were originally approved at the August 14, 2025 IAC meeting and published in the January 23, 2026 Maryland Register. She stated that the motion was originally passed unanimously, and that the revisions were published in the Maryland Register for the required 30 days, and that IAC staff received no public comment regarding the proposed changes. She stated that the revisions would be effective 10 days after final approval publication in the Maryland Register.

Upon a motion made by Courtney League, seconded by Vice-chair Eberhart, the IAC voted unanimously to adopt the final COMAR revisions as published in the January 23, 2026 Maryland Register (Volume 52, Issue 2, Pages 80-81).

14. Legislative Update – [Informational Only]

Ms. Howard presented an update on Legislation that may impact the IAC during the 2026 legislative session. She highlighted several bills that IAC staff have been following, mentioned that the budget bills and Budget Reconciliation and Financing Act had passed both chambers, and stated that staff would continue to keep the commission apprised of any bills moving forward that would impact the IAC, and intend to provide another update at the May IAC meeting, once the legislative session had concluded.

Chair Kasemeyer asked for an update on the IAC's departmental bill, Senate Bill 48, and a brief overview of the bill's contents. Executive Director Donahue stated that the bill included adjustments to statutes governing the IAC's operations, as well as statutes that control MSDE and DGS activities as they relate to the IAC. He stated that the bill modernizes the statutory language and makes updates to take into account other statutory changes made by the General Assembly in the past few years, streamlines and clarifies requirements around assessments and around the funding and transfer of facilities to counties when they are transferred to school districts, and makes some changes to reporting deadlines to allow for staff to better meet deadlines.

Chair Kasemeyer also asked about the bill addressing charter schools and whether it had been finalized. Executive Director Donahue stated that the bill, HB 1430/SB 960 had not been finalized, and

if enacted, would create a new program to provide State funds to charter schools annually for capital improvements and operating funds or debt service payments to past capital projects. He stated that he is monitoring the bill closely and has had discussions with committee staff about how it may be best implemented. Chair Kasemeyer asked if the program would be overseen by the IAC. Executive Director Donahue confirmed it would be added as a new program that the IAC would administer, and that the IAC would make payments directly to charter schools for these purposes.

Vice-chair Eberhart asked if this funding was in addition to existing funding. Executive Director Donahue stated that these funds would be in addition to the regular allotment charter schools get from the LEA they are operating within. He stated that the current draft reflected \$200 per year per student, unless the school is receiving funding via the CIP itself, which is very rare, and in which case the school would not be eligible for funding via the new program. Vice-chair Eberhart asked if this was also for charter schools operating out of former school buildings, and Executive Director Donahue confirmed that these facilities would be eligible for funding. Vice-chair Eberhart asked if this would be given to the charter schools directly or if it would be via the LEAs from the IAC. Executive Director Donahue stated that it would be given by the IAC directly to charter schools per the bill language. Vice-chair Eberhart asked if it had passed in the House. Executive Director Donahue stated that the House bill had been amended and was slightly different from the Senate bill and that the two have to be reconciled, and committees are currently discussing the amendments.

Announcements:

Executive Director Donahue stated that he would like to make an additional comment regarding the HVAC projects, as discussed in Item 8 of the agenda. He stated that agenda items such as this show that the need for HVAC improvements is huge and that the capital funding available is not sufficient. He added that the recent budget bill restrictions on the KPF limited those funds to just a few LEAs, and that it was originally a competitive grant program open to projects under all LEAs. This hurts the chances of the remaining LEAs in getting funding for their urgent projects. Additionally, Executive Director Donahue stressed that this further exacerbated the shortfall in capital funding available for HVAC projects across these LEAs. He stated that another special program for HVAC projects is not necessarily the best solution for this issue, if it encourages LEAs to focus on HVAC projects at the expense of performing more comprehensive projects that would address both HVAC deficiencies and all other deficiencies in their facilities. He added that he would continue to provide data to the General Assembly on this funding deficit and would continue to discuss with the General Assembly between now and next session.

Adjournment:

Upon a motion by Mr. Kothari seconded by Mr. Darenberg, the IAC voted unanimously to adjourn the meeting at 9:53 am.