

RC00
Baltimore City Community College – Capital

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
Deferred Maintenance	\$0.000	\$1.250	\$1.250	\$2.500	\$4.000	\$4.000	\$0.000
Learning Commons Renovation and Addition	0.000	0.000	0.000	1.645	0.000	11.872	11.642
Nursing Building Renovation and Addition	0.000	0.000	0.000	0.000	0.000	2.219	31.609
Total	\$0.000	\$1.250	\$1.250	\$4.145	\$4.000	\$18.091	\$43.251

Fund Source	Prior Auth.	2022 Request	2023 Est.	2024 Est.	2025 Est.	2026 Est.	Beyond CIP
GO Bonds	\$0.000	\$1.250	\$1.250	\$4.145	\$4.000	\$18.091	\$43.251
Total	\$0.000	\$1.250	\$1.250	\$4.145	\$4.000	\$18.091	\$43.251

CIP: *Capital Improvement Program*
GO: general obligation

Key Observations

- The 2022 capital budget includes initial funding for various deferred maintenance projects, with additional funding for Baltimore City Community College’s (BCCC) deferred maintenance program included in future fiscal years.
- The 2021 *Capital Improvement Program* (CIP) funding begins in fiscal 2024 for the learning commons renovation and addition project. This project was removed from the 2020 CIP pending submission of the college’s facilities master plan, but it is included in this year’s CIP with a revised project scope and estimated cost.

Summary of Recommended Bond Actions

1. Baltimore City Community College

Adopt committee narrative.

2. Deferred Maintenance Program

Approve the \$1,250,000 in general obligation bond funding for various deferred maintenance projects.

3. SECTION 2 – Baltimore City Community College Main Building Renovation – Administration Wing – Liberty Campus

Approve the deauthorization of \$231,380 for the Main Building Renovation – Administration Wing project.

Budget Overview

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.

Deferred Maintenance Program

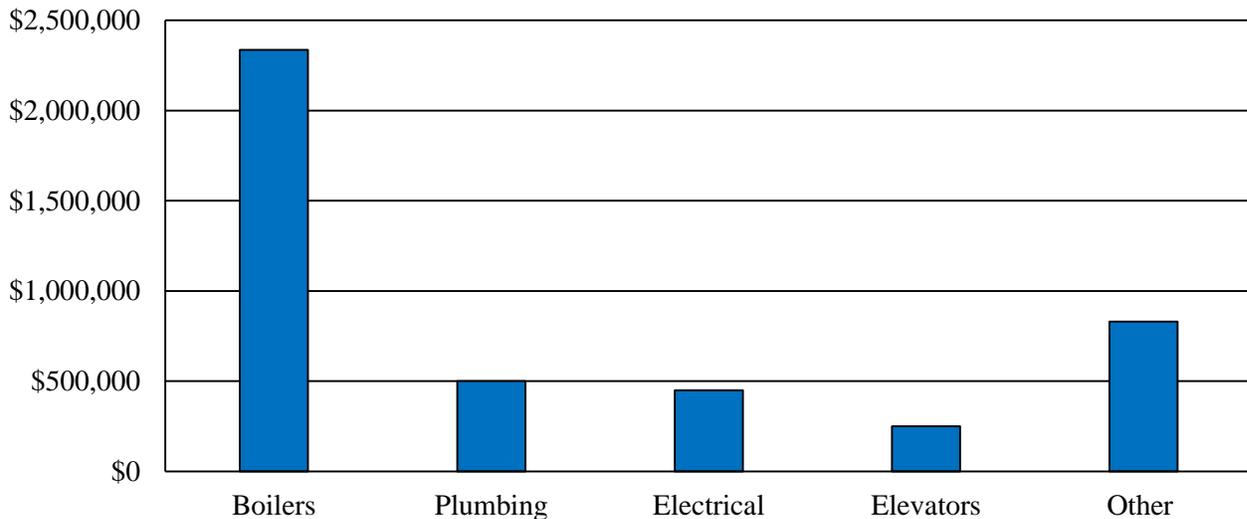
The fiscal 2022 capital budget includes \$1.25 million in general obligation bonds to begin funding a deferred maintenance program at the Liberty Campus. The funding marks the first year of a multi-year funding commitment from the State with a total of \$13.0 million programmed in the 2021 CIP through fiscal 2026. The college has an extensive backlog of facility improvement needs that are long overdue. Aging utility and building systems have exceeded their life expectancy and are in need of upgrades to prevent system failure and increased maintenance and operating costs, as well as disruptions to the college's education programs.

A facilities assessment commissioned by the college in 2019 identified a total of \$41.3 million in deferred maintenance needs, including modernization, throughout the campus over the next 10 years. Following this assessment, a facilities master plan was completed, which includes a combination of large capital projects and smaller deferred maintenance projects to address these needs. The facilities master plan separates out deferred maintenance projects that are components of facilities projected to undergo their own major capital projects in the next 5 years, facilities anticipated for demolition, and other noncapital projects.

After separating out these projects, the deferred maintenance backlog was refined to a list of projects totaling \$4,367,000, which will be addressed through the \$1.25 million in funding programed for fiscal 2022, and through additional funding included in the CIP for fiscal 2023 to 2026. The \$13 million in total funding programed in the CIP includes funding for additional deferred maintenance needs that may arise as BCCC further refines its facilities master plan. BCCC will work with the Department of General Services to determine project prioritization for funding received in fiscal 2022.

Exhibit 1 shows the categories of deferred maintenance projects that will be funded in fiscal 2022 and in subsequent fiscal years as part of the refined \$4,367,000 deferred maintenance backlog. Projects include various upgrades to systems in several buildings and campus infrastructure upgrades across BCCC's Liberty Heights Campus. The largest share consists of the repair and replacement of boilers. Other project categories include plumbing, electrical, elevator replacement, and other campuswide infrastructure items.

Exhibit 1
Deferred Maintenance Projects by Category
Fiscal 2022-2026



Source: Department of Budget and Management

Additional Funding Available through the Community College Facilities Renewal Grant Program

The college’s deferred maintenance and facility renewal efforts is 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. BCCC received a \$500,000 grant from this program in fiscal 2021, however, due to cost containment actions taken by the Board of Public Works, the program’s entire fiscal 2021 appropriation was reverted to the State’s General Fund. The Governor’s proposed 2022 operating budget includes a deficiency appropriation to restore this funding which, if approved, would restore the college’s \$500,000 grant

Issues

1. Bard Building Site Redevelopment

BCCC has discussed plans to demolish the Bard Building in downtown Baltimore City and clear the site so that it can be used for surface parking to raise revenue until the site can be further

redeveloped. The building has been vacant for several years, and a fire in January 2020 caused significant damage, making demolition increasingly urgent. However, BCCC has not yet moved forward on a demolition plan for the building. The latest cost estimate provided for demolition is approximately \$7 to \$8 million. **Due to the poor condition of the building and the demonstrated need for demolition, the Department of Legislative Services (DLS) recommends that if BCCC does not proceed with plans to demolish the Bard Building, funds from the Department of Housing and Community Development Strategic Demolition Fund should be utilized for this purpose. DLS also recommends that 30 days prior to the final execution of any memorandum of understanding to privately finance the development of the Bard Building site, BCCC should notify the committees of these plans.**

Summary of Other Projects in the Capital Improvement Program

Learning Commons Renovation and Addition

This project will renovate and expand the Bard Library to create a new Learning Commons. This project previously appeared in the 2019 CIP but was removed from the 2020 CIP pending the submission of an updated facilities master plan by the college. At that time, the project scope included demolition of the existing Bard Library building and new construction of a Library Learning Resource Center at a total cost of \$41,421,000. The 2021 CIP reflects a renewed commitment to the project with a revised project scope that includes the renovation and expansion of the current 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. The total estimated cost for this project is \$25,159,000, with an initial \$1,645,000 programmed for the design phase for the project beginning in fiscal 2024.

Nursing Building Renovation and Addition

Funding was added to the 2021 CIP in fiscal 2026 for the renovation and expansion of the nursing building. This is the first time that this project has appeared in the CIP. 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 \$33,828,000, with an initial \$2,219,000 programmed for the design phase for the project beginning in fiscal 2026.

Deauthorizations

As shown in **Exhibit 2**, the fiscal 2022 capital budget includes a deauthorization of \$231,280 for the Main Building Renovation – Administration Wing project. These funds are not needed to complete the project.

Exhibit 2 Deauthorizations

<u>Project</u>	<u>Deauthorized Amount</u>	<u>Reason</u>
Main Building Renovation – Administration Wing – Liberty Campus	\$231,380	Funds not needed

Source: Department of Budget and Management, 2021 *Capital Improvement Program*

GO Bond Recommended Actions

1. Adopt Committee Narrative

Redevelopment of the Downtown Bard Building Site: The committees request that 30 days prior to the final execution of any memorandum of understanding (MOU) to privately finance the redevelopment of the Bard Building site in downtown Baltimore City, Baltimore City Community College (BCCC) shall submit a report to the committees that:

- outlines the policy, operational, and financial reasons for the redevelopment, including a summary of the key MOU terms; and
- provides a summary of the financing plan, including a preliminary analysis on State debt affordability.

Information Request	Author	Due Date
Summary of private plans to finance the redevelopment of the Bard Building site	BCCC	30 days prior to final execution of any MOU to privately finance the redevelopment of the Bard Building site.

2. Approve the \$1,250,000 in general obligation bond funding for various projects in the college's deferred maintenance program.
3. Approve the deauthorization of \$231,380 for the Main Building Renovation – Administration Wing on the Baltimore City Community College's Liberty Campus. The funds are not needed to complete the project.