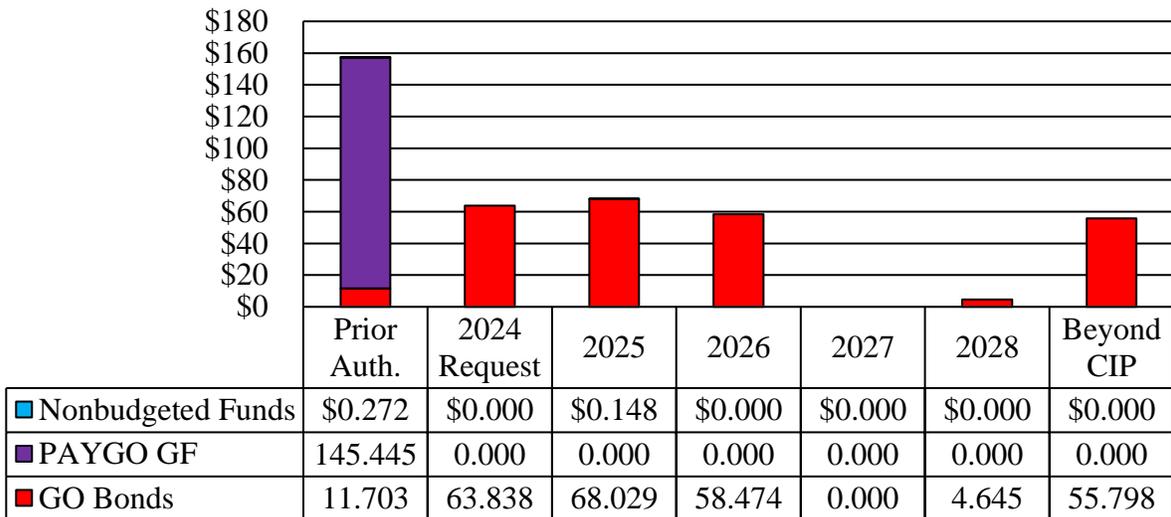
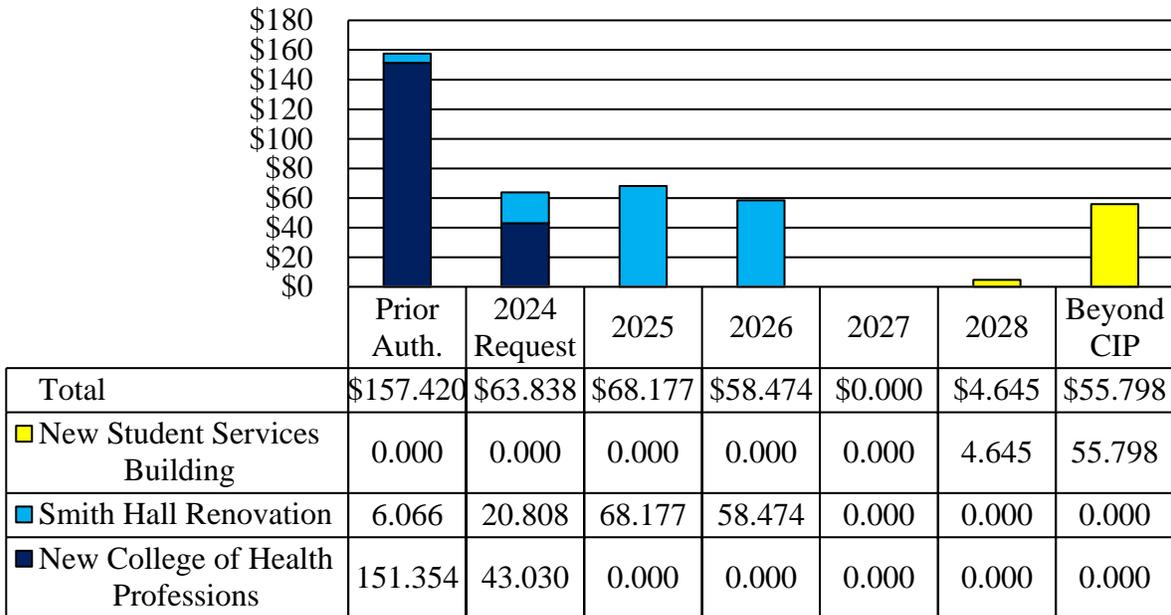


RB24
Towson University – Capital
University System of Maryland

Capital Budget Summary

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



CIP: *Capital Improvement Program*
GO: general obligation

GF: general funds
PAYGO: pay-as-you-go

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GO Bond Recommended Actions

1. Approve all authorizations and preauthorizations for Towson University.

Updates

- ***Student Services Building:*** This project was added to the 2023 *Capital Improvement Program* (CIP) programming design funding in fiscal 2028. The project will construct a new Student Services Building, relocating and consolidating student services from the existing Enrollment Services Building that was built in 1972. The existing facility will be demolished due to failing building systems and structural issues that make renovation impracticable. The estimated cost of the project is \$60.4 million.
- ***Institute for Well-being:*** During the 2022 session, the General Assembly added \$14.0 million to the capital budget for the renovation of a facility for the Institute. The facility was purchased by Towson University (TU) in 2012 and minor renovations were completed in 2015. The Institute is an interprofessional practice of the College of Health Professions that offers a board array of health and wellness programs in the community. The Institute houses four centers: the occupational therapy center; the Hussman Center for Adults with Autism; the speech and language center; and the hearing and balance center. The project will be completed in May 2023 and include the use of \$0.5 million of institutional funds.
- ***Academic Achievement Center:*** The General Assembly added a \$5.0 million preauthorization for fiscal 2024 for the Academic Achievement Center. This project would build an addition to the field house to provide space for the Athletic Academic Support team that offers advising, counseling, leadership, supervision, monitoring, and tutoring to student-athletes. Funding was not provided in the fiscal 2024 capital budget for this project, and it was not added to the 2023 CIP.

Summary of Fiscal 2024 Funded State-owned Projects

New College of Health Professions Building

Project Summary: Construct a new College of Health Professions building to accommodate the college including nursing, occupational therapy and science, speech-language pathology and audiology, part of kinesiology, and the dean’s office.

New/Ongoing: Ongoing								
Start Date: September 2019					Est. Completion Date: December 2023			
Fund Sources:								
(\$ in Millions)	Prior Auth.	2024	2025	2026	2027	2028	Beyond CIP	Total
GO Bonds	\$11.703	\$43.030	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$54.733
GF	139.379	0.000	0.000	0.000	0.000	0.000	0.000	139.379
Nonbudgeted	0.272	0.000	0.000	0.000	0.000	0.000	0.000	0.272
Total	\$151.354	\$43.030	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$194.384
Fund Uses:								
(\$ in Millions)	Prior Auth.	2024	2025	2026	2027	2028	Beyond CIP	Total
Planning	\$15.394	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$15.394
Construction	133.310	31.680	0.000	0.000	0.000	0.000	0.000	164.990
Equipment	2.650	11.350	0.000	0.000	0.000	0.000	0.000	14.000
Total	\$151.354	\$43.030	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$194.384

- **Need:** The new facility will house the various departments in the College of Health Professions, which are geographically dispersed throughout campus, limiting opportunities for collaboration and interaction among faculty, staff, and students. It will also address the lack of space to support current and future enrollment growth.
- **Changes:** The 2024 capital budget provides \$43.0 million in general obligation (GO) bond funding, which is \$9.7 million more than programmed in the 2022 CIP, of which \$6.0 million is related to an increase in equipment. The equipment needs of the facility were initially calculated at \$8 million in 2017, but during the design phase in 2019, the equipment needs were refined based on the college’s existing equipment and additional new equipment needed for the facility. The remaining \$3.7 million is related to an increase in the escalation rate applied to the estimates for construction-related expenses.
- **Other Comments:** Portions of projects in the CIP that are attributable to renovation or replacement of existing space not only impact the backlog of deferred maintenance of an institution but also are counted toward their spending on facilities renewal. Of the \$43.0 million provided in fiscal 2024, \$18.1 million will help reduce TU’s deferred maintenance backlog of \$270.0 million.

Smith Hall Renovation

Project Summary: This project will renovate Smith Hall, the old science building that was vacated by its occupants in January 2021. The project will adaptively reuse the existing building allowing for the consolidation of three departments (departments of mass communications, communication studies, and electronic media and film) within the College of Fine Arts and Communications, which are currently dispersed across campus.

New/Ongoing: Ongoing								
Start Date: September 2022					Est. Completion Date: April 2026			
Fund Sources:								
(\$ in Millions)	Prior Auth.	2024	2025	2026	2027	2028	Beyond CIP	Total
GO Bonds	\$0.000	\$20.808	\$68.029	\$58.474	\$0.000	\$0.000	\$0.000	\$147.311
GF	6.066	0.000	0.000	0.000	0.000	0.000	0.000	6.066
Nonbudgeted	0.000	0.000	0.148	0.000	0.000	0.000	0.000	0.148
Total	\$6.066	\$20.808	\$68.177	\$58.474	\$0.000	\$0.000	\$0.000	\$153.525
Fund Uses:								
(\$ in Millions)	Prior Auth.	2024	2025	2026	2027	2028	Beyond CIP	Total
Planning	\$6.066	\$4.308	\$2.802	\$0.000	\$0.000	\$0.000	\$0.000	\$13.176
Construction	0.000	16.500	63.175	52.374	0.000	0.000	0.000	132.048
Equipment	0.000	0.000	2.200	6.100	0.000	0.000	0.000	8.300
Total	\$6.066	\$20.808	\$68.177	\$58.474	\$0.000	\$0.000	\$0.000	\$153.525

- Need:** The renovation will adaptively reuse an existing facility located in the middle of campus that would be largely unusable without the renovation. Most of the vacated space (about 60%) is obsolete science laboratories that would be decommissioned if not renovated. An analysis confirmed a complete renovation of the building was the best option for it would cost less, take less time to design and construct, provide the highest square footage, meet programmatic objectives, and would not negatively impact the Glen Arboretum. The renovation will replace inadequate building systems including HVAC, electrical, plumbing, and fire suppression and provide technology-based, scalable, active teaching and learning spaces for classes, study areas, and media production.
- Changes:** The 2024 capital budget provides \$20.8 million in GO bond funding, which is \$17.8 million more than what was programmed in the 2022 CIP. This increase is due to accelerating the start of construction from July 2024 to October 2023 in order to begin abatement, interior demolition, and general site work. Overall, the project is expected to cost \$20.5 million more than was estimated at this time last year due primarily to construction inflation and approximately \$8 million more for asbestos abatement and interior demolition.
- Other Comments:** Overall, this renovation project will reduce TU’s backlog by \$147.3 million. The fiscal 2024 capital budget provides two preauthorizations – \$63.2 million in fiscal 2025 and \$52.4 million in fiscal 2026 – to allow the construction contract to be bid and awarded.

Appendix 1
Executive’s Operating Budget Impact Statement – State-owned Projects
Fiscal 2024-2028
(\$ in Millions)

	2024	2025	2026	2027	2028
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New College of Health Professions						
	Estimated Operating Cost	\$0.826	\$2.692	\$2.735	\$2.779	\$2.825
	Estimated Staffing	4.4	4.4	4.4	4.4	4.4

The estimated operation costs for the New College of Health Professions of \$0.8 million in fiscal 2024 reflects the expenses of opening a new facility during the year, and the increase in fiscal 2025 reflects full year cost of operating the facility, which includes maintenance personnel, equipment debt service, communications, supplies, and fuel and utilities.