

RB28A
University of Baltimore
University System of Maryland

New Law School Building (Baltimore City)

General Obligation Bonds **\$37,300,000** **Recommendation: Approve**
Nonbudgeted **\$7,500,000**

Bill Text: Provide funds to construct a new law school building, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to appropriation of all the funds necessary to complete this project.

Project Description: This project will provide funds to construct a new law school building, which will consist of a 189,700 gross square foot (GSF) facility. The building will be constructed on an existing parking lot located between Charles and St. Paul Streets, north of Mount Royal Avenue, and is bordered by the Jones Falls Expressway. The new facility will replace the existing building and spaces supporting the law school and will house all law school departments and programs. The facility will include a ceremonial/teaching moot courtroom/auditorium; contemporary Socratic form classrooms; offices for faculty, staff, and administration; a law library with study space; and office suites.

Prior Authorization and Capital Improvement Program

Authorization Uses
(\$ in Millions)

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2011 Allowance</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>
Planning	\$9.449	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Construction	0.000	44.800	46.000	0.000	0.000	0.000
Equipment	0.000	0.000	3.000	4.250	0.000	0.000
Total	\$9.449	\$44.800	\$49.000	\$4.250	\$0.000	\$0.000

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**Authorization Sources
(\$ in Millions)**

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2011 Allowance</i>	<i>2012 Estimate</i>	<i>2013 Estimate</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>
GO Bond	\$9.449	\$37.300	\$41.500	\$4.250	\$0.000	\$0.000
Nonbudgeted Funds	0.000	7.500	7.500	0.000	0.000	0.000
Total	\$9.449	\$44.800	\$49.000	\$4.250	\$0.000	\$0.000

Project Summary Information

Total Project Cost:	\$107,500,000	Cost Per Square Foot – Base:	\$350
Budget Estimate Stage:	Design Development	With Escalation and Contingencies:	\$402
Program Plan Status:	Yes	Gross Square Footage:	189,700
Green Building:	Yes	Net Usable Square Footage:	104,335
Est. Completion Date:	November 2012	Building Efficiency:	55.0%
Project Design Cost %:	10.6%	Regional Cost Factor:	100.0%

Project Analysis

The new facility will help centralize the law school components currently spread throughout the campus. The new facility will also address the university’s current and projected space deficit. While the University of Baltimore (UB) reports that law school enrollment will be capped at current levels for the foreseeable future, enrollment has grown by 28.7%, or 262, students, since the existing facility opened in 1982. Currently, the law school has a total of 38,604 net assignable square feet (NASF) of classroom, class and open laboratories, and office space, resulting in a projected fiscal 2018 deficit of 20,256 NASF. The new facility will provide 66,315 NASF in such space to satisfy this deficit and will be constructed to meet Leadership in Energy and Environmental Design Silver criteria with a desire to achieve Gold Certification if feasible.

UB reports that the existing building has inadequate space to meet the law school’s programmatic needs. Problems include outdated instructional technology; inadequate acoustics in classrooms to block noise; and a heating, ventilation, and air conditioning system that was

constructed 28 years ago. There are also multiple space configuration problems in the current facility which affect the student's ability to have traditional legal discussions and create a challenge for students to simultaneously utilize laptop computers and other texts during class. Also, the existing building is not designed to allow access for mobility-impaired students. UB reports that the deficiencies and inadequate space limit the school's ability to attract and retain faculty.

The project was not in the 2007 *Capital Improvement Program* (CIP) but was advanced because of private and university funds supporting the project. In fiscal 2011, \$44.8 million in construction funds are budgeted. Of this total, \$37.3 million will be funded using general obligation (GO) bonds and \$7.5 million in nonbudgeted funds raised by the university. The amount of GO funding has increased \$7.9 million over previous projected costs due to a request by the university to split the \$15.0 million in nonbudgeted funds between fiscal 2011 and 2012. UB reports having raised \$9.75 million to date and anticipates having the entire \$15.0 million in cash and pledges by August 2010.

The fiscal 2010 authorization is currently being used to fund architectural/engineering and construction management contracts during the design and preconstruction phase. The project is on schedule, and the design development package will be completed on March 4, 2010. The first construction bid package which will include both site-work and foundation details, will be completed on June 18, 2010. Construction is expected to begin July 2010 and be substantially completed by October 31, 2012. Value engineering efforts have been undertaken at the end of each phase of the design process to contain costs, which has resulted in the modification of interior finishes and exterior architectural elements. The institution reports realizing the most savings by reducing the law library's size, decreasing the project's size to 104,359 NASF. This change will not reduce the building GSF but will reduce the building's efficiency as a result. Geothermal and rainwater harvesting systems will be treated as project alternates and pursued if bids allow.

Updates

1. Report on the Feasibility of a Satellite Law Center for the University of Baltimore

The 2009 *Joint Chairmen's Report* (JCR) requested a report from the University System of Maryland (USM) on the feasibility and logistical costs and benefits of establishing a satellite law center of UB in Prince George's County, at an existing regional higher education center to ensure equitable access to legal education across the State. On October 23, 2009, USM in partnership with UB submitted findings on the feasibility study.

The report found that demand for a satellite campus for part-time evening students in Prince George's County is likely to be high. Only two of the six law schools in the Washington, DC region are public and only one has an evening program. The report also found that commuting from Prince George's County to Maryland's existing public law schools is time prohibitive, as demonstrated by declining part-time enrollment in UB's evening program among Prince George's

and Montgomery county residents. Should a satellite campus be constructed, the report recommends locating it close to transit systems providing access between the satellite campus and UB's main campus. Ideal locations include New Carrollton, Landover, and Bowie, Maryland.

An American Bar Association approved part-time evening program was identified by the report as the best model for a satellite UB law campus. Under this design, students could complete two-thirds of their required classes at the satellite location and the remaining credit hours at the main campus. The first cohort would be approximately 60 evening students. When fully enrolled, the satellite campus would have about 200 students.

Estimated one-time start-up costs are \$1.4 million to cover building retrofits, furniture and equipment, library collections and shelving, and information technology expenses. First and second year net operating losses (excluding start-up costs) are expected to total \$2.4 million and \$1.4 million, respectively. During the third year of operation, a net operating gain of \$79,969 is expected. The report notes that permanent increases in State funding for the institution will be necessary to maintain the center's economic viability as the satellite law center cannot divert university resources from existing programs.

If the committees wish to further explore the establishment of a satellite UB law school, USM recommends conducting a separately funded analysis of market demand in Prince George's County for public legal education.

Recommended Actions

Approve.

Executive’s Operating Budget Impact Statement

(\$ in Millions)

	<i>FY 2011</i>	<i>FY 2012</i>	<i>FY 2013</i>	<i>FY 2014</i>	<i>FY 2015</i>
Estimated Operating Cost	\$0.000	\$0.000	\$0.496	\$0.496	\$0.496
Estimated Staffing	0	0	6	6	6

According to the fiscal 2011 CIP, the new law school building is expected to impact the operating budget beginning in fiscal 2013. This will include approximately \$126,000, for the hiring of six contractual positions (five housekeeping and one public safety), and \$327,600 for fuel and utilities expenses. In addition, \$6,000 in contractual services for window washing and \$36,000 in housekeeping supplies are expected to impact the operating budget beginning in fiscal 2013.

Capital Project Cost Estimate Worksheet

Department: University of Baltimore
Project Number: RB28A
Project Title: New Law School Building
Analyst: Rachel N. Silberman

Structure

New Construction:	189,700 Sq. Ft. X	\$350.00 Sq. Ft. =	\$66,395,000
New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Built-in Equipment:			1,500,000
Demolition:			0
Information Technology:	189,700 GSF X	\$6.07 GSF =	1,152,010
Telecommunications:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Subtotal			\$69,047,010
Regional Factor:	100.0%		0
Subtotal			\$69,047,010
Escalation to Mid-point:	2.75 Yrs. X	2.6% =	7.13% 4,923,053
Total Cost of Structure (Bid Cost)			\$73,970,063

Site Work and Utilities

Site Improvements:	3,802,350 + regional factor + mid-point escalation	\$4,073,458
Utilities:	3,652,350 + regional factor + mid-point escalation	3,912,763
Project Subtotal (Bid Cost)		\$81,956,284

Fees and Miscellaneous Costs

Green Building Premium:	2.0%	\$1,639,125
Total Construction Contingency:	5.0%	4,097,814
Inspection Cost:	2.2%	1,803,038
Miscellaneous:	CM Construction Share	1,213,363
Miscellaneous:	CPM	83,968
Miscellaneous:	Moveable Equipment	3,220,000
Miscellaneous:	Information Technology Equipment	4,030,000
A/E Fee through Construction Phase @	10.6%	9,456,000
Total Cost of Project		\$107,499,592

Base Cost Per New Square Foot	\$350
Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)	\$402
Base Cost Per Renovated Square Foot	\$0
Adjusted Cost Per Renovated Square Foot (incl. escalation, conting., and Green Bldg.)	\$0