

RB31
University of Maryland Baltimore County – Capital
University System of Maryland

Capital Budget Summary

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

Projects	Prior Auth.	2022 Request	2023 Est.	2024 Est.	2025 Est.	2026 Est.	Beyond CIP
Utility Upgrades and Site Improvements	\$11.423	\$6.936	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Sherman Hall Façade and Infrastructure Improvements	1.000	0.000	0.000	0.000	6.000	1.941	80.059
Total	\$12.423	\$6.936	\$0.000	\$0.000	\$6.000	\$1.941	\$80.059

Fund Source	Prior Auth.	2022 Request	2023 Est.	2024 Est.	2025 Est.	2026 Est.	Beyond CIP
GO Bonds	\$10.077	\$6.936	\$0.000	\$0.000	\$6.000	\$1.941	\$80.059
Revenue Bonds	2.346	0.000	0.000	0.000	0.000	0.000	0.000
Total	\$12.423	\$6.936	\$0.000	\$0.000	\$6.000	\$1.941	\$80.059

CIP: *Capital Improvement Program*
GO: general obligation

Key Observations

- ***Sherman Hall Renovation Remains as Scheduled:*** The fiscal 2021 capital budget provided a \$6.0 million preauthorization for fiscal 2022 to start design and effectively advance the project schedule. However, due to other priorities, the 2021 *Capital Improvement Program* (CIP) maintains the original schedule, programming design funds starting in fiscal 2025.

Summary of Recommended Bond Actions

1. Utility Upgrades and Site Improvements

Approve funding to complete construction of the utility upgrades and site improvement projects.

Budget Overview

Utility Upgrades and Site Improvements

The fiscal 2022 budget provides \$6.9 million to complete Phase II of the project, which is consistent with the amount programmed in the 2020 CIP. This project was originally scheduled to be completed in three phases. However, it was determined that it would be more efficient to implement the project in two phases. The first phase grouped together mechanical, electrical, and plumbing. Phase II consists of the following components:

- ***Utility Tunnel Network Repairs:*** The utility tunnel network connects major campus buildings to the Central Plant. Based on a utility infrastructure assessment, several tunnels have deteriorated and need to be repaired or replaced. Concrete spalling and cracking will be repaired. In addition, pipe supports, ball joints, and exposed electrical boxes will be replaced.
- ***Refurbishment of Domestic Water Piping:*** In just the last three years, there have been 14 water main breaks on the campus. Each of them has resulted in water outages in both academic and residential buildings. The project will restore the domestic water system to extend its useful life and provide reliable service.
- ***Improvements to Exterior Lighting:*** Vehicular and pedestrian lighting components have deteriorated, and many have failed. Sections of light poles and fixtures will be replaced.
- ***Upgrades to Stormwater System:*** New State stormwater regulations require the university to treat impervious areas on campus to prevent uncontrolled stormwater runoff. The university is required to treat 20% of the impervious areas within the next five years. The project will install a new stormwater treatment system in an area southeast of campus and will entail installation of a new pedestrian bridge to span the newly created wetlands.

It is also noteworthy that insurance claims have risen to cover the costs of needed repairs and damages, which resulted in the State's insurance provider increasing the University of Maryland Baltimore County's (UMBC) deductible from \$50,000 to \$250,000. Since the University System of Maryland is insured as a unit, the rise in UMBC's claims has resulted in premiums increasing for all institutions.

Summary of Other Projects in the Capital Improvement Program

Sherman Hall Façade and Infrastructure Improvement Project Remains as Scheduled

The project was added to the 2020 session CIP and was programmed to start to receive funding in fiscal 2025. The fiscal 2021 capital budget authorized \$1.0 million to address interim repairs to immediately mitigate failing sections of the building façade in advance of the much larger proposed renovation. In addition, the fiscal 2021 capital budget provided a \$6.0 million preauthorization for fiscal 2022 to start design and effectively advance the project schedule. However, due to other priorities, the 2021 CIP maintains the original schedule, programming design funds starting in fiscal 2025.

The project will renovate Sherman Hall, including restoration of the building envelop. The prefabricated brick panel façade is failing. After cracks in the façade were seen, UMBC hired a team of forensic engineers to evaluate the façade. It was determined that the prefabricated brick panel system cannot be repaired; removal and replacement is the only option. UMBC estimates that the total cost would be \$15 million. UMBC replaced three panels that showed signs of failure with metal cladding costing \$0.6 million. UMBC advanced this project within its 10-year plan due to it being easier to relocate occupants once to complete the upgrades and replace the façade, rather than once for the repairs and again for the upgrades.

The project will also correct barriers to accessibility and replacement and upgrades of mechanical, electrical, plumbing, and life safety systems. The mechanical systems have reached the end of their useful life and require frequent servicing and replacement of components. There has been repeated interior damage due to leaks of the domestic water piping and sprinkler systems. In addition, fire alarms are no longer supported by the vendors. Since renovations of an occupied building can be complex, the work will be implemented in phases over a three-year period. Overall, the estimated total cost of the project is \$89.0 million.

GO Bond Recommended Actions

1. Approve \$6.9 million in general obligation bond funding to complete construction of the utility upgrades and site improvement projects.