

FPC Meeting Minutes

Date: November 14, 2025

Location: In-person meeting

Recorder: (Not specified in transcript)

1. Attendees

Representatives were present from multiple Maryland community colleges and agencies, including but not limited to:

- Garrett College
- Howard Community College
- Anne Arundel Community College
- Frederick Community College
- Chesapeake College
- Carroll Community College
- Montgomery College
- Prince George's Community College
- Cecil College
- DGS (Department of General Services)
- MHEC Representatives (including Dan via report)

Note: The sign-in sheet indicated unusually strong participation — 11 of 16 colleges represented.

2. Opening Remarks

- The Chair thanked participants for the strong turnout and noted increased engagement compared to past years.
 - Meeting schedule adjustments were discussed, including alternating officer meetings with full-member meetings to improve participation and workload balance.
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3. Legislative & Funding Updates

3.1 Capital Improvement Funds & Proposed Legislative Changes

- Community colleges receive **\$80M annually** for construction and renovation.
- A proposal is under development to **redirect any unused portion** of that \$80M (due to delays, bid savings, etc.) to the **Facilities Renewal Grant Program (FRG)**.
- Goal: Create a **stable and predictable** funding structure across all 16 colleges.

3.2 Supplemental Facilities Grants

- Previous supplemental grants (approx. **\$1M** and **\$937K**) were funded by leftover capital monies.
- Under the new proposal, the system would **formalize and guarantee**:
 - A baseline **\$500,000 per college every other year**
 - Additional redistributed funds based on remaining capital balances
- The 5% cap language in current legislation is a barrier and may be removed.

3.3 Planning Challenges for Small Colleges

- Smaller colleges struggle to plan because FRG award amounts vary widely year-to-year.
- Colleges emphasized the need for:
 - Earlier notification of funding
 - Consistent minimum allocation
 - Transparency around how unused funds are redistributed

3.4 Deferred Maintenance Reporting

- Discussion highlighted confusion around:
 - Whether deferred maintenance lists must exclude items over \$1M
 - Whether items under \$25,000 should be included
 - How to report multiyear and large-scale deferred projects
- Consensus:
 - Colleges should report **full deferred maintenance needs**, including over-\$1M items.
 - This better reflects statewide backlog and future legislative justification.
- A request will be made to **standardize reporting expectations** to avoid inconsistent interpretations.

4. Agency & Committee Reports

4.1 Department of General Services (DGS)

Guest Speaker: **David St. Jean**, Director of Energy & Sustainability

Topics covered:

High Performance Green Building Program

- Applies to all **state-funded community college projects $\geq 7,500$ sq ft.**
- Colleges must use one of:
 - **LEED Silver**
 - **Green Globes (Maryland-modified)**
 - **IGCC** with a third-party verifier
- The State is preparing to adopt **LEED v5.**
- After **June 2026**, newly registered projects must use LEED v5.

Specific State Requirements

- New projects must be **all-electric** for HVAC and water heating.
- Bird-friendly design now required.
- Energy metering required for all utilities.
- Additional reporting requirements under the **Building Energy Performance Standards (BEPS)**:
 - Third-party verification required
 - Colleges can share reviewers between institutions

Concrete Global Warming Potential (GWP) Requirement

- New statute requires reporting and meeting max GWP thresholds for concrete.
- Waivers available if compliance would significantly increase costs.

Decarbonization Planning

- DGS has begun using pre-qualified consultants for campus decarbonization plans.
- Colleges may leverage these same consultants in future planning.

5. Facilities & Project Issues (Roundtable)

5.1 DGS/MHEC Review & Submission Scheduling

- FY26 reviews are nearly complete.
- Colleges reminded to submit CPEs, drawings, and contracts promptly.

5.2 Project Management Challenges

- Significant discussion around:
 - Multi-GMP construction approaches
 - Escalation rates and DBM's shifting expectations
 - Supply chain volatility (e.g., joists, trusses, HVAC, generators)

Colleges expressed concern that state-mandated adjustments to escalation percentages are not aligned with market realities.

5.3 MCE (Maryland Correctional Enterprises) Issues

- Widespread delays in furniture procurement:
 - Long lead times
 - Subcontractor dependencies (e.g., shelving)
 - Inconsistent communication
- Some colleges reported projects delayed **months** waiting for MCE-produced items.
- Colleges have begun seeking **waivers** more aggressively.

5.4 Shared Faculty Offices / Space Planning

- Discussion around moving to **shared-office models** due to:
 - Telework schedules
 - Cost of construction
 - Increased need for student collaboration spaces
- PGCC shared their new successful model:
 - 120 sq ft shared office
 - Surrounding tutoring and meeting spaces
 - Feedback from faculty is ongoing

5.5 Door Hardware & Specification Issues

- Colleges reported significant inconsistencies between:
 - Architectural hardware schedules
 - Low-voltage drawings
 - Security system specs
 - Results include mismatched hardware, rework, and added cost.
 - Recommendation:
 - Provide **college hardware standards** early
 - Require architect to coordinate specialties
 - Preserve attic stock from renovations
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6. Membership & Participation

- Participation for the year has significantly improved.
 - A proposal was made to track **participation percentage by college** for reporting to presidents.
 - A standard chart will be produced starting with September meetings.
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7. Joint Meeting with Procurement Officers

- Planning is underway for a **joint roundtable** with community college procurement directors.
 - Goal: Improve communication on:
 - Piggybacking
 - Cooperative contracts
 - Term contracts
 - Job-order contracting
 - Tentative target: **April 2026 meeting**, pending schedule alignment.
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8. New Business

8.1 Job Order Contracting (Gordian)

- Colleges shared mixed experiences with Gordian:
 - Useful for quick projects
 - Concerns about:
 - Subs not local
 - Layered markups
 - Varying quality among contractors
- Some colleges rely heavily due to limited internal procurement bandwidth; others avoid it.

8.2 Need for Updated Space Planning Guidelines

- Colleges questioned the status of statewide space-use guidelines, which were under review pre-pandemic.
- Potential need to refresh guidelines reflecting:
 - Hybrid instruction
 - Changed faculty presence
 - Increased informal student spaces

- To be discussed in future meetings.

9. Action Items

Item	Owner	Due
Follow up with Dan (MHEC) for clarification on deferred maintenance reporting requirements	Officers	Next meeting
Provide detailed information on new LEED v5 adoption timelines	DGS	Upon official approval
Begin drafting participation tracking chart	Officers	Before January meeting
Coordinate with procurement council chair regarding joint meeting	Travis / Officers	By January
Prepare draft of updated charter sections for retreat review	Officers	Retreat 2026
Investigate statewide space-planning guidelines status	Officers	Next meeting

10. Next Meetings

- **January 2026** – Regular Meeting
- **April 2026** – Possible Joint Meeting with Procurement Officers
- **Summer 2026** – Annual Retreat (planning underway)