

RB28
University of Baltimore
University System of Maryland

Capital Budget Summary

State-owned Capital Improvement Program
(\$ in Millions)

<i>Projects</i>	<i>Prior Auth.</i>	<i>2015 Request</i>	<i>2016 Est.</i>	<i>2017 Est.</i>	<i>2018 Est.</i>	<i>2019 Est.</i>	<i>Beyond CIP</i>
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Langsdale Library Renovations	\$1.000	\$7.775	\$4.200	\$0.000	\$0.000	\$0.000	\$0.000
Total	\$1.000	\$7.775	\$4.200	\$0.000	\$0.000	\$0.000	\$0.000

<i>Fund Source</i>	<i>Prior Auth.</i>	<i>2015 Request</i>	<i>2016 Est.</i>	<i>2017 Est.</i>	<i>2018 Est.</i>	<i>2019 Est.</i>	<i>Beyond CIP</i>
GO Bonds	\$1.000	\$7.775	\$4.200	\$0.000	\$0.000	\$0.000	\$0.000
Total	\$1.000	\$7.775	\$4.200	\$0.000	\$0.000	\$0.000	\$0.000

CIP: *Capital Improvement Program*

GO: general obligation

Summary of Recommended Bond Actions

1. Langsdale Library

Approve.

2. SECTION 12 University of Baltimore Langsdale Library

Approve the pre-authorization for the 2015 session.

Summary of Updates

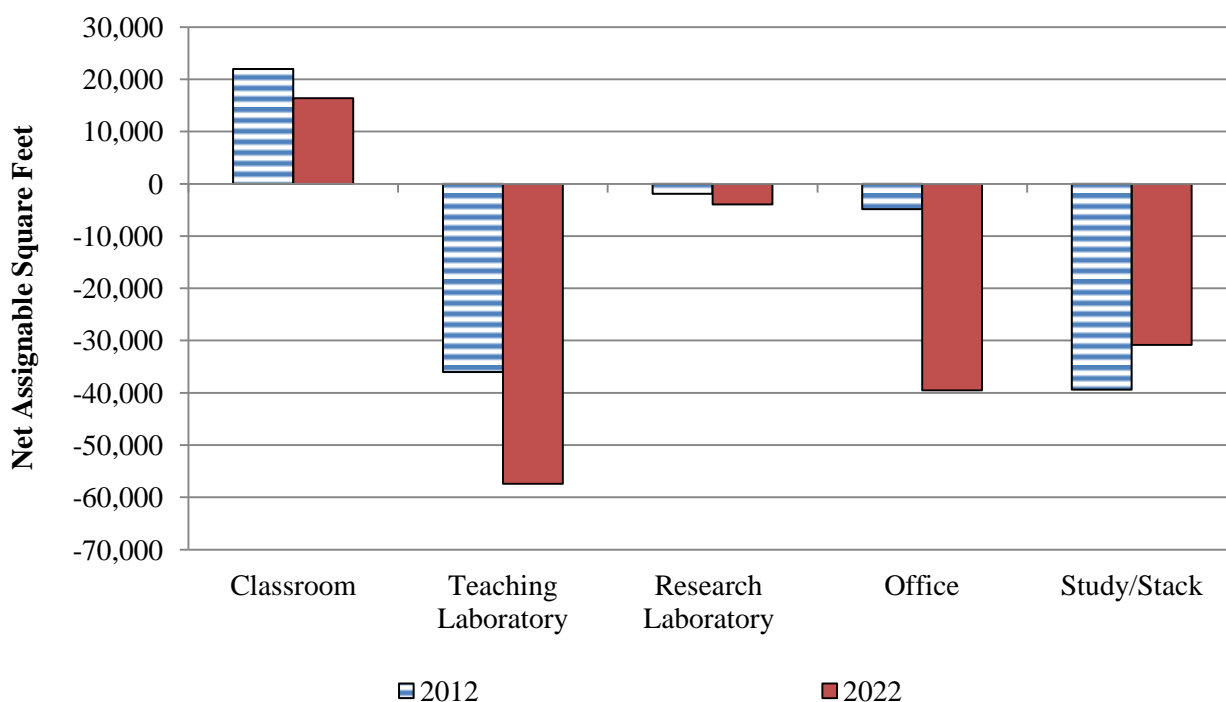
Acquisition of Postal Service Property: The University of Baltimore (UB) has outlined an agreement to acquire a United States Postal Service facility adjacent to UB's urban campus. The agreement specifies that UB must find a suitable new site for the postal service to relocate, including a new facility. This issue will examine the costs of this proposal.

Performance Measures and Outputs

According to the fall 2012 facilities inventory, UB's academic space totals 259,605 net assignable square feet (NASF), which includes 46,088 NASF of classroom space; 23,342 NASF of teaching laboratory space; and 134,093 NASF of office space. At just under 260,000 total NASF, UB is the smallest institution in the University System of Maryland. **Exhibit 1** shows UB's self-reported space deficiencies in fall 2012 and projected deficiencies in fiscal 2022. UB currently has, and expects to have, space shortages in four of the five space categories.

In fiscal 2022, UB expects to have 7.5% more NASF than it did in fall 2012, compared to a statewide public four-year institution average increase of 13.2%. The proposed renovation of Langsdale Library would provide slightly more office and study space and assist UB in meeting expected enrollment growth due to its growing undergraduate student population. The renovation adds no new NASF.

Exhibit 1
Academic Space Surpluses/Deficiencies
Net Assignable Square Feet
Fall 2012 and Fiscal 2022



Source: Four-year Public Colleges and Universities Academic Space Surplus/Deficit: Fall 2012, Projected Fiscal 2022, Maryland Higher Education Commission

Budget Overview

The fiscal 2015 budget programs \$7.8 million for construction administration services and renovation of the Langsdale Library at UB. This is \$0.48 million below what was programmed for fiscal 2015 in the 2013 *Capital Improvement Program* (CIP) due to reevaluated cash flow requirements. The project scope has not changed since the fiscal 2014 budget programmed \$1.0 million to begin design of renovations to the Langsdale Library, although the completion date has moved from August to December 2015. Total project cost has increased from \$12.2 million to \$12.9 million in the current CIP.

This project is necessary due to the rapid deterioration of the existing library facility. When completed, the renovated library will provide modern study space and office space for UB's expanding enrollment. The project will use surge space made available from the completion of the

State-funded John and Frances Angelos Law Center in April 2013, which will leave the old law library vacant.

In 2007, UB enrolled freshmen undergraduates through a First- and Second-year Program (FSP) for the first time since becoming a public institution. The first FSP cohort graduated in spring 2011. With the addition of full cohorts of undergraduate students, rather than just undergraduate transfer students, UB's enrollment has grown from 3,401 full-time equivalent students in fiscal 2007 to 4,792 in fiscal 2013. This rapid expansion in the student body has put pressure on the campus library meant for general student use, Langsdale Library.

Renovation to the 34,380 NASF Langsdale Library will help improve UB by creating new office and study space, as well as modern library services. Langsdale Library was built in 1965 and has had no major renovations. It is primarily based around stack space for library materials, whereas UB believes the future of libraries is to provide more common space for group work and to convert many library materials to electronic formats to reduce the amount of stack space. Overall stack space will decrease from about 14,600 to 11,600 NASF. Office space will increase from about 4,000 to 5,200 NASF. Additional improvements include new electrical wiring, to allow more information technology to function in the building, and improved mechanical systems to improve temperature and humidity control, which is important for both stacks and information technology. Langsdale Library will also include space for media production, exhibits, a lounge, and central building services.

UB used a design competition for its Angelos Law Center and used the same process for the Langsdale renovation. UB has received six conceptual ideas, but the associated construction costs were \$2.0 million to \$6.0 million above the \$11.1 million construction budget in the current CIP. UB is currently studying the submissions to better understand why the submissions' cost estimates are significantly higher. Some of this increase may be due to Americans with Disabilities Act compliance measures. Because none of the initial design submissions met cost requirements, the actual design phase has not yet begun.

The President should comment on whether the design phase is still expected to start in April 2014. The President should also comment on the decision to utilize a design competition for a renovation project, the same process that resulted in increased construction costs for construction of the Angelos Law Center, and whether UB has considered releasing a standard request for proposals based on the approval program plan in light of the reported project cost increases associated with the design competition.

Issues

Acquisition of Postal Service Property

Between UB and the Jones Falls Expressway/I-83 sits a 2.5 acre United States Postal Service (USPS) vehicle maintenance facility built in 1963. The structure is between the main administration building of the campus, the Academic Center, and the new bookstore and student residential complex on Mt. Royal Avenue, making it a prime location for future campus expansion as outlined in the

10-year Campus Master Plan. As UB's campus abuts I-83 and is already in a dense part of downtown Baltimore in the Station North district, its options for land acquisition and expansion are very limited.

In March 2014, UB sought Board of Public Works' (BPW) approval to enter into an exchange agreement with USPS. The terms include UB locating and purchasing a new facility for USPS that does not impair vehicle maintenance operations in any way. UB has located such a site on Ashland Avenue with an option for \$820,000. Additional expenses with building a new 30,000 gross square foot USPS facility brings the total to about \$9.1 million from UB's plant fund. UB will also need to procure easements for USPS to operate its vehicles at the new location and conduct environmental remediation. Finally, UB will accept the current USPS facility as is, assuming any environmental concerns from 50 years of vehicle maintenance. This is a concern because, for example, spilled fuel may have accumulated beneath the site, which may require expensive remediation before future improvements can happen.

Currently UB must perform due diligence in this multi-step, multi-year process before moving forward. BPW will need to approve UB's accepting, acquiring, and transferring of real property, as well as construction contracts for the new USPS facility.

The President should comment on the decision to accept the transfer of the USPS property, including the waiving of any environmental risk. The President should also comment on what UB will do with the structure once acquired.

Operating Budget Impact Statement

Executive's Operating Budget Impact Statement (\$ in Millions)

	<i>FY 2015</i>	<i>FY 2016</i>	<i>FY 2017</i>	<i>FY 2018</i>	<i>FY 2019</i>
Langsdale Library Renovations					
Estimated Operating Cost	\$0.000	\$0.004	\$0.115	\$0.115	\$0.115
Estimated Staffing	0	0	0	0	0

Beginning in fiscal 2016, there is a slight increase of \$4,000 in operating costs for the renovated library which increases to \$115,000 in fiscal 2017 and beyond due to increased fuel and utilities and maintenance. There is no change in regular positions.

Pre-authorizations and De-authorizations

UB has one pre-authorization for \$3.6 million for fiscal 2016 to complete construction of the renovations to Langsdale Library.

GO Bond Recommended Actions

1. Approve the \$7.775 million in general obligation bonds for the construction administration services and renovation of Langsdale Library on the campus of the University of Baltimore.
2. Approve the pre-authorization of \$3.6 million in general obligation bonds for renovations of the Langsdale Library on the campus of the University of Baltimore.