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Baltimore City Community College – Capital

Capital Budget Summary

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

Projects	Prior Auth.	2023 Request	2024 Est.	2025 Est.	2026 Est.	2027 Est.	Beyond CIP
Deferred Maintenance Program	\$4.000	\$9.000	\$4.000	\$4.000	\$4.000	\$4.000	\$0.000
Learning Commons Renovation and Addition	0.000	2.186	8.860	21.928	1.527	0.000	0.000
Nursing Building Renovation and Addition	0.000	0.000	0.000	2.368	0.000	17.205	20.487
Facilities Building	0.000	0.000	0.000	0.000	0.000	0.307	5.863
Total	\$4.000	\$11.186	\$12.860	\$28.296	\$5.527	\$21.512	\$30.318

Fund Source	Prior Auth.	2023 Request	2024 Est.	2025 Est.	2026 Est.	2027 Est.	Beyond CIP
GO Bonds	\$4.000	\$6.186	\$12.860	\$28.296	\$5.527	\$21.512	\$30.318
PAYGO GF	0.000	5.000	0.000	0.000	0.000	0.000	0.000
Total	\$4.000	\$11.186	\$12.860	\$28.296	\$5.527	\$21.512	\$30.318

CIP: Capital Improvement Program

GF: general funds

GO: general obligation

PAYGO: pay-as-you-go

PAYGO Recommended Actions

1. Approve \$5,000,000 in general funds budgeted in the Dedicated Purpose Account for facility maintenance and renewal projects.

GO Bond Recommended Actions

1. Approve the \$4,000,000 in general obligation funding for various deferred maintenance projects.
2. Approve the \$2,186,000 in general obligation bond funding for the Learning Commons Renovation and Addition.

Summary of Fiscal 2023 Funded State-owned Projects

Baltimore City Community College (BCCC) is Maryland’s only State-sponsored community college. It offers day, evening, and weekend courses at satellite locations around Baltimore City as well as at its main Liberty Heights campus in northwest Baltimore. BCCC’s mission is to provide high-quality transfer, technical, and career training programs; continuing education and developmental education courses; and accessible and affordable community-service programs. These programs enable students to continue their education at other institutions or prepare students for career success based on community needs and workplace requirements. The fiscal 2023 capital program includes funds to begin the design of the renovation and addition of the Bard Library and to continue the State’s funding commitment to deferred maintenance and facilities renewal projects.

Learning Commons Renovation and Addition

The fiscal 2023 budget provides \$2.2 million to begin the design of the renovation and expansion of the Bard Library to create a Learning Commons building. The project scope includes the renovating the existing 23,405 net assignable square feet (NASF) library and constructing an addition to create a Learning Commons with a total of 31,125 NASF. Originally put into service in 1965, the building systems were renovated in 1989. These systems have exceeded their useful lives and must be upgraded to prevent building system failure and ensure code compliance. When complete, the facility will function as the core common space on the main campus where students can prepare for classes, work on assignments, and access electronic media and means of digital expression. Located at the main entrance to the campus, it will serve as a central point of orientation and contact to direct students to assistance programs, academic tools, career guidance, and other services.

The 2022 *Capital Improvement Program* (CIP) accelerates the project design funding from fiscal 2024 to 2023 and the construction phase funding from fiscal 2026 to 2024, when compared to

the funding schedule outline for the project in the 2021 CIP. Initial funding for this project first appeared in the 2019 CIP, which scheduled design funds in fiscal 2021, but funding support for the project was removed from the 2020 CIP pending the submission of an updated facilities master plan by the college. The 2021 CIP reflected a renewed commitment to the project with a revised project scope that includes the renovation and expansion of the current building, instead of demolition and construction of a new building. The expansion phase will add 17,000 square feet to increase study lab and collaborative learning space. The project will also upgrade HVAC and other building systems, which are outdated and in poor condition, and bring it into Americans with Disabilities Act compliance. The total estimated cost for this project is \$34.5 million, based on an updated cost estimate worksheet from the Department of General Services (DGS) incorporating the revised project scope. Project design is scheduled to be completed in time to start the construction phase on the later side of fiscal 2024, but this is predicated upon an aggressive design schedule that includes design commencement as early as July 2022. This aggressive schedule will test the college's new more independent procurement authority (Chapter 732 of 2021). Should there be delays in bidding and awarding the design contract, it is possible that initial construction could be pushed back a few months and not start until the beginning of fiscal 2025.

Deferred Maintenance Program

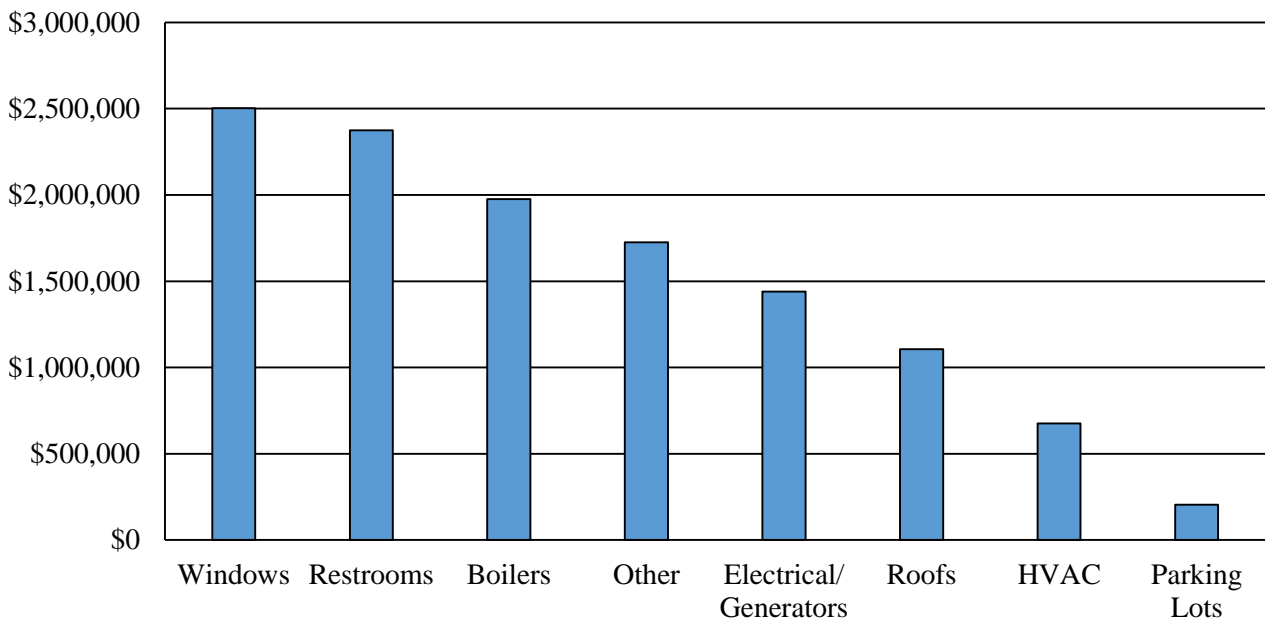
The fiscal 2023 capital budget includes \$4.0 million in general obligation bonds and \$5.0 million in general funds, budgeted in the Dedicated Purpose Account (DPA)¹, to continue the State's commitment in assisting the college with addressing its extensive deferred maintenance and facility renewal project backlog at the Liberty Heights campus. The funding marks the second year of a multi-year funding commitment from the State, which began with a \$4.0 million authorization in fiscal 2022. Including the proposed \$9.0 million for fiscal 2023, the CIP programs a total of \$25 million through fiscal 2027 to support facilities renewal at BCCC facilities.

The college's extensive backlog of projects is informed by an independent facilities assessment completed in 2019. The assessment concluded that the college had \$41 million of deferred maintenance and renewal needs. BCCC worked with a consultant to create a facilities master plan to address these needs through a combination of large capital projects and a comprehensive deferred maintenance program for smaller projects. The Department of Budget and Management (DBM) worked with BCCC and DGS to remove projects from the backlog list that are in facilities anticipated to undergo major capital projects within five years as well as noncapital-eligible projects. This further refinement reduced the remaining unfunded projects identified to \$8.0 million. The plan is for BCCC to continue to work with DBM annually to update the deferred maintenance facility program as additional projects are identified. This underpins the State's continued funding commitment beyond fiscal 2023 programmed in the CIP.

¹ The DPA was established in 1986 to retain appropriations for major, multi-year expenditures where the magnitude and timing of cash needs are uncertain and to meet expenditure requirements that may be affected by changes in federal law or fiscal policies or other contingencies. BCCC will have five years to spend the amounts budgeted in the DPA. Any unspent balance will revert to the Rainy Day Fund. In order to access the funds in the DPA, DBM will need to process a budget amendment to transfer funds to a capital appropriation account.

BCCC has provided a list of 35 shovel-ready projects, totaling \$12 million, to substantiate the higher funding level included in the budget. **Exhibit 1** shows the categories of deferred maintenance projects that the college has identified. Projects include various upgrades to systems in several buildings and campus infrastructure upgrades across BCCC’s Liberty Heights campus. The largest share consists of window replacements. Other project categories include kitchen renovation, elevator replacement, and various campus entry improvements.

Exhibit 1
Deferred Maintenance Projects by Category



Source: Baltimore City Community College

Additional Funding Available through the Community College Facilities Renewal Grant Program

The college’s deferred maintenance and facility renewal efforts are periodically supplemented with funds that the college is eligible to receive through the Community College Facilities Renewal Grant Program administered by the Maryland Higher Education Commission (MHEC). The college received \$500,000 in a fiscal 2021 deficiency to replace a fiscal 2020 grant that was reverted to the General Fund through cost containment actions approved by the Board of Public Works (BPW) in May 2020. An additional \$419,000 allotment is programmed in fiscal 2023 from the MHEC program. To the extent that the budget includes an additional \$15.0 million for the MHEC program budgeted in the DPA that is as yet unallocated, it is possible that BCCC could receive yet more funding.

Summary of Out-year Projects in the Capital Improvement Program

Facilities Building

The 2022 CIP added funding to construct a new physical plant building that can support collegewide operations and maintenance. The existing facilities trailer will be demolished, and the aged, prefabricated structure will be replaced with a modern building that will include office and workspace for capital planning and maintenance operations and shop space for maintenance, environmental services, fleet, and logistics. The facilities department currently operates from a temporary modular facility. The new building will be approximately 12,210 gross square feet. The total cost is estimated at \$6.2 million, with an initial \$307,000 programmed for the design phase of the project beginning in fiscal 2027.

Nursing Building Renovation and Addition

The 2021 CIP programmed initial design funding for the renovation and addition to the Nursing Building for fiscal 2026. The 2022 CIP accelerates the initial design funding to fiscal 2025. This project will provide BCCC's nursing program with nursing simulation suites that meet current hospital standards as well as classroom, laboratory, office, and other spaces. The renovation will also include dedicated spaces for radiology and occupational therapy programs. Additionally, the project will also replace outdated building mechanical systems that have reached the end of their useful life. The total estimated cost for this project is \$40.1 million, with an initial \$2.4 million programmed for the design phase for the project beginning in fiscal 2025.

Updates

1. Bard Site Redevelopment

BCCC is authorized to demolish the Bard Building in downtown Baltimore City and clear the site for temporary landscaping until the site can be furthered redeveloped. The building has been vacant for several years, and a fire in January 2020 caused significant damage, making demolition increasingly urgent. To address the emergent need to demolish what has increasingly become a dangerous liability to the college and the State, the fiscal 2022 budget appropriated \$7.4 million in general funds for this purpose. DGS is seeking a design proposal from RK&K, a civil engineering company, and expects the contract to be approved by BPW in April 2022. A three-month design period should follow and then a bid for construction. The project is estimated to be complete by spring 2023.

Operating Budget Impact Statement

Executive’s Operating Budget Impact Statement – State-owned Projects
Fiscal 2023-2027
(\$ in Millions)

	2023	2024	2025	2026	2027
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Learning Commons Renovation and Addition						
	Estimated Operating Cost	\$0.000	\$0.000	\$0.000	\$0.292	\$0.534
	Estimated Staffing	0.0	0.0	0.0	2.0	2.0