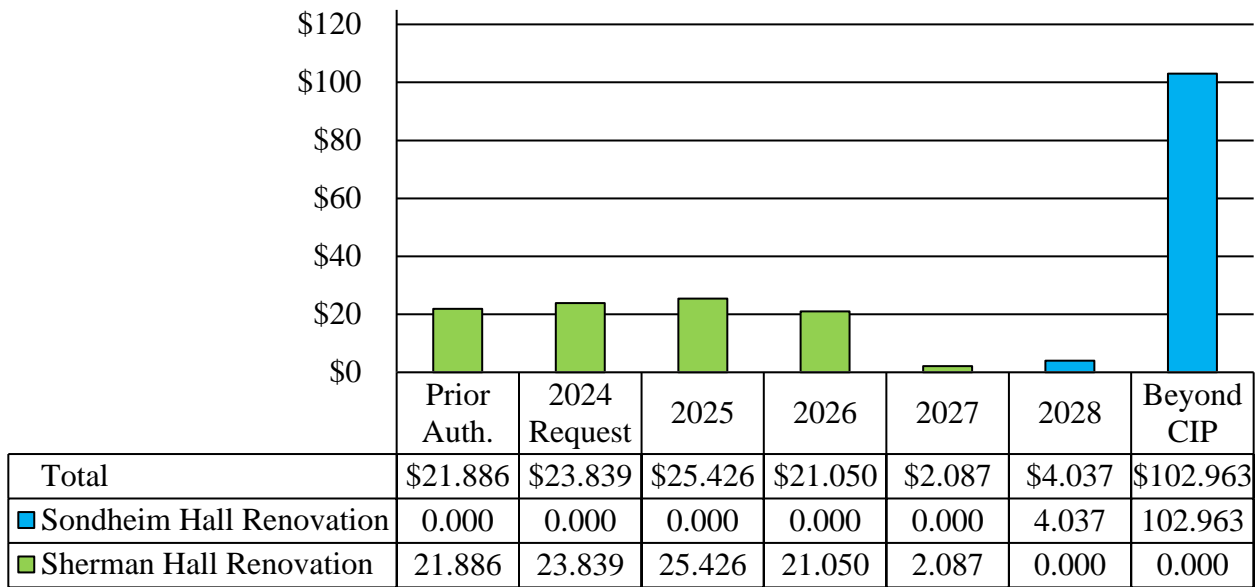


RB31
University of Maryland Baltimore County – Capital
University System of Maryland

Capital Budget Summary

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



CIP: *Capital Improvement Program*

Note: Projects are funded with general obligation bonds.

GO Bond Recommended Actions

1. Approve proposed authorization and all preauthorizations for the University of Maryland Baltimore County.

Updates

- ***Sondheim Hall Renovation:*** This project, added to the 2023 *Capital Improvement Program (CIP)*, is programmed to receive design funding in fiscal 2028. The project will renovate the 49-year-old facility, which provides office, classroom, teaching, and research laboratory space for the Department of Psychology and the Department of Geography and

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Environmental Systems. The renovation includes replacement and upgrade of mechanical, electrical, plumbing, and life safety systems; restoration of the building envelope; correction of barriers to accessibility; and reconfiguration of space to efficiently utilize the space. The estimated cost is \$107.0 million.

- ***Spring Grove Campus:*** The State’s Clearinghouse process for this property was completed in December 2021. The Board of Public Works approved the transfer of Spring Grove to the University of Maryland Baltimore County (UMBC) with a financial consideration of \$1 at the May 11, 2022 meeting. The transaction also includes a lease agreement between the Maryland Department of Health (MDH) and UMBC. Under the lease, MDH will continue to operate and maintain the property for the Spring Grove Hospital Center. The lease has an initial term of 10 years with two renewal options of up to 5 years each but also provides for early termination once MDH vacates the property. MDH’s Facilities Master Plan provides for the eventual closing for the Spring Grove Hospital Center, and in the interim, UMBC plans to assess and complete work on the property. The General Assembly added \$40.0 million to the fiscal 2023 capital budget for upgrading utilities systems, campus infrastructure, and environmental remediation on campus and including the Spring Grove campus. UMBC will use \$27 million for: improving stormwater management throughout the site to manage the volume, flow rate, and quality of stormwater runoff; restoring and stabilizing the stream banks; replacing sanitary sewer manholes along the trunk line and major branches; repairing or replacing damaged roadways at entrances leading into the Spring Grove campus; replacing or reconfiguring roadway stream crossings where needed; replacing deteriorated or aging transformers and switchgear at the campus substation; and removing hazardous site materials. Currently, UMBC is procuring an Architectural and Engineering firm and a construction manager for design and completion of the work.

Summary of Fiscal 2024 Funded State-owned Projects

Sherman Hall Renovation

Project Summary: This project will renovate the 42-year-old Sherman Hall, which houses several academic departments within the College of Arts, Humanities, and Social Sciences, and the College of Natural and Mathematical Sciences. It also houses enrollment management and undergraduate academic affairs. The project includes restoration of the building envelope; correcting barriers to accessibility; and replacing and upgrading the mechanical, electrical, plumbing, and life safety systems. Since renovations of an occupied building can be complex, the work will be implemented in phases.

RB31 – USM – University of Maryland Baltimore County – Capital

New/Ongoing: Ongoing								
Start Date: March 2022					Est. Completion Date: September 2026			
Fund Sources:								
(\$ in Millions)	Prior Auth.	2024	2025	2026	2027	2028	Beyond CIP	Total
GO Bonds	\$21.886	\$23.839	\$25.426	\$21.050	\$2.087	\$0.000	\$0.000	\$94.288
Total	\$21.886	\$23.839	\$25.426	\$21.050	\$2.087	\$0.000	\$0.000	\$94.288
Fund Uses:								
(\$ in Millions)	Prior Auth.	2024	2025	2026	2027	2028	Beyond CIP	Total
Planning	\$8.886	\$0.000	\$0.714	\$0.000	\$0.000	\$0.000	\$0.000	\$9.600
Construction	13.000	23.839	23.201	19.540	2.087	0.000	0.000	81.667
Equipment	0.000	0.000	1.511	1.510	0.000	0.000	0.000	3.021
Total	\$21.886	\$23.839	\$25.426	\$21.050	\$2.087	\$0.000	\$0.000	\$94.288

- Need:** The prefabricated brick panel façade is failing. It was determined that the prefabricated brick panel system cannot be repaired; removal and replacement is the only option. UMBC replaced 33 of the building’s 78 panels that showed signs of failure with metal cladding. 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, the fire alarms are no longer supported by the vendors. The facility is not Americans with Disabilities Act compliant and contains hazardous materials with asbestos contained in floor tile and ductwork.
- Project Status and Schedule:** The capital budget includes three preauthorizations for this project: \$23.2 million for fiscal 2025; \$19.5 million for fiscal 2026; and \$2.1 million for fiscal 2027.
- Changes:** UMBC used \$13 million of the \$40 million of funds provided in the fiscal 2023 capital budget, as previously discussed, to pre-purchase long-lead items for this renovation project including rain screen panels, air handling units, heat exchangers, a transformer and switch gear. The Department of Budget and Management allowed UMBC to make these purchases for it fell within the board scope of the language. The 2023 CIP adjusts the prior year authorization by increasing construction expenditures by \$13 million and programs a corresponding reduction in fiscal 2026. The total cost of the project increases \$5.9 million due to the escalation rates applied to the estimate for construction-related expenditures.
- Other Comments:** UMBC’s deferred maintenance backlog totals \$271.3 million. Since this project renovates a facility, this project will reduce the backlog by \$92 million.