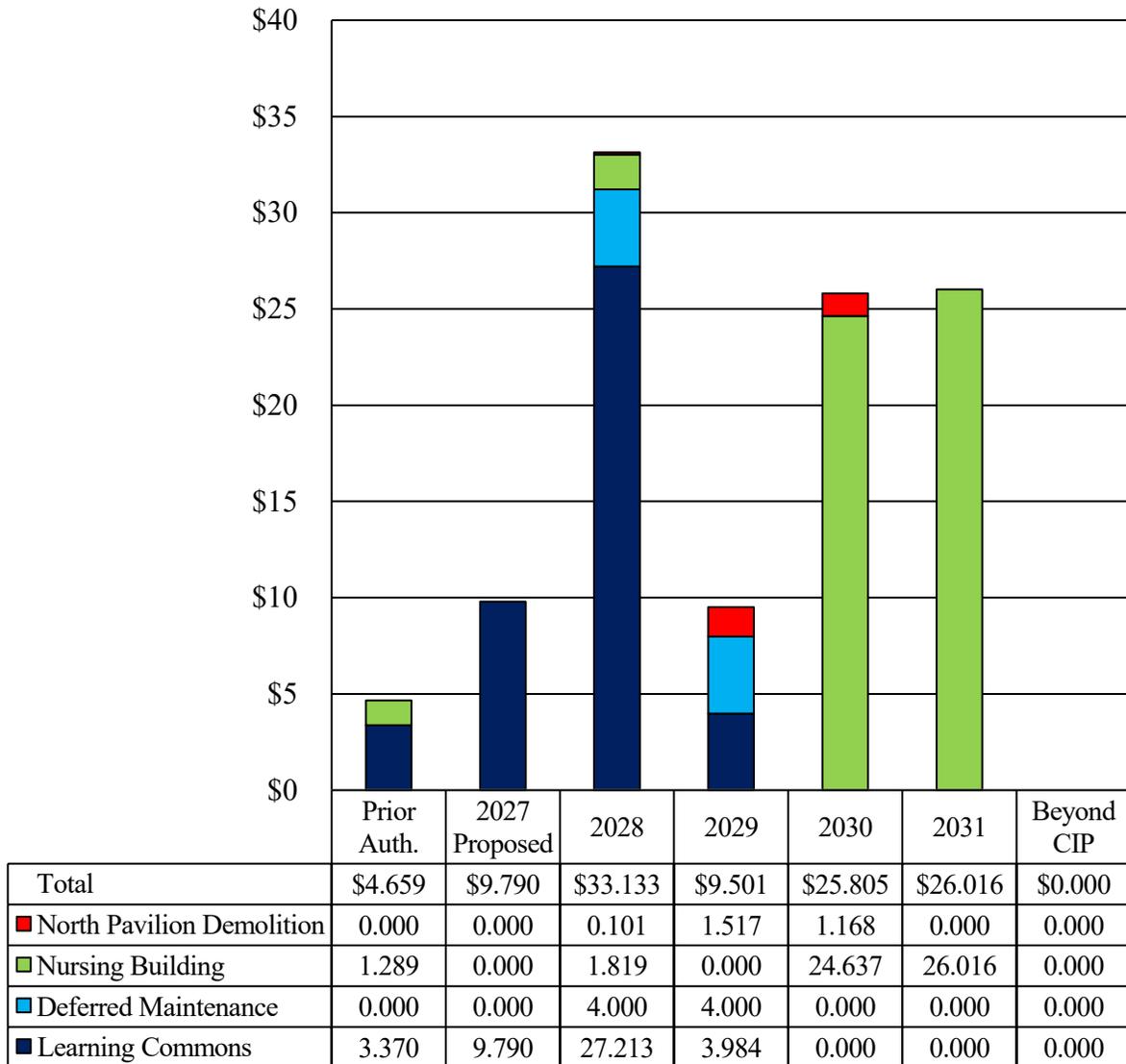


**R95\***  
**Baltimore City Community College**

***Capital Budget Summary***

---

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



Note: Funding for fiscal 2027 through 2031 is programmed with general obligation bond funds. Prior authorized funds include \$2.2 million of general funds. Prior authorized funds do not include \$30.7 million for the deferred maintenance program appropriated since funding for that program began in fiscal 2022.

For further information contact: David Propert

david.propert@mga.maryland.gov

## ***Key Observations***

---

- ***Learning Commons Renovation and Addition:*** Although the design timeline increased by six months in the 2026 *Capital Improvement Program* (CIP) compared to the 2025 CIP, construction is set to begin in fiscal 2027. This comes after several delays to the project, as construction funding was originally included in fiscal 2025, and design funds were first included in fiscal 2023.
- ***Nursing Building Renovation and Addition:*** Funding for design that was planned in the 2025 CIP for fiscal 2027 has been deferred to fiscal 2028 in the 2026 CIP due to an extended program approval process.
- ***Unidentified Property Acquisition:*** The acquisition of land adjacent to the Liberty Campus remains uncertain.

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

---

1. Approve all general obligation bond authorizations and preauthorizations for Baltimore City Community College.

## **Updates**

- ***Unidentified Property Acquisition:*** The fiscal 2026 operating budget included authorization for Baltimore City Community College (BCCC) to use \$9.0 million of special funds from the college's fund balance to purchase an unidentified parcel of land adjacent to the Liberty Campus. The Maryland Consolidated Capital Bond Loan of 2025 (fiscal 2026 capital budget) also included a \$9.0 million general obligation bond preauthorization for the acquisition as a backstop to the special funds should the college choose not to use its fund balance for the purchase. As of the 2025 session, the college had not undertaken any of the necessary due diligence to justify State funding; BCCC had not coordinated with the Department of General Services (DGS) Office of Real Estate to conduct site review and evaluation, property appraisal, and other required processes for completing property acquisition, and the college had not submitted a Part I and Part II program to the Department of Budget and Management (DBM), which is required to be reviewed and approved before State funds may be encumbered and expended. During summer 2025, BCCC stated (1) it was working with the DGS Office of Real Estate to develop a plan to purchase the property and (2) it planned to submit a facility program by October 30, 2025. **BCCC should comment on the status of its acquisition of the**

unidentified property, including its engagement, with DGS and the status of the Part I and Part II Program Plan.

## Summary of Fiscal 2027 Funded State-owned Projects

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.

### Learning Commons Renovation and Addition

**Project Summary:** 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. Total project cost is currently estimated at \$44.4 million.

<b>New/Ongoing:</b> Ongoing	
<b>Start Date:</b> September 2024	<b>Est. Completion Date:</b> September 2028

<b>Fund Sources:</b>								
(\$ in Millions)	Prior Auth.	2027	2028	2029	2030	2031	Beyond CIP	Total
<b>GO Bonds</b>	\$1.184	\$9.790	\$27.213	\$3.984	\$0.000	\$0.000	\$0.000	\$42.171
<b>GF</b>	2.186	0.000	0.000	0.000	0.000	0.000	0.000	2.186
<b>Total</b>	<b>\$3.370</b>	<b>\$9.790</b>	<b>\$27.213</b>	<b>\$3.984</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$44.357</b>

<b>Fund Uses:</b>								
(\$ in Millions)	Prior Auth.	2027	2028	2029	2030	2031	Beyond CIP	Total
<b>Planning</b>	\$3.370	\$1.031	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$4.401
<b>Construction</b>	0.000	7.968	23.903	3.984	0.000	0.000	0.000	35.855
<b>Equipment</b>	0.000	0.791	3.310	0.000	0.000	0.000	0.000	4.101
<b>Total</b>	<b>\$3.370</b>	<b>\$9.790</b>	<b>\$27.213</b>	<b>\$3.984</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>	<b>\$0.000</b>

- **Need:** The existing Bard Library was built in 1965 and last underwent renovation in 1989. Many of its systems including HVAC, chiller, piping, and electrical distribution are outdated and in poor condition. The library was constructed when housing books was the primary function, and it does not meet the standards of a modern library. Currently, the college has a deficit of study space and a surplus of stack space. The project will realign this space to increase study space by 12,899 net assignable square feet (NASF) and decrease stack space by 10,380 NASF. This project will replace outdated building systems and create a more efficient layout to provide additional study space and areas for student collaboration. 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.
- **Project Status and Schedule:** The \$9.8 million budgeted for fiscal 2027 is \$11.7 million less than the amount planned in the 2025 CIP due to a lengthened design timeline, which delays the start of construction. Design has been lengthened from 15 months to 21 months due to an extended review of schematic design documents by the Maryland State Board of Architecture Review and further scheduling delays caused by vacancies within the college's capital facilities planning division. **The Department of Legislative Services recommends that the college update the committees on efforts to fill these vacant positions.**
- **Changes:** The project is currently estimated to cost \$44.4 million, which is a \$2.3 million increase over the 2025 session estimate and primarily attributable to the protracted schedule and the slightly higher monthly cost escalation rates set by DBM. The construction phase is expected to commence in March 2027, so an updated construction document phase cost estimate should be available prior to the 2027 session. As it stands, the current estimate includes a 10% construction contingency rather than the customary 5% rate for project receiving construction funds as a hedge against higher project cost estimates than typical results from the more refined construction document estimate which is still forthcoming.

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

---

- **Demolition of North Pavilion:** This project will demolish the vacant North Pavilion. The 2025 CIP programmed design and construction in fiscal 2027 and 2028, respectively. However, BCCC has requested a change in project scope, and the revised schedule and funding plan moves design funding to fiscal 2028 and construction to fiscal 2029 and 2030 to allow time for review and approval of the requested scope change. The original plan was to convert this site into green space pending the determination of how to repurpose the property. Alternatively, BCCC has proposed converting the site to include parking and to accommodate the commercial driver's license program. The revised schedule and scope result in an estimated total project cost of \$2.8 million compared to the \$1.9 million estimate from last session. **The President should discuss what the new scope entails.**

- ***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 and 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, and several delays have ensued. The 2024 CIP programmed an additional \$1.6 million of design funds for fiscal 2026, but the 2025 CIP deferred those funds until fiscal 2027 due to delays in design procurement, which could not move forward until DBM approved the program for the project. The 2026 CIP deferred these design funds once more into fiscal 2028. Total project cost is currently estimated at \$53.8 million. **The President should provide an update on the status of BCCC’s program approval with DBM.**
- ***Deferred Maintenance:*** 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 \$30.7 million for the program. No funding is proposed for fiscal 2027, which is consistent with the plan outlined in the 2025 CIP, which programmed funding on an every-other-year basis to allow time for the college to administer new projects added to the funding list. The college has struggled to administer and complete projects with an estimated \$16 million of prior authorized funds still unencumbered. The 2026 CIP programs \$4.0 million in each of fiscal 2028 and 2029, but out-year funding decisions will depend on the college’s ability to execute projects working in tandem with DGS, which manages projects costing more than \$500,000, which applies to most of the projects funded through the program. **The college should provide the committees with a status report that identifies all projects funded through the program that have yet to be completed, and for which allocated program funds remain unencumbered and unexpended as of February 1, 2026. The college should also discuss any plans to update the facilities assessment conducted in 2019, which originally informed the campus facilities renewal needs that facilitated the establishment of the BCCC Deferred Maintenance Program.**

**Appendix 1**  
**Executive’s Operating Budget Impact Statement – State-owned Projects**  
**Fiscal 2027-2031**

	2027	2028	2029	2030	2031
<b>Learning Commons Renovation and Addition</b>					
Estimated Operating Costs			\$158,573	\$163,726	\$168,951
Estimated Staffing			1.0	1.0	1.0

The estimated operating costs listed are for a total of 1.0 full-time equivalent positions (FTE), fuel, utilities, supplies, materials, and contractual services. There is a 0.5 FTE HVAC technician position and a 0.5 FTE environmental services technician position.