



Meeting Minutes – September 12, 2024

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
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
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 four topics. First, he stated that the IAC's first ever booth at the Maryland Association of Counties (MACo) Summer Conference last month was a success, and that a number of conference participants stopped by the booth to talk to him and to staff. He also indicated that while the MACo Winter Conference does not have an exhibit hall, he would be presenting at this conference in December and continuing conversations with LEA and county officials. Next, Executive Director Donahue provided an update on the Worcester County workgroup meetings related to Buckingham Elementary. He stated that after discussion the workgroup members voted unanimously to recommend to the Board of Education and the County that they adopt the scenario which will result in the three parties engaging in an MOU to implement two projects; first, a project to replace Buckingham Elementary School in the next couple of years and second, a project to renovate or replace Berlin Intermediate School shortly thereafter. Next, Executive Director Donahue reported that he has been engaging in conversations with Cecil County and Cecil County Public Schools to close the funding gap for the new North East Middle/High School project. He indicated that he and Cecil County officials took steps to develop a cost-saving schedule which will ideally bring a new middle school and a new high school to completion within the next three years. Lastly, Executive Director Donahue presented a brief update on the air conditioning of schools and classrooms across

the State of Maryland. He stated that LEAs have reported that only six schools in two counties in the State contain unairconditioned classrooms, a significant reduction in the past 2-3 years.

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

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

a. **August 8, 2024 Meeting Minutes**

To approve the draft August 8, 2024 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 and/or corrections to project allocation information.

d. **Contract Cancellation**

To approve the cancellation of State funds applied to four contracts for the Lettie Marshall Dent Elementary School (PSC 18.017) Limited Renovation project, as presented.

e. **Easement**

To approve the conveyance of the easement as presented.

f. **Site Approval – Harford County Public Schools – Harford Academy and Elementary School (PSC 12.064)**

To approve Harford County Public Schools' (HCPS) use of the Eva Mar Site at 301 North Fountain Green Road, Bel Air, MD 21015, for the construction of the Harford Academy replacement collocated with a new elementary school (PSC 12.064), with an anticipated construction completion date of August 2028 with an estimated local capacity of 745 students; adhering to the actions identified in the State clearinghouse review, State identifier MD20240311-0172.

g. **Property Transfer – Cecil County Public Schools – Former Chesapeake City Elementary School (PSC 07.015)**

To approve the transfer of ten acres at 214 3rd St., Chesapeake City, MD 21915 in Cecil County from the Cecil County Board of Education to the Cecil County Government shall reimburse the State the outstanding bond debt service in the amount of \$40,301.57, paid either via lump sum or according to the payment schedule presented in Exhibit A. Cecil County shall obtain approval of the IAC before transferring any right, title, or interest to any portion of the property.

h. **Informational Only Land Transfer – Wicomico County Public Schools – Salisbury Middle School (PSC 22.025) – **[Informational]****

An informational Item regarding a transfer of land on a school property from Wicomico County Public Schools to Wicomico County.

3. State Cost Share Presentation – **[Informational]**

Executive Director Donahue and Deputy Director Cassandra Viscarra presented an informational Item detailing the calculation of the State Cost Share. They detailed the current factors that go into the calculation of each LEA's State and Local Cost Share, and recently established add-ons to the State Share.

Chair Kasemeyer asked how changes are determined when reviewing the criteria for determining cost share and if the legislature or others are consulted. Ms. Viscarra indicated that the formula is followed, so there are no specific changes that would require discussion. However, she also indicated future

formula updates may be proposed due to the changes related to the Blueprint for Maryland's Future that were not previously considered factors.

Mr. Darenberg asked why there was such a significant increase to Caroline County's State Cost Share in the FY 25 and 26 calculation. Ms. Viscarra stated that typically a change such as that is due to new eligibility for an add-on that the LEA was not eligible for in past fiscal years, and that she would confirm and provide additional information at a later time.

4. FY 2025 Capital Improvement Program Amendment – Washington County Public Schools – Boonsboro High School (PSC 21.001) – HVAC Project – [Motion Carried]

Capital Projects Manager Lisa Vaughn presented a request from Washington County Public Schools (WCPS) to have the FY 2025 CIP amended to add \$162,787 from WCPS' reserve account applied to the Boonsboro High School HVAC project to fund the project in its entirety.

Upon a motion made by Vice-chair Eberhart, seconded by Mr. Gibbons, the IAC voted unanimously to amend the Washington County Public Schools' (WCPS) FY 2025 CIP Boonsboro High School HVAC project (PSC 21.001) by increasing the awarded amount from \$7,099,713 to \$7,262,500 by applying \$162,787 from the LEA's Reserve Account.

5. FY 2025 Capital Improvement Program (CIP) FY 2025 Revisions – St. Mary's County Public Schools – Lettie Marshall Dent Elementary School (PSC 18.017) Limited Renovation and Piney Point Elementary School (PSC 18.027) HVAC Replacement – [Motion Carried]

Lead Capital Projects Manager Eugene Shanholtz presented a request from St. Mary's County Public Schools (SMCPS) to rescind funding from the Lettie Marshall Dent elementary school limited renovation project and amend the FY 2025 CIP to apply this funding towards the Piney Point elementary school HVAC project in order to avoid cash flow shortages. Mr. Shanholtz indicated the four design and FF&E contracts canceled in consent agenda item 2D were being fully covered with local funding.

Mr. Darenberg asked if the price increased to the \$4.5 million total, or if it had always been that amount from the beginning of the project. Mr. Shanholtz indicated that the \$4.5 million was included in the Piney Point Maximum State Allocation and that the request was to increase the funding allocation, but not the total project cost.

Upon a motion made by Secretary Lawlah, seconded by Mr. League, the IAC voted unanimously to amend the FY 2025 Capital Improvement Program for St. Mary's County Public Schools by:

1. Rescinding \$2,136,880 in FY 2025 CIP funds for the Lettie Marshall Dent Elementary School (PSC 18.017) Limited Renovation project, contingent upon approval of the cancellation of \$828,382 of contracts as presented in Item 2.D. of the consent agenda, and transferring the funds to the LEA's reserve account;
2. Reducing the Maximum State Allocation of the Lettie Marshall Dent Elementary School Limited Renovation project from \$22,935,000 to \$20,798,120;
3. Increasing the funding award for the Piney Point Elementary School HVAC replacement project by applying \$2,136,880 from the LEA's reserve account; and
4. Amending the previously approved contract for Piney Point Elementary School HVAC replacement project with Paramount Mechanical Corporation from a total allocation of \$2,404,518 to \$4,541,398.

6. Built to Learn Program – St. Mary’s County Public Schools – Piney Point Elementary School (PSC 18.027) – HVAC Replacement – [Motion Carried]

Mr. Shanholtz presented a request from SMCPs to award \$1,413,462 of Built to Learn (BTL) funding to the Piney Point Elementary School HVAC Replacement project. Mr. Shanholtz indicated that SMCPs requested a waiver from the Executive Director of the IAC to grant an exception to the minimum funding requirement of \$4 million for BTL projects. SMCPs indicated that without this additional funding, they would not have the local funding available to complete the project.

Secretary Flora asked whether this additional funding award would fully fund the Piney Point HVAC replacement project, and if they have the available funding to move the project forward to completion. Mr. Shanholtz confirmed. Executive Director Donahue noted that this request maximizes the total dollars that they have available at the time needed to keep the project moving forward.

The IAC voted unanimously to, contingent upon approval of Item 5 of this agenda, award \$1,413,462 in Built to Learn (BTL) funding to the St. Mary’s County Public Schools (SMCPs) Piney Point Elementary School HVAC replacement project.

7. FY 2024 Healthy Schools Facility Fund – Project Extension Request – Calvert County Public Schools – Windy Hill Middle School (PSC 04.022) – Chiller Replacement – [Deferred]

Ms. Vaughn presented a request from Calvert County Public Schools for an extension to two deadlines for their FY 2024 Healthy Schools Facility Fund (HSFF) Windy Hill Middle School Chiller Replacement project. The LEA requested that the deadline for the substantial expenditure of funds be extended from October 3, 2025 to June 30, 2026, and that the deadline for the submission of reimbursement requests be extended from May 1, 2026 to July 31, 2026 for adequate installation and testing of the chiller during summer months.

Secretary Flora expressed concern that the extension may not be significant enough for full commissioning of the equipment. Mr. Darenberg echoed this concern, and stated that he would rather add additional time so the LEA has adequate time to commission the equipment. Executive Director Donahue and Ms. Vaughn indicated that rehearing the Item at the October 10, 2024 meeting would not pose a problem for the LEA’s timing of the project, and would allow for a discussion between IAC staff and the LEA regarding the deadlines.

This Item was deferred to the next IAC meeting on October 10, 2024.

8. COMAR 14.39.02.12 Amendment to Modular Construction Section Reference – [Motion Carried]

Ms. Viscarra presented an amendment to COMAR 14.39.02.12 that adjusted the citation of reference within the Eligible Expenditures regulation from 05.02.04 to 09.12.52. This change is a result of the cited amendment having been recodified.

Upon a motion made by Secretary Flora, seconded by Mr. Darenberg, the IAC voted unanimously to approve amendments to COMAR 14.39.02.12 which update the citation defining modular construction from COMAR 05.02.04 to 09.12.52.

9. FY 2024 Maintenance of Maryland’s Public School Buildings Annual Report – [Motion Carried]

Assessment & Maintenance Manager Scott Snyder and Maintenance Group Assistant Brooke Finneran presented the Annual Report on the Maintenance of Maryland’s Public School Buildings for FY 2024.



The presentation and report covered how school buildings are rated, the types of major and minor deficiencies, and the LEA and Statewide average scores.

Upon a motion made by Mr. Darenberg, seconded by Mr. League, the IAC voted unanimously to approve the final draft of the FY 2024 Report, *Maintenance of Maryland's Public School Buildings*, dated October 1, 2024, pending non-substantive edits by staff.

Announcements:

None.

Adjournment:

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