**RB31A**

# University of Maryland Baltimore County

**University System of Maryland**

## *New Performing Arts and Humanities Complex (Baltimore County)*

**GO Bonds** **$3,625,000** **Recommendation:** **Defer**

**Bill Text:** Provide funds to prepare detailed plans for Phase I of the Performing Arts and Humanities Complex.

**Project Description:** The project is a new facility to house the performing arts, the Department of English, and other academic units in the humanities. The building will include a 425-seat concert hall, a 300-seat theater, a 100-seat theater, a 100-seat dance studio, and a 120-seat lecture/recital hall. Classrooms, laboratories, offices, and support spaces for the performance venues are also included. This facility would replace obsolete and undersized space in the Theater and Fine Arts buildings, both of which are over 30 years old. In future projects, the Theater building (32,000 gross square footage (GSF)) will be demolished, and the Fine Arts building (166,000 GSF) will be renovated to provide new space for other functions. The fiscal 2008 budget includes detailed planning funds for the project which will be constructed in two phases. According to the *Capital Improvement Program* (CIP) the estimated cost of Phase I and II totals $151.8 million. Phase I is expected to be completed in fiscal 2012, and Phase II is expected to be completed in July 2014.

**Comments:** During the 2006 legislative session, the total cost of both phases was estimated to be $131.8 million. The Cost Estimate Worksheet provided by the Department of Budget and Management indicates the cost of Phase I and II to be $149.7 million. This increase in cost is due to changes in the escalation rates. Another reason for the additional cost is that the construction has been deferred and is scheduled to occur one year later (fiscal 2011) than was planned in the fiscal 2007 CIP. The program plan was approved by the Department of Budget and Management on January 31, 2007.

The fiscal 2008 CIP has deferred the construction funds to fiscal 2011, one year later than the fiscal 2007 CIP. The contract for architectural and engineering services for preliminary design only recently came before the Board of Public Works for approval. **Considering these factors, the Department of Legislative Services recommends deferring the fiscal 2008 funding to fiscal 2009. This deferral would leave sufficient time to complete planning prior to construction in fiscal 2011 and allow the fiscal 2008 funds to be reallocated.**

Phase I will construct new facilities to house the academic departments of Theater and English and the Center for the Humanities, Arts Management, and The Shakespeare Association of America. Phase I will also provide two theaters, theater support facilities, seminar classrooms, a computer server room, and meeting space. Phase I is estimated to be completed by July 2012.

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Phase II includes an addition to the Phase I building to provide new facilities for the departments of Music, Dance, Ancient Studies, and Philosophy. The building will provide offices, classrooms, class laboratories, and open laboratories. Phase II will also provide a concert hall, a lecture/recital hall, and an InterArts Studies Center. Phase II is estimated to be completed by fiscal 2014.

As planned, Phase I achieves a 55.4% efficiency, which falls within the low end of the Department of General Services target range of 54 to 61%. The efficiency rate indicates how much of the GSF is net assignable square footage (NASF).

When considering academic space at the University of Maryland Baltimore County (UMBC), the Performing Arts and Humanities Complex provides 77,585 NASF of academic space. The academic NASF is 64.5% of the total NASF of the complex. All academic space is new space on UMBC's campus. In fiscal 2006, UMBC had a deficiency of classroom, research lab, and study/stack space. Total academic space had a deficiency of 135,381 NASF in fiscal 2006.

## *Project Data*

**($ in Millions)**

**Phase I**

| *Description* | *Prior Authorization* | *2008 Request* | *2009 Estimate* | *2010 Estimate* | *2011 Estimate* | *2012 Estimate* |
|---|---|---|---|---|---|---|
| Planning | $5.450 | $3.625 | $0.000 | $0.000 | $0.000 | $0.000 |
| Construction | 0.000 | 0.000 | 0.000 | 0.000 | 68.900 | 0.000 |
| Equipment | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 4.400 |
| **Total** | **$5.450** | **$3.625** | **$0.000** | **$0.000** | **$68.900** | **$4.400** |

| | | | |
|---|---|---|---|
| **Total Project Cost:** | $82,375,000 | **Cost Per Square Foot – Base:** | $260 |
| **Gross Square Footage:** | 104,973 | **With Escalation & Contingencies:** | $388 |
| **Approved Program Plan:** | Yes | **Net Usable Square Footage:** | 58,155 |
| | | **Estimated Completion Date:** | July 2012 |

**Phase II**

| *Description* | *Prior Authorization* | *2008 Request* | *2009 Estimate* | *2010 Estimate* | *2011 Estimate* | *2012 Estimate* |
|---|---|---|---|---|---|---|
| Planning | $0.000 | $0.000 | $0.000 | $0.000 | $0.000 | $4.000 |
| Construction | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Equipment | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| **Total** | **$0.000** | **$0.000** | **$0.000** | **$0.000** | **$0.000** | **$4.000** |

| | | | |
|---|---|---|---|
| **Total Project Cost:** | $67,703,000 | **Cost Per Square Foot – Base:** | $263 |
| **Gross Square Footage:** | 112,307 | **With Escalation & Contingencies:** | $406 |
| **Approved Program Plan:** | Yes | **Net Usable Square Footage:** | 62,220 |
| | | **Estimated Completion Date:** | July 2014 |

## *Recommended Actions*

Defer.

## *Executive's Operating Budget Impact Statement*

**($ in Millions)**

**Phase I**

| | *FY 2008* | *FY 2009* | *FY 2010* | *FY 2011* | *FY 2012* |
|---|---|---|---|---|---|
| **Estimated Operating Cost** | $0.000 | $0.000 | $0.000 | $0.295 | $2.013 |
| **Estimated Staffing** | 0 | 0 | 0 | 3 | 3 |

The fiscal 2008 CIP indicates that the new building will require operating funds starting in fiscal 2011. This includes three positions and $295,000 in operating funds. This operating impact was based on an expected completion date in 2011. However, the 2008 CIP has deferred construction funding until 2011, and the building is expected to be complete in July 2012. Thus, the operating impact will actually not occur until fiscal 2012. The fiscal 2012 operating impact will likely include debt service on equipment which is purchased prior to completion of the building.

Appendix 1

**Capital Project Cost Estimate Worksheet**

| | |
|---|---|
| **Department:** | University of Maryland Baltimore County |
| **Project Number:** | RB31A |
| **Project Title:** | New Performing Arts and Humanities Facility, Phase I |
| **Analyst:** | Erika Schissler |

## *Structure*

| | | | | | | |
|---|---|---|---|---|---|---|
| New Construction: | 104,973 | Sq. Ft. X | $260.00 | Sq. Ft. = | | $27,292,980 |
| New Construction: | 0 | Sq. Ft. X | $0.00 | Sq. Ft. = | | 0 |
| Renovation: | 0 | Sq. Ft. X | $0.00 | Sq. Ft. = | | 0 |
| Renovation: | 0 | Sq. Ft. X | $0.00 | Sq. Ft. = | | 0 |
| Built-in Equipment | | | | | | 2,500,000 |
| Demolition | | | | | | 0 |
| Information Technology | 104,973 | GSF X | $0.00 | GSF = | | 1,154,703 |
| Telecommunications | | | | | | 0 |
| Miscellaneous-Other | | | | | | 0 |
| Miscellaneous-Other | | | | | | 0 |
| Miscellaneous-Other | | | | | | 0 |
| **SUBTOTAL** | | | | | | **$30,947,683** |
| Regional Factor: | 100.0% | | | | | 0 |
| **SUBTOTAL** | | | | | | **$30,947,683** |
| Escalation to midpoint: | 5.50 | Yrs. X | 6.5% | = | 35.50% | 10,986,427 |
| **TOTAL COST OF STRUCTURE (Bid Cost)** | | | | | | **$41,934,110** |

## *Site Work and Utilities*

| | | | |
|---|---|---|---|
| Site Improvements: | 3,747,384 | + regional factor + mid-point escalation | 5,077,705 |
| Utilities: | 8,697,384 | + regional factor + mid-point escalation | 11,784,955 |
| **PROJECT SUBTOTAL (Bid Cost)** | | | **$58,796,771** |

## *Fees and Miscellaneous Costs*

| | | | |
|---|---|---|---|
| Green Building Premium | | 0.0% | 0 |
| Total Construction Contingency | | 10.0% | 5,879,677 |
| Inspection Cost: | | 2.4% | 1,411,123 |
| Miscellaneous: | CM Cost Construction Share | | 1,293,529 |
| Miscellaneous: | CM Pre-construction Fees | | 823,155 |
| Miscellaneous: | A/E Reimbursables | | 107,750 |
| Miscellaneous: | Phase 2 SD, DD Design | | 2,000,000 |
| Miscellaneous: | Moveable Equipment | | 3,350,000 |
| Miscellaneous: | Information Technology Equipment | | 1,120,000 |
| Miscellaneous: | CPM Schedule | | 34,000 |
| Miscellaneous: | Equipment Commissioning | | 1,012,950 |
| A/E Fee through construction phase @ | | 9.3% | 6,144,262 |
| **TOTAL COST OF PROJECT** | | | **$81,973,217** |

| | |
|---|---|
| **Base cost per new square foot** | **$260** |
| **Adjusted cost per new square foot (incl. escalation, contingencies & Green Bldg.)** | **$388** |
| **Base cost per renovated square foot** | **$0** |
| **Adjusted cost per renovated square foot (incl. escalation, conting. & Green Bldg.)** | **$0** |

Appendix 2

## Capital Project Cost Estimate Worksheet

| | |
|---|---|
| **Department:** | University of Maryland Baltimore County |
| **Project Number:** | RB31A |
| **Project Title:** | New Performing Arts and Humanities Facility, Phase II |
| **Analyst:** | Erika Schissler |

### *Structure*

| | | | | | | |
|---|---|---|---|---|---|---|
| New Construction: | 112,307 | Sq. Ft. X | $263.00 | Sq. Ft. = | | $29,536,741 |
| New Construction: | 0 | Sq. Ft. X | $0.00 | Sq. Ft. = | | 0 |
| Renovation: | 0 | Sq. Ft. X | $0.00 | Sq. Ft. = | | 0 |
| Renovation: | 0 | Sq. Ft. X | $0.00 | Sq. Ft. = | | 0 |
| Built-in Equipment | | | | | | 2,500,000 |
| Demolition | | | | | | 0 |
| Information Technology | 112,307 | GSF X | $0.00 | GSF = | | 1,010,736 |
| Telecommunications | | | | | | 0 |
| Miscellaneous-Other | | | | | | 0 |
| Miscellaneous-Other | | | | | | 0 |
| Miscellaneous-Other | | | | | | 0 |
| **SUBTOTAL** | | | | | | **$33,047,477** |
| Regional Factor: | 100.0% | | | | | 0 |
| **SUBTOTAL** | | | | | | **$33,047,477** |
| Escalation to midpoint: | 6.50 | Yrs. X | 6.2% | = | 40.50% | 13,384,228 |
| **TOTAL COST OF STRUCTURE (Bid Cost)** | | | | | | **$46,431,705** |

### *Site Work and Utilities*

| | | |
|---|---|---|
| Site Improvements: | 1,652,374 + regional factor + mid-point escalation | 2,321,585 |
| Utilities: | 1,652,374 + regional factor + mid-point escalation | 2,321,585 |
| **PROJECT SUBTOTAL (Bid Cost)** | | **$51,074,876** |

### *Fees and Miscellaneous Costs*

| | | | |
|---|---|---|---|
| Green Building Premium | | 0.0% | 0 |
| Total Construction Contingency | | 10.0% | 5,107,488 |
| Inspection Cost: | | 2.4% | 1,225,797 |
| Miscellaneous: | CM Cost Construction Share | | 842,735 |
| Miscellaneous: | CPM Schedule | | 34,000 |
| Miscellaneous: | CM Pre-construction fees | | 510,749 |
| Miscellaneous: | Moveable Equipment | | 3,380,000 |
| Miscellaneous: | Information Technology Equipment | | 1,130,000 |
| Miscellaneous: | Equipment Commissioning | | 890,000 |
| A/E Fee through construction phase @ | | 6.1% | 3,506,941 |
| **TOTAL COST OF PROJECT** | | | **$67,702,586** |

| | |
|---|---|
| **Base cost per new square foot** | **$263** |
| **Adjusted cost per new square foot (incl. escalation, contingencies & Green Bldg.)** | **$406** |
| **Base cost per renovated square foot** | **$0** |
| **Adjusted cost per renovated square foot (incl. escalation, conting. & Green Bldg.)** | **$0** |