



February 23, 2021

The Honorable Douglas Peters  
Senate Budget and Taxation Committee  
Capital Budget Subcommittee  
Maryland State Senate  
Miller Senate Office Building, 3 West  
Annapolis, MD 21401

RE: Baltimore City Community College Fiscal Year 2022 Capital Budget

Dear Chairman Peters:

With a “Student First” vision, it’s a new day and positive change is continuous at Baltimore City Community College. Since arriving on May 1, 2019, I have appointed a new leadership team and asked that they move with a sense of urgency to do the heavy lifting and ensure that “realignment” is an integral aspect of the fabric of this College. Along with me, they will be accountable.

Baltimore City Community College (BCCC) supports the Governor’s FY2022 Capital Budget proposal for the College. The Governor’s budget demonstrates Maryland’s commitment to BCCC. The College is dedicated to providing the students of Baltimore City and surrounding areas with affordable and accessible higher education. As well, the institution maintains a steady focus on broad goals related to college completion or workforce training leading to an industry recognized credential. With your support, BCCC has been deliberate in its efforts to keep tuition and fees within the reach of the demographic we serve. BCCC remains one of the least costly community colleges in the state, with the lowest tuition rate.

Through an external assessment, the College identified \$41.3 million in deferred maintenance needs, \$31 million of which were classified as immediate needs requiring attention within one to three years. The immediate needs include: improved electrical and plumbing systems, ventilation, building envelopes, and interior finishes. Energy conservation projects are also being undertaken to reduce energy costs and provide a more efficient campus. Life-safety projects are in process to create a safer environment in the event of a fire or other emergency. The lack of funding for routine maintenance has caused neglect, allowing minor repair work to evolve into more serious conditions. The problem is further compounded by choices made during austere financial times when routine maintenance is often deferred in order to meet other fiscal requirements. The failure to make major repairs and/or restore building components that have reached the end of their useful lives resulted in a deferred maintenance backlog for BCCC. The FY2022 Capital Budget includes the much needed \$1.25 million for deferred maintenance.

The College appreciates and supports the \$500,000 included in the FY21 proposed allocation through the Community College Facilities Renewal Grant Program administered by the Maryland Higher Education Commission which is being reintroduced in the FY2022 capital budget bill. The Renewal Grant will be used for the following projects: campus-wide water fountain replacement; bathroom



---

refurbishment at the Fine Arts Theatre and the Physical Education Center; hot water replacement at the Physical Education Center; and the fire alarm panel replacement at the Life Sciences Building.

While the Capital Improvement Program (CIP) currently estimates BCCC receiving annual funding of \$1.25 million (FY 22 and 23); \$2.5 million (FY 24); and \$4.0 million (FY 25 and 26) for various deferred maintenance projects; this funding would meet only a fraction of the deferred need. From the *Assessment*, \$3.67 million needs to be invested annually in order to reduce the backlog and keep up with life cycle needs that come due. Deferred maintenance will accumulate each year this investment target is not met. I look forward to presenting the College's updated deferred maintenance request to the Governor and coming before you again asking for your support. The FY2022 Capital Budget Request also included the renovation and addition of the Learning Commons and the Nursing building, however those projects have been pushed back in the 5-year CIP to start in FY2024 and FY2026, respectively.

Addressing the facility needs in an energy efficient and fiscally responsible manner will attract talented faculty and students. BCCC completed the 10-year facilities master plan in October 2020. The master plan incorporated the facilities assessments, including the deferred maintenance needs. This transformation of the College infrastructure and operations must come about because that is what the city, state and our students deserve. BCCC must address basic facility needs in an energy efficient and fiscally responsible manner to continue to attract talented faculty and students.

The College is committed to supporting the City of Baltimore and providing vital educational and training opportunities. Thank you for your continued support of higher education and Baltimore City Community College.

Sincerely,

Debra L. McCurdy, PhD  
President

cc: Members of the Capital Budget Subcommittee



---

Baltimore City Community College  
Fiscal Year 2022 Capital Budget  
Response to Department of Legislative Services Budget Analysis

Senate Budget and Taxation Committee  
Capital Budget Subcommittee  
Senator Peters  
February 23, 2021

**Capital Budget Issue Responses**

**Issue 1: Bard Building Redevelopment**

**DLS Recommendation 1:** Due to the poor condition of the building and the demonstrated need for demolition, the Department of Legislative Services (DLS) recommends that if BCCC does not proceed with plans to demolish the Bard Building, funds from the Department of Housing and Community Development Strategic Demolition Fund should be utilized for this purpose.

**BCCC Response 1:** The College is committed to the current plan for redevelopment of the site. However, BCCC will evaluate the feasibility of utilizing the DHCD Strategic Demolition Fund.

**DLS Recommendation 1A:** DLS also recommends that 30 days prior to the final execution of any memorandum of understanding to privately finance the development of the Bard Building site, BCCC should notify the committees of these plans.

**BCCC Response 1A:** BCCC agrees to provide an update to the committees prior to the final execution of any memorandum of understanding (or contract) to privately finance the development of the Bard Building site.

**Issue 2: Adopt Committee Narrative**

**DLS Recommendation 2:** The committee requests that 30 days prior to the final execution of any memorandum of understanding (MOU) to privately finance the redevelopment of the Bard Building Site in downtown Baltimore City, Baltimore City Community College (BCCC) shall submit a report to the committee that:

- Outlines the policy, operational and financial reasons for the redevelopment including a summary of the key MOU terms.
- Provides a summary of the financing plan including a preliminary analysis on state debt affordability.

**BCCC Response 2:** The College accepts the committee’s recommendation to provide a narrative 30 days prior to execution of an MOU or contract. To provide the committees with an update, recently the College, in partnership with DGS Real Estate, issued a Request for Expressions of Interest for the Demolition and Surface Parking Concession Agreement for the Bard Building with a deadline of March 5<sup>th</sup>. Following the expressions of interest, the College will evaluate the offerors and establish a reduced candidate list who will receive a Request for Proposals. The College will provide an update following the results of the expressions of interest and the RFP procurement process.

### **Capital Budget Recommended Action**

**DLS Recommended Action 1:** Approve \$1,250,000 in general obligation bonds for various projects in the College’s deferred maintenance program.

**BCCC Response 1:** The College concurs with the recommended action.

**DLS Recommended Action 2:** Approve the deauthorization of \$231,380 for the Main Building Renovation – Administration Wing on the Baltimore City Community College’s Liberty Campus. The funds are not needed to complete the project.

**BCCC Response 2:** The College respectfully does **not** concur.

On October 15, 2020, DBM approved a program modification for the replacement of the cooling towers, building automation system and the ice storage system to be included in the Administration Wing Renovation project. DBM required that an engineering assessment be conducted prior to design and construction of the program modification to further define the scope and cost estimate. On November 24, 2020, DGS approved the program modification, and on January 12, 2021 DGS issued a Notice to Proceed to Henry Adams to conduct the engineering study within 125 days. The current timeline is to have the scope and cost estimate assessment complete by May 2021.

The College requests the funding remain intact until the assessment and updated cost estimate is completed.