

RB24
Towson University – Capital
University System of Maryland

Capital Budget Summary

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

Projects	Prior Auth.	2021 Request	2022 Est.	2023 Est.	2024 Est.	2025 Est.	Beyond CIP
New College of Health Professions Building	\$5.266	\$6.437	\$53.210	\$75.530	\$33.010	\$0.000	\$0.000
Smith Hall Renovation	0.000	0.000	0.000	3.836	4.689	57.556	59.348
Total	\$5.266	\$6.437	\$53.210	\$79.366	\$37.699	\$57.556	\$59.348

Fund Source	Prior Auth.	2021 Request	2022 Est.	2023 Est.	2024 Est.	2025 Est.	Beyond CIP
GO Bonds	\$5.266	\$6.437	\$53.210	\$79.366	\$37.699	\$57.556	\$59.348
Total	\$5.266	\$6.437	\$53.210	\$79.366	\$37.699	\$57.556	\$59.348

CIP: Capital Improvement Program
GO: general obligation

Key Observations

The renovation of Smith Hall is programmed in the 2020 *Capital Improvement Program* (CIP) to receive design funding in fiscal 2023. The total estimated cost of the project is \$125.5 million, raising questions regarding the high cost of the renovation and whether it would be more efficient to construct a new facility.

Summary of Recommended Bond Actions

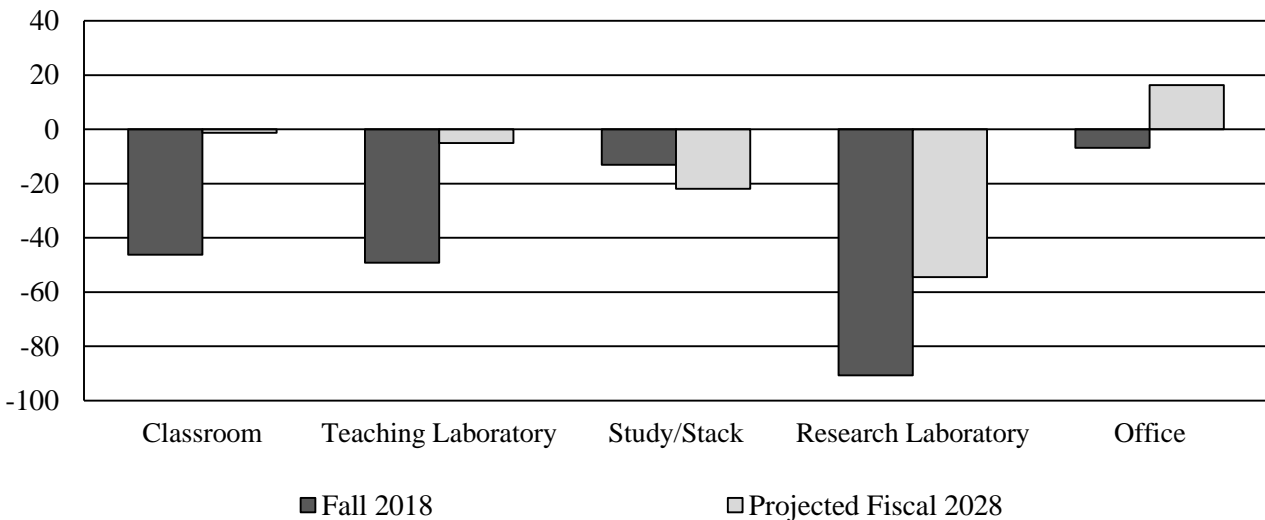
1. New College of Health Professions Building

Approve funding to continue design of the new college of health professions building.

Performance Measures and Outputs

The fall 2018 Space Guidelines Application Program (SGAP) report provides an estimate on the 10-year space needs of Towson University (TU). The SGAP report calculates the space needed to accommodate growth in faculty, staff, and students when including for all the planned new facilities and renovation over the next 10 years. TU projects a 5.0% increase in enrollment and personnel over the next 10 years, and when including the estimated space inventory, deficits at TU are projected to ease by fiscal 2028, particularly teaching-related spaces. In fall 2018, the classroom and teaching laboratory space deficits were 46,195 net assignable square feet (NASF) and 49,207 NASF, respectively, as shown in **Exhibit 1**. It is projected that the classroom and teaching laboratory deficits will significantly decrease to 1,233 NASF and 5,068 NASF, respectively, by fiscal 2028. The office space deficit is expected to be eliminated with a projected surplus of 16,294 NASF by fiscal 2028. The research laboratory space deficit will improve to 54,522 NASF.

Exhibit 1
Academic Space Deficit
Fall 2018 and Projected Fiscal 2028
Net Assignable Square Feet
(in Thousands)



Source: University System of Maryland

Budget Overview

New College of Health Professions Building

This project proposes to construct a new 131,661 NASF/228,993 gross square feet facility to accommodate the departments of health science, nursing, occupational therapy and science, speech-language pathology and audiology, kinesiology, and the dean’s office.

The fiscal 2021 budget provides \$6.4 million to continue design of the facility, which is consistent with the amount programmed in the 2019 CIP. Overall, the total amount programmed for construction in fiscal 2022 to 2024 is \$7.5 million higher than what the 2019 CIP programmed, increasing from \$142.6 million to \$150.1 million. This is due to an increase in the escalation rate applied to the estimates for construction-related expenses.

The Department of Health Professions, comprised of four departments – nursing, occupational therapy and science, speech-language pathology and audiology, health science – and part of the Kinesiology Department, is geographically dispersed throughout campus and at an off-campus leased facility. This limits shared resources for students learning, academic and outreach planning, and interdisciplinary collaboration. This project will address the following issues.

- ***Lack of Space to Expand and Grow:*** Existing classrooms are utilized to capacity and cannot accommodate an increase in enrollment. The quality of existing classroom laboratories and simulation laboratory spaces poses challenges, given the shortage of critical student training facilities at hospitals and changes in the curriculum requiring additional hands-on, skill-focused, and team-oriented training experiences. Due to these space constraints, programs such as nursing, occupational therapy, and speech-language pathology and audiology have limited enrollment through enrollment caps or by limiting the number of course offerings.
- ***Quality of Space:*** A large portion of the college is located in Linthicum Hall that was built in 1968 and, due to its block wall construction, classrooms and offices cannot be easily reconfigured. Other inadequacies of space currently occupied by the college include:
 - inappropriately sized and configured classrooms and laboratories that lack adequate technology;
 - lack of research space to support faculty and student learning;
 - lack of and undersized office and support space;
 - lack of appropriate space for simulation laboratories to accommodate state-of-the-art equipment and control rooms; and
 - lack of student study space for independent and group work.

- **Located in Several Buildings:** The College of Health Professions is currently housed in five buildings throughout campus and in one leased off-campus space. Being housed in separate buildings impedes opportunities for collaboration and interaction among faculty, staff, and students.

As shown in **Exhibit 2**, classroom and class laboratory space will comprise 45.8% of the total NASF, and office space will account for 27.7% of the total space.

Exhibit 2
Space by Classification Provided in the New College of Health Professions

<u>Space</u>	<u>Net Assignable Square Feet</u>	<u>Percent</u>
Classroom	38,750	29.4%
Office	36,517	27.7%
Class Laboratories	21,550	16.4%
Demonstration	10,960	8.3%
Research Laboratories	5,970	4.5%
Assembly	4,600	3.5%
Study/Stack	4,130	3.1%
Open Laboratory	3,300	2.5%
Lounge, Food, Vending	1,340	1.0%
Other	4,544	3.5%
Total	131,661	

Source: Department of Budget and Management

Operating Budget Impact Statement

Executive’s Operating Budget Impact Statement – State-owned Projects Fiscal 2021-2025 (\$ in Millions)

	2021	2022	2023	2024	2025
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New College of Health Professions Building						
	Estimated Operating Cost	\$0.000	\$0.000	\$0.000	\$0.798	\$2.761
	Estimated Staffing	0.0	0.0	0.0	3.0	5.0

The estimated operating costs of the New College of Health Professions Building totals \$0.8 million in fiscal 2024, which reflects a partial year opening and increased to \$2.8 million in fiscal 2025. This reflects the cost of opening and maintaining the facility, including fuel, utilities, equipment, and the personnel cost of 3.0 positions to maintain the facility.

Summary of Other Projects in the Capital Improvement Program

Smith Hall Renovation

The Smith Hall Renovation project was added to the 2019 CIP with \$5.0 million to begin design programmed in fiscal 2023. The 2020 CIP reduces the amount for design, programming to \$3.8 million in fiscal 2023. Overall, the estimated total cost of the project increased \$7.7 million from \$117.8 million in the 2019 CIP to \$125.5 million in the 2020 CIP. **The President should provide details on the factors contributing to the high cost of renovation and if an analysis has been conducted to determine if renovation is more cost efficient than constructing a new facility.**

Once the current occupants on Smith Hall relocate to the new science building, the space will be renovated for the College of Fine Arts and Communications – the departments of mass communications, communication studies, and electronic media and film – and general purpose classroom space. The renovation will adaptively reuse an existing facility located in the middle of campus that would be largely unusable without the renovation, due to much of the space being science laboratories that are not usable for other purposes. Once the science programs move to the new facility, 60% of the building will be unusable. The renovation will replace inadequate building systems such as HVAC, electrical, plumbing, and fire suppression and provide modern classrooms, study, media production, and other needed space.

GO Bond Recommended Actions

1. Approve \$6.4 million in general obligation bond funds to continue design of the new college of health professions building.