

RD00
St. Mary's College of Maryland – Capital

Capital Budget Summary

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

Projects	Prior Auth.	2020 Request	2021 Est.	2022 Est.	2023 Est.	2024 Est.	Beyond CIP
New Academic Building and Auditorium	\$18.996	\$13.283	\$28.388	\$19.033	\$0.000	\$0.000	\$0.000
Campus Infrastructure Improvements	5.046	3.763	4.597	3.691	1.363	3.406	0.000
Goodpaster Hall Renovation	0.000	0.000	0.000	0.153	1.689	0.000	0.000
Total	\$24.042	\$17.046	\$32.985	\$22.877	\$3.052	\$3.406	\$0.000

Fund Source	Prior Auth.	2020 Request	2021 Est.	2022 Est.	2023 Est.	2024 Est.	Beyond CIP
GO Bonds	\$18.537	\$16.971	\$32.797	\$22.611	\$3.052	\$3.406	\$0.000
General Funds	1.741	0.000	0.000	0.000	0.000	0.000	0.000
Nonbudgeted Funds	3.764	0.075	0.188	0.266	0.000	0.000	0.000
Total	\$24.042	\$17.046	\$32.985	\$22.877	\$3.052	\$6.406	\$0.000

CIP: *Capital Improvement Program*
GO: general obligation

Summary of Recommended Bond Actions

1. Academic Building and Auditorium
Approve \$13,208,000 in general obligation bonds.
2. Campus Infrastructure Improvements
Approve \$3,763,000 in general obligation bonds.
3. SECTION 2 – St. Mary’s College of Maryland – Anne Arundel Hall Reconstruction
Approve deauthorization of \$149,321.
4. SECTION 2 – St. Mary’s College of Maryland – Anne Arundel Hall Reconstruction II
Approve deauthorization of \$212,341.
5. SECTION 12 – St. Mary’s College of Maryland – Academic Building and Auditorium
Approve preauthorization of \$28,200,000.
6. SECTION 13 – St. Mary’s College of Maryland – Academic Building and Auditorium
Approve preauthorization of \$17,033,000.

Summary of Updates

Academic support space will decrease in all but one category by fiscal 2027. Research laboratory space is currently at a deficit level; however, this deficit level is projected to remain constant by fiscal 2027.

Budget Overview

New Academic Building and Auditorium

The fiscal 2020 capital budget includes \$13.208 million in general obligation (GO) bonds for a multiphase project that includes the relocation of athletics fields and the construction of a new academic building for the college’s music and education departments, including a 700-seat auditorium on the site of the old fields. This project has been part of the *Capital Improvement Program (CIP)* in various forms

since fiscal 2013. The total cost of the new academic building and auditorium has increased by \$1.1 million due to a combination of the following factors: escalation; refinements to the construction cost estimate; the inclusion of a construction manager in the project budget; and the addition of a café to the project scope. The fiscal 2020 budget includes funding to begin construction of the new academic building.

Projected increases in student enrollment as well as projected increases in faculty and staff have created the need to provide additional space on campus. The new academic building and auditorium will address the following facility problems.

Insufficient Space

- **Academic Space:** There is currently a 6,398 net assignable square foot (NASF) shortage of office space that is expected to grow to an 8,156 NASF shortage by fiscal 2027.
- **Study Space:** There is currently a shortage of study space on campus of 1,390 NASF that is expected to grow a deficit of 2,552 NASF by fiscal 2027. The draft 2012-2017 Campus Master Plan identifies the need to provide a 24/7 hub specifically in the North Campus. The Learning Commons study suite will address this need.
- **Assembly Space:** There is a deficit in assembly space of 13,227 NASF that equates to approximately 700 seats, and the college lacks a nonathletic large assembly space altogether. The new 700-seat auditorium will support lectures, presentations, film screenings, music programs, and other events that draw large audiences.

Inadequate Space

- **Assembly Space:** Not only is the space in St. Mary’s Hall too small, there are no public bathroom facilities in this building.
- **Arts Programming Space:** Montgomery Hall is currently inadequately supporting the visual and performing arts programs in quantity of space, qualitative condition, and organization.
- **Music Space:** The Music Department is currently housed in Montgomery Hall, a 38-year-old building that has never been renovated. It has obsolescent facilities and suffers from heavy use from enrollments that have grown 38% since its construction.
- **Café Space:** A campus food service master plan was completed in 2018. It identified a need for increased food service on the north end of campus closest to academic buildings and dorm complexes. The college chose to add the café to the new academic building and auditorium to enhance student recruitment and retention. The café will be 850 net square feet/940 gross square feet and will provide a small venue that will provide coffee, smoothies, and prepared food. The college will provide funding for design and construction.

Relocation of Athletic Field

The college’s existing sports field, track, and support facilities will be displaced to make the site available for the new academic building and auditorium. The new stadium is being constructed with a track, a grass field, and an artificial turf field.

St. Mary’s College is the only public college or university in Maryland offering soccer, lacrosse, and field hockey that does not have a combination or at least one artificial turf field and one natural grass competition field. Lacking adequate sports fields had led to scheduling challenges for both practices and games, putting the college at a competitive disadvantage.

Recommendation: Approve \$13.2 million in GO bond funding to continue construction on the new academic building and auditorium. Approve preauthorizations of \$28.2 million and \$17.0 million for fiscal 2021 and 2022, respectively.

Campus Infrastructure Improvements

The fiscal 2020 budget provides \$3.8 million in GO bonds for campus infrastructure improvements, which is \$819,000 more than what was programmed in the 2018 CIP for fiscal 2020 due to several factors. First, project components have changed based on reprioritization. The O’Brien Athletic Recreation Center (ARC) pool heating, ventilation, and air conditioning (HVAC) replacement was accelerated to fiscal 2020 due to an increase in the failure rate. The Montgomery Hall air handler replacement and Montgomery Hall window and door replacement projects have been eliminated and will be completed with the anticipated future renovation of Montgomery Hall. Second, the cost estimates of individual project components have been updated to reflect the college’s most recent projections. Third, a higher escalation rate has contributed to the increased cost.

The fiscal 2020 project list includes:

- ***O’Brien ARC Pool HVAC Equipment (\$1.7 Million):*** This project will replace the obsolete HVAC controls system and integrate it with the campuswide building management and control system. In addition, the pool HVAC system for the natatorium, which consists of three units, will be replaced with a contemporary one.
- ***O’Brien ARC Roof Replacement (\$550,000):*** This project will replace sections of the built-up roof over the original Somerset Hall that was later expanded to become the O’Brien ARC. The roof is more than 50 years old. The skylights leak and are no longer viable and will be removed.
- ***Schaefer Hall Membrane Roof Replacement (\$66,000):*** This project will replace the Schaefer Hall rubber membrane with a more durable and energy-efficient polyvinyl chloride roof. Schaefer Hall has rubber membrane flat roofing at the peaks of the slate roofs that are more than 25 years old, have been patched numerous times, and need to be replaced.

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- **Library Roof Replacement (\$350,000):** The 27-year-old, built-up library roof leaks. Leaks have ruined campus audio visual equipment, media, and books and have damaged the building’s finishes and structure.

Exhibit 1 provides the campus infrastructure improvements scheduled from fiscal 2021 through 2024.

Exhibit 1
St. Mary’s College of Maryland Campus Infrastructure Improvements
Fiscal 2021-2024

<u>Fiscal Year</u>	<u>Project</u>	<u>Cost</u>
2021	Calvert Hall HVAC Replacement	\$1,253,000
	Campus Roadway Repairs, Phase 2	498,000
	Montgomery Hall Elevator Replacement	274,000
	Automated Security Upgrades	374,000
	North Campus Nodal Loop Expansion	483,000
	Other Projects	1,715,000
	2021 Total	\$4,597,000
2022	Calvert Hall Window Replacement	\$442,000
	Dorchester Circle Storm Water Drainage	661,000
	Schaefer Hall HVAC Replacement	1,200,000
	Other Projects	1,388,000
	2022 Total	\$3,691,000
2023	Calvert Hall Code Access	\$741,000
	Montgomery Hall Underground Storage Tank	100,000
	Other Projects	522,000
	2023 Total	\$1,363,000
2024	Kent Hall HVAC Replacement	\$995,000
	Campus Roadway Repairs, Phase 3	525,000
	Library/IT Generator and Transfer Switch Replacement	350,000
	Other projects	1,536,000
	2024 Total	\$3,406,000
2021-2024	Total Cost	\$13,057,000

HVAC: heating, ventilation, and air-conditioning

IT: information technology

Source: Department of Budget and Management, 2019 *Capital Improvement Program*

Recommendation: Approve \$3.8 million in GO bond funding to continue campus infrastructure improvements.

Operating Budget Impact Statement

Executive’s Operating Budget Impact Statement – State-owned Projects Fiscal 2020-2024 (\$ in Millions)

	2020	2021	2022	2023	2024
New Academic Building and Auditorium					
Estimated Operating Cost	\$0.107	\$0.107	\$0.107	\$1.354	\$1.354
Estimated Staffing	0.000	0.000	0.000	2.000	2.000

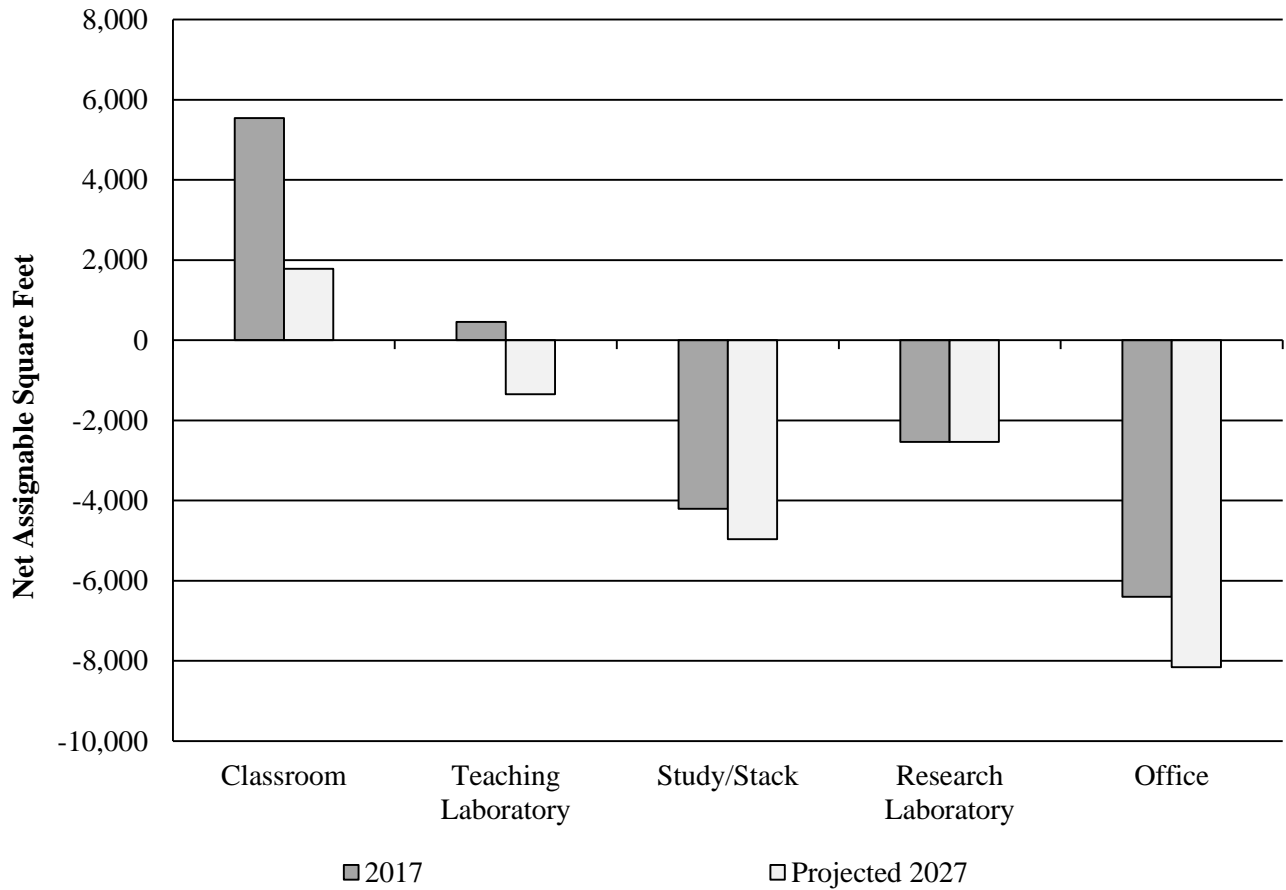
Summary of Other Projects in the Capital Improvement Program

- **Goodpaster Hall:** State funding totaling \$1.689 million for the Goodpaster Hall renovation has been included in fiscal 2023 for new science laboratories after the current occupants relocate to the new academic building and auditorium. Nonbudgeted funds (institutional funds) totaling \$153,000 are scheduled in fiscal 2022 and will fund design of the renovations.

Updates

Academic support space is expected to decrease across all categories from fiscal 2017 to 2027 with the exception of the research laboratory space that is projected to remain level. **Exhibit 2** provides the breakdown of the space surplus and deficit by NASF by academic support space category.

Exhibit 2
St. Mary’s College of Maryland Current and
Projected Academic Support Space Deficit
Fiscal 2017 and Projected 2027



Source: Department of Budget and Management, 2019 *Capital Improvement Program*

Preauthorizations and Deauthorizations

Exhibit 3 provides details on the preauthorizations and deauthorizations for St. Mary’s College of Maryland.

Exhibit 3
Preauthorizations and Deauthorizations
Fiscal 2020-2023

Preauthorizations

<u>Project</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
New Academic Building and Auditorium	\$28,200,000	\$17,033,000	\$0

Deauthorizations

<u>Project</u>	<u>Deauthorized Amount</u>	<u>Reason</u>
Anne Arundel Hall Reconstruction	\$361,662	Funds not needed to complete.

Source: Department of Budget and Management, 2019 *Capital Improvement Program*

Recommendation: Approve the deauthorization of \$149,321 and \$212,341 in GO bonds appropriated for Anne Arundel Hall reconstruction from the Maryland Consolidated Capital Bond Loans of 2014 and 2015, respectively.

GO Bond Recommended Actions

1. Approve \$13,208,000 general obligation bond authorization for the new academic building and auditorium.
2. Approve \$3,763,000 general obligation bond authorization for campus infrastructure improvements.
3. Approve the deauthorization of \$149,321 in general obligation bonds appropriated in 2014 for Anne Arundel Hall reconstruction.
4. Approve the deauthorization of \$212,341 in general obligation bonds appropriated in 2015 for Anne Arundel Hall reconstruction.
5. Approve the preauthorization of \$28,200,000 in general obligation bonds to continue construction of the new academic building and auditorium.
6. Approve the preauthorization of \$17,033,000 in general obligation bonds to continue construction of the new academic building and auditorium.