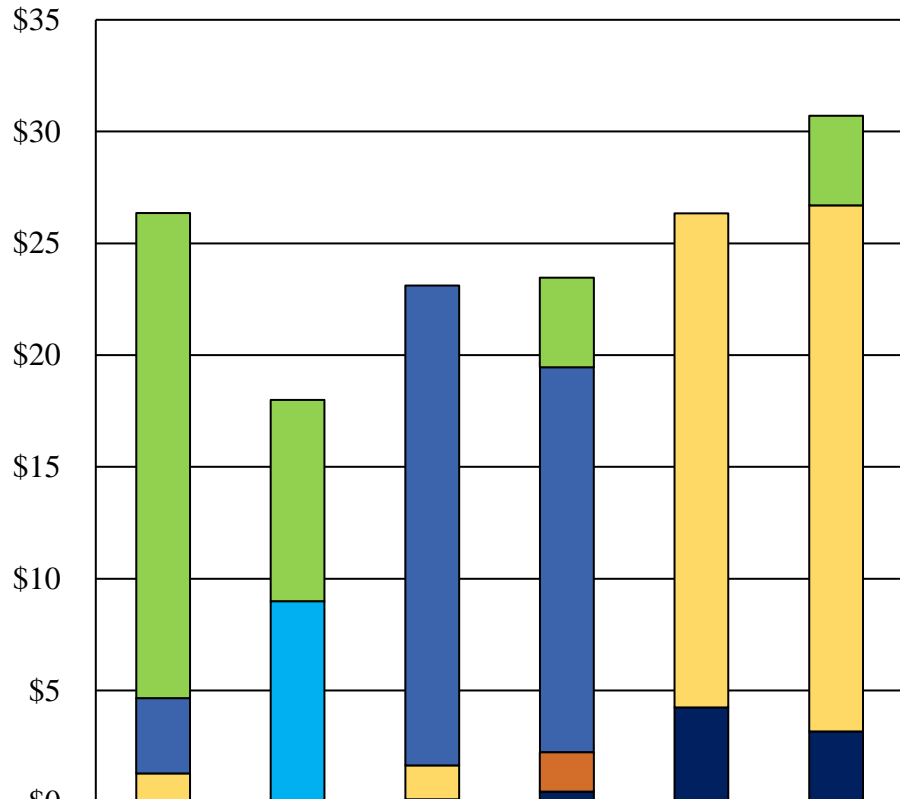


**RC00**  
**Baltimore City Community College – Capital**

***Capital Budget Summary***

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

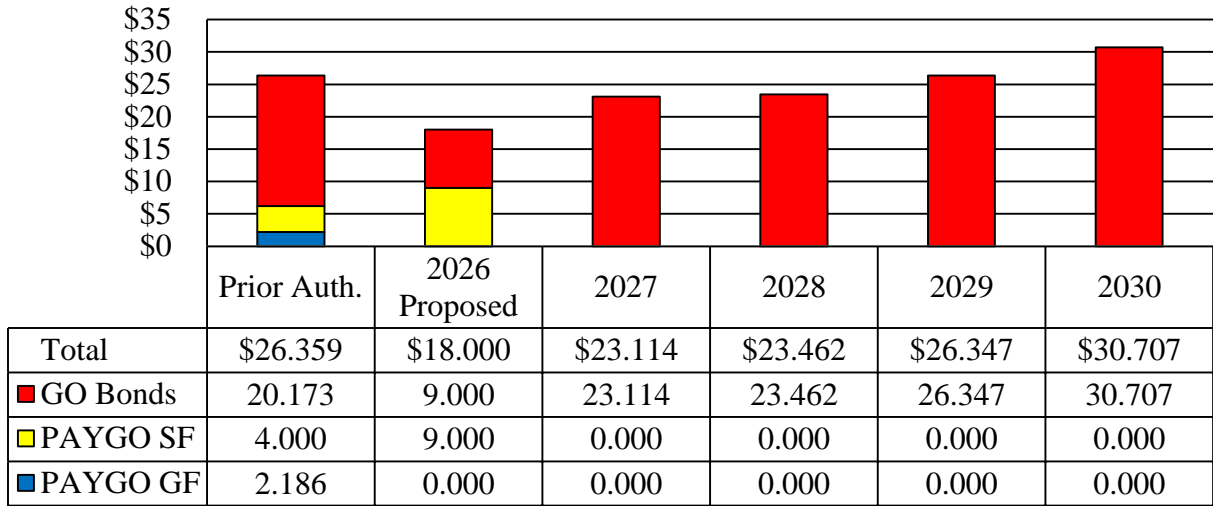


	Prior Auth.	2026 Proposed	2027	2028	2029	2030
Total	\$26.359	\$18.000	\$23.114	\$23.462	\$26.347	\$30.707
■ Deferred Maintenance	21.700	9.000	0.000	4.000	0.000	4.000
■ Acquisition of Properties	0.000	9.000	0.000	0.000	0.000	0.000
■ Learning Commons	3.370	0.000	21.465	17.219	0.000	0.000
■ Nursing Building	1.289	0.000	1.517	0.000	22.105	23.533
■ North Pavilion Demolition	0.000	0.000	0.132	1.764	0.000	0.000
■ New Facilities Building	0.000	0.000	0.000	0.479	4.242	3.174

For further information contact: Suveksha Bhujel

suveksha.bhujel@mlis.state.md.us

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



GF: general funds  
 GO: general obligation

PAYGO: pay-as-you-go  
 SF: special funds

Note: The prior authorized funds have been adjusted to account for the proposed reversion of \$5.0 million of general funds from the Dedicated Purpose Account to the General Fund through a provision in the Budget Reconciliation and Financing Act of 2025 (House Bill 352), originally appropriated to fund the Deferred Maintenance Program.

**Key Observations**

- Deferred Maintenance:** The budget includes \$9.0 million for Baltimore City Community College (BCCC) facilities renewal program funded with special funds from the colleges fund balance. This represents \$4.0 million of new funding as \$5.0 million of the proposed funding replaces \$5.0 million of general funds appropriated in fiscal 2023 to the Dedicated Purpose Account (DPA) to support campus facilities renewal that remains unencumbered and is to be transferred to the General Fund through a provision in the Budget Reconciliation and Financing Act of 2025 (House Bill 352).
- Acquisition of Unidentified Properties:** Funding to acquire a parcel of land adjacent to the Liberty Heights campus is included in the fiscal 2026 capital budget. BCCC intends to use the property to increase parking capacity and expand student and community outreach programming. BCCC notes that the number of parking spaces at the campus was reduced by the Loop Road project that was completed in fiscal 2024. The planned Learning Commons and Nursing Building projects will further reduce the number of parking spaces. This funding is new to the *Capital Improvement Program* (CIP) having not been included in last session’s CIP.

***GO Bond Recommended Actions***

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1. Delete funds for property acquisition.

RC00A	Acquisition of Unidentified Properties .....	\$ 0						
	<table border="0" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><u>Allowance</u></td> <td style="text-align: center;"><u>Change</u></td> <td style="text-align: center;"><u>Authorization</u></td> </tr> <tr> <td style="text-align: center;">9,000,000</td> <td style="text-align: center;">-9,000,000</td> <td style="text-align: center;">0</td> </tr> </table>	<u>Allowance</u>	<u>Change</u>	<u>Authorization</u>	9,000,000	-9,000,000	0	
<u>Allowance</u>	<u>Change</u>	<u>Authorization</u>						
9,000,000	-9,000,000	0						

**Explanation:** Delete funds for property acquisition. This deletion is associated with applying Baltimore City Community College’s (BCCC) fund balance to acquire unidentified properties.

2. Add funds for deferred maintenance.

RC00B	Deferred Maintenance .....	\$ 9,000,000
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Add the following language:

<u>(B)</u>	<u>Deferred Maintenance. Provide funds to design, construct, and equip various infrastructure, building systems, and site improvements .....</u>	<u>9,000,000</u>
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<u>Allowance</u>	<u>Change</u>	<u>Authorization</u>
0	9,000,000	9,000,000

**Explanation:** This action adds an authorization for deferred maintenance projects at Baltimore City Community College. The fiscal 2026 capital budget authorizes \$9.0 million in special funds for deferred maintenance. This action authorizes \$9.0 million in General Obligation bonds for these projects. Language to delete the special funds authorization will be included in the operating budget.

**Total General Obligation Bond Reductions** **\$ 0**

***Summary of Fiscal 2026 Funded State-owned Projects***

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BCCC is Maryland’s only State-sponsored community college. It offers day, evening, and weekend courses at five learning sites across Baltimore City, including at its main Liberty Heights campus located in northwest Baltimore. BCCC’s mission is to provide a quality education and specialized training, allowing students to access good jobs, transfer to four-year institutions, and upgrade or acquire new skills to stay competitive in today’s job market. BCCC seeks to meet the needs of its students through affordable tuition and flexible class schedules. The fiscal 2026 capital

program includes funding to continue the State’s funding commitment to deferred maintenance and facilities renewal projects and to acquire land adjacent to the Liberty Heights campus.

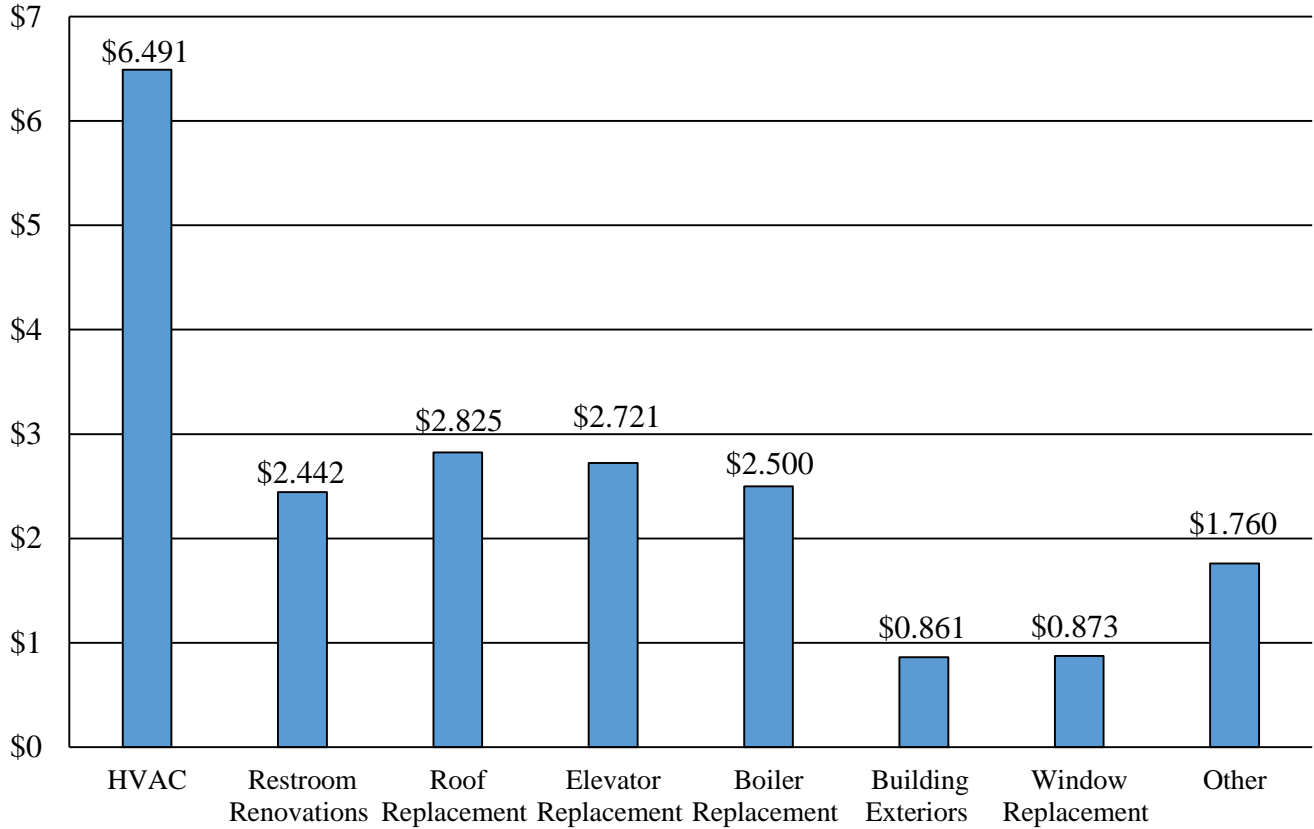
## Deferred Maintenance

**Program Summary:** First funded in fiscal 2022, this multi-year initiative assists BCCC in addressing the backlog of deferred major infrastructure and building systems projects at the BCCC main Liberty Heights and North campuses. Since inception, the State has provided \$21.7 million for the program. The fiscal 2026 budget provides an additional \$9.0 million of special funds from the college’s operating fund balance. As outlined in the Key Observations section of this analysis, the proposed funding plan includes the replacement of \$5.0 million of general funds appropriated to the DPA in fiscal 2023 for the program that is transferred to the General Fund through a provision in the BFRA of 2025, therefore only \$4.0 million of the proposed funding is new to the program.

<b>New/Ongoing:</b> Ongoing								
<b>Start Date:</b> Spring 2022					<b>Est. Completion Date:</b> Annual Program			
<b>Fund Sources:</b>								
(\$ in Millions)	Prior Auth.	2026	2027	2028	2029	2030	Beyond CIP	Total
<b>GO Bonds</b>	\$17.700	\$0.000	\$0.000	\$4.000	\$0.000	\$4.000	\$0.000	\$25.700
<b>SF</b>	4.000	9.000	0.000	0.000	0.000	0.000	0.000	13.000
<b>Total</b>	<b>\$21.700</b>	<b>\$9.000</b>	<b>\$0.000</b>	<b>\$4.000</b>	<b>\$0.000</b>	<b>\$4.000</b>	<b>\$0.000</b>	<b>\$38.700</b>

- Need:** According to the Maryland Higher Education Commission, BCCC has the second-largest percentage of gross square feet constructed before calendar 1971 of any Maryland community college, at 15% of total campus gross square footage. The college has an extensive backlog of deferred maintenance projects, informed by an independent facilities assessment completed in calendar 2019. The assessment concluded that the college had \$41.3 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 the Department of General Services (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. BCCC will continue to work with DBM to annually update the deferred maintenance facility program as additional projects are identified.
- Project Status and Schedule:** Exhibit 1 shows the categories of all deferred maintenance projects either completed or in some stage of planning or construction utilizing the previously authorized State funds.

**Exhibit 1**  
**Previously Funded Deferred Maintenance Projects by Category**  
**Fiscal 2022-2025**  
**(\$ in Millions)**

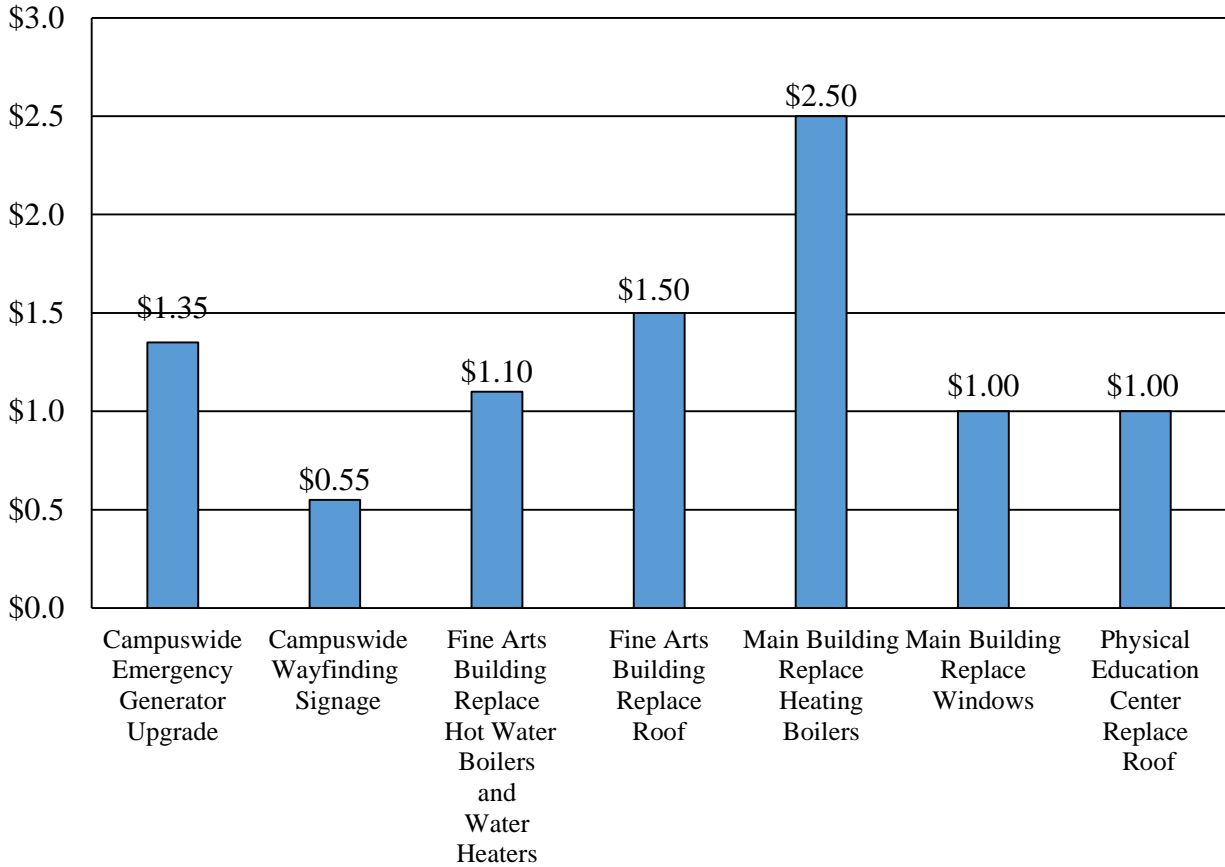


Source: Baltimore City Community College

- **Concerns:** The Department of Legislative Services (DLS) notes 2 positions that are critical to the effective management of campus infrastructure have been vacant for an extended period – assistant vice president for facilities and assistant director for capital projects. **DLS recommends the college update the committees on efforts to fill these vacant positions.**

BCCC intends to utilize the \$9 million included in the fiscal 2026 budget for the program for seven new projects which are shown in **Exhibit 2**.

**Exhibit 2  
Planned Deferred Maintenance Projects  
Fiscal 2025  
(\$ in Millions)**



Source: Department of Budget and Management

- Changes:** Individual deferred maintenance projects funded through this program are subject to change as DBM and BCCC annually work to update the deferred maintenance program and refine the list of projects for prioritization each year. In addition to the replacement of prior appropriated funds previously discussed, it is noteworthy that the fiscal 2026 to 2030 recommendation as set forth in the 2025 CIP is less than the amount planned in last session’s CIP, which reflects both the progress that has already been made in reducing the college’s deferred maintenance backlog and to sequence future funding on an every other year basis to allow appropriate time to implement projects before new funding is provided.

*RC00 – Baltimore City Community College – Capital*

- Other Comments:** BCCC’s current procurement policies were approved by the BCCC Board of Trustees (BOT) in December 2021, consistent with changes made by Chapter 732 of 2021 granting the college greater autonomy over its procurement process. According to BCCC procurement regulations, any procurement contract exceeding \$100,000 in value is required to be submitted to BOT for approval. Furthermore, procurements using any amount of State general obligation (GO) bond funding are required to be submitted to the BOT for approval, prior to being submitted to the Board of Public Works for approval. BCCC indicates that individual deferred maintenance projects estimated to exceed \$500,000 in total cost remain with DGS for procurement and project management. BCCC has also submitted a funds transfer request to DGS to procure certain projects under \$500,000 through the college’s procurement delegation process.

**Acquisition of Unidentified Properties**

**Project Summary:** The fiscal 2026 capital budget includes \$9 million in GO bonds to acquire a parcel of land adjacent to the Liberty Heights campus. BCCC intends to use the property to increase parking capacity as well as construct site improvements for student programs and host community outreach events.

<b>New/Ongoing:</b> New								
<b>Start Date:</b> N/A				<b>Est. Completion Date:</b> N/A				
<b>Fund Sources:</b>								
<b>(\$ in Millions)</b>	<b>Prior Auth.</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Beyond CIP</b>	<b>Total</b>
<b>GO Bonds</b>	\$0.000	\$9.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$9.000
<b>Total</b>	<b>\$0.000</b>	<b>\$9.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$9.000</b>

- Need:** BCCC notes that the number of parking spaces at the campus was reduced by the Loop Road project and will reduce further by the planned Learning Commons and Nursing Building renovation projects. The Liberty Heights campus is fully developed and does not have space readily available to increase parking capacity.
- Project Status and Schedule:** BCCC has not submitted facility program plan to DBM and has yet to engage the DGS – Office of Real Estate to initiate the property acquisition due diligence process. **BCCC should brief the committees on when the required program supporting the proposed acquisition will be submitted to DBM and elaborate on whether the college has identified a preferred site and if applicable what, if any, preliminary engagement has been initiated with the property owner.**

## ***Summary of Out-year State-owned Projects***

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- ***Learning Commons Renovation and Addition:*** This project will renovate and expand the existing Bard Library to create a new Learning Commons building. The project will replace outdated building systems and create a more efficient building layout to provide additional study space and space for programming, functions, and services. When complete, the new Learning Commons will function as the core common space on the main campus where students can prepare for classes, work on assignments, and access electronic media. Previous funding for project design totaling \$3.4 million was authorized across fiscal 2023 and 2024. Due to delays in awarding a design contract, funding for the project's construction was previously deferred from fiscal 2025 to 2026. The project construction phase has been further deferred to fiscal 2027 based on the revised project schedule. Total project cost is currently estimated at \$42.1 million.
- ***Nursing Building Renovation and Addition:*** This project will renovate the existing building, including the replacement of all major building systems and construction of additions on the north and south sides. When complete, the renovated Nursing Building will have expanded classroom space to meet enrollment demand and reconfigured space for a modern nursing education curriculum, including nursing simulation suites, classroom, laboratory, office, and other support spaces. In addition to nursing, other programs that will occupy this building include dental hygiene, respiratory care, surgical technology, physical therapy assistant, radiology technician, and occupational therapy. Previous funding for project design totaled \$1.3 million. The 2025 session CIP programmed an additional \$1.6 million of design funds for fiscal 2026 that will not be needed until fiscal 2027 due to delays in design procurement, which cannot move forward until DBM approves the program for the project. Total project cost is currently estimated at \$48.4 million.
- ***Demolition of the North Pavilion:*** This project will demolish the vacant North Pavilion and convert the site to green space pending determination of plans for future site usage. The building has been vacant since calendar 2015 and is in poor condition, making it unsuitable for academic space. The estimated total cost of this project is \$1.9 million. Initial funding for project design is programmed in fiscal 2027, and subsequent funding for project construction is programmed in fiscal 2028.
- ***New Facilities Building:*** This project will construct a new building to house the BCCC Facilities Planning and Operations Department, which will include an office space, shop, garage, and storage areas. Existing office space is located in a modular trailer structure that was constructed in calendar 2006 and was originally intended to be a temporary space until a permanent location for the department was identified. Existing ancillary storage structures for the department are currently dispersed across campus and are in poor condition due to their age. Following the construction of the new facilities building, the existing structure will be demolished, and the site will be cleared in preparation for planned



future construction of a new wellness center building. The total estimated project cost is \$7.9 million, with initial funding for project planning programmed for fiscal 2028 and funding for construction and equipment programmed in fiscal 2029. The project was deferred from fiscal 2027 to 2028 to provide additional time to develop facility program plan.

## *Issues*

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### **1. GO Bond Funds Should be Used for Facility Renewal and Current Unrestricted Funds for Property Acquisition**

To improve transparency and ensure that BCCC’s facility renewal needs are funded, the State should provide GO bond funds rather than relying on the college’s fund balance, which it has discretionary authority not to use. Conversely, BCCC’s desire to acquire property to address student and faculty parking needs at the Liberty Campus would best be served if funded from the college’s fund balance, which can be deployed at its discretion when a suitable property has been identified and acquisition negotiated. **Accordingly, DLS recommends adding \$9.0 of GO bonds to fund campus facilities renewal projects and deleting the \$9.0 million of GO bonds proposed for land acquisition.**