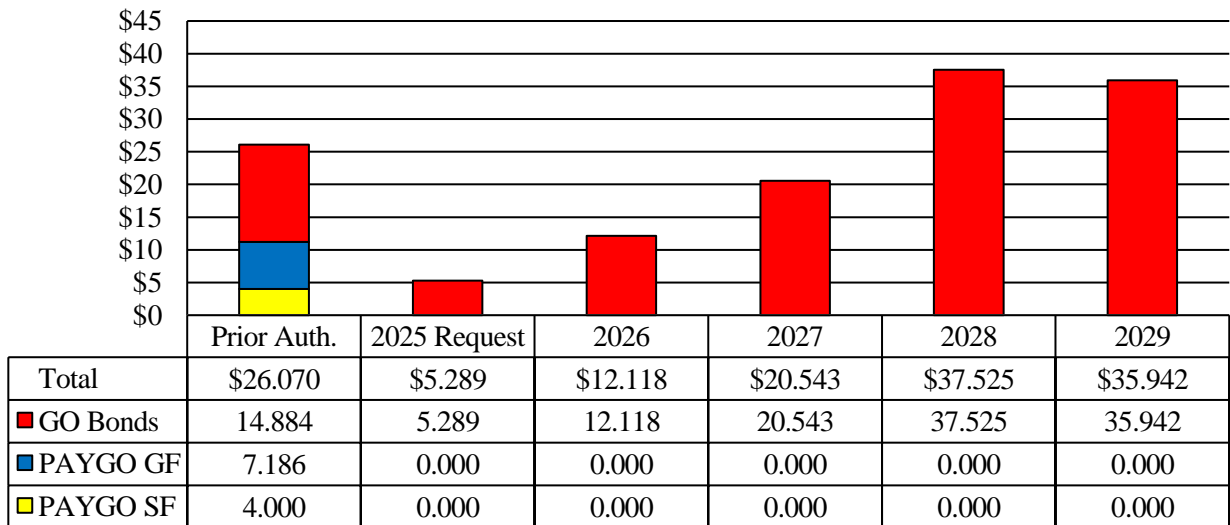
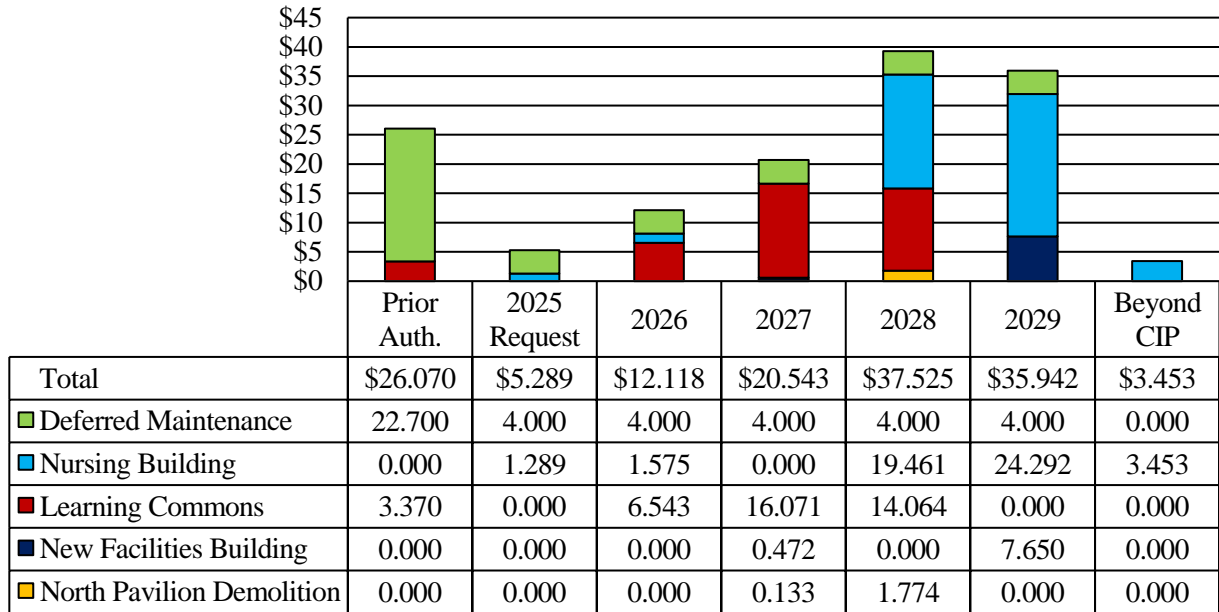


RC00
Baltimore City Community College – Capital

Capital Budget Summary

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



CIP: Capital Improvement Program
GF: general funds
GO: general obligation

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

Note: The deferred maintenance program is ongoing and expected to continue beyond the CIP.

For further information contact: Samuel M. Quist

Samuel.Quist@mlis.state.md.us

Key Observations

- ***Deferred Maintenance:*** Including proposed funding for deferred maintenance in the fiscal 2025 capital budget, the grand total of funds budgeted for deferred maintenance over the four-year period since fiscal 2022 is \$26.7 million. In total, 37 individual deferred maintenance projects have been planned using State funds budgeted in fiscal 2022 through 2024. An additional 5 projects have been planned for funding using State funds budgeted in the fiscal 2025 capital budget.
- ***Nursing Building Renovation and Addition:*** Initial funding of \$1.3 million to begin the design for this project is included in the fiscal 2025 capital budget. The project includes renovating the building and constructing additions to meet the needs for increased educational space and provide modern instructional spaces to meet the requirements of modern nursing education curriculum. Project design is projected to begin in November 2024, and project construction is projected to begin in September 2027.
- ***Learning Commons Renovation and Addition:*** Funding to begin construction of this project has been deferred from fiscal 2025 to 2026 due to delays in awarding a design contract, representing a one-year delay compared to last year’s *Capital Improvement Program* (CIP). Previous funding for the project’s design totaling \$3.4 million was authorized across fiscal 2023 and 2024. The current project schedule projects that design will begin in April 2024 and will be complete in August 2025 and that project construction will begin in March 2026.

GO Bond Recommended Actions

1. Approve the general obligation bond authorization for Baltimore City Community College.

Budget Reconciliation and Financing Act Recommended Actions

1. Add a provision that reduces general funds authorized in the fiscal 2022 budget for the demolition of the Bard Building by \$2,000,000 to reflect the actual cost of the construction contract.

Updates

- ***Bard Building Demolition and Site Redevelopment:*** At its August 2, 2023 meeting, the Board of Public Works (BPW) approved a construction contract to demolish the Bard Building located in downtown Baltimore City and to convert the site to open green space pending future redevelopment of the property. Demolition began in late calendar 2023 and is scheduled for completion in July 2024. The fiscal 2022 budget appropriated \$7.4 million in pay-as-you-go (PAYGO) general funds for this purpose. Prior to the start of demolition, the building had been vacant for many years, and a fire in January 2020 caused significant damage, making demolition increasingly urgent.
- ***Additional Construction Contingency Funding Provided for Loop Road Improvements Project:*** In September 2023, the budget committees approved the use of \$1.2 million from the Construction Contingency Fund (CCF) to complete the Loop Road Improvements project. This was the second authorization for use of CCF funds for this project; in fall 2022, \$950,000 was initially approved. Prior to the authorization of both rounds of CCF funding, a total of \$10.1 million in general obligation (GO) bond funding was authorized for this project, including \$4.6 million in fiscal 2021, which was initially intended to fund the completion of the project’s construction. Construction was originally scheduled for completion in March 2023; however, because of the discovery of unsuitable soil conditions during construction, the project was delayed due to a necessary work stoppage and reengineering of a retaining wall component of the project. Following the initial work stoppage and submission of the initial CCF request, additional cost overruns and schedule delays occurred beyond what was initially projected as work on the retaining wall component of the project continued. This resulted in the project’s estimated completion date being further delayed to January 2024 and a second allocation of CCF funding being necessary to complete the project. Baltimore City Community College (BCCC) indicates that, as of February 2024, all major project components are now complete, and the final project components are nearing completion.

Summary of Fiscal 2025 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. The fiscal 2025 capital program includes funding to continue the State’s funding commitment to deferred maintenance and facilities renewal projects and to begin design of the renovation and addition to the Nursing Building.

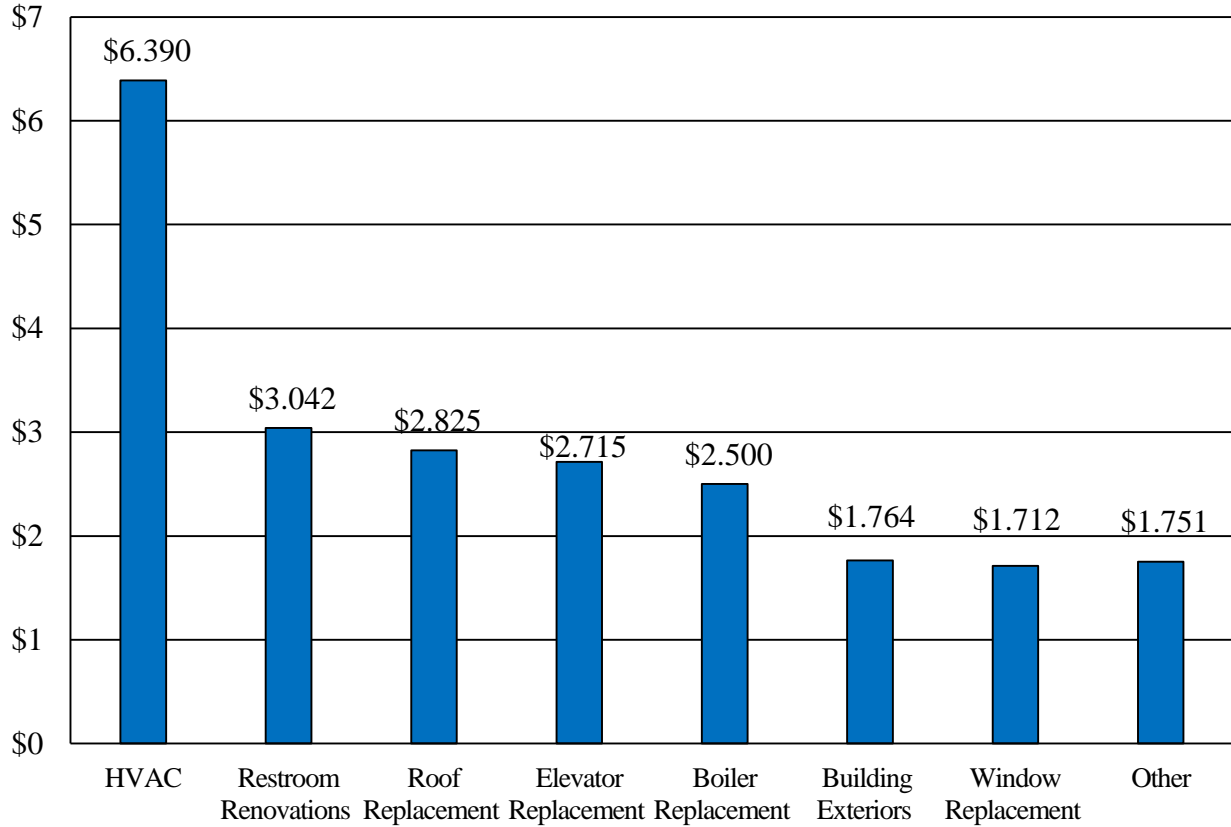
Deferred Maintenance

Project Summary: The fiscal 2025 capital budget includes \$4 million in GO bonds to continue the State’s commitment to assisting the college with addressing its extensive deferred maintenance and facilities renewal project backlog. The funding marks the fourth year of a multi-year funding commitment from the State. Including the proposed \$4 million in fiscal 2025 funding, a grand total of \$26.7 million will have been allocated to this program over the four-year period, with an additional \$4 million annually programmed in the CIP through fiscal 2029.

New/Ongoing: Ongoing								
Start Date: Spring 2022					Est. Completion Date: Annual Program			
Fund Sources:								
(\$ in Millions)	Prior Auth.	2025	2026	2027	2028	2029	Beyond CIP	Total
GO Bonds	\$13.700	\$4.000	\$4.000	\$4.000	\$4.000	\$4.000	\$0.000	\$33.700
GF	5.000	0.000	0.000	0.000	0.000	0.000	0.000	5.000
SF	4.000	0.000	0.000	0.000	0.000	0.000	0.000	4.000
Total	\$22.700	\$4.000	\$4.000	\$4.000	\$4.000	\$4.000	\$0.000	\$42.700

- Need:** According to the Maryland Higher Education Commission (MHEC), 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:** State funding totaling \$22.7 million was previously authorized across fiscal 2022 through 2024 for BCCC’s deferred maintenance program, including \$13.7 million in GO bonds, \$5.0 million in PAYGO general funds budgeted in the State’s Dedicated Purpose Account, and \$4.0 million in PAYGO special funds from the Fiscal Responsibility Fund. A total of \$18.3 million was unencumbered as of December 2023, although this includes PAYGO general and special funds totaling \$9.0 million that have not yet been distributed to the college. **DBM should comment on the status and anticipated timeline of the release of previously authorized PAYGO funds to BCCC.** In total, 37 individual projects have been funded through the program, including 12 projects that are planned for construction in fiscal 2024. **Exhibit 1** shows the categories of all deferred maintenance projects planned for funding or completed by the college through previously authorized funds between fiscal 2022 and 2024.

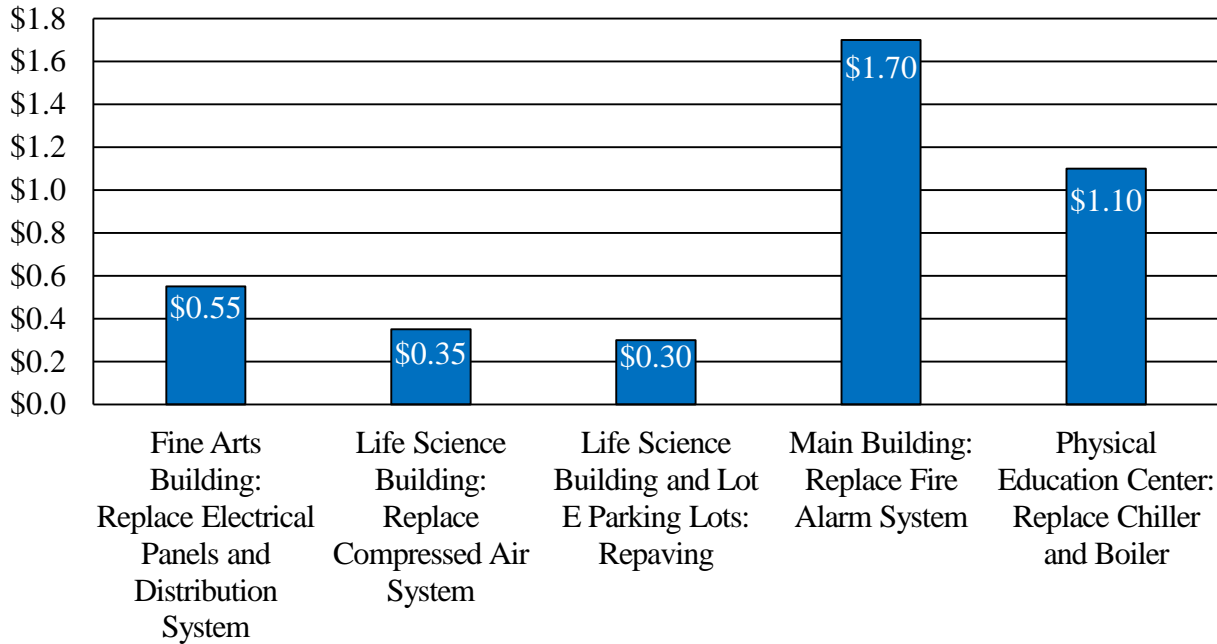
Exhibit 1
Previously Funded Deferred Maintenance Projects by Category
Fiscal 2022-2024
(\$ in Millions)



Source: Baltimore City Community College

The fiscal 2025 capital budget includes \$4.0 million in GO bond funding for BCCC’s deferred maintenance program. The CIP includes a list of five projects planned for funding in fiscal 2025, 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.
- **Additional Funding Available through the Community College Facilities Renewal Grant Program (CCFRGP):** The college’s deferred maintenance and facility renewal efforts are periodically supplemented with funds that the college is eligible to receive through the CCFRGP administered by MHEC. The fiscal 2025 allowance for the CCFRGP includes a grant to BCCC of \$238,000 as part of the program allocations to eight community colleges. BCCC most recently received \$419,000 from this program in fiscal 2023.
- **Other Comments:** BCCC’s current procurement policies were approved by the college’s Board of Trustees 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 the Board of Trustees for approval. Furthermore, procurements

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using any amount of State GO bond funding are required to be submitted to the Board of Trustees for approval, prior to being submitted to BPW 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.

Nursing Building Renovation and Addition

Project Summary: The fiscal 2025 capital budget includes \$1.3 million in GO bonds to begin design of the renovation and addition of the college’s Nursing Building. The project scope includes renovations to the existing building, including 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.

New/Ongoing: New								
Start Date: November 2024					Est. Completion Date: September 2029			
Fund Sources:								
(\$ in Millions)	Prior Auth.	2025	2026	2027	2028	2029	Beyond CIP	Total
GO Bonds	\$0.000	\$1.289	\$1.575	\$0.00	\$19.461	\$24.292	\$3.453	\$50.070
Total	\$0.000	\$1.289	\$1.575	\$0.00	\$19.461	\$24.292	\$3.453	\$50.070
Fund Uses:								
(\$ in Millions)	Prior Auth.	2025	2026	2027	2028	2029	Beyond CIP	Total
Planning	\$0.000	\$1.289	\$1.575	\$0.00	\$1.448	\$0.000	\$0.000	\$4.312
Construction	0.000	0.000	0.000	0.000	17.263	20.716	3.453	41.432
Equipment	0.000	0.000	0.000	0.000	0.750	3.576	0.000	4.326
Total	\$0.000	\$1.289	\$1.575	\$0.00	\$19.461	\$24.292	\$3.453	\$50.070

- **Need:** The existing Nursing Building was originally constructed in 1977 and has not undergone any major renovations or expansions since that time. All major building systems are original to the building and are past their useful lives, requiring frequent repair. These include the building’s HVAC, plumbing, lighting, electrical, and building envelope systems. Current teaching spaces have been retrofitted as much as the current space allows, but additional modern hospital simulation rooms and specialized instructional spaces are needed to meet the requirements of the current nursing education curriculum. The current size of the existing space is too small to meet projected future enrollment increases and allow for introduction of new programming proposed by BCCC.

- ***Project Status and Schedule:*** Project design is scheduled to begin in November 2024, and project construction is anticipated to begin in September 2027. The project is estimated for completion in September 2029 at a total cost of \$50.1 million.

Summary of Out-year State-owned Projects

- ***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. However, due to delays in awarding a design contract, funding for the project’s construction has been deferred from fiscal 2025 to 2026, representing a one-year delay compared to last year’s CIP. The current project schedule projects that design will begin in April 2024 and will be complete in August 2025 and that project construction will begin in March 2026. Total project cost is currently estimated at \$40.0 million.
- ***New Facilities Building:*** This project will construct a new building to house BCCC’s Facilities Planning and Operations Department, which will include 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 construction of the new facilities building, the existing structure will be demolished and the site cleared in preparation for planned future construction of a new wellness center building. The total estimated project cost is \$8.1 million, with initial funding for project planning programmed for fiscal 2027 and funding for construction and equipment programmed in fiscal 2029.
- ***Demolition of the North Pavilion:*** The 2024 CIP adds funding to 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.