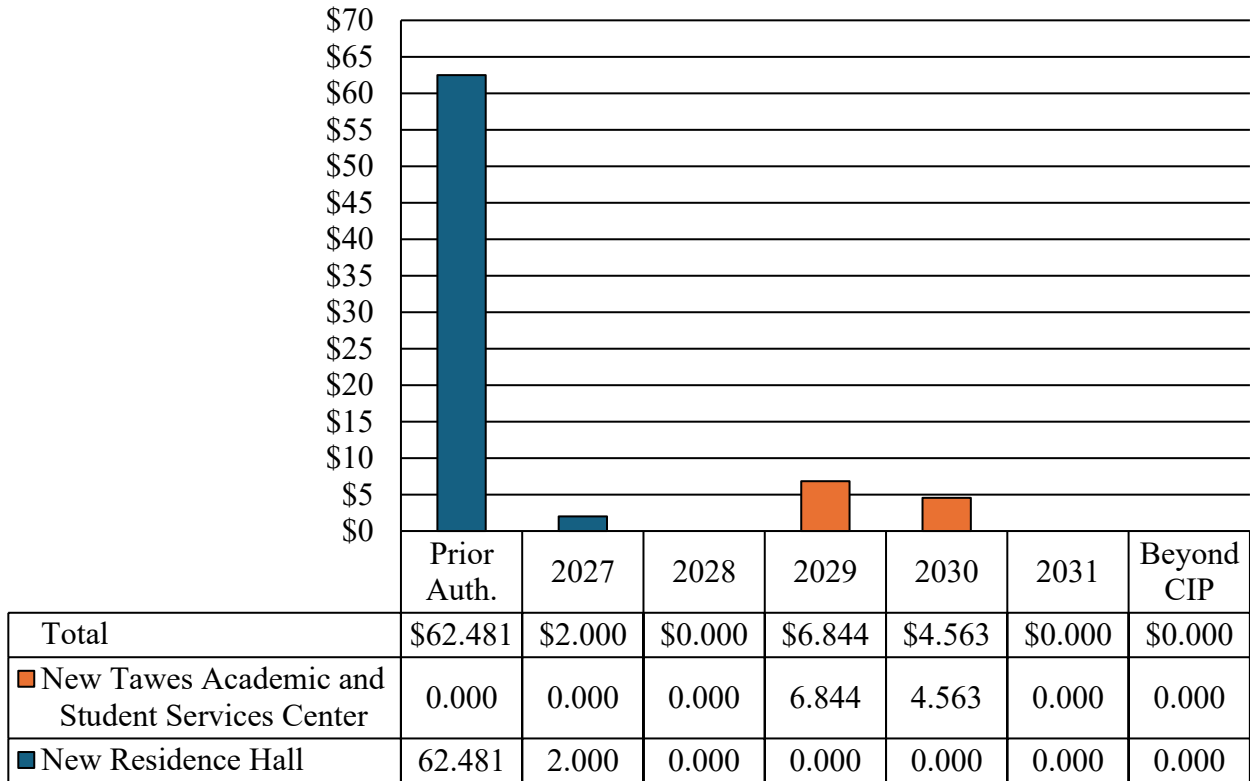


**R30B27\***  
**Coppin State University – Capital**  
**University System of Maryland**

***Capital Budget Summary***

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



Note: All funds programed in the 2026 *Capital Improvement Program* for fiscal 2027 to 3031 are general obligation bonds. Prior authorized funds for the New Residence Hall include \$44.5 million of auxiliary debt issued by the University System of Maryland.

***Key Observations***

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- ***New Residence Hall:*** The fiscal 2027 budget provides additional general obligation (GO) bond funds to complete the construction of a new residence hall on campus. The project is funded by auxiliary revenue bonds backed by dormitory fees and GO bonds. Operating costs for the project will be funded entirely by Coppin State University (CSU).

For further information contact: Micah R. Richards

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## ***GO Bond Recommended Actions***

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1. Approve all general obligation bond authorizations for Coppin State University.

### **Updates**

- ***Deferred Maintenance Infrastructure Upgrades:*** The Department of Budget and Management (DBM) approves the parts I and II facility program for the Deferred Maintenance Infrastructure Upgrades project. The project will replace five air handling units and controls in the Johnson Auditorium Building. The air handling units were installed in calendar 1972 and are 53 years old. They have exceeded their useful lives and are functionally inadequate. State funds of \$1 million were authorized for the project in fiscal 2025.

## ***Summary of Fiscal 2027 Funded State-owned Projects***

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### **New Residence Hall**

***Project Summary:*** Construct a new 350-bed residential hall on the CSU campus. The new building will provide modern residential space for CSU students. Based on a housing study, it was determined that CSU has insufficient on-campus student housing. This makes attracting prospective students more challenging for the university and prevents the university from hosting conferences or other large events. The proposed facility will address the need for more on-campus housing by increasing the supply of residential units. Moreover, it will support new students in their transition into college life and degree completion. This project includes \$20 million of State funding to enable the university to maintain affordable housing fees for its students. The fiscal 2027 budget includes funding to complete the construction phase.

<b>New/Ongoing:</b> Ongoing	
<b>Start Date:</b> June 2023	<b>Est. Completion Date:</b> June 2026

<b>Fund Sources:</b>								
<b>(\$ in Millions)</b>	<b>Prior Auth.</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Beyond CIP</b>	<b>Total</b>
<b>GO Bonds</b>	\$18.00	\$2.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$20.000
<b>Nonbudgeted</b>	44.481	0.000	0.000	0.000	0.000	0.000	0.000	44.481
<b>Total</b>	<b>\$62.481</b>	<b>\$2.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$64.481</b>

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<b>Fund Uses:</b>								
<b>(\$ in Millions)</b>	<b>Prior Auth.</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>Beyond CIP</b>	<b>Total</b>
<b>Planning</b>	\$5.440	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$5.440
<b>Construction</b>	53.041	2.000	0.000	0.000	0.000	0.000	0.000	55.041
<b>Equipment</b>	4.000	0.000	0.000	0.000	0.000	0.000	0.000	4.000
<b>Total</b>	<b>\$62.481</b>	<b>\$2.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$64.481</b>

- Need:** Based on a housing study, there is insufficient on-campus housing to meet current demand. The university currently has two residence halls, which together provide approximately 650 beds, but the housing study determined that an additional 462 residential beds are needed on campus. In the fall 2024 and fall 2025 semesters, CSU had multiple off-campus locations housing students, with approximately 700 students living in six off-campus locations. The new residence hall will allow on-campus capacity to increase by 350 beds in the fall 2026 semester.
- Project Status and Schedule:** The program parts I and II was approved by DBM in August 2022. The design start date was June 2023 with a duration of 16 months and was completed in October 2024. The construction start date was December 2024, with an estimated period of 18 months, to be completed in June 2026.
- Changes:** The State last authorized funds for the project in fiscal 2025. At the time, no further State subsidization of the project was anticipated above the \$18.0 million authorized. The fiscal 2027 provides \$2.0 million to supplement funding due to unforeseen site conditions that increased to the total cost of the project. During excavation, the foundation of a previously demolished building and other obstructions in the footprint of the New Residence Hall site were discovered. Several large masses of reinforced concrete foundations that extended well below the subgrade elevation had to be removed. This required the use of heavy equipment to break up and remove the below grade foundation and slab obstructions. A geotechnical engineer was onsite during the excavation to observe and test all work. The geotechnical report from the engineer noted that inadequate soils would need to be removed to mitigate the risk foundational settlement. This required excavation of nearly the entire building footprint to a depth exceeding eight feet and replacement of the soil with engineered fill. When last funded by the State, the project was estimated to cost \$56.5 million, with the State share of \$18.0 million being approximately 32%. Based on awarded contracts, the revised cost to complete the project is \$64.5 million, a 14% increase over the previous estimate. The \$2.0 million of supplemental funding would result in a State cost share of 31%, which is slightly lower than the previous share.
- Concerns:** In the fall 2025 semester, there were over 700 students living in six off-campus locations. Based on CSU’s enrollment projections for the fall 2026 semester, the university will continue to require over 700 off-campus residential beds for students. The men’s basketball team must live in one of CSU’s off-campus housing locations to accommodate

their needs. CSU currently leases off-campus space for approximately \$7 million annually. This cost will be reduced with the new residential hall. These off-campus locations continue to provide challenges for students, because they isolate them from campus life.

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

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- ***New Tawes Academic and Student Services Center:*** Construct a new Academic Support and Student Services building to replace the 60-year-old deteriorating J. Millard Tawes Building, which has failing mechanical, plumbing, and fire protection systems. Due to structural issues with the building, it is not cost effective to renovate; therefore, the existing Tawes building will be demolished to provide a site for the new facility. This project will consolidate student service units and functions that are currently dispersed among four buildings across campus, including admissions, financial aid, registrar, bursar, Eagle card, counseling, academic support, academic internship office, residence life, recreational spaces, physical fitness, therapies focused on wellness and well being, and student legal services. The goal is for this facility to be a “one stop” Academic Support and Student Services Center aimed at upgrading and enhancing the student experience to improve enrollment, recruitment, and academic success. The Part I Program Plan is currently under review by DBM. The design phase will start July 2029 and last 20 months, to be completed by March 2031. The construction phase will start May 2031 and last 24 months, to be completed by May 2033. The estimated cost of this project totals \$171.5 million.