

ZF2300
Morgan State University

New Center for the Built Environment (Baltimore City)

General Obligation Bonds **\$30,435,000** **Recommendation: Reduce**

Bill Text: Provide funds to construct and equip a new Center for the Built Environment and Infrastructure Studies.

Project Description: Construct a new 69,845 net assignable square feet (NASF)/131,395 gross square feet (GSF) Center for the Built Environment and Infrastructure Studies. This facility will provide modern academic space and allow for growth for the Institute for Architecture and Planning, the Department of Civil Engineering, and the Institute for Transportation Studies. It will allow the space vacated by these departments to accommodate growth in other academic departments. The project includes all associated site work, utilities, landscape, parking, and roads. The fiscal 2011 allowance includes \$26.9 million to complete construction and \$3.5 million to provide equipment for the facility.

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	\$6.049	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Construction	26.935	26.935	0.000	0.000	0.000	0.000
Equipment	0.000	3.500	4.000	0.000	0.000	0.000
Total	\$32.984	\$30.435	\$4.000	\$0.000	\$0.000	\$0.000

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	\$32.984	\$30.435	\$4.000	\$0.000	\$0.000	\$0.000
Total	\$32.984	\$30.435	\$4.000	\$0.000	\$0.000	\$0.000

Project Analysis

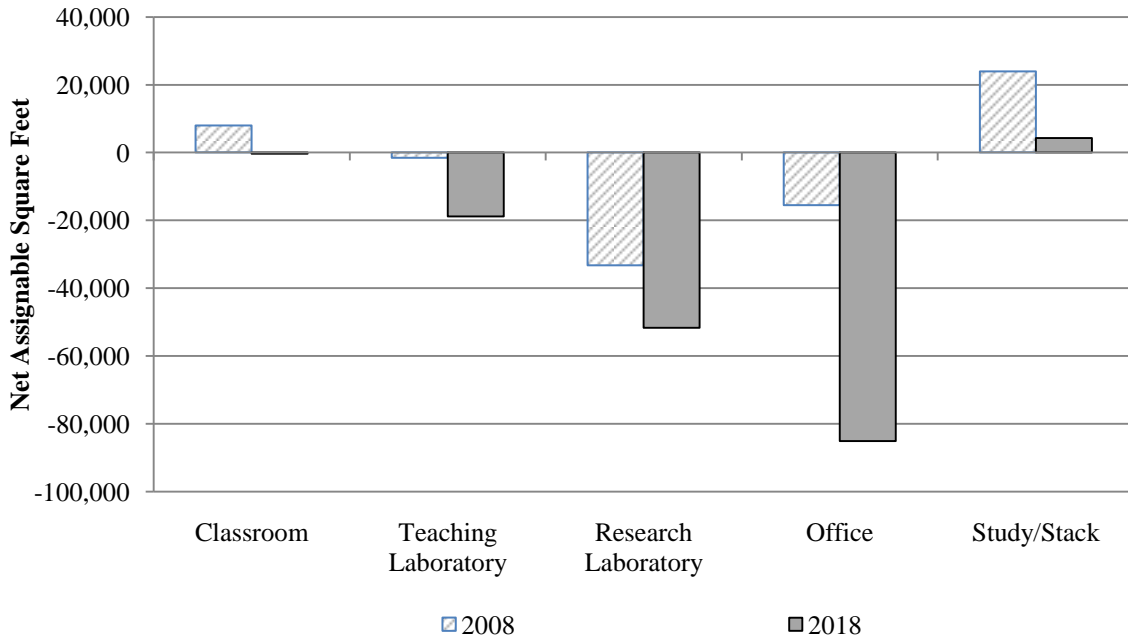
The fiscal 2011 allowance provides \$26.9 million to finish construction and \$3.5 million to provide equipment for the Center for the Built Environment and Infrastructure Studies. Due to the 18-month construction schedule, funding was split between fiscal 2010 and 2011. In fiscal 2010, \$435,000 for planning was added for the hiring of a construction manager to provide technical expertise. Construction cost also included \$1.5 million for a parking deck adjacent to the building to replace lost parking space. Additionally, due to modifications to the basement, the overall size of the building increased from 68,009 NASF/126,129 GSF to 69,845 NASF/131,395 GSF.

The fiscal 2011 allowance includes \$3.5 million to equip the facility. **However, since the facility will not be completed until fiscal 2013, equipment will not be needed in fiscal 2011. Therefore, the Department of Legislative Services recommends reducing the funding level to the pre-authorized amount in the 2009 session capital budget bill of \$26.9 million.**

The architecture program, currently housed in the Montebello Complex, lacks adequate space to support the growth of enrollment. Since fall 2001, enrollment of graduate architecture students increased from 68 to 114 students in fall 2009, while during the same timeframe, undergraduate enrollment increased from 7 to 201 students. Currently, the architecture program has 7,732 NASF of class laboratory space and based on projected enrollment will need 17,272 NASF. Overall, according to the Maryland Higher Education Commission, Morgan State University's teaching laboratory space deficit in fiscal 2008 is 1,544 NASF and is projected to increase to 18,847 NASF in fiscal 2018, as shown in **Exhibit 1**.

Students in architecture programs are normally provided dedicated studio space for the duration of their studies, but this is not possible given the current space constraints. Additionally, due to insufficient studio space and other academic space, certain courses can only be offered once a year with a limited number of students, thereby increasing the time for a student to graduate. Once the architecture program moves to the new facility, the university plans to demolish the Montebello complex.

**Exhibit 1
Morgan State University
Academic Space Surplus and Deficiency
Fiscal 2008 and Projected Fiscal 2018**



Source: Maryland Higher Education Commission, *Four-Year Colleges and Universities Academic Space Surplus and Deficiency: FY2009, Projected FY2018*

In 1997 and 1998, the university began offering master’s and doctoral level civil engineering programs. Enrollment in the graduate program increased from 15 students in fall 1998 to 99 students in fall 2009. Due to the enrollment growth and an increase in research activities, approximately 10,800 NASF of instructional space was reallocated for other purposes. This resulted in the Department of Civil Engineering losing some of its dedicated academic space such as the Computer Aided Design (CAD) Lab, which was converted into a general computational laboratory. Due to the lack of dedicated laboratories, the department does not offer any upper-level CAD-related courses. Additionally, the department lacks class and research laboratory space. Currently, the department has 6,685 NASF of class laboratory space and 1,353 NASF of research space with a projected need of 8,625 NASF and 6,900 NASF, respectively. The new facility will provide 19,460 NASF of space for the department.

The Institute of Transportation, which includes the Transportation Studies Department and the National Transportation Center, does not have any dedicated space. The department has one laboratory, which is shared with the Department of Civil Engineering and is used for teaching and research. The center will receive \$4 million of federal funding to be awarded over the next

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four years and will need additional research space to support research activities. Overall, the institute currently has 588 NASF of research space and is projected to need 2,080 NASF. The new facility will include 9,040 NASF of space for the institute and will provide space to support current research activities.

Overall, the new facility will provide 69,845 NASF/131,395 GSF which will include 11,521 NASF of research space; 2,943 NASF of classroom space; 25,960 NASF of classroom laboratory space; and 6,517 NASF of open laboratory space.

Recommended Actions

Amend the following language:

RM00

MORGAN STATE UNIVERSITY
(Baltimore City)

(E) New Center for the Built Environment and Infrastructure Studies.
Provide funds to construct **AND EQUIP** a new Center for the Built
Environment and Infrastructure Studies..... ~~{26,935,000}~~
30,435,000

Explanation: This language reduces the authorized funding level to the amount pre-authorized in the 2009 session capital budget bill to strike the additional funds for capital equipment. The project will not be completed until early fiscal 2013 making any equipment funding in fiscal 2011 unnecessary. Authorization to fund equipment remains to the extent that there are funds available after the construction contract is awarded.

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	\$0.636	\$1.804	\$1.853
Estimated Staffing	0	0	4	4	4

According to the fiscal 2011 *Capital Improvement Program*, the new facility is expected to impact the operating budget beginning in fiscal 2013, requiring \$0.6 million in operating costs which includes funding of an additional four regular positions.