



House Appropriations  
Capital Budget Subcommittee

TESTIMONY

March 7, 2019

Submitted by Dr. Bernard J. Sadusky, Executive Director

Capital Community Colleges Facilities Grant Program

POSITION: Support

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The Maryland Association of Community Colleges (MACC) representing all of Maryland's community colleges support the Governor's capital improvement budget for our colleges and request additional consideration for the following 3 projects:

- Community College of Baltimore County-Multi-Building Roof Replacement
- Frederic Community College-Linganore Hall Building
- Prince George's Community College-Largo Center R/A

The total cost for inclusion of these three projects is \$2.695 Million. MACC is requesting consideration of these three projects because community colleges have a backlog of deferred projects from the last 4 years. Please be mindful that the Capital budget for community colleges has been reduced by \$20 Million each of the last 4 years.

**MACC should explain to the budget committees why it has prioritized this project, which is primarily for administrative space and revenue generating facilities, above other projects for academic space and workforce development.**

The Chesapeake Welcome Center Renovation and Addition will serve several needs for the college and the community. For Harford Community College, the current process for enrolling students is spread throughout different locations across the campus. The Center will be a central place for students enrolling in both credit and continuing education to find the services they need, such as advising and registration.

This new approach will also aid students and change how they learn about what options exist at the college for them. The Chesapeake Welcome Center will incorporate a Career Exploration Center so students can learn about career paths. Students do not always have a clear understating about certain occupations, which will provide an opportunity to help them find a suitable career field.

The Center will include conference rooms that can also be used as classrooms for students. The conference rooms will help address the current deficit with community space needs and are supported by the county. The dining services, which were constructed in the late 1960's are out of date. The dining facilities are also used by the community as well as the college and are no longer adequate for the needs of the college and the community. The Chesapeake Theater is also original to the building and is outdated and expensive to maintain.

**MACC should explain to the budget committees why the State should participate in funding athletic space above other academic and workforce development needs of community colleges.**

The purpose of this project is to design and construct an innovative facility that will unite both academics and athletics. The proposed facility will accommodate mathematics, physical therapy, exercise science, athletics, recreation, study and collaboration areas, student services learning spaces, a food venue, and multi-purpose gathering areas. Shared spaces will connect mathematics and athletics through instructional planning, student services tutoring, career counseling, and multi-functional programming. This project will provide HCC with a new building complex designed to support current teaching pedagogy and learning paradigms, which are not supported by existing facilities, and also deliver facilities and space that support "hands on" experiential instruction and learning.

The State is not participating in funding athletic space above other academic and workforce development needs, but rather funding academic space that is enhanced by the inclusion of athletics and wellness spaces. The marriage of academics and athletics is an innovative approach to promoting sound mind and body while meeting the intellectual and physical needs of the college community. As mathematics is the primary academic component of this project, the building absolutely addresses academic and workforce needs. Each year the college continues to see an increase in enrollment in mathematics classes. It is also a State mandate that every degree program at the college require a mathematics course. In addition, the College and Career Readiness and College Completion Act of 2013 requires students to complete the required mathematics sequence within their first 24 credits. The legislation along with current enrollment trends, drives future growth and makes this new proposed complex a necessity to accommodate the demand.

A first portion of the current Athletics and Fitness Center was built in 1969 with the remaining portion of the building in 1976. The current building consists of cast-in-place concrete walls and floor slab. The condition of the concrete has cracked at the walls, floors, and beams. The leaching of chemicals and mineral deposits has had an adverse effect on the overall useful life of the facility. While the college has been diligent in maintaining the facility, the building needs significant repair far beyond its structural life. The building is in very poor condition as illustrated by its Facility Condition Index rating of 0.68 with a critical deferred maintenance backlog. A portion of the site for the proposed Mathematics and Athletics Complex will be over the existing Athletics building which means that part of this project includes the demolition of the existing athletic building. By the time the proposed Mathematics and Athletics Complex is complete, the existing athletic building will have been 55 years old.

**MACC should explain to the budget committees why site condition issues were not identified for Marlboro Hall in its early planning and design stages. MACC should also explain whether renovation is the best use of funding for this project or whether**

**demolition/construction is a viable alternative. If demolition/construction is not viable, MACC should explain what value engineering efforts have been made to keep costs for this project near prior estimates, including a complete review of the project scope.**

In the early planning stages, site conditions were identified however at those stages of the project, there are relatively few details regarding actual building conditions and construction requirements.

During the preliminary Schematic Design stage, the College identified various site/project issues that required the College to reexamine the design and construction of Marlboro Hall. The factors that contributed to the cost increase were submitted to the Department of Budget and Management in February of 2018. Additional site conditions were identified during Schematic Design when the College received funding to complete needed tests and surveys including: Hazmat testing; Soil borings; forensics investigation of the façade and roof (including selected demolition); and laser surveying of the building which shows the true conditions of the building.

Demolition of Marlboro Hall was analyzed as an option along with renovation. While demolition has several advantages including greater design flexibility, increased space, and elimination of the infrastructure issues, the cost was significant, and the college proposed to renovate and expand the building due to funding constraints.

Prior to the College sending its February 21, 2018 letter to DBM requesting an increase in the construction budget from \$67.9M to \$87.5M, significant time was expended to value engineer (VE) the Marlboro Hall building to the extent physically possible, without affecting the educational experience and instruction of Prince George's Community College students. The College explored the value engineering options in order to decrease the requested cost, which saved an estimated \$8,875,000.

MACC is grateful that the Governor has indicated his willingness to restore the \$20 Million/yearly to our allotted amount in the 2021 Capital budget. We are also appreciative of the assistance that the Maryland Higher Education Commission and associated agencies have provided our colleges.