

Department of Public Works



**ANNE ARUNDEL COUNTY
PUBLIC LIBRARY**

Library Facilities Assessment

August, 2023

Project L542406
WGM #202301.1



165 Log Canoe Circle, Suite B1
Stevensville, MD 21666

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www.wgm-arch.com

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Lloyd Bernstein

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SUMMARY

I. PURPOSE

Anne Arundel County has selected a team led by Wheeler Goodman Masek (WGM) Architects to conduct an assessment study of the infrastructure of the Anne Arundel County Library Facilities. The study will perform a limited assessment of the existing conditions and make recommendations to address the corrective measures needed for the Library System. The intent of the assessment is the development of a prioritized approach to address the AACPL's long term maintenance responsibilities linked to future Capital Budget requests.

II. BACKGROUND

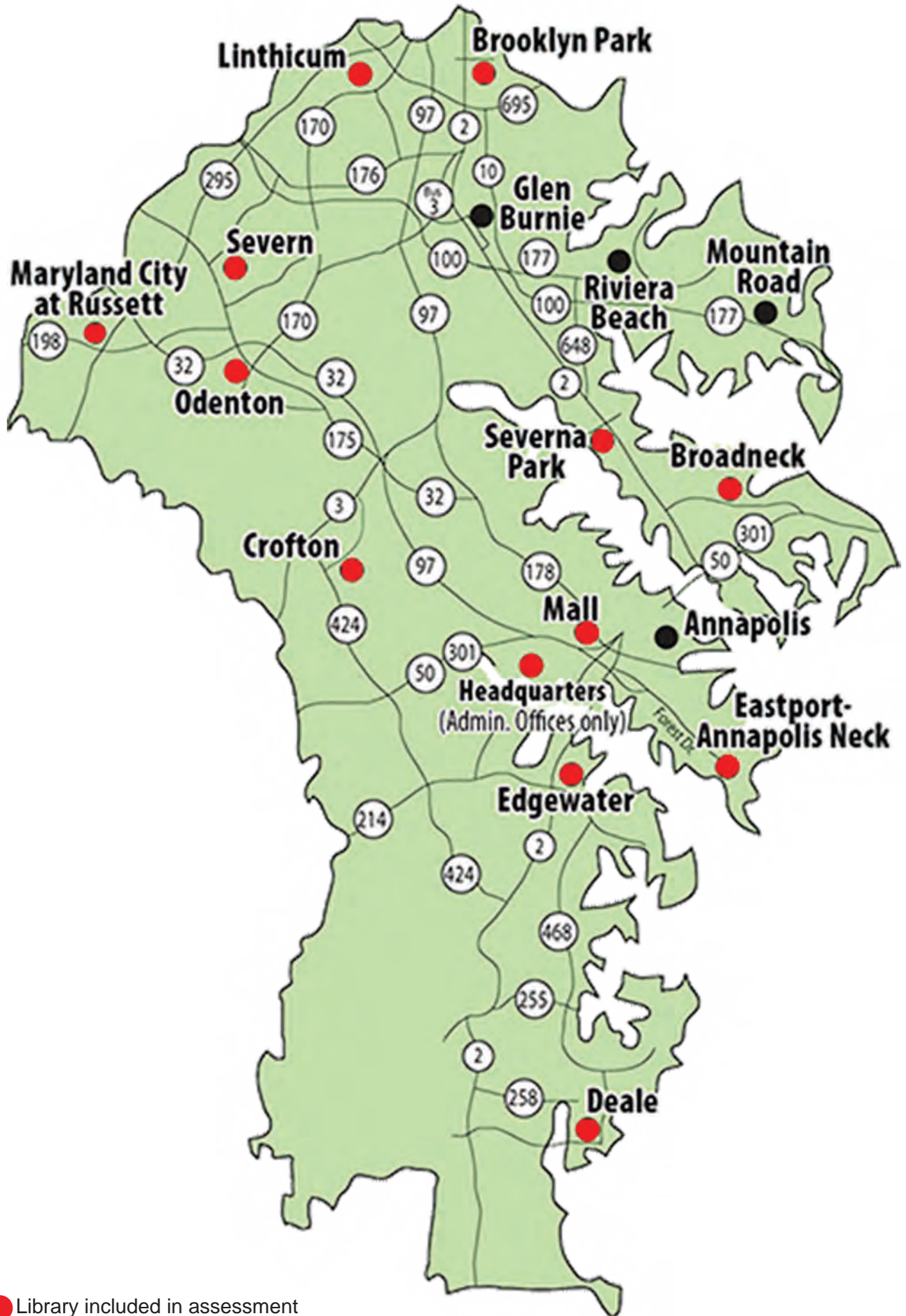
The following thirteen (13) Library locations are the focus of this Assessment:

- Annapolis Mall (Discoveries) – Architectural Finishes & MEP Assessment Only
- Broadneck
- Brooklyn Park
- Crofton
- Deale
- Eastport/Annapolis
- Edgewater
- Linthicum
- Maryland City at Russett
- Odenton
- Severn
- Severna Park
- Library HQ

The following four (4) Library locations are excluded from the Assessment as they are new or scheduled for imminent replacement:

- Busch Annapolis – replaced 2021
- Glen Burnie – to be replaced starting 3Q/2023
- Mountain Road – to be relocated starting 3Q/2023
- Riviera Beach – replaced 2023

SUMMARY



● Library included in assessment

SUMMARY

III. ASSESSMENT

Task to be performed include:

- Develop a visual survey of the existing facilities that identifies any deficiencies.
- Develop a list that addresses the deficiencies to existing facilities and capital budget to meet the corrections.
- Develop a recording system where Library staff may update the assessments annually
- Develop a multi-year plan applicable for addressing improvements to existing libraries along with cost estimates.

The analysis of the existing facilities should include the square footage of the buildings, program space, overall condition, and age of the structure. The analysis of the existing facilities should also include suitability and functionality survey of the following items, with deficiencies photographed and documented.

- Identify any ADA deficiencies and Life Safety/Code issues,
- Identify building interior finish deficiencies,
- Evaluation the suitability and functionality of electrical systems within the buildings,
- Evaluation of any deficiencies in emergency power and lighting,
- Evaluation of life safety systems deficiencies (fire alarms and sprinklers),
- Identify any plumbing deficiencies
- Evaluation of the buildings ground and parking

The identification of deficiencies and evaluations shall be limited to observed (during site visits or the review of documents) or major shortcomings (discovered during interviews with Library staff) of the buildings. It is the intent of this Assessment to have a complete list of deficiencies, and maintenance backlogs, focusing on items that are the responsibility of the Library System maintenance program (i.e.- identify that a building needs painting, carpet, lighting upgrades or ceiling tiles). The cost to address these deficiencies should be categorized in Priority Format as follows:

- * Priority 1 – Immediate attention required or an ADA/Code deficiency that should be addressed within (less than) 12 months.
- * Priority 2 – Conditions that impacts the function or diminishes the Library mission should be addressed within 12-36 months.
- * Priority 3 – Conditions that should be addressed on a cyclical or periodic schedule depending on the degree of use or the need to upgrade the technology or enhance performance.
- * Priority 4 – Major capital improvements that will address the long term viability of the Library from a building or site standpoint or combination thereof.

IV. SUMMARY OBSERVATIONS

AM - Annapolis Mall (Discoveries) 2022: New interior space, recommendations will enhance the experience; seek to cost shared with the Landlord certain deficiencies; examine options for expansion once the adjoining tenants vacate.

B – Broadneck 1983: This is one of three libraries designed and constructed using one prototype plan. This location would benefit from adapting the recent Severn Library successful interior space arrangement as it is scheduled for funding.

BP – Brooklyn Park 1971: One of the oldest and most architecturally unique Library in the system, it needs a major commitment of funds to address ADA accessibility, energy efficiency and interior space & finish issues. The construction materials specified in the late 1960's make it difficult and expensive to achieve the desired results in a cost effective fashion.

SUMMARY

C – Crofton 2002: This two-decade old library needs routine updates to keep it fresh, functioning and the ability to adapt to the changing mission of public libraries. Back-of house needs more efficient layout of space to allow for growth in staffing.

D – Deale 1968: The System's second-oldest library in current use, the site location has been identified as impacted by rising tidal seas levels which are within two hundred feet of the structure. The future of this site rests on the ability to protect the facility from the impacts of sea level rise, or the realization that another non-threatened location would better serve the library patrons in the geographically remote portions of the South County.

E – Edgewater 1983: This library is well-maintained and benefits from sharing its site with the South County Senior Center. It is one of three libraries designed and constructed using one prototype plan. This location would benefit from adapting the recent Severn Library successful interior space arrangement as it is scheduled for funding.

EA – Eastport/Annapolis Neck 1979: This Library suffers from the use of brick and block for the construction of the interior walls. This condition complicates the need to renovate interior spaces for correcting ADA and other practical shortcoming.

H – Library Headquarters 1976: This building is not open to the public. It serves as the administrative hub for AACPL. It houses offices, graphic & print operations, IT server room and support and shipping/receiving & storage. Although there are a few immediate items needing to be addressed, the main ADA deficiencies will be remedied with the upcoming interior renovations to the restrooms on both levels and new automatic vestibule entry doors in FY 2024.

The major renovations to this facility will be deferred until after the Millersville Library/Central Support Project is constructed in FY 2030, which provides for the relocation of the shipping/receiving/storage functions, the IT server room and the associated staffing for all those operations into the Millersville facility. The headquarters would then have available space that can be cost effectively repurposed as part of major renovation project in FY 2032 and beyond.

L - Linthicum 1967: The System's oldest library still in use, is an example of a well-intentioned neighbor library. The library has several ADA and Code issues, which is not surprising for its age. It also is impacted by the severe lack of back-of-house space for support staff. A major renovation should be developed to remedy all the shortcomings as a single well developed cost effective effort.

M - Maryland City at Russett 1998: This library is well maintained. The issues of the separation of the meeting room and public toilets and the remoteness of the main entrances from the library staff supervision create operational and security challenges. There is no obvious solution to this onsite. However, improvements to the space proposed by a recently completed feasibility study offer opportunities that would benefit the Library as part of a refresh renovation.

O – Odenton 2004: This library replaced an earlier structure and was the first County project to achieve a LEED Certification. It was designed as a full two-story building. Ongoing routine maintenance of a LEED certified building is required to maintain the certification. This is an inherent cost of LEED. Ongoing project needs beyond LEED seek to keep the library current and adaptable to the changing mission of public libraries.

S – Severn 1986: Severn is the last of the three prototype libraries constructed in the 1980's from one adapted floor plan. In 2021, it received an interior renovation of the public areas that provided a much-needed program spaces and flexible areas for library programs to expand. The back-of-house spaces were not included in this project and remain a key area that needs to be addressed.

Severn is located within the boundaries of the County Video Lottery Terminal Revenue Sharing Program sourced at Maryland Live Casino and benefits from and is a desirable location to receive ongoing grant funding for public use and benefit purposes. As the western part of Anne Arundel County continues to grow and knowing that the site and parking surrounding the existing Severn library is shared with surrounding retail users, the long range vision for Severn library may be elsewhere. Aided by the boost it could receive from the Video Lottery Terminal Revenue Sharing Program.

SUMMARY

SP – Severna Park 1972: An older library in the System and like Brooklyn Park, has an architectural uniqueness to its design, especially the floor plan. Curved walls and rounded corners limit efficient use of the spaces. The site is part of Old Severna Park, and the adjacent neighbors include Woods Memorial Church and Community Center and the Sunrise Assisted Living facility, all compatible with the Library. It is also a walkable distance from local schools. The building received small additions in 1990 that continued its curved wall/rounded corners theme.

The library has several level changes which impacts ADA accessibility, and the interior needs a program refresh with both architectural and furnishing upgrades. Due to the population density of Severna Park, is there a viable case to be made for a replacement library of the Rivera Beach size of 20,000 SF that would provide a more open, functional and efficient library for Severna Park. If not, then a major renovation that eliminates the rounded corners and creates an open inviting experience of spaces.

V. STANDALONE CAPITAL PROJECT REQUESTS

In order to keep the Assessment focused on routine and deferred facility code and maintenance backlogs for the thirteen locations, we have developed a separate section in this report where we can address those locations that have more significant or unique needs under Priority 4 that would be better served by categorizing them as standalone capital project requests. The following project have been determined to fall into this category:

BP – Brooklyn Park: As stated previously, the Brooklyn Park Library needs immediate attention to the deficiencies surrounding ADA accessibility; specifically, the need for an elevator installation to communicate between the two public floors of the building and the public and staff restrooms on the upper level. In addition, as one of the County's oldest libraries, it needs a plan in place to addresses the deficiencies in the exterior envelope and interior finishes. A feasibility study to plan for the phased improvements needed should be undertaken in conjunction with the ADA upgrades identified above.

ADA Upgrades Construction Budget only in Q3/2023 dollars: \$468,800
Exterior Envelope & Interior Finishes Upgrades Study Budget: \$85,000

D - Deale Library: As stated previously, the Deale Library location is likely to be adversely impacted by future rising sea level issues. Anne Arundel county residents and properties will face increasingly severe weather and climate related hazards, such as flooding and storm surge. As temperatures warm, land ice melts and sea water expands causing sea levels to rise around the world. Between 1980 and 2019, sea levels near Anne Arundel County rose roughly 0.5 feet leading to more frequent and severe coastal flooding, and property damage. Based on a report titled "Sea Level Rise Strategic Plan Anne Arundel County", dated November 2011, model results estimated between 2.7 and 3.4 feet of relative sea level rise by the end of 2100 in Maryland. This Assessment recommends a study with options and budgets be performed to coincide with future updates of the FEMA Flood Mapping to determine whether there are reasonable flood mitigation measures available that could be undertaken to keep the Library viable at its present location. The study should also consider alternative solutions for meeting the library program needs of South County residents.

Study Budget: \$50,000

H - Headquarters Building: As stated previously, the completion of the Millersville Library and Annex Project (See FY 28 Capital Budget) will relocate several existing operations from the lower level of the Library Headquarters. Based on this opportunity, a follow-up project to renovate the Headquarters locations would be prudent. The renovation, which would be of a scale to include a LEED certification, would address the code and operational/programmatic deficiencies at the most cost effective time. Recommend a Capital Project placeholder be introduced for FY 2032 Budget.

Construction Budget only in Q3/2023 dollars: \$11,830,000

L - Linthicum Library: As stated previously, the Linthicum library is a unique neighborhood library and one of the earliest location still in continuous use. The needs of this location require a phased construction approach to correct ADA deficiencies and chronic overcrowding in the staff support areas. A possible partial shutdown of the library may be necessary to cost effectively address these shortcomings. Recommend a study to evaluate the options of staying open vs. closing during the renovation be conducted before a capital budget placeholder can be created for this location.

Study: \$75,000

SUMMARY

M - Maryland City at Russett: As stated previously, a study performed in 2022 identified a need to update the library at Russett to correct the deficiencies resulting from the unique design of the building. The timing is such that this could be addressed in a future Capital Budget request based on affordability.

Construction Budget only in Q3/2023: \$3,288,708

SP - Severna Park Library: As stated previously, the location of the Severna Park library (walkable from Severna Park ES and Severn School, the County Bike Trail, Sunrise Senior residential community and the Woods Community Center) is ideal and the library should continue in this central location. A major renovation or new facility embracing LEED sustainable criteria along the lines of Riviera Beach library (20,000 SF) should be considered for the future viability of this high-use location. Recommend a study to determine the viability of major renovation vs. new be undertaken based upon affordability.

Study: \$80,000

VI. LIBRARY ASSESSMENT COST SUMMARY

General Notes

The cost estimate is synchronized with the recommendation item numbering incorporated in the narrative sections of this report. Each line item of work is calculated based upon the applicable unit of measurement.

The unit prices in the estimate is based upon Q3 - 2023 cost data and are NOT escalated.

Clarifications

1. Cost figures listed in the estimate are based upon General Contractor's pricing, including general conditions, insurance, overhead and profit at the time of the estimate.
2. It is important to note that the budget figures herein do NOT include the following: Architectural & Engineering Design Services, Design & Construction Contingencies, Escalation beyond Q3/2023 budgets, Testing & Inspection, County Overhead, Furniture, Fixtures & Equipment, BGE Utility Service Upgrades, Off-Site Water & Sewer Connections or Environmental/Regulatory Fees.

Priority Summary

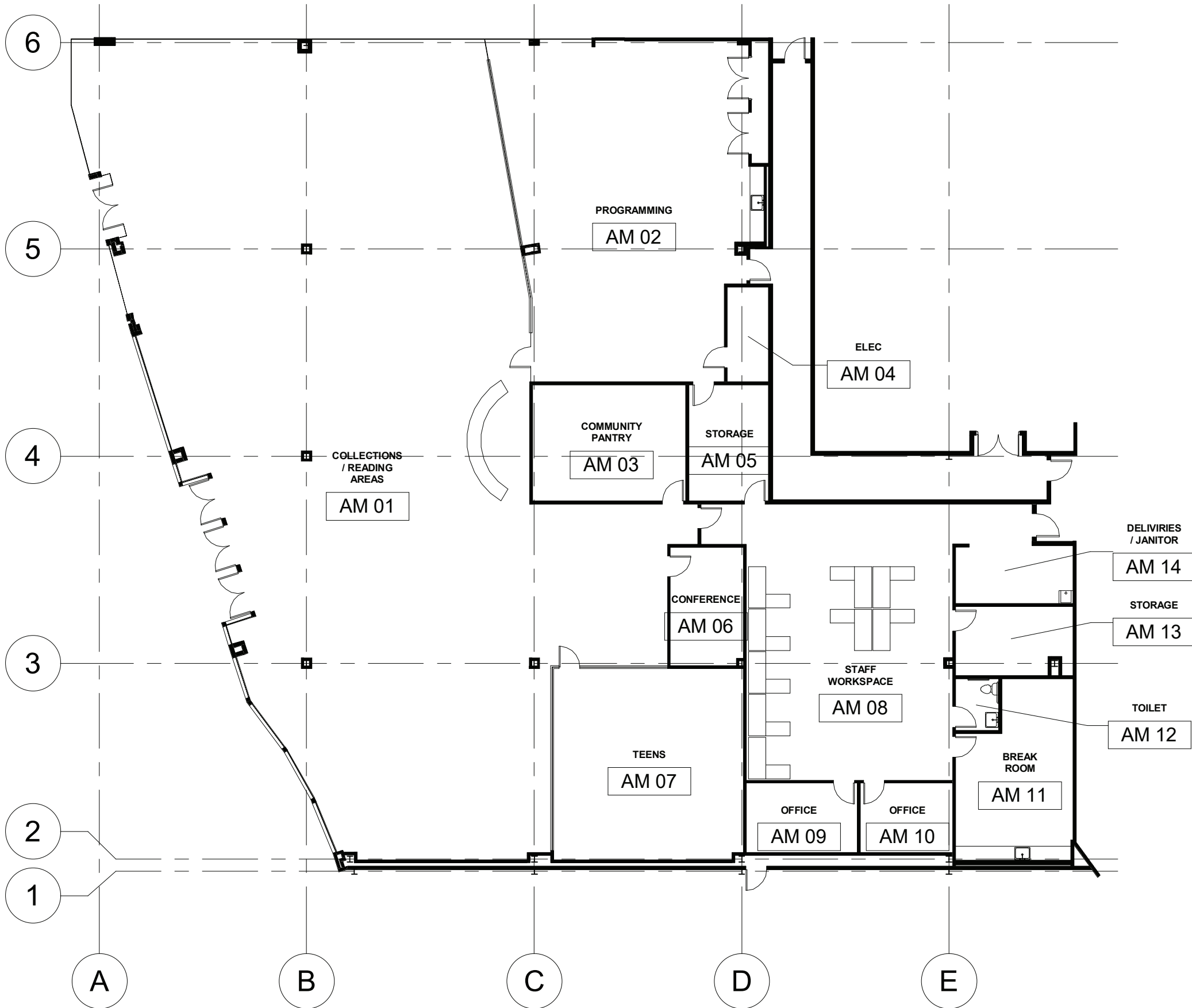
Location	Priority 1	Priority 2	Priority 3	Priority 4	TOTALS
Annapolis Mall	\$4,835.00	\$129,550.00	\$1,250.00	\$0.00	\$135,635.00
Broadneck	\$79,616.00	\$124,702.00	\$36,900.00	\$637,000.00	\$878,218.00
Brooklyn Park	\$531,420.00	\$811,666.00	\$15,500.00	\$170,000.00	\$1,528,586.00
Crofton	\$48,767.00	\$373,093.00	\$401,550.00	\$0.00	\$823,410.00
Deale	\$47,875.00	\$98,893.00	\$173,550.00	\$517,000.00	\$837,318.00
Edgewater	\$96,320.00	\$152,150.00	\$403,750.00	\$150,000.00	\$802,220.00
Eastport-Annap Neck	\$83,975.00	\$357,000.00	\$84,470.50	\$140,000.00	\$665,445.50
Headquarters	\$103,925.00	\$536,695.00	\$391,100.00	\$42,500.00	\$1,074,220.00
Linthicum	\$40,875.00	\$739,398.00	\$200,300.00	\$136,000.00	\$1,116,573.00
Maryland City	\$185,976.50	\$236,325.00	\$120,800.00	\$200,000.00	\$743,101.50
Odenton	\$25,050.00	\$320,500.00	\$37,700.00	\$653,515.00	\$1,036,765.00
Severn	\$82,913.00	\$52,300.00	\$11,700.00	\$159,550.00	\$306,463.00
Severna Park	\$179,630.00	\$284,950.00	\$20,000.00	\$487,000.00	\$971,580.00
TOTALS	\$1,511,177.50	\$4,217,222.00	\$1,898,570.50	\$3,292,565.00	\$10,919,535.00

AM-ANNAPOLIS MALL LIBRARY



2550 Annapolis Mall Road,
Annapolis, MD 21401

Opened 2018
Relocated to current space in 2022
12,715 SQ Feet



A101

SUBJECT: ANNAPOLIS MALL 12,715 SQ Feet
 PROJECT: Project Name
 DATE: 04/18/23
 JOB NO.: Project Number



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
AM-ANNAPOLIS MALL										
1.0		General								
1.1		Accessibility								
1.1.1	Gen.	The location is a tenant space within the Westfield Annapolis Mall opened in 2022. It is essentially a new facility.								Background overview commentary
	AM12	Relocate toilet room storage cabinet as it blocks the accessible route. Suggest looking at alternatives for this storage	AM12 (1)			\$125.00				
1.2		Function								
1.2.1	Gen.	The location is a tenant space within the Westfield Annapolis Mall opened in 2022. It is essentially a new facility.								Background overview commentary
	AM01	The main collection/reading room space is a high ceiling space with hard surface perimeter walls of glass and painted GWB. The ceiling is finished in painted GWB. The flooring is carpet tile. To address noise issues during busy usage, a mix of ceiling, wall & suspended acoustical panels specified by an acoustical consultant should be considered to abate the condition.	AM01 (1) AM01 (2) AM01 (4) AM01 (5)				\$125,000.00			\$5000 for a Acoustical Consultant to evaluate the space and recommend a combo of ceiling mounted and hanging vertical panels to reduce background noise for \$120000.00
1.3		Limitations								
1.3.1	Gen.	The location is a tenant space within the Westfield Annapolis Mall opened in 2022. It is border by two Mall common area/circulation corridors on two sides. The rear of the space adjoins a Mall service/fire egress corridor. Only one demising wall is shared with an existing mall tenant. This is the only possible option should expansion of the space be considered in the future.								Background overview commentary
1.4		Safety								
1.5		Optional								
AM-ANNAPOLIS MALL										
2.0		Sitework NOT APPLICABLE FOR THIS LIBRARY								
AM-ANNAPOLIS MALL										
5.0		Metals								
AM-ANNAPOLIS MALL										
6.0		Wood								
AM-ANNAPOLIS MALL										
8.0		Openings								
AM-ANNAPOLIS MALL										
9.0		Finishes								
9.1		General								
9.2		GWB & Partitions								
	AM01	Address water stain and repaint GWB	AM01 (6)			\$425.00				
	AM01	Repair damaged GWB and repaint. Consider adding corner guards and select locations to minimize damaged due to library carts.	AM01 (7)			\$925.00				
	AM01	Repair damaged GWB caused by sliding the table along wall. Repaint.	AM01 (8)			\$250.00				
9.4		Ceilings								
	AM02	Replace stained 2 x 2 ACT	AM02 (3)			\$60.00				
	AM11	Replace stained 2 x 2 ACT	AM11 (4)			\$60.00				
	AM13	Replace stained 2 x 2 ACT	AM13 (2)			\$90.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
AM-ANNAPOLIS MALL										
10.0		Specialties								
10.1		Signage								
	AM01	Relocate wall graphic "Community Pantry" if desired	AM01 (4)					\$1,250.00		
10.4		Lockers & Shelving								
	AM03	Recommend relocating the wire shelving from AM06 and install in AM03 for the Community Pantry use.	AM03 (1)				\$2,400.00			
AM-ANNAPOLIS MALL										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		This space is fully sprinklered.								Background overview commentary
AM-ANNAPOLIS MALL										
22.1		General								
22.1.1		Frequent back-ups in the sanitary system, the new sanitary was tied into an older existing one which reportedly does not have adequate fall (only 1" drop from cleanouts in Teens AM07 to Toilet Room AM12). This issue is to be remediated by the mall.	AM07 (P1)			X				Cost to be borne by the Mall.
22.2		Piping								
22.2.1	AM10	Plumbing leaks from previous mop sink, which was removed.	AM10 (P1)	1	LS	\$2,500.00				
AM-ANNAPOLIS MALL										
26.0		Electrical								
26.4		Lighting								
	Gen.	Lighting is LED type throughout and in good condition.	AM01 (E1) AM01 (E3) AM08 (E1)							Background overview commentary
	Gen.	Combination of manual and automatic lighting controls throughout and in good condition.	AM01 (E4) AM12 (E1)							Background overview commentary
	AM01	Some downlights are not working due to malfunctioning drivers. Replace defective components.	AM01 (E2)	5	\$350.00		\$1,750.00			
	AM14	Wall mounted occupancy sensor switch is blocked by shelving, and lights do not turn on. Relocate sensor, or provide new ceiling mounted sensor.	AM14 (E1)	1	\$400.00		\$400.00			
AM-ANNAPOLIS MALL										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1		Fire alarm system for this space maintained by the library, and is tied into mall fire alarm system for annunciation.	AM04 (E1)							Background overview commentary
	AM06	Fire alarm strobe partially obstructed by shelving.	AM06 (E1)	1	\$400.00	\$400.00				
PRIORITY TOTALS						\$4,835.00	\$129,550.00	\$1,250.00	\$0.00	

EXISTING CONDITION PHOTOGRAPHS



AM01 (1)



AM01 (2)



AM01 (3)



AM01 (4)



AM01 (5)



AM01 (6)

EXISTING CONDITION PHOTOGRAPHS



AM01 (7)



AM01 (8)



AM02 (1)



AM02 (2)



AM02 (3)



AM03 (1)

EXISTING CONDITION PHOTOGRAPHS



AM07 (1)



AM07 (2)



AM08 (1)



AM11 (1)



AM11 (2)



AM11 (3)

EXISTING CONDITION PHOTOGRAPHS



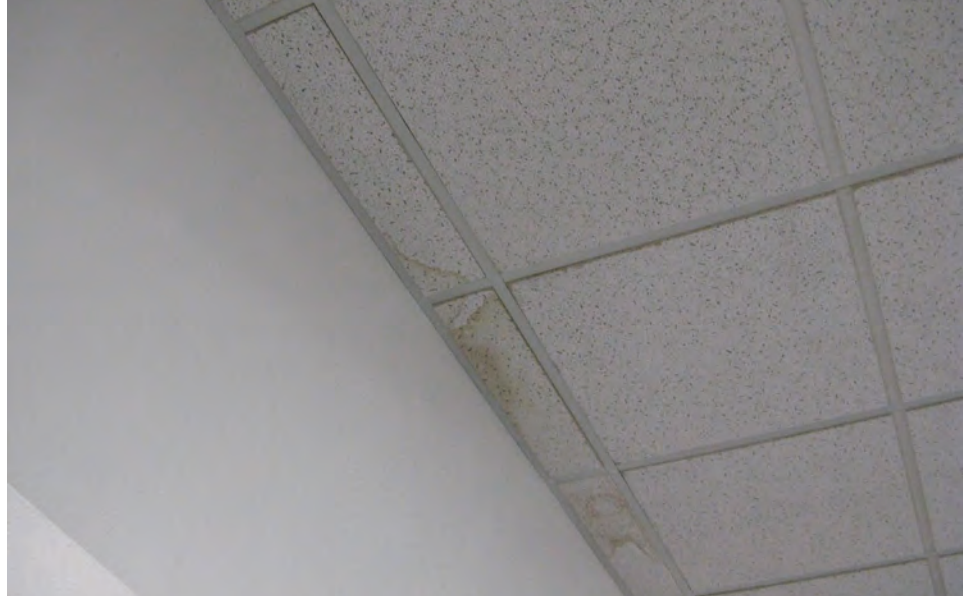
AM11 (4)



AM12 (1)



AM13 (1)



AM13 (2)



AM14 (1)



AM14 (2)

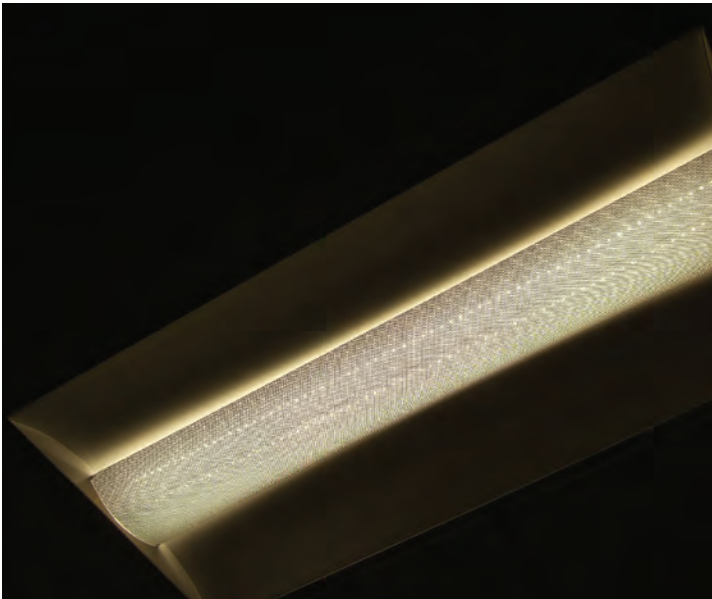
EXISTING CONDITION PHOTOGRAPHS



AM01 (E1)



AM01 (E2)



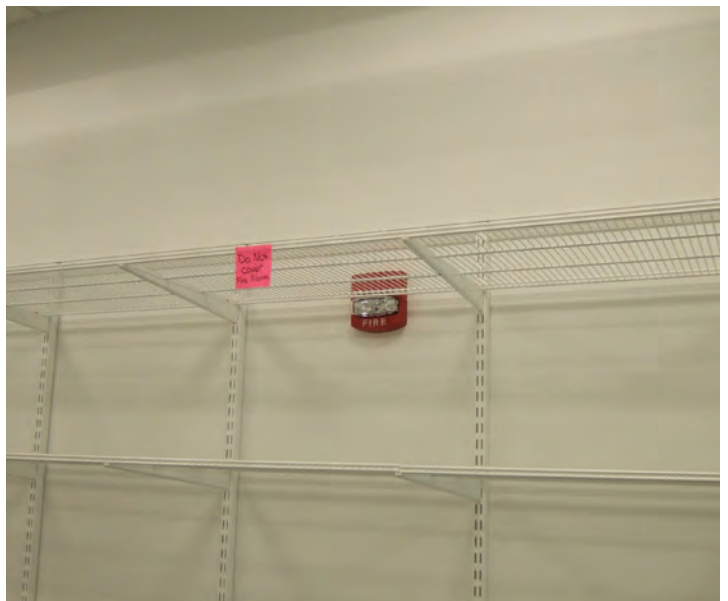
AM01 (E3)



AM01 (E4)



AM04 (E1)



AM06 (E1)

EXISTING CONDITION PHOTOGRAPHS



AM07 (P1)



AM08 (E1)



AM10 (P1)



AM12 (E1)



AM14 (E1)

B - BROADNECK LIBRARY



1275 Green Holly Drive,
Annapolis, MD 21409

Opened 1983
11,950 SQ Feet



LEGEND

PROPERTY LINE	---	---
STORM DRAIN	---	---
SANITARY SEWER	---	---
WATER	---	---
STORM DRAIN MANHOLE	⊙	⊙
SEWER MANHOLE	⊙	⊙
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 Engineers, Architects and Surveyors
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

WGM
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21666
 V. 410.263.6787
 www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman Date: 3/31/24
 License No. 19593 Expiration Date:

ANNE ARUNDEL COUNTY				DEPARTMENT OF PUBLIC WORKS			
REVISED DATE	BY	APPROVED	DATE	APPROVED	DATE	APPROVED	DATE
		CHIEF ENGINEER		PROJECT MANAGER		CHIEF, RIGHT OF WAY	
		APPROVED		APPROVED			
		ASSISTANT CHIEF ENGINEER					

SCALE: 1"=50'	B-BROADNECK FOR THE BROADNECK COMMUNITY LIBRARY #1275 GREEN HOLLY DRIVE ANNAPOLIS, MARYLAND 21409 TAX ID: 03-000-90016635 MAP #40, GRID 10, PARCEL 420 DISTRICT 3 - ANNE ARUNDEL COUNTY - ZONED R5
DRAWN BY: S.W.D.	
CHECKED BY: TS	
SHEET: 1 OF 2	
PROJECT NO.:	CONTRACT NO.:

PLOTTED: May 23, 2023 - 11:36am

GENERAL NOTES

1. PROPERTY OWNER:
ANNE ARUNDEL COUNTY
LIBRARY HEADQUARTERS
5 HARRY S TRUMAN PARKWAY
ANNAPOLIS, MD 21401
2. THE PROPERTY IS SHOWN ON TAX MAP 40, GRID 10, PARCEL 420 PER DEED L.3093, F.169
3. THE SITE ADDRESS IS 1275 GREEN HOLLY DRIVE, ANNAPOLIS, MD 21401
4. THE TAX INFORMATION IS 03-000-90016635
5. TOTAL TRACT AREA = 4.285 ACRES. THE EXISTING USE OF THE SITE IS AN EXISTING LIBRARY
6. EXISTING ZONING: R5 - RESIDENTIAL
7. THE PROPERTY LINES SHOWN ON THE ATTACHED SITE PLAN EXHIBITS ARE BASED ON AVAILABLE DEED PLOTS AND TAX MAP RECORDS, AND DOES NOT REFLECT A BOUNDARY SURVEY. EXISTING TOPOGRAPHY AND SITE FEATURES TAKEN FROM AVAILABLE COUNTY GIS INFORMATION
8. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER UTILITIES
9. SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS
10. THE SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON THE FEMA FLOOD PLAIN MAP 24003C0187F DATED FEBRUARY 18, 2015.



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 08301200
VICINITY MAP
1" = 2000'

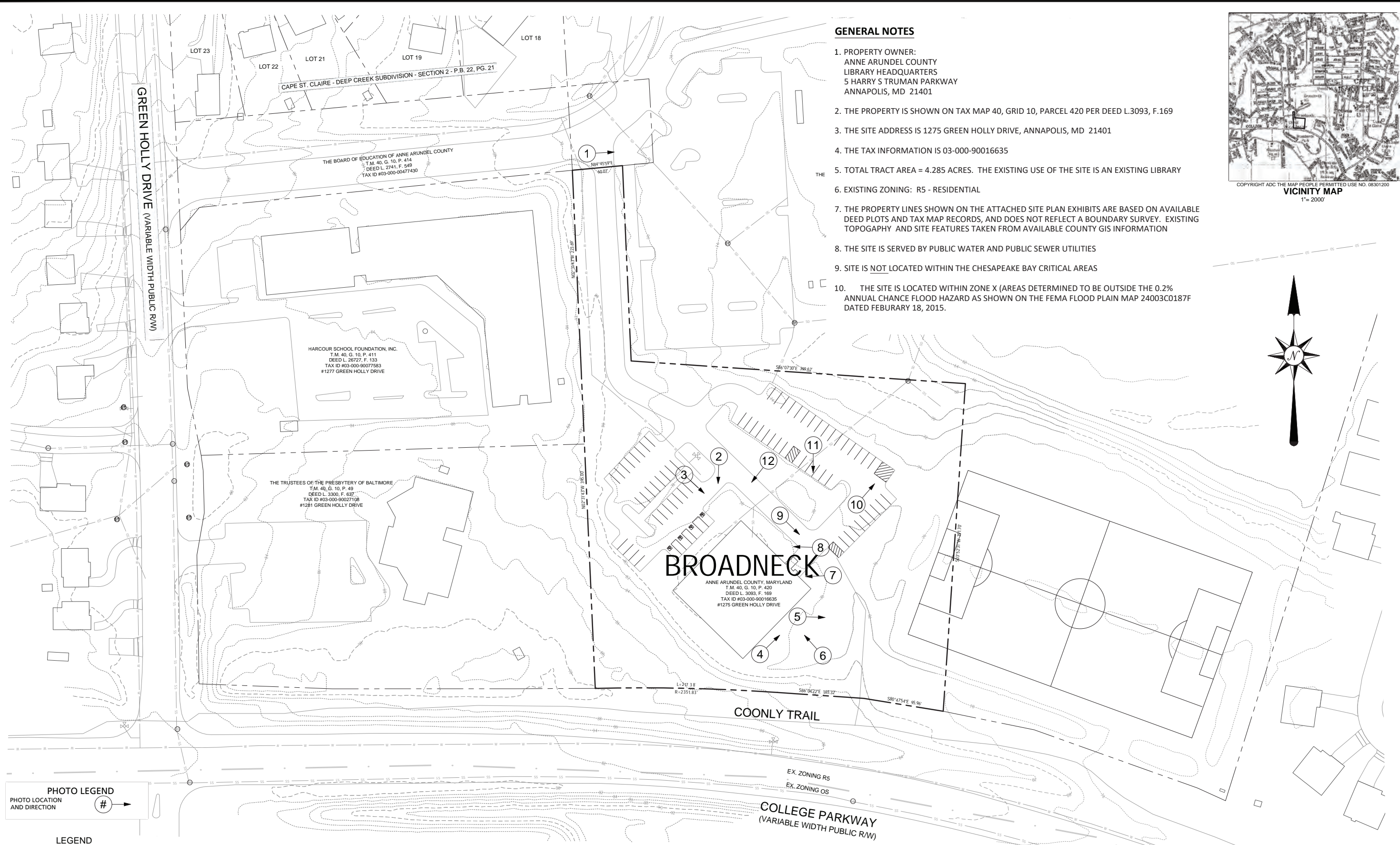


PHOTO LEGEND
PHOTO LOCATION AND DIRECTION #

LEGEND

PROPERTY LINE	---	---
STORM DRAIN	---	---
SANITARY SEWER	---	---
WATER	---	---
STORM DRAIN MANHOLE	(ST)	
SEWER MANHOLE	(S)	
WATER VALVE	(V)	
FIRE HYDRANT	(H)	

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
Engineers, Architects and Surveyors
2661 Riva Road, Building 800
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com

WGM
WHEELER GOODMAN MASEK
16 LOG CANOE CIRCLE - SUITE B1
STEVENSVILLE, MARYLAND 21666
V. 410.263.6787
www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

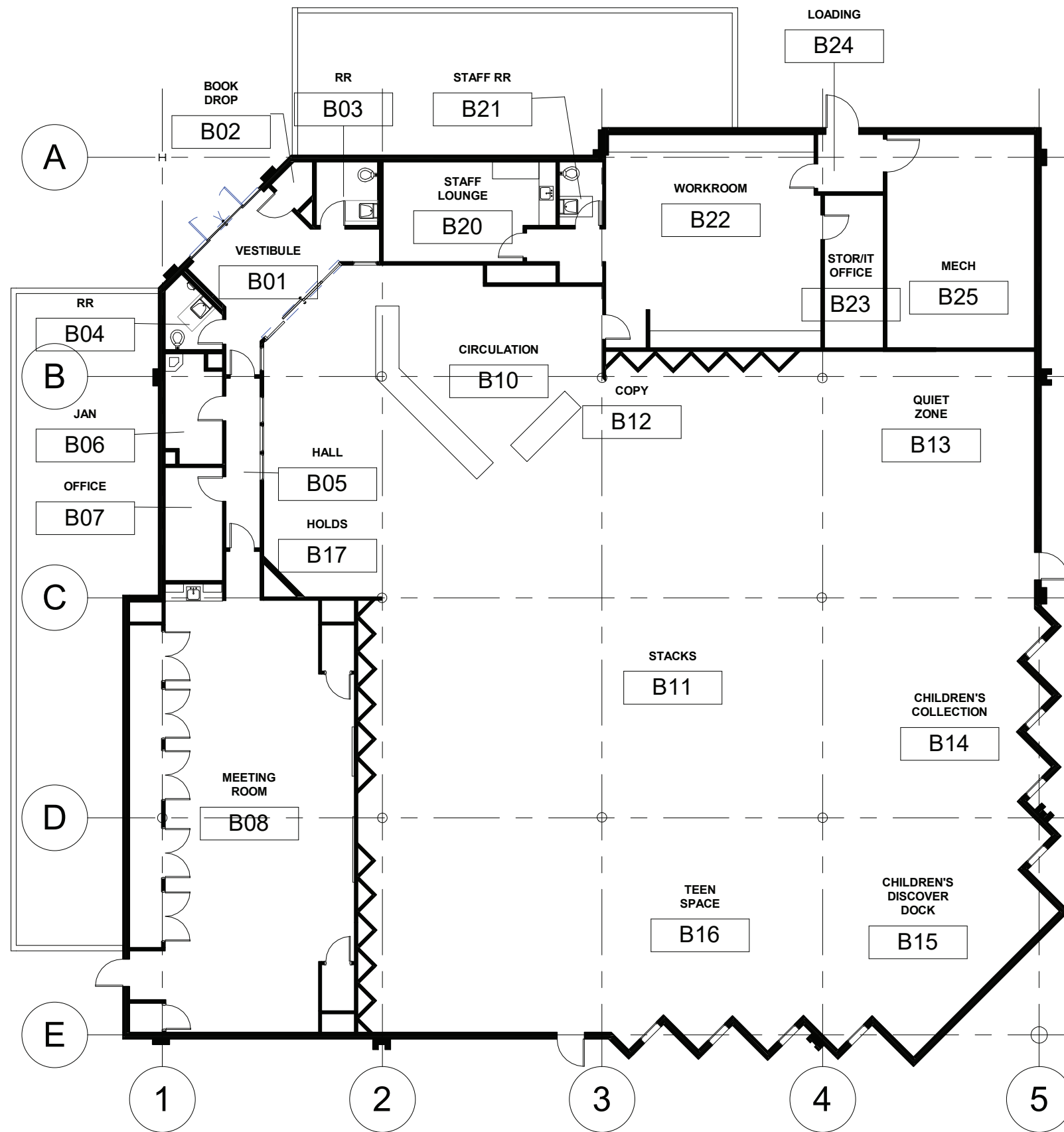
Terry Schuman
19593
License No. 3/31/24
Expiration Date

REVISED		APPROVED		DATE		DATE	
DATE	BY	DATE	DATE	DATE	DATE	DATE	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

SCALE: 1"=50'

B-BROADNECK
FOR THE
BROADNECK COMMUNITY LIBRARY
#1275 GREEN HOLLY DRIVE
ANNAPOLIS, MARYLAND 21409
TAX ID: 03-000-90016635
TAX MAP 40, GRID 10, PARCEL 420
DISTRICT 3 - ANNE ARUNDEL COUNTY - ZONED R5



B-001

SUBJECT: FLOOR PLAN 11,950 SQ Feet
 PROJECT: BROADNECK
 DATE: 03/15/23
 JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
B-BROADNECK										
1.0		General								
1.1		Accessibility								
	B01	Provide high/low drinking fountains	B01 (4)			\$6,250.00				
	B02	Outside book drop access above 48" reach range.	B02 (1)			\$1,800.00				
	B03	Restroom is generally not accessible. Door swing does not provide required latch side clearance. Flush valve prevents required rear grab bar. Vertical grab bar not installed. Re-swinging door to swing out could fix door clearance issues.	B03 (1) B03 (2) B03 (3)			\$4,500.00				
	B04	Restroom is generally not accessible. Door swing does not provide required latch side clearance and overlaps lavatory fixture clearance. Flush valve prevents required rear grab bar. Vertical grab bar not installed. Urinal does not have fixture clearance and should be removed. Re-swinging door to swing out could fix door clearance issues.	B04 (1) B04 (2)			\$5,450.00				
	B05	Entry door provided with opener in lieu of 18" latch clearance for accessibility. No turning radius provided.	B05 (1)							Background overview commentary
	B08	Entry door provided with opener in lieu of 18" latch clearance for accessibility.	B08 (1)							Background overview commentary
	B20	Kitchenette is not accessible. Counter to be 34" and fixture clearance to be provided at sink.	B20 (4)			\$6,750.00				
	B21	Restroom is generally not accessible. Door swing overlaps lavatory fixture clearance. Lavatory overlaps toilet clearance. Flush valve prevents required rear grab bar. Vertical grab bar not installed. Re-swinging door to swing out could fix door clearance issues.	B21 (1) B21 (2)			\$5,400.00				
1.2		Function								
	B01	Vestibule configuration should be revised to be smaller, similar to Severn renovations.	B01 (1) B01 (2)						\$484,500.00	Consider as part of a larger renovation project
	B05	Hall is a pinch point for meeting room access, is not accessible, and is not functionally appropriate.	B05 (1)						SEE ABOVE	Consider as part of a larger renovation project
	B07	Branch Manager Office is located in former conference room and the location is not functional. Consider relocation adjacent to work room.					\$14,000.00			
	B08	Meeting room size is appropriate for program size. Operable partition would likely not enhance the use of this space.	B08 (3) B08 (4)						X	Background overview commentary
	B08	Room requires constant dehumidification to manage excessive moisture.	B08 (2)			X				FMD to address this deficiency
	B12	Circulation desk layout is generally desirable and stations are on wheels, but they visually conceal exposed above-slab conduit. This should be repaired to allow proper use and desk arrangement.	B10 (3) B10 (4)				\$2,200.00			
	B15	Children's space is constrained by shelving and reduces the functional capacity for popular story times.					X			Consider new FF&E Shelving to increase program area. Also can be part of a larger renovations scope
	B22	Perimeter work stations and open upper shelves are generally functional, but not an efficient use of space.	B22 (1) B22 (2)						see above	Consider as part of a larger renovation project
	B23	IT/storage room appears to contain some office function. Review options for splitting the room to properly contain specific uses.	B23 (1) B23 (2)						see above	
	B10	Existing lighting controls turn off at control panel and turn on via time clock that staff cannot control.	B10 (1)				see electrical			
	B11	LED can lights have integrated fan and generate a significant amount of noise.	B11 (4)				see electrical			
1.3		Limitations								
1.3.1	B25	Mechanical room is generous, but equipment locations limit re-allocation for other uses/spaces.	B25 (1)						X	Background overview commentary

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
1.4		Safety								
1.4.1	B13	Egress door landing is not well-maintained					see site			
	B16	Egress door landing is not well-maintained	B16 (1)				see site			
1.5.1	B07	No dedicated study space exists at this branch. If the office were relocated, this space could be reproposed for a study space.							see above	
	B22	Workroom & office could expand into PC/copy area.	B23 (2)						see above	
	B23	Workroom & office could expand into PC/copy area.	B23 (2)						see above	
	B13	Study area could be carved out of this corner of the library and adjacency to B22 could allow it to also serve as a break-out space for staff	B13 (1)						see above	
B-BROADNECK										
2.0		Sitework								
2.1		<i>Utilities</i>								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		<i>Parking & Paving</i>								
2.2.1		Parking code requirement is 11,840 sq ft x 0.75 (NSF factor) x 1 space/150 sq ft = 62 required spaces and parking provided = 79 spaces (75 public, 0 EV and 4 ADA) ADA spaces required = 4 spaces (1 of which must be a van space) ADA spaces provided = 4 spaces (2 of which are van spaces)								Background overview commentary
2.2.2		Site consists of concrete curb and gutter in good condition. Annual inspection is recommended to repair any damaged curbing as required								
2.2.3		Pavement is in good condition with regular maintenance as needed								
2.2.4		Parking striping is light and could use to be restriped		79	\$28.50		\$2,252.00			
2.3		<i>Accessories & Signage</i>								
2.3.1		Standard library signage present at entry drive	BS (1)							
2.4		<i>Sidewalks</i>								
2.4.1		Good sidewalk connectivity with parking lots, road frontage and adjacent properties (school, County trail along College Parkway)	BS (5)							
2.4.2		concrete landing at exit door (2)					\$2,550.00			
2.5		<i>ADA signage, parking spaces and accessibility</i>								
2.5.1		Proper signage needs to added to the ADA spaces	BS (2)	4	\$404.00	\$1,616.00				
2.6		<i>Storm Drainage and SWM facilities</i>								
2.6.1		No SWM facilities are present and the site is part of a larger school and other county buildings/uses that are served by a regional swm system								Background overview commentary
2.6.2		Library parking lots are drained via underground storm drainage pipes; building roof drains are underground and direct discharge to storm drainage which all goes to the regional system; site appears to have good drainage								Background overview commentary
2.7		<i>Landscaping</i>								
2.7.1		Landscaping is good with regular maintenance as needed	BS (3) BS (11)							Background overview commentary

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
2.8		General								
2.8.1		Dumpster is present in the parking lot (no enclosure screening exists)	BS (10)							Background overview commentary
2.8.2		Recycle bins are present and located in the loading/maintenance area of the site in an organized manner	BS (7)							Background overview commentary
2.8.3		Book Drop is present in the parking adjacent to the trash dumpster	BS (9) BS (10)							Background overview commentary
2.8.4		Bike rack is present at front entry	BS (12)							Background overview commentary
2.8.5		Maintenance/Storage wood shed is present onsite and in need of maintenance	BS (8)	1	\$5,000.00			\$5,000.00		
2.8.6		No EV spaces are present at this site, however, they are in close proximity (BGE EV) for the Broadneck High School		4	\$7,500.00				\$30,000.00	
2.8.7		Along back edge of building exposed dirt was placed along the building and should be permanently stabilized with mulch	BS (4)	1	\$1,500.00	\$1,500.00				
2.8.8		Observed an above ground fuel tank at the side of the library	BS (6)							Background overview commentary
B-BROADNECK										
5.0		Metals								
B-BROADNECK										
6.0		Wood								
6.1		Millwork								
	B20	Kitchenette millwork is not accessible. It is not original but is also not commercial millwork and the cabinets are not holding up. Plam counter appears in good shape.	B20 (4)			\$8,000.00				
	B22	Existing built-in workstations are functional but not an efficient use of space.	B22 (1)					X		Consider replacing them with a FF&E systems solution combined with renovations.
B-BROADNECK										
8.0		Openings								
8.1		Doors (interior)								
	B01	Interior vestibule doors should be evaluated for relocation.	B01 (2)						X	Consider as part of a larger renovation project
	B03	Door is not accessible and hardware is deteriorated	B03 (4)			\$2,800.00				
	B04	Door is not accessible and hardware is deteriorated	B04 (4)			\$2,800.00				
	B05	Hall entry door has been made accessible via motorized operator. Consider hall removal.	B05 (1)						X	Consider as part of a larger renovation project
	B08	Entry door has been made accessible via motorized operator. Consider relocation of entry via b17 holds	B08 (1)						X	Consider as part of a larger renovation project
	B21	Door is not accessible and hardware is deteriorated	B21 (3)			\$2,800.00				
8.2		Door hardware								
	Gen.	Many hold-opens appear to impede typical use.				\$500.00				
	B03	Door hardware is deteriorated and should be replaced. Hold-open was taped in place.				\$750.00				
	B04	Door hardware is deteriorated and should be replaced. Hold-open was taped in place.				\$750.00				
	B05	Hall entry door has been made accessible via motorized operator. Lever hardware may not be required and could be replaced with push/pull				\$750.00				
	B06	Door hardware is of an older style and should be replaced to match newer hardware.				\$750.00				
	B07	Door hardware is of an older style and should be replaced to match newer hardware.				\$750.00				
	B08	Entry door has been made accessible via motorized operator. Lever hardware may not be required and could be replaced with push/pull				\$750.00				
	B22	Door hardware is of an older style and should be replaced to match newer hardware.				\$750.00				
	B25	Door hardware is of an older style and should be replaced to match newer hardware.				\$750.00				
8.4		Windows & glazing								
	B11	Discolored skylight panel	B11 (1)				\$4,000.00			

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
B-BROADNECK										
9.0		Finishes								
9.2		GWB & partitions								
	B10	GWB bulkhead is not needed and limits desk configuration, should be removed at next renovation.	B10 (2)					\$14,500.00		
	B11	Sawtooth pad-outs are not functional and removal recommended	B11 (2)					\$11,000.00		
	B12	Sawtooth pad-outs are not functional and removal recommended	B12 (1)					see above		
9.3		Tile								
	B03	Floor and wall tile is serviceable. Replacement may be required for restroom renovations.	B03 (5)					X		
	B04	Floor and wall tile is serviceable. Replacement may be required for restroom renovations.	B04 (1)					X		
	B21	Floor and wall tile is serviceable. Replacement may be required for restroom renovations.	B21 (4)					X		
9.4		Ceilings								
	B07	Damaged ceiling tile to be replaced	B07 (1)		\$200.00					
	B13	Slatted ceiling may be acoustical or for air distribution. To be evaluated for removal.	B13 (2)						X	FMD to address this deficiency
	B20	Missing ceiling tiles	B20 (2)		\$200.00					
	B21	Restroom has ACT ceiling, consider replacement with GWB.							X	
9.5		Flooring								
	B20	Laminate flooring appears damaged due to improper subfloor prep. Blue painters tape still in place on floor and wall base, possibly from unaddressed punchlist item.	B20 (3)		\$550.00					
9.6		Paint								
	B11	Paint touchups required at water damage at skylights	B11 (3)		\$2,500.00					
B-BROADNECK										
10.0		Specialties								
10.2		Toilet compartments								
	B03	Toilet accessories are generally not accessible	B03 (6)						see above	
	B04	Toilet accessories are generally not accessible							see above	
	B21	Toilet accessories are generally not accessible							see above	
10.3		Appliances & equipment								
	B20	Stove is not typically used, removal and relocation of refrigerator would open up more space for seating.	B20 (1)					\$400.00		
B-BROADNECK										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1	B01	Vestibule is sprinklered, review if this is still required		1	LS			\$120,000.00		Estimated cost to sprinkler entire building.
B-BROADNECK										
22.0		Plumbing								
22.1		General								
22.1.1		1-1/2" water service in mechanical room.								Background overview commentary
		Noted that plumbing pipes are old and breaks/leaks are frequent.		1	LS		\$15,000.00			
22.3		Water Heating								
22.3.1		Electric tank type water heaters, appears to be recently installed.	B06 (P1)							Background overview commentary
22.4		Plumbing Fixtures								
	B01	Electric water cooler with bottle filler.	B01 (P1)							Background overview commentary
	B03	Flush valve toilet.								Background overview commentary
	B04	Flush valve toilet and urinal.								Background overview commentary
	B21	Flush valve toilet.								Background overview commentary

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
B-BROADNECK										
26.0		Electrical								
26.1		General								
26.1.1	B24	120/208 volt, 3 phase, 4 wire, 1200 amp main switchboard (FPE).	B24 (E1)							Background overview commentary
	B24	The majority of the panelboards are manufactured by Federal Pacific (FPE). Recommend replacement.	B24 (E2) B24 (E3) B24 (E4)	1	LS	\$20,000.00				
	B24	In general, panels do not appear to have spare circuit breakers installed.	B24 (E5)	1	LS				\$2,500.00	
	B24	Egress door from room is required to swing out and have panic hardware, neither requirement is met.				X				Refer to door/hardware section for cost.
26.3		Wiring Devices								
	B03	No receptacle.								Background overview commentary
	B04	No receptacle.								Background overview commentary
	B10	Several outlet boxes mounted approx. 12 inches above floor, fed by conduits stubbed up from the slab. Currently these are covered by desks, but this limits ability to relocate or reconfigure desks. Additionally, two or more conduits at each of these locations have been cut off a few inches above the floor.	B10 (E1) B10 (E2) B10 (E3)	1	LS			\$6,000.00		Cost to remove boxes/conduits and replace with flush floor outlets.
	B11	Some surface mounted raceways.								Background overview commentary
	B12	Flush floor box lid is difficult to open/shut.		1	\$300.00		\$300.00			
	B21	Restroom has receptacle.								Background overview commentary
26.4		Lighting								
		Downlight fixtures have been retrofit with LED lamps. Other lights (linear suspended, 2'x2's, 2'x4's, and linear recessed in bulkheads), are fluorescent with T8 lamps. Track lighting appears to be incandescent.	B-GEN (E1) B-GEN (E2) B-GEN (E3)							Background overview commentary
		Main area lighting is controlled by a timer, and turns on automatically early in the morning (before staff arrives). Lighting in other areas (except meeting room) are not automatically controlled.								Background overview commentary
		Emergency lighting consists of twin head battery units.	B-GEN (E4)							Background overview commentary
		Replace exterior wall mounted lights with energy efficient LED.	B-EXT (E1) B-EXT (E2) B-EXT (E3)	12	\$550.00		\$6,600.00			
	B01	Lighting is perceived as too dim.	B01 (E2)	1	LS		\$1,800.00			
	B08	Ceiling mounted occupancy sensors and wall switches.								Background overview commentary
	B11	Lighting above stacks is fluorescent with up light component only. Does not appear to adequately illuminate spaces between stacks. Owner desires to replace "lighting bulkheads" with low profile suspended LED linear fixtures. LED downlights in high ceilings have integral fan which emits a high pitched buzzing sound. This interferes with hearing aids of hearing impaired patrons.	B11 (E11)	1	LS		\$72,000.00			
	B22	Multi-switched 2'x4's.								Background overview commentary
26.5		Site Lighting								
26.5.1		Relamp existing fixtures with LED lamps, or replace complete fixture with LED type.	B-EXT (E4)	5	\$800.00		\$4,000.00			Cost is to replace complete fixtures.
B-BROADNECK										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1		Building fire alarm system was replaced in 2008, and is generally in good condition. Manufacturer is Silent Knight (Honeywell).	B24 (E6)							Background overview commentary
		Graphic annunciator at vestibule.	B01 (E1)							Background overview commentary
PRIORITY TOTALS						\$79,616.00	\$124,702.00	\$36,900.00	\$637,000.00	

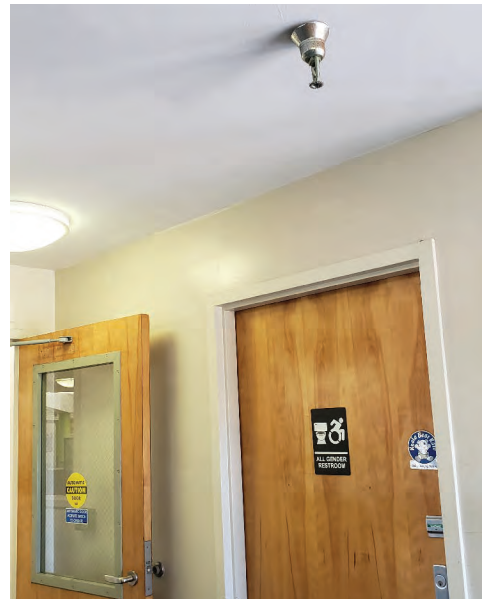
EXISTING CONDITION PHOTOGRAPHS



B01 (1)



B01 (2)



B01 (3)



B01 (4)



B02 (1)



B03 (1)



B03 (2)

EXISTING CONDITION PHOTOGRAPHS



B03 (3)



B03 (4)



B03 (5)



B04 (6)



B04 (1)



B04 (2)



B04 (4)

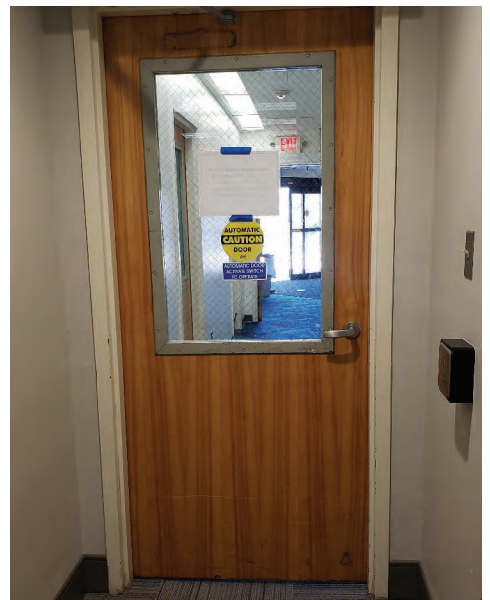


B05 (1)

EXISTING CONDITION PHOTOGRAPHS



B07 (1)



B08 (1)



B08 (2)



B08 (3)



B08 (4)



B10 (1)

EXISTING CONDITION PHOTOGRAPHS



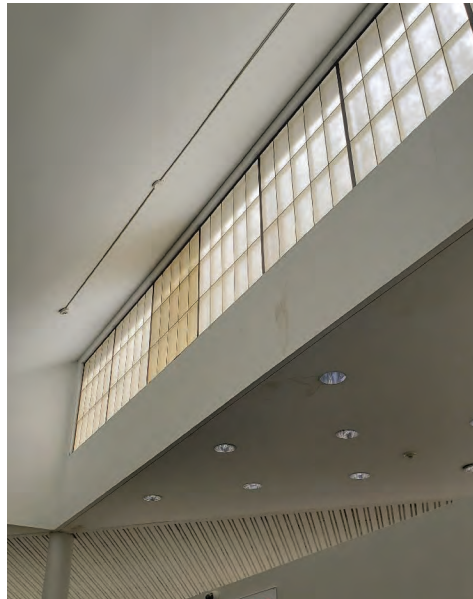
B10 (2)



B10 (3)



B10 (4)



B11 (1)



B11 (2)



B11 (3)



B11 (4)

EXISTING CONDITION PHOTOGRAPHS



B12 (1)



B13 (1)



B13 (2)



B16 (1)



B20 (1)



B20 (2)

EXISTING CONDITION PHOTOGRAPHS



B20 (3)



B20 (4)



B21 (1)



B21 (2)



B21 (3)



B21 (4)



B22 (1)



B22 (2)



B23 (1)

EXISTING CONDITION PHOTOGRAPHS



B23 (2)



B25 (1)



B01 (E1)



B01 (E2)



B01 (P1)



B06 (P1)



B10 (E1)

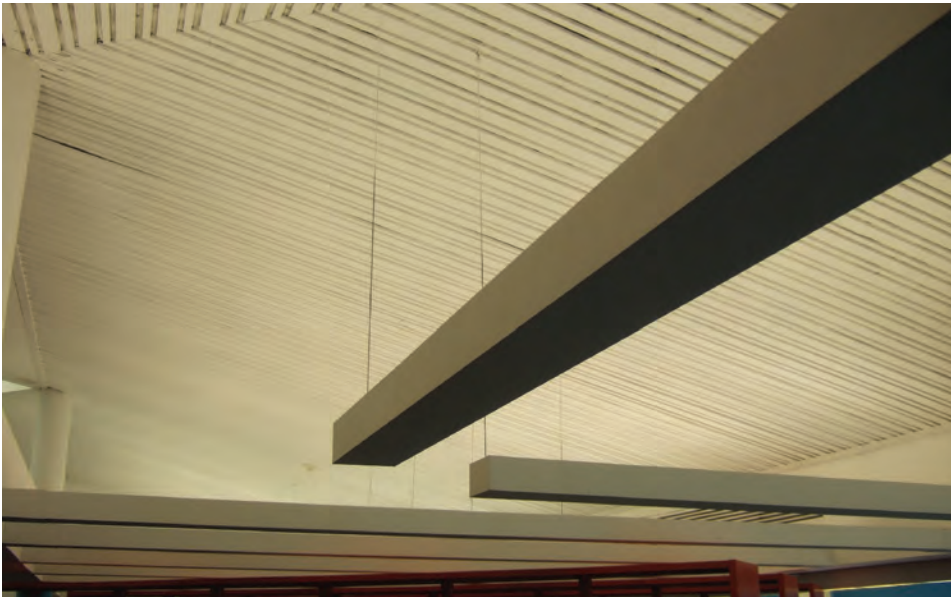
EXISTING CONDITION PHOTOGRAPHS



B10 (E2)



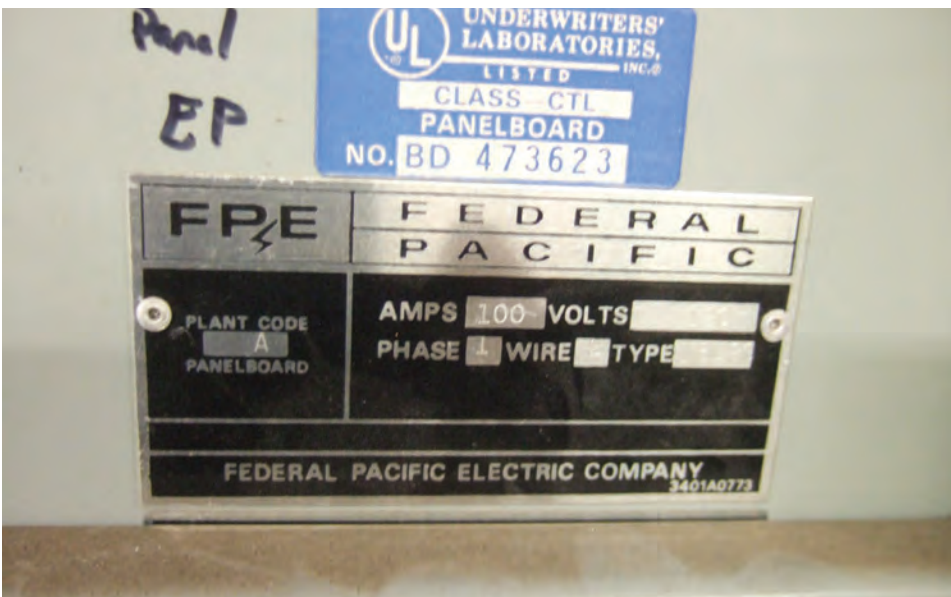
B10 (E3)



B11 (E1)



B24 (E1)



B24 (E1)



B24 (E3)

EXISTING CONDITION PHOTOGRAPHS



B24 (E4)



B24 (E5)



B24 (E6)



B-EXT (E1)



B-EXT (E2)

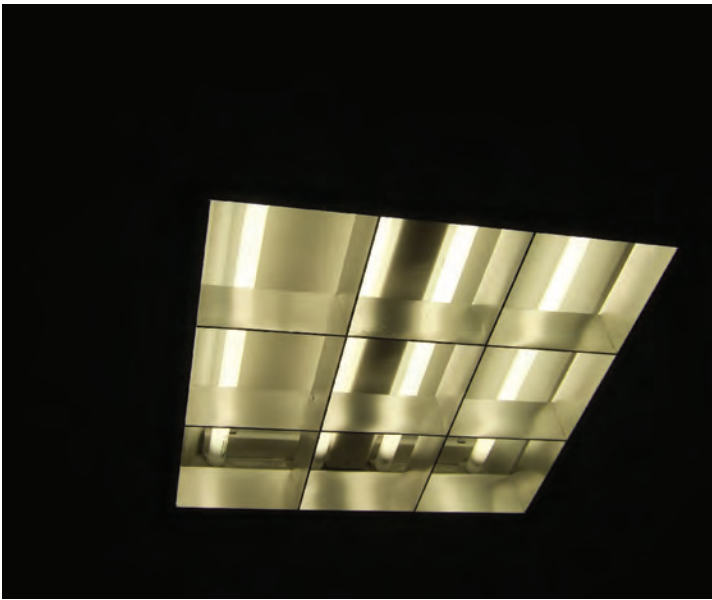


B-EXT (E3)



B-EXT (E4)

EXISTING CONDITION PHOTOGRAPHS



BGEN (E1)



BGEN (E2)



BGEN (E3)



BGEN (E4)



BS (1)



BS (2)



BS (3)

EXISTING CONDITION PHOTOGRAPHS



BS (4)



BS (5)



BS (6)



BS (7)



BS (8)



BS (9)



BS (10)



BS (11)



BS (12)

BP-BROOKLYN PARK LIBRARY



1 East 11th Avenue,
Baltimore, MD 21225

Opened 1971
12,500 SQ Feet

PLOTTED: May 23, 2023 - 10:31am



LEGEND

PROPERTY LINE	---
STORM DRAIN	---
SANITARY SEWER	---
WATER	---
STORM DRAIN MANHOLE	⊙
STORM DRAIN INLET	⊙
MANHOLE	⊙
SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙

#	REVISION DESCRIPTION	BY	DATE

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 410.897.9295 fax
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 www.bayengineering.com

WGM
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21666
 V. 410.263.6787
 www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman
 19583
 License No. Expiration Date: 3/31/24

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

REVISED DATE	BY	APPROVED DATE	APPROVED DATE	SCALE: 1" = 60'

CHIEF ENGINEER PROJECT MANAGER
 APPROVED DATE APPROVED DATE

ASSISTANT CHIEF ENGINEER CHIEF, RIGHT OF WAY

BR - BROOKLYN PARK
 FOR THE
BROOKLYN PARK COMMUNITY LIBRARY
 111 E. 11th AVENUE
 BALTIMORE, MARYLAND 21225
 TAX ID: 05-000-00273010
 TAX MAP 02, GRD 19, PARCEL 38
 DISTRICT 5 - ANNE ARUNDEL COUNTY - ZONED OS & R5

BR - BROOKLYN PARK
 DRAWN BY: TS
 CHECKED BY: TS
 SHEET: 1 OF 3
 PROJECT NO.:
 CONTRACT NO.:

F:\22-8785\WGM - County Library Facilities Assessments\Survey\BROOKLYN PARK\22-8785 V-BASE - BROOKLYN PARK.dwg

PLOTTED: May 23, 2023 - 10:14am

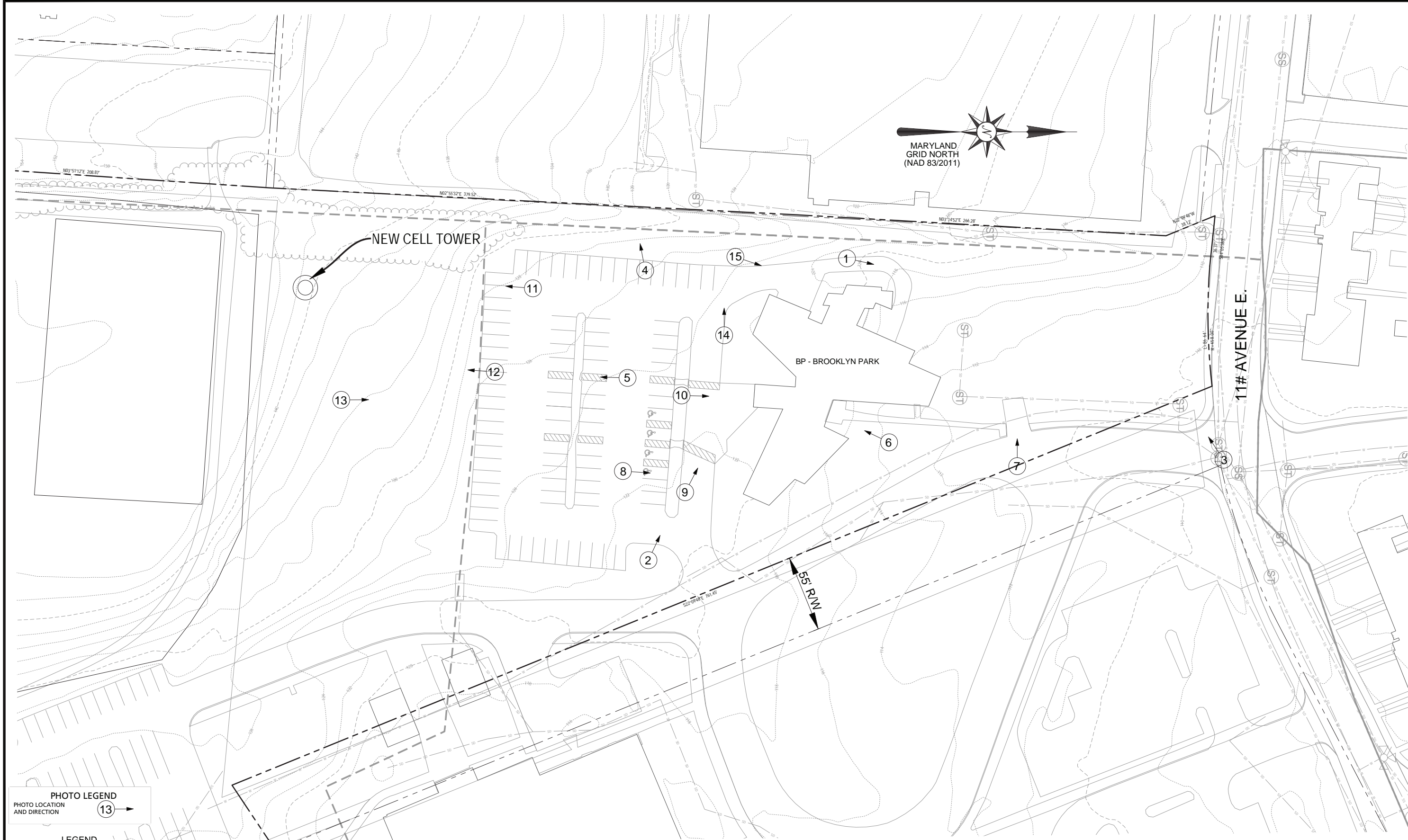


PHOTO LEGEND
 PHOTO LOCATION AND DIRECTION
 13

LEGEND

PROPERTY LINE	---
STORM DRAIN	---
SANITARY SEWER	---
WATER	---
STORM DRAIN MANHOLE	⊙
STORM DRAIN INLET	⊙
MANHOLE	⊙
SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 Engineers, Planners and Surveyors
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

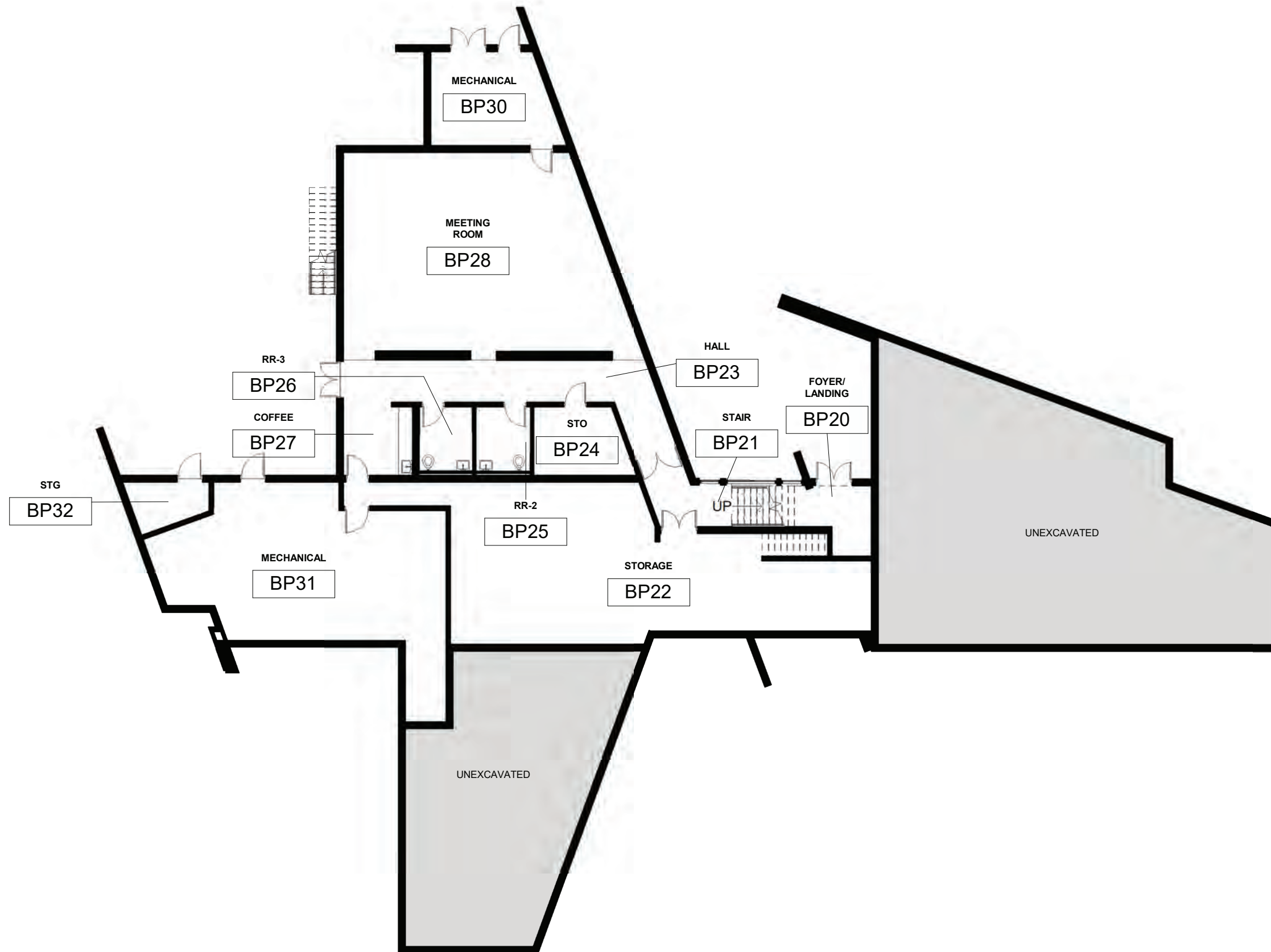
WGM
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21666
 V. 410.263.6787
 www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 Terry Schuman
 19583
 License No. Expiration Date: 3/31/24

REVISED		APPROVED		DATE		DATE	
DATE	BY	DATE	DATE	DATE	DATE	DATE	DATE

ANNE ARUNDEL COUNTY
 DEPARTMENT OF PUBLIC WORKS
 SCALE: 1" = 60'
 DRAWN BY:
 CHECKED BY: TS
 SHEET: 3 OF 3
 PROJECT NO.:
 CONTRACT NO.:
BR - BROOKLYN PARK
 FOR THE
BROOKLYN PARK COMMUNITY LIBRARY
 111 E. 11th AVENUE
 BALTIMORE, MARYLAND 21225
 TAX MAP 02, GRD 19, PARCEL 38
 DISTRICT 5 - ANNE ARUNDEL COUNTY - ZONED OS & R5

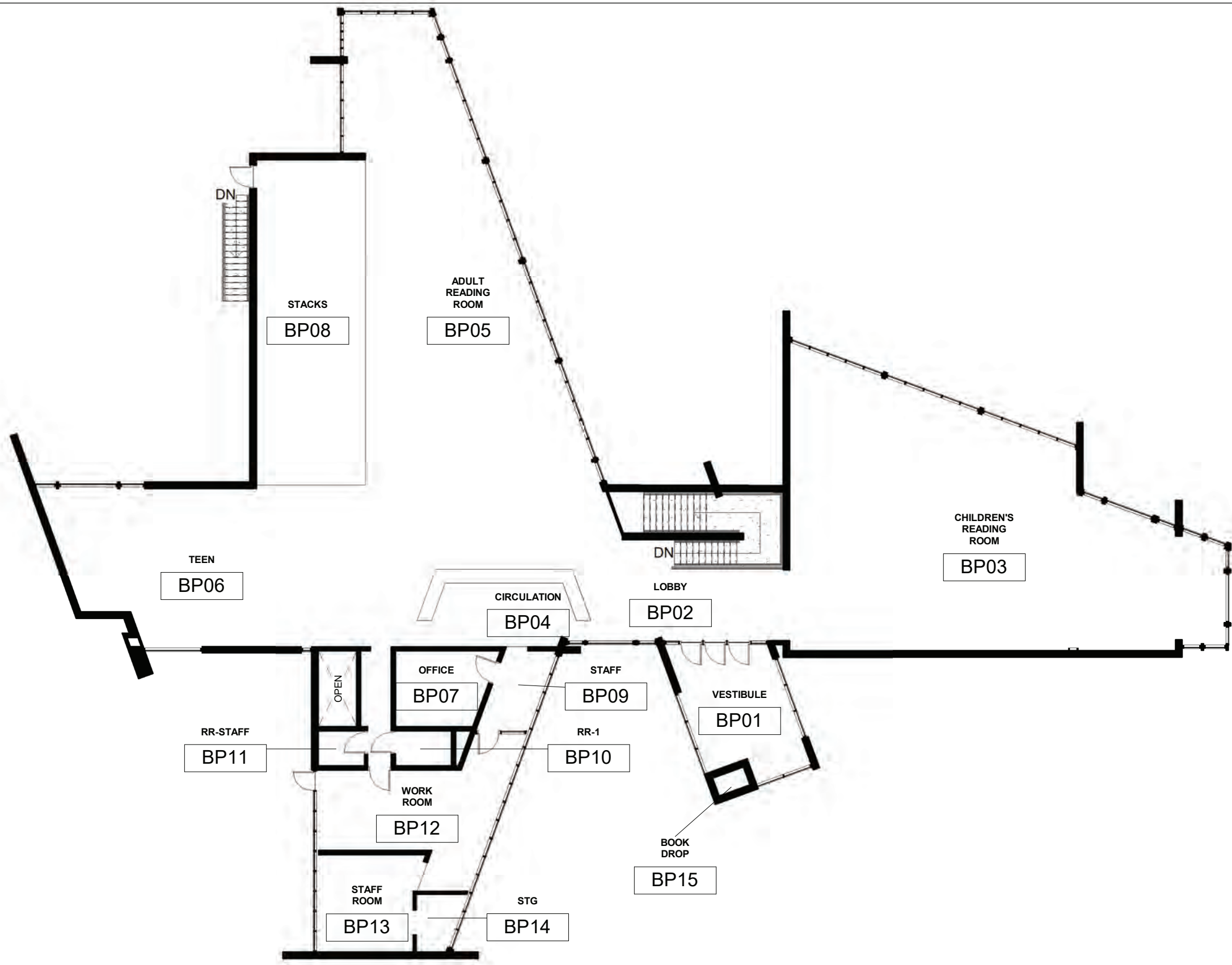
F:\22-8785\WGM - County Library Facilities Assessments\Survey\BROOKLYN PARK\22-8785 V-BASE - BROOKLYN PARK.dwg



BP001

SUBJECT: LOWER FLOOR PLAN 12,500 SQ Feet
 PROJECT: BROOKLYN PARK LIBRARY
 DATE: 03/01/23
 JOB NO.: 202301.1





BP002

SUBJECT: MAIN FLOOR PLAN

12,500 SQ Feet

PROJECT: BROOKLYN PARK LIBRARY

DATE: 03/01/23

JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
BP-BROOKLYN PARK										
1.0		General								
1.1		Accessibility								
	BP04	Single-height drinking fountain	BP04 (4)			\$6,250.00				
	BP09	Push/pull door may not be accessible with installed millwork	BP09 (3)				\$2,500.00			
	BP10	Missing vertical grab bar, mirror not located at lavatory	BP10 (2) BP10 (1)			\$300.00				
	BP11	Restroom not accessible	BP11 (2)			\$2,900.00				
	BP13	Kitchenette sink not accessible	BP13 (1)			\$5,000.00				
	BP14	Stove and refrigerator located in storage area and likely not accessible.	BP14 (1) BP14 (2)			\$500.00				Relocate refrigerator to BP 13
	BP15	Book drop operable parts above 48"				\$1,200.00				
	BP20	Landing is not accessible to either level				X				See 1.5.2 below
	BP25	Provide vertical grab bar and accessible toilet accessories	BP25 (1) BP25 (2)			\$200.00				
	BP26	Provide vertical grab bar and accessible toilet accessories	BP26 (1)			\$200.00				
	BP28	Lower level accessible entry via mechanical BP30								
1.2		Function								
1.2.1	BP09	This space is largely storage and circulation in public view, consider door reconfiguration and storage relocation.	BP09 (1) BP09 (2) BP09 (3)					\$15,000.00		
	BP12	Work room is cluttered with circulation through it, its does not appear to be sufficient or efficient	BP12 (1) BP12 (2)					X		Background overview commentary
	BP27	Coffee area appears to function mostly as storage, but with no cabinetry for enclosed storage. Review if this space should be repurposed	BP27 (1)					X		Background overview commentary
1.3		Limitations								
1.3.1	Gen.	The original library was constructed in 1971 of poured in place concrete walls and waffle slab concrete floors making it very difficult to make updated or changes to the building overtime. The windows form a large part of the façade and are single glazed units, offering little energy insulating benefit.								Background overview commentary
	BP02 BP03 BP05 BP05	The original windows form a large part of the façade and are single glazed units, offering little energy insulating benefit. The exterior envelope could be enhanced by a window replacement or adding interior storm windows to improve the heat loss of single glazing. Suggest Study to develop options for the exterior envelope improvements.	BP02 (1) BP03 (4) BP05 (1) BP05 (3)				\$568,500.00			
1.4		Safety								
1.4.1	BP21	Handrails at the split level entrance landing not compliant with ADA & Life Safety Codes. Modify or Replace existing to meet code. Add a new handrail along outside window wall	BP21 (1) BP21 (2)			\$7,500.00				
1.5		Optional								
1.5.1	BP10 BP11	Expand BP11 into hallway and make accessible for public, revise access for BP10 from BP12 to provide staff access. Reconfigure fixtures and make other modifications as required.					\$43,800.00			
1.5.2	BP23	Provide elevator connection to provide accessibility between the upper & lower levels.				\$425,000.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
BP-BROOKLYN PARK										
2.0		Sitework								
2.1		Utilities								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 8,070 sq ft x 0.75 (NSF factor) x 1 space/150 sq ft = 40 required spaces and parking provided = 81 spaces ADA spaces required = 4 spaces (1 of which must be a van space) ADA spaces provided = 4 spaces (0 of which are van spaces) Recommendation: restripe parking and add signage to provide ADA compliant van space		1	\$4,200.00	\$4,200.00				
2.2.2		No EV spaces are present at the library		4	\$7,500.00				\$30,000.00	
2.2.3.		Site consists of a combination of asphalt curbs and concrete curb and gutter in fair condition. Annual inspection is recommended to repair any damaged curbing as required	BPS (1) BPS (2)					X		
2.2.4.		Pavement appears to be in good condition						X		
2.3		Accessories & Signage								
2.3.1		Improved vehicle circulation is needed (i.e., pavement markings and signage) to clarify one-way and two-way traffic flow in the drive lanes and parking areas		4	\$404.00		\$1,616.00			
2.3.2		Standard library signage present at entry drive	BPS (3)							
2.4		Sidewalks								
2.4.1		No sidewalk is present along access road from parking lot to E. 11th Avenue and adjacent uses	BPS (4)	3000	\$6.40		\$19,200.00			
2.4.2		Stair railing from upper parking lot needs to be repaired	BPS (5)	1	\$500.00	\$500.00				
2.5		ADA signage, parking spaces and accessibility								
2.5.1		4 ADA spaces are present in the parking lot at the front entry (no legal van space is provided) and 1 van ADA space is designated along the access drive in the rear of the building, however, there is no ADA accessible route for this van space to the building or to the front door of the library	BPS (6) BPS (7)			X				
2.5.2		ADA parking lot signage is in poor condition and needs to be replaced	BPS (8)			X				
2.5.3		One of the 4 ADA spaces at the front entry marked in the parking lot is incorrectly designated a van space, however, it does not meet the ADA minimum dimensions to be considered van accessible. Remove van signage.				X				
2.5.4		ADA ramp from parking lot at front entry and needs to be replaced and bought up to ADA compliance	BPS (9)	1	\$875.00	\$875.00				
2.5.5		The brick walk at the front entry is not ADA compliance and should be replaced with concrete or another ADA compliant surface. The ADA Accessibility Guide does not specify what material a sidewalk must be made of to be compliant. Instead it stipulates that sidewalks must have a continuous, smooth surface with no variations greater than a quarter of an inch. recommend replacement of the brick to a concrete or paver surface with ADA compliant surface and slopes.	BPS (10)	280	\$9.00	\$2,520.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
2.6		Storm Drainage and SWM facilities								
2.6.1		No evidence that this site has any swm facilities associated with the library improvements.								Background overview commentary
2.6.2		Library building roof drains are a combination of underground and direct discharge to splash blocks, site appears to have good drainage								Background overview commentary
2.6.3		A recent cell tower has been installed in the rear of the parking lot with a direct gravel access driveway onto the library parking lot to serve the cell tower. The gravel driveway appears to be a maintenance issue for the library parking lot and should be monitored to determine the effect of gravel running onto the paved areas at the driveway access point	BPS (11)							Background overview commentary
2.6.4		With the cell tower installation a sand filter SWM device has been installed up slope of the library parking lot with the outfall pipe directing discharge toward the parking lot. This outfall should be monitored regularly after heavy rainfall event to insure the outfall does not negatively affect the library parking lot.	BPS (12) BPS (13)							Background overview commentary
2.7		Landscaping								
2.7.1		Minimal landscaping is present onsite with little maintenance required								Background overview commentary
2.8		General								
2.8.1		Dumpster is present in a striped area in the parking lot (no enclosure screening exists)	BPS (14)							Background overview commentary
2.8.2		Recycle bins are present and located adjacent to the buildings loading area with little organization	BPS (15)							Background overview commentary
2.8.3		Book Drop is present in a parking space								Background overview commentary
2.8.4		Bike rack is present	BPS (10)							Background overview commentary
BP-BROOKLYN PARK										
5.0		Metals								
5.1		Framing								
5.2		Stairs & Railings								
5.2.1	BP21	Handrails at the split level entrance landing not compliant with ADA & Life Safety Codes. Modify or Replace existing to meet code. Add a new handrail along outside window wall	BP21 (1) BP21 (2)			SEE ABOVE				
BP-BROOKLYN PARK										
6.0		Wood								
6.1		Millwork								
	BP12	Remove built-in millwork and shelves, reconfigure workroom	BP12 (1) BP12 (3)				\$2,200.00			Demo cost, patch walls and paint only. Solution is FF&E
	BP13	Replace kitchenette with accessible millwork	BP13 (1)			SEE ABOVE				
BP-BROOKLYN PARK										
8.0		Openings								
8.1	Gen.	Doors (interior) & Hardware should be inspected for wear & tear and accessible hardware. Modify or replace as required.					\$5,000.00			
8.2		Door hardware								
	BP10	Non-lever hardware to be replaced	BP10 (3)			\$600.00				
	BP11	Cypher keypad access control hardware to be replaced	BP11 (2)			\$750.00				
	BP12	Non-lever hardware to be replaced	BP12 (5)			\$600.00				
8.3		Specialty openings								
	BP28	Operable partition was effective during pandemic operations, but not generally used. Bulkhead and overhead track damaged at some point which makes closing the partition difficult.	BP28 (1) BP28 (2)			\$4,500.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
8.4		Windows & glazing								
	Gen.	All windows are single-pane in wood frame and need to be cleaned.						SEE ABOVE		
8.5		Window treatments								
	Gen.	Window treatments are either missing or in deteriorated state. Replace with modern roll-screen sunshades	BP02 (3) BP04 (1) BP13 (3)				\$49,500.00			
BP-BROOKLYN PARK										
9.0		Finishes								
9.1		General								
	Gen.	Data cabling has been routed along wooden ceiling features where possible and exposed across drywall in many areas. Provide wire-mold for finished appearance and concealment.					X			SEE 26.2.1
	BP02	Exposed data cables	BP02 (2)				X			SEE26.2.1
	BP05	Wood light valances are bulky and finish is deteriorated. Lighting is not effective, consider removal and replacement if needed.	BP03 (5) BP05 (4) BP05 (5)					X		Consider as part of a larger renovation project
	BP04	Exposed data cables	BP04 (1) BP04 (2)				X			SEE 26.2.1
	BP06	Exposed data cables	BP06 (1)				X			SEE 26.2.1
	BP12	Exposed data cables	BP12 (2)				X			SEE 26.2.1
9.2		GWB & partitions								
	Gen.	Drywall repair and paint touchups required throughout the library. Unclear from survey if water-intrusion is still active.				\$17,500.00				
	BP06	Repair damaged drywall and repaint	BP04 (3) BP06 (1) BP06 (2)			\$1,850.00				
	BP08	Drywall repair and paint touchups required throughout this area. Unclear from survey if water-intrusion is active.	BP08 (1)			\$3,000.00				
	BP28	Damaged drywall bulkhead at operable partition to be repaired	BP28 (2)			\$5,000.00				
9.3		Tile								
	BP10	Wall & floor tile is deteriorated. Clean, repair or replace.	BP10 (1)				\$5,500.00			
	BP11	Wall & floor tile is deteriorated. Clean, repair or replace.	BP11 (1)				\$4,800.00			
	BP25	Floor tile is deteriorated. Clean, repair or replace.	BP25 (2)				\$1,850.00			
	BP26	Floor tile is deteriorated. Clean, repair or replace.	BP26 (1)				\$1,850.00			
9.4		Ceilings								
	BP03	Wood ceiling is stained, confirm water intrusion is not active and refinish.	BP03 (4) BP03 (5) BP03 (6)			\$11,900.00				
	BP03	Wood slat bulkheads concealing ductwork need refinishing	BP03 (3) BP03 (7)				\$5,000.00			
	BP04	Drywall ceiling around vent is water damaged. Unclear during survey if damage is finish-only or if it is an active/ongoing mold issue.	BP04 (3)			\$1,200.00				
	BP05	Wood ceiling is stained, confirm water intrusion is not active and refinish.	BP05 (4) BP05 (6)			\$11,750.00				
	BP08	Wood slat bulkheads concealing ductwork need refinishing	BP08 (2)				\$4,900.00			
	BP12	Wood ceiling is stained, confirm water intrusion is not active and refinish.	BP12 (4)			\$2,950.00				
	BP12	Wood slat bulkheads concealing ductwork need refinishing	BP12 (3)				\$1,200.00			
	BP13	Wood slat bulkheads concealing ductwork need refinishing	BP13 (2)				\$1,200.00			
9.5		Flooring								
	Gen.	Carpet Tiles & Vinyl Flooring were recently installed in 2020 as part of a scheduled								Background overview commentary

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
9.6		Paint								
	BP02	Repaint wood trim	BP02 (4)			\$925.00				
	BP04	Repaint ceiling	BP04 (3)			\$1,600.00				
	BP06	Repaint wall & bulkhead	BP06 (1) BP06 (2)			\$2,200.00				
	BP08	Repaint ceiling	BP08 (1)			\$1,800.00				
BP-BROOKLYN PARK										
10.0		Specialties								
10.2		Toilet compartments								
	BP10	Provide accessible toilet accessories	BP10 (1)			\$1,500.00				
	BP11	Provide accessible toilet accessories	BP11 (1)			\$1,500.00				
	BP25	Provide accessible toilet accessories	BP25 (2)			\$1,500.00				
	BP26	Provide accessible toilet accessories	BP26 (1)			\$1,500.00				
10.3		Appliances & equipment								
	BP14	Remove stove if not used	BP14 (1)					\$500.00		
10.4		Lockers & shelving								
	Gen.	Replace library shelving as part of the scheduled maintenance renewal						X		Consider new FF&E Shelving to increase program area. Also can be part of a larger renovations scope
BP-BROOKLYN PARK										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
	21.1.1	The building is not sprinklered.		1	LS				\$125,000.00	Estimated cost to sprinkler entire
BP-BROOKLYN PARK										
22.0		Plumbing								
BP-BROOKLYN PARK										
26.0		Electrical								
26.1		General								
	BP31	Egress door from this room (which houses electrical service equipment and panels) requires panic hardware. Update directory of Main Distribution Panel.	BP31 (E1) BP31 (E2)	1	\$450.00	\$450.00				Cost to update panelboard directory. Refer to door hardware section for panic hardware cost.
26.2		Low Voltage / Comms								
	26.2.1	Due to the building concrete construction, in numerous locations low voltage cabling has been run along walls or ceiling exposed.	BP05 (E2) BP05 (E3)	1	LS				\$15,000.00	Cost to run exposed low voltage cables in conduit or surface mounted raceway.
26.3		Wiring Devices								
26.4		Lighting								
		Much of the lighting throughout the main areas has been retrofit by replacing the fluorescent tubes with LED replacement lamps. However, many of these are mounted within suspended wooden structures which the owner would like to remove. Replace the remainder of the existing fluorescent lighting throughout with energy efficient LED.	BP02 (E1) BP02 (E2) BP05 (E1)	1	LS		\$75,000.00			
	Gen.	No automatic lighting controls.								Background overview commentary
	BP-EXT	Replace exterior wall mounted lights with energy efficient LED.	BP-EXT(E2)	16	\$550.00		\$8,800.00			
	BP01	Surface mounted lights appear to have been retrofit with LED lamping; replace with LED fixtures.	BP01 (E1)				X			Included in lighting retrofit cost given above.
	BP04	Provide permanent labeling for all light switches.	BP04 (E1)	6	\$75.00		\$450.00			
	BP05	Replace outdated emergency lights with new.	BP05 (E4)	16	\$450.00	\$7,200.00				
	BP12	Provide permanent labeling for all light switches.	BP12 (E1)	32	\$75.00		\$2,400.00			
26.5		Site Lighting								
	26.5.1	Relamp existing fixtures with LED lamps, or replace complete fixture with LED type.	BP-EXT(E1)	8	\$800.00		\$6,400.00			Cost is to replace complete fixtures.
BP-BROOKLYN PARK										
28.0		Electronic Safety								
28.1		Fire Alarm								
	28.1.1	The fire alarm system was replaced in 2008.								Background overview commentary
PRIORITY TOTALS						\$531,420.00	\$811,666.00	\$15,500.00	\$170,000.00	

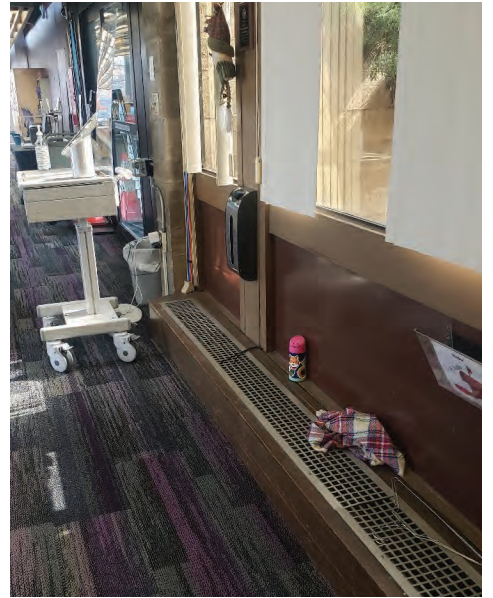
EXISTING CONDITION PHOTOGRAPHS



BP02 (1)



BP02 (2)



BP02 (3)



BP03 (1)



BP03 (2)



BP03 (2)



BP03 (3)

EXISTING CONDITION PHOTOGRAPHS



BP03 (4)



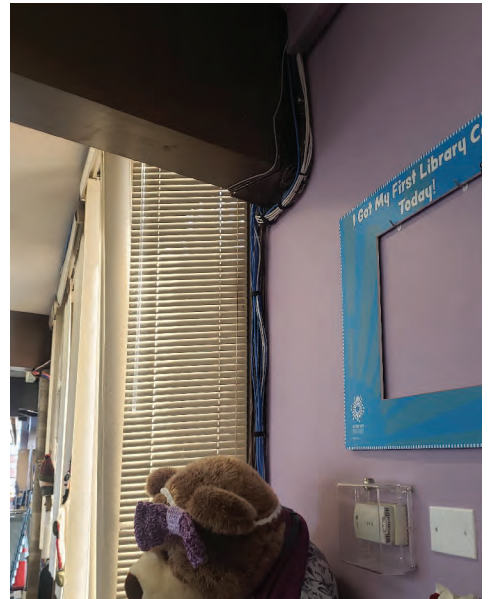
BP03 (05)



BP03 (6)



BP03 (7)



BP04 (1)



BP04 (2)



BP04 (3)



BP04 (4)

EXISTING CONDITION PHOTOGRAPHS



BP05 (1)



BP05 (2)



BP05 (3)



BP05 (4)



BP05 (5)



BP05 (6)



BP06 (1)

EXISTING CONDITION PHOTOGRAPHS



BP06 (2)



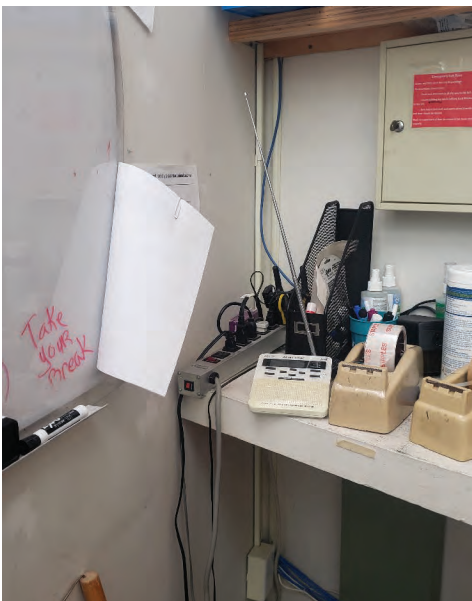
BP08 (1)



BP08 (2)



BP09 (1)



BP09 (2)



BP09 (3)



BP10 (1)

EXISTING CONDITION PHOTOGRAPHS



BP10 (2)



BP10 (3)



BP11 (1)



BP11 (2)



BP12 (1)



BP12 (2)



BP12 (3)

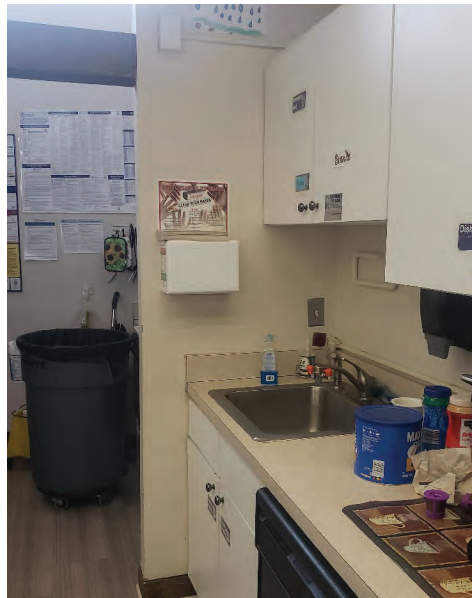


BP12 (4)

EXISTING CONDITION PHOTOGRAPHS



BP12 (5)



BP13 (1)



BP13 (2)



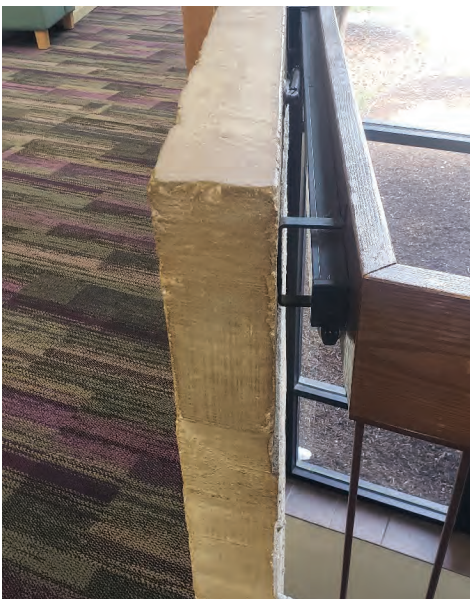
BP13 (3)



BP14 (1)



BP14 (2)



BP21 (1)



BP21 (2)

EXISTING CONDITION PHOTOGRAPHS



BP25 (1)



BP25 (2)



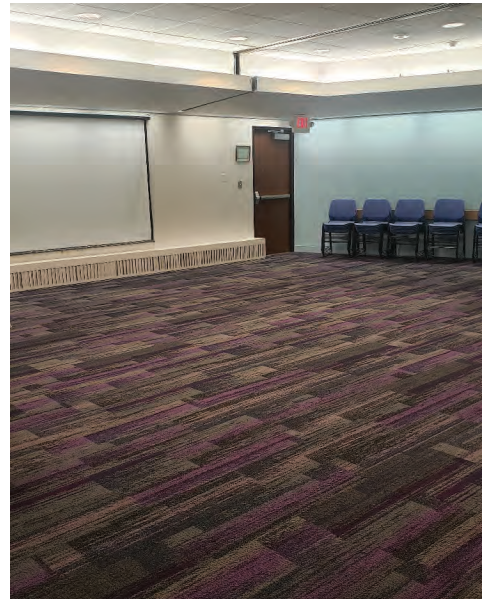
BP26 (1)



BP27 (1)



BP28 (1)



BP28 (2)



BP01 (E1)



BP02 (E2)

EXISTING CONDITION PHOTOGRAPHS



BP02 (E2)



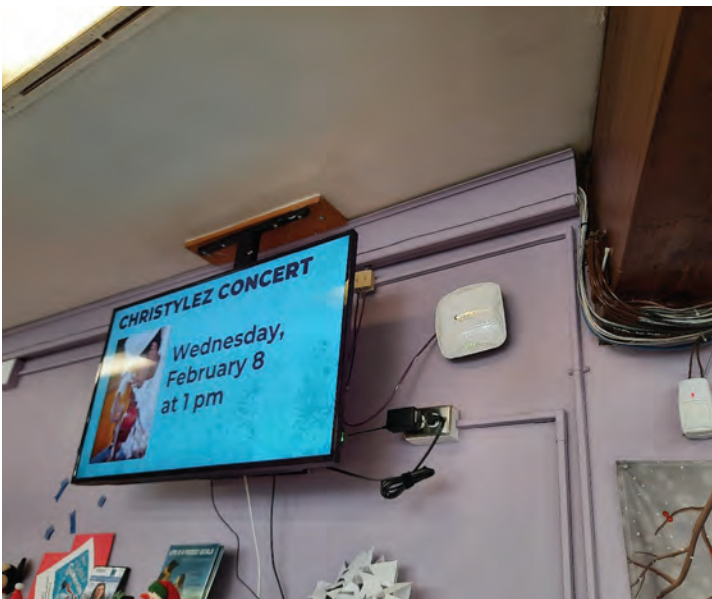
BP04 (E1)



BP05 (E1)



BP05 (E2)

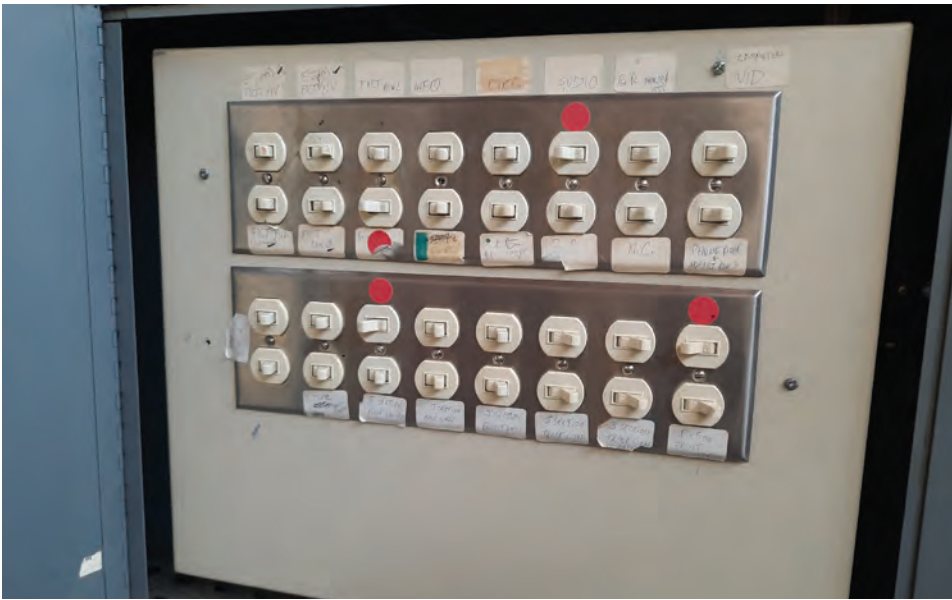


BP05 (E3)



BP05 (E4)

EXISTING CONDITION PHOTOGRAPHS



BP12 (E1)



BP31 (E1)



BP31 (E2)



BP-EXT (E1)



BP-EXT (E2)



BS (1)

EXISTING CONDITION PHOTOGRAPHS



BS (2)



BS (3)



BS (4)



BS (5)



BS (6)



BS (7)



BS (8)



BS (9)

EXISTING CONDITION PHOTOGRAPHS



BS (10)



BS (11)



BS (12)



BS (13)



BS (14)



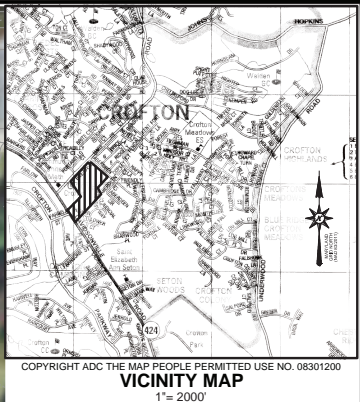
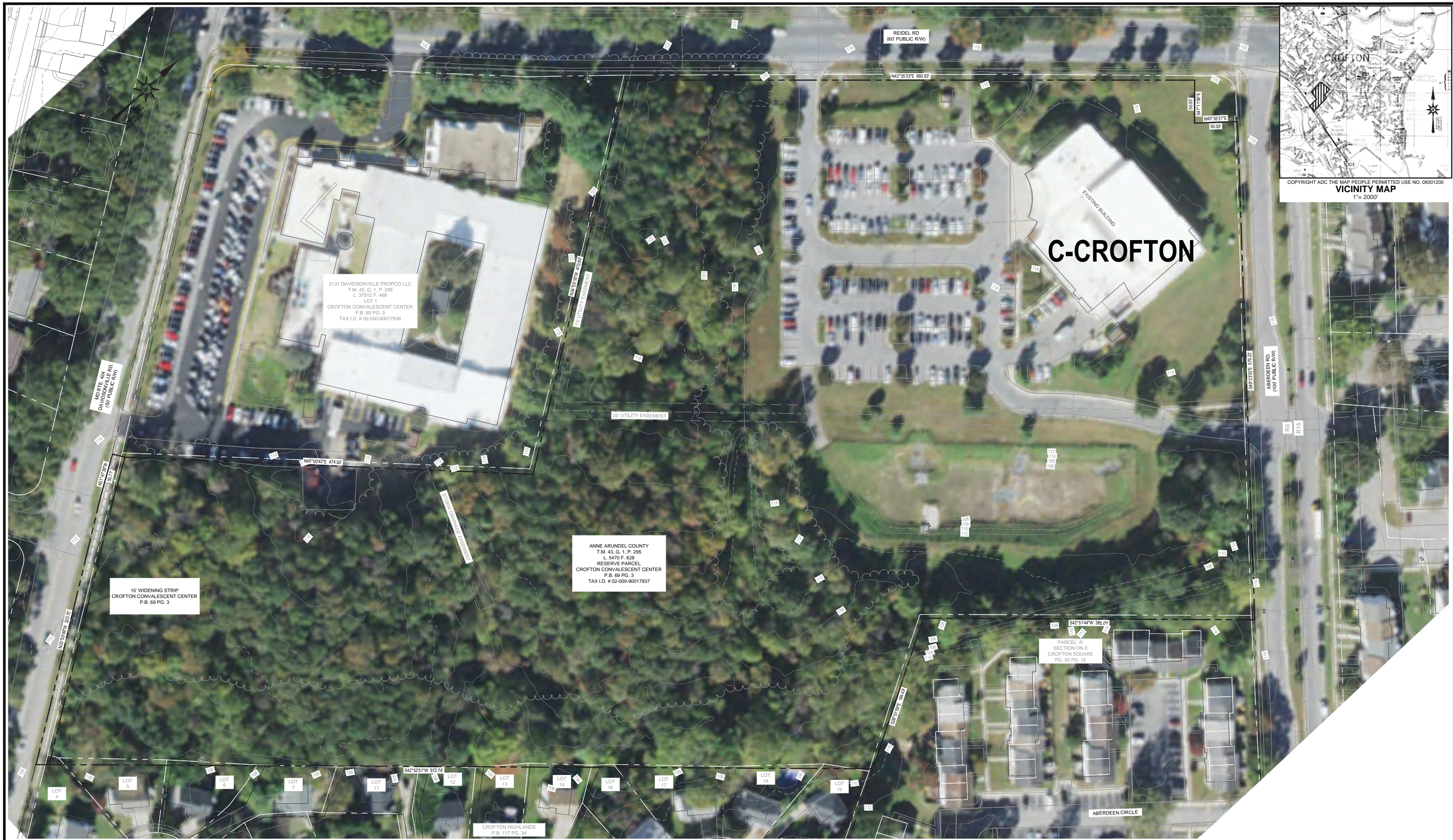
BS (15)

C-CROFTON LIBRARY



1681 Riedel Road,
Crofton, MD 21114

Opened 2002
25,000 SQ Feet



2131 DAVIDSONVILLE PROPCO LLC
T.M. 43, G. 1, P. 295
L. 37512 F. 468
LOT 1
CROFTON CONVALESCENT CENTER
P.B. 69 PG. 3
TAX I.D. # 02-000-90017936

ANNE ARUNDEL COUNTY
T.M. 43, G. 1, P. 295
L. 5470 F. 628
RESERVE PARCEL
CROFTON CONVALESCENT CENTER
P.B. 69 PG. 3
TAX I.D. # 02-000-90017937

15' WIDENING STRIP
CROFTON CONVALESCENT CENTER
P.B. 69 PG. 3

PARCEL A
SECTION ON E
CROFTON SQUARE
PG. 55 PG. 15

LEGEND

PROPERTY LINE	---
STORM DRAIN	---
SANITARY SEWER	---
WATER	---
STORM DRAIN MANHOLE	⊙
STORM DRAIN INLET	⊙
MANHOLE	⊙
SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙

#	REVISION DESCRIPTION	BY	DATE

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WGM
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 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21666
 V. 410.263.6787
 www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman
 License No. 19583
 Date 3/31/24
 Expiration Date

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
REVISED DATE	BY	APPROVED DATE	DATE

SCALE: 1" = 50'

DRAWN BY: _____

CHECKED BY: TS

SHEET: 1 OF 2

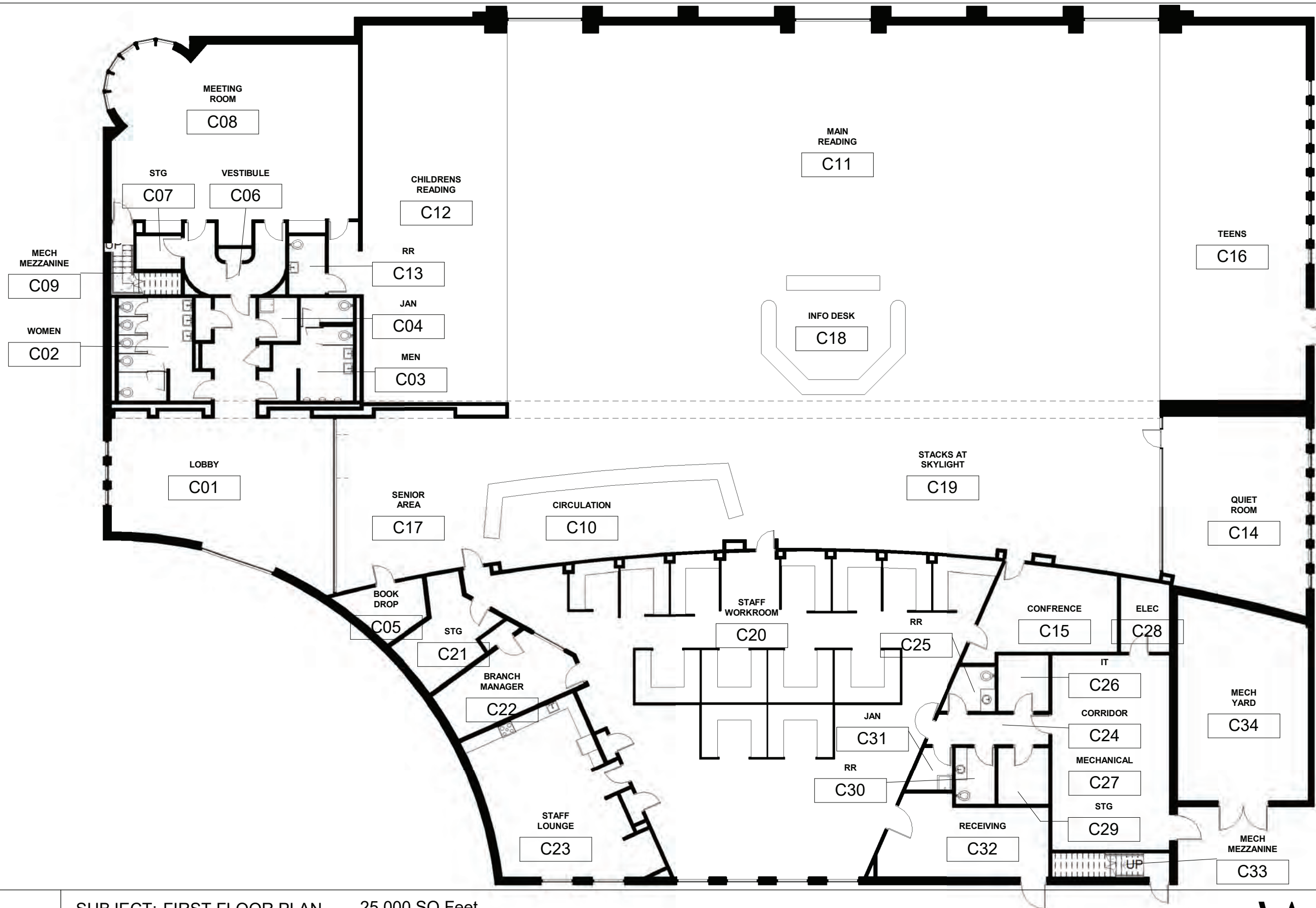
PROJECT NO.: _____

CONTRACT NO.: _____

C-CROFTON
 FOR THE
CROFTON COMMUNITY LIBRARY
 1681 RIEDEL ROAD
 CROFTON, MARYLAND 21114
 TAX ID: 02-000-90017937
 TAX MAP 43, GRD 1, PARCEL 295
 DISTRICT 2 - ANNE ARUNDEL COUNTY - ZONED R5

PLOTTED: May 23, 2023 - 1:53pm

F:\22-8785 WGM - County Library Facilities Assessments\Survey\CROFTON\22-8785 v-base - CROFTON.dwg



C001

SUBJECT: FIRST FLOOR PLAN

25,000 SQ Feet

PROJECT: CROFTON LIBRARY

DATE: 03/24/23

JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
C-CROFTON										
1.0		General								
1.1		Accessibility								
	C01	Drinking fountain is not high/low, single height with separate bottle filler	C01 (1)			\$6,500.00				
	C02	Provide vertical grab bar in toilet compartment	C02 (1)			\$200.00				
	C03	Provide vertical grab bar in toilet compartment	C03 (1)			\$200.00				
	C13	Provide vertical grab bar in toilet compartment	C13 (1)			\$200.00				
	C23	Entry door does not have 18" required latch clearance at pull side. Existing door appears to remain held open at most times, re-swing or remove door. Countertop at 36" with no knee clearance at sink.	C23 (1)			\$4,500.00				
	C25	It appears that a parallel approach has been provided at the lavatory in lieu of a forward approach with knee clearance. Review fixture clearances and door overlap. Consider replacing lavatory with wall hung.	C25 (1)			\$650.00				
	C30	It appears that a parallel approach has been provided at the lavatory in lieu of a forward approach with knee clearance. Review fixture clearances and door overlap. Consider replacing lavatory with wall hung.	C30 (1)			\$650.00				
1.2		Function								
1.2.1	C18	Info desk is not required, remove and relocate staff to circulation desk						\$4,500.00		
	C14	Quiet room is a popular space. Remove disused shelving and consider additional storage for programs.	C14 (1)					\$1,000.00		
	C01	Library is a bus drop and lobby is used by students awaiting pickup. Consider furniture options.	C01 (2)						X	This is an FF&E solution
	C12	Sound travels from children's area, consider acoustical panels or baffles.	C12 (1)				\$7,500.00			
1.5		Optional								
1.5.1	C08	Remove existing decommissioned operable partition and revise meeting room entry to provide additional storage. Overall diagonal is 50ft and occupant load is over 50 occupants, so the two remaining exit doors need to be 25ft apart (typically measured from the outside of jamb).						\$300,000.00		
	C20	Remove built-in staff cubicles and replace with FF&E systems furniture.						\$92,750.00		Demolition of existing only and running new electrical, new carpet and gwb patch and paint. New FF&E Systems Furniture and IT cabling by others

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
C-CROFTON										
2.0		Sitework								
2.1		<i>Utilities</i>								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 25,229 sq ft x 0.75 (NSF factor) x 1 space/150 sq ft = 126 required spaces and parking provided = 172 spaces (149 public, 10 staff, 6 EV and 7 ADA) ADA spaces required = 6 spaces (1 of which must be a van space) ADA spaces provided = 7 spaces (1 of which are van spaces) Recommendation: parking improvements and restriping required to parking areas to convert one ADA space to a van compliant space and signage		1	\$3,142.00	\$3,142.00				
2.2.2		Site consists of concrete curb and gutter in good condition. Annual inspection is recommended to repair any damaged curbing as required								
2.2.3		Pavement is in good condition with regular maintenance as needed								
2.3		Accessories & Signage								
2.3.1		Standard library signage present at entry drive	CS (1)							
2.4		Sidewalks								
2.4.1		Good sidewalk connectivity with parking lots, road frontage and adjacent properties								
2.5		ADA signage, parking spaces and accessibility								
2.5.1		ADA signs need to be replaced	CS (4)			X				
2.5.2		One ADA space does not have an accessible ramp. Existing ramp needs to be reconstructed to be AFA compliant	CS (5)	1	\$875.00	\$875.00				
2.6		Storm Drainage and SWM facilities								
2.6.1		A Unity garden was observed onsite providing water quality benefits. A regional pond is present in the rear of the site and is maintained by the County and appears to be in good condition and well maintained	CS (3)							Background overview commentary
2.6.2		Library parking lots are drained via underground storm drainage pipes; building roof drains are underground and direct discharge to storm drainage which all goes to the regional pond; site appears to have good drainage						X		Background overview commentary
2.7		Landscaping								
2.7.1		Landscaping is good with regular maintenance as needed								Background overview commentary
2.8		General								
2.8.1		Dumpster is present in the staff parking and loading/maintenance section of the building (no enclosure screening exists)	CS (6)							Background overview commentary
2.8.2		Recycle bins are present and located in the loading/maintenance area of the site in an organized manner	CS (6)							Background overview commentary
2.8.3		Book Drop is present in the parking area as you enter the site from Riedel Road	CS (2)							Background overview commentary
2.8.4		Bike rack is present at front entry								Background overview commentary
2.8.5		Maintenance/Storage wood shed is present onsite	CS (6)							Background overview commentary
2.8.6		6 EV spaces are present at this site								
C-CROFTON										
6.0		Wood								
6.1		Millwork								
	C08	Remove left kitchenette and enlarge C07 storage area with access from C08	C08 (1)					\$2,200.00		
	C23	Counter at 36" with no knee clearance, remove and replace or modify existing millwork.				\$2,000.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
C-CROFTON										
8.0		Openings								
8.1		Doors (interior)								
	C28	Electrical room door to swing in the direction of egress travel, remove and replace.	C28 (1)			\$2,600.00				
	C32	Staff requested peep hole in exterior door as the existing lite is well above typical eye level	C32 (1)			\$150.00				
8.2		Door hardware								
	C27	Replace or adjust exterior exit door hardware to provide secure latching condition				\$1,500.00				
	C28	Review if door hardware is required by code to have panic hardware				\$1,000.00				
	C29	Replace door hardware to match existing lever	C29 (1)			\$600.00				
	C32	Staff requested peep hole in exterior door as the existing lite is well above typical eye level	C32 (1)			\$150.00				
C-CROFTON										
9.0		Finishes								
9.2		GWB & partitions								
	C08	Repair damaged drywall, remove wallpaper and paint walls.	C08 (5)			\$13,000.00				
	C29	Repair damaged drywall and repaint at rear of room	C29 (2)			\$900.00				
9.3		Tile								
	C01	Damaged quarry tile at walk-off mat. Remove and replace with larger walk-off carpet	C01 (3)				\$3,500.00			
9.4		Ceilings								
	C08	Repair damaged drywall bulkhead and ACT panels	C08 (2)			\$1,600.00				
	C15	Replace damaged ceiling tiles	C15 (1)			\$200.00				
	C20	Repair or reset damaged ceiling tiles at edges	C20 (1)			\$200.00				
9.5		Flooring								
	Gen.	Replace carpet throughout					\$193.00			
	C01	Provide enlarged walk-off carpet	C01 (3)				\$2,000.00			
	C06	Replace carpet					\$1,200.00			
	C08	Replace carpet, consider portions to be LVT and portions to be carpet for ease of program cleanup and for child comfort sitting on floors					\$10,000.00			
	C10	Replace carpet					\$3,900.00			
	C11	Replace carpet					\$58,000.00			
	C12	Replace carpet					\$13,100.00			
	C14	Replace carpet					\$6,100.00			
	C15	Replace carpet					\$2,700.00			
	C16	Replace carpet					\$13,100.00			
	C17	Replace carpet					\$18,900.00			
	C18	Replace carpet at removed desk					\$4,100.00			
	C19	Replace carpet					\$19,000.00			
	C20	Replace carpet, coordinate with revised furniture/desks if provided					\$27,000.00			
	C21	Replace carpet					\$1,500.00			
	C22	Replace carpet					\$2,150.00			
	C23	Replace carpet					\$5,400.00			
9.6		Paint								
	C16	Repaint bulkhead near column	C16 (1)			\$500.00				
	C19	Repair and repaint at water damage adjacent to quiet room.	C19 (1)			\$1,500.00				
	C20	Repair and repaint at column	C20 (2)			\$750.00				
	C29	Repair damaged drywall and repaint at rear of room	C29 (1)			\$900.00				
C-CROFTON										
10.0		Specialties								
C-CROFTON										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		Building is fully sprinklered.								Background overview commentary

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
C-CROFTON										
22.0		Plumbing								
22.4		Plumbing Fixtures								
	C02	Repair damaged flush valve		1	\$450.00	\$450.00				
	C08	Replace missing faucet	C08 (P1)	1	\$500.00			\$500.00		
	C30	Repair damaged flush valve		1	\$450.00	\$450.00				
C-CROFTON										
26.0		Electrical								
26.3		Wiring Devices								
	EXT	Exterior receptacles do not include "in-use" cover required by current code.	C-EXT (E2)	4	\$150.00			\$600.00		
	C08	Library requested more floor and wall outlets.		10	\$750.00		\$7,500.00			Coordinate installation of floor outlets with carpet replacement.
	C11	Replace corroded floor outlets.	C11 (E2), C11 (E3)	4	\$400.00	\$1,600.00				
	C17	Library requested more floor and wall outlets in the senior area.		4	\$750.00		\$5,000.00			
	C27	Main distribution panel is not properly labeled - add permanent designation for all branch circuits and spares.	C27 (E1)	1	LS		\$450.00			
26.4		Lighting								
	Gen.	General - Replace fluorescent lighting throughout with energy efficient LED.	C11 (E1)	1	LS		\$150,000.00			
	Gen.	General - no automatic lighting controls.								Background overview commentary
	Gen.	General - Replace non-functioning exit signs with new LED type.		4	\$450.00	\$1,800.00				
	EXT	Replace exterior wall mounted lights with energy efficient LED.	C-EXT (E1)	18	\$550.00		\$9,900.00			
	C01	Insufficient lighting at senior area.					X			Included in lighting retrofit cost given above.
	C02	Lighting is not sufficient at vanity, replace troffer light with fixture with better distribution.					X			Included in lighting retrofit cost given above.
	C08	Downlights have been retrofit with LED lamps, but these operate poorly with the dimmer switch. Replace dimmer with new compatible with LED lamps.	C08 (E1)	1	\$225.00		\$225.00			
	C15	Replace can light bulbs with LED, revise noisy dimming system if required.					X			Included in lighting retrofit cost given above.
	C17	Revise lighting for current use as senior area					X			Included in lighting retrofit cost given above.
	C20	Replace incandescent downlights with LED. Replace dimmer switches with LED compatible dimmers.		3	\$225.00		\$675.00			
C-CROFTON										
28.0		Electronic Safety								
28.1.1		Fire alarm system is by Honeywell								Background overview commentary
PRIORITY TOTALS						\$48,767.00	\$373,093.00	\$401,550.00	\$0.00	

EXISTING CONDITION PHOTOGRAPHS



C01 (1)



C01 (2)



C01 (3)



C01 (4)



C02 (1)



C03 (1)

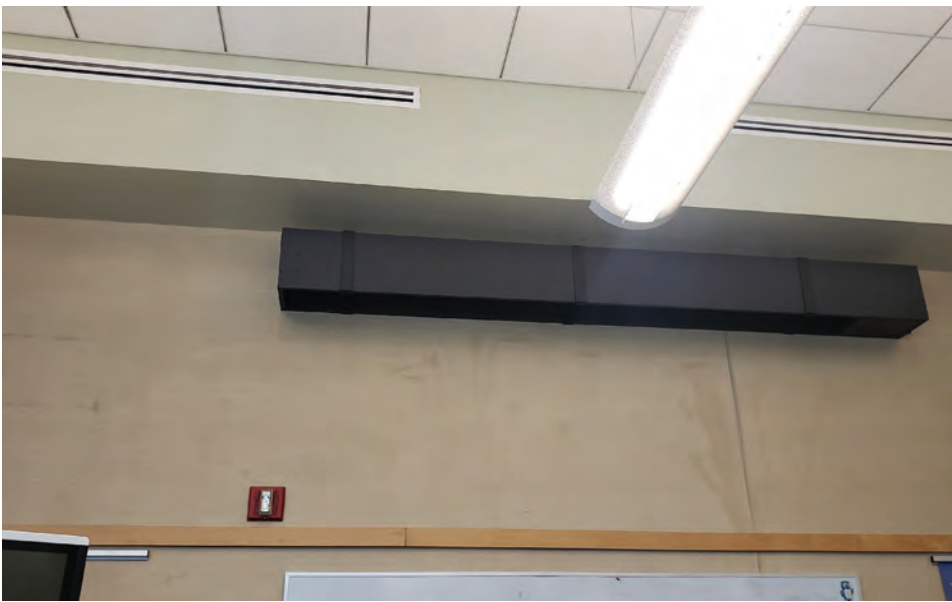


C08 (1)



C08 (2)

EXISTING CONDITION PHOTOGRAPHS



C08 (5)



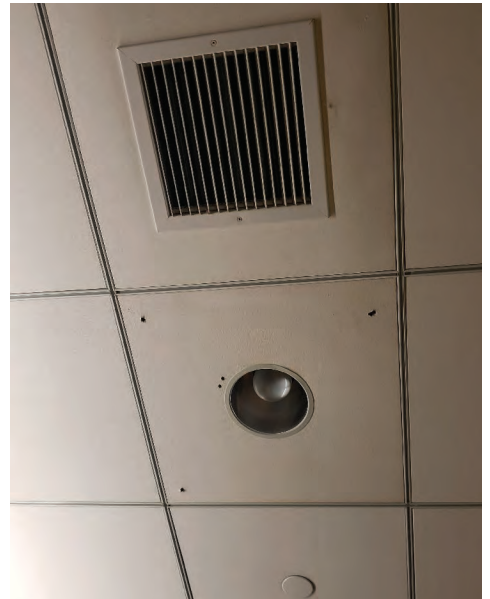
C12 (1)



C13 (1)



C14 (1)



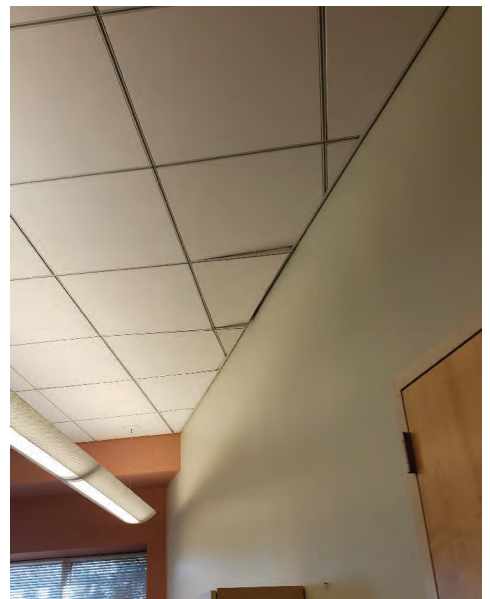
C15 (1)



C16 (1)



C19 (1)



C20 (1)

EXISTING CONDITION PHOTOGRAPHS



C20 (2)



C23 (1)



C25 (1)



C28 (1)



C29 (1)



C29 (2)



C30 (1)



C32 (1)

EXISTING CONDITION PHOTOGRAPHS



C08 (E1)



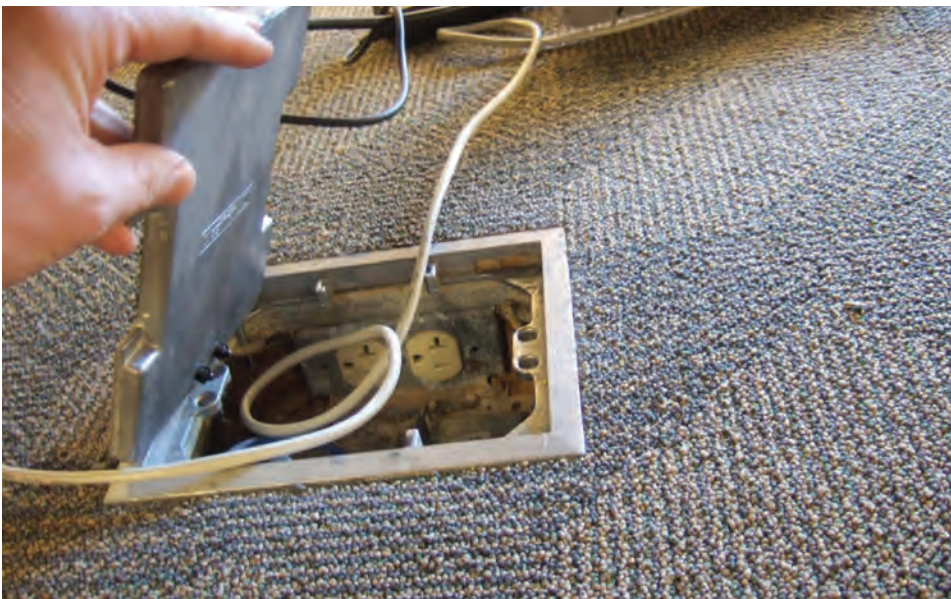
C08 (P1)



C11 (E1)



C11 (E2)



C11 (E3)



C27 (E1)

EXISTING CONDITION PHOTOGRAPHS



C-EXT (E1)



C-EXT (E2)



CS (1)



CS (2)



CS (3)



CS (4)



CS (5)



CS (6)

EXISTING CONDITION PHOTOGRAPHS



CS (7)



CS (8)



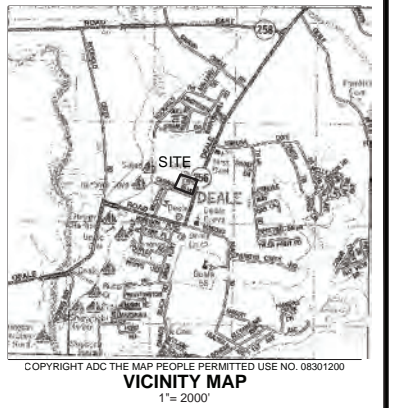
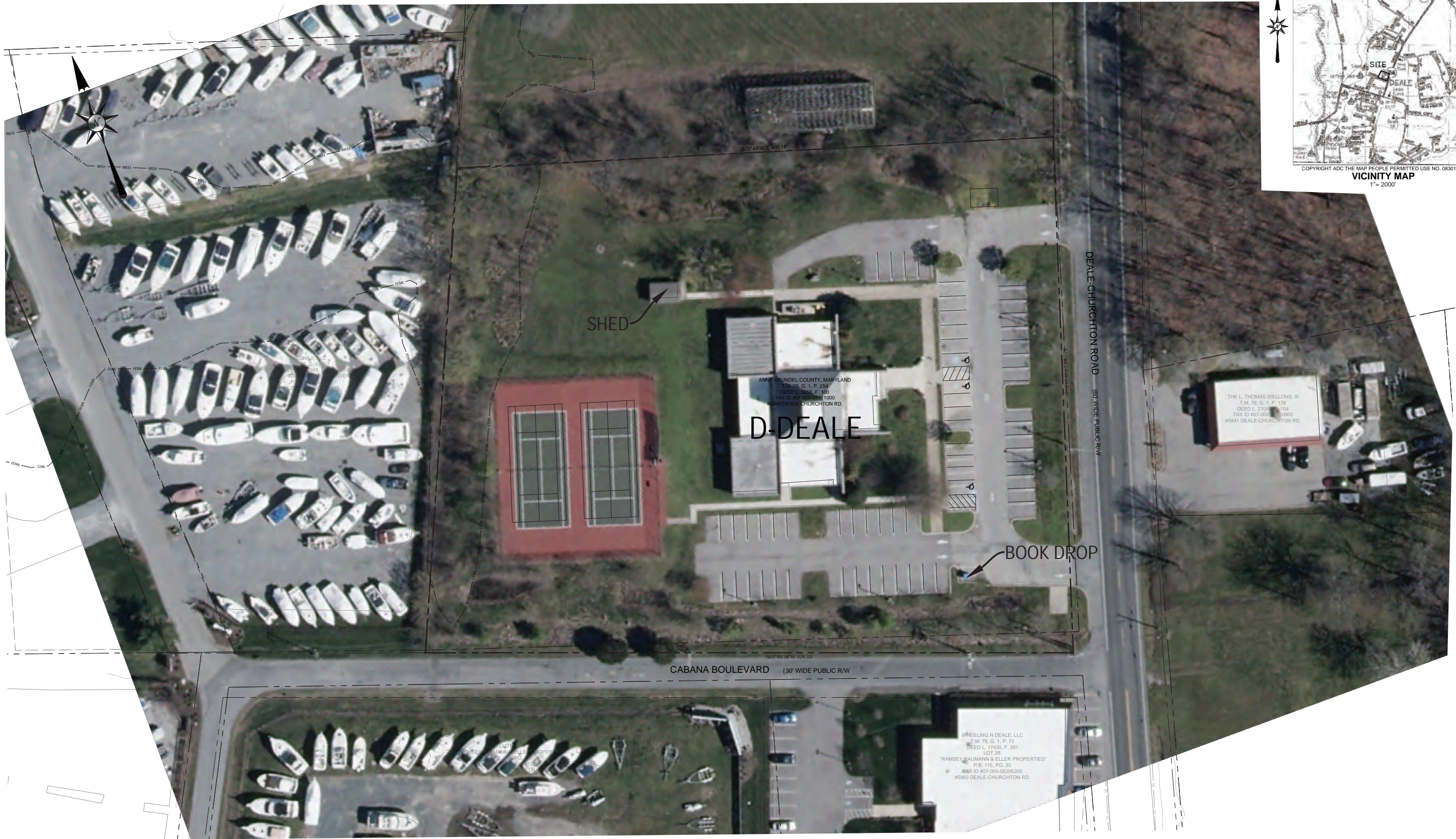
CS (9)

D-DEALE LIBRARY



5940 Deale-Churchton Road,
Deale, MD 20751

Opened 1968
Additions added in 2004 and 2011
8,730 SQ Feet



#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

WGM
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21666
 V. 410.263.6787
 www.wgm-arch.com

Warning: This document is an instrument of professional service prepared by Bay Engineering Inc. in accordance with the provisions of the Professional Engineering Act of the State of Maryland. It is the responsibility of the user to verify the accuracy of the information provided herein. The user shall be held responsible for any errors or omissions in this document.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman Date: 3/31/24
 License No. Expiration Date:

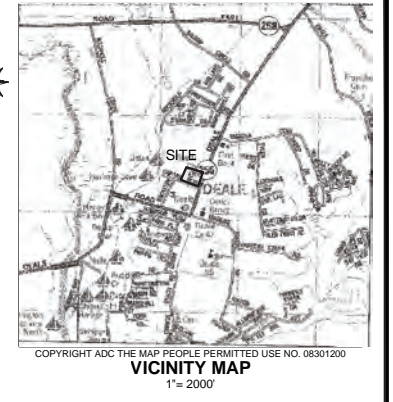
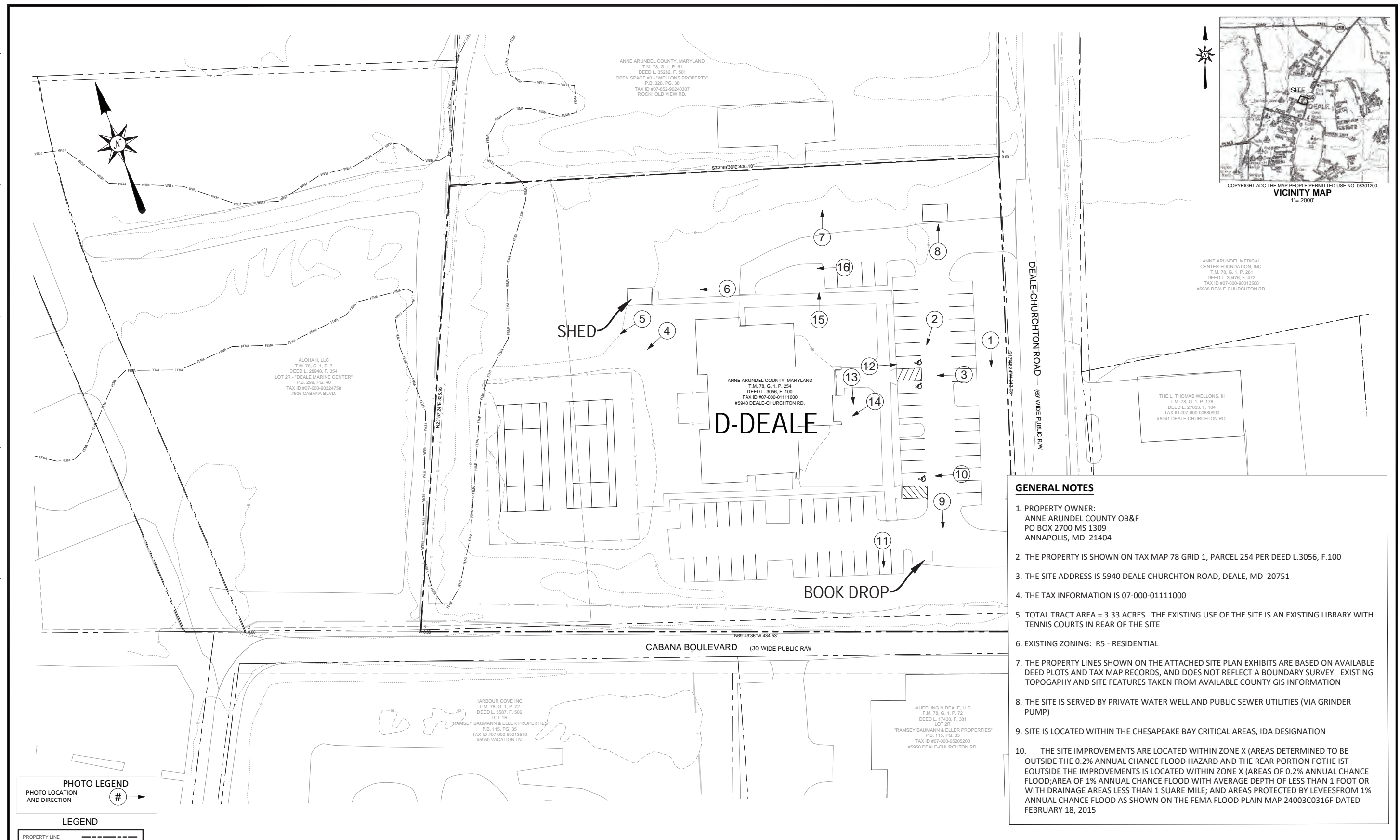
REVISED		APPROVED		DATE		DATE	
DATE	BY	DATE	DATE	DATE	DATE	DATE	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

SCALE: 1"=30'
 DRAWN BY: S.W.D.
 CHECKED BY: TS
 SHEET: 1 OF 2
 PROJECT NO.:
 CONTRACT NO.:

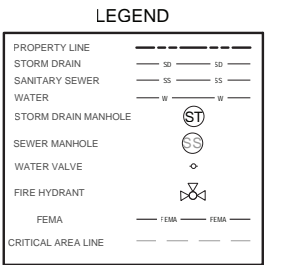
D-DEALE
 FOR THE
DEALE COMMUNITY LIBRARY
 #5940 DEALE-CHURCHTON ROAD
 DEALE, MARYLAND 20751
 TAX ID: 07-000-0111000
 TAX MAP 78, GRID 1, PARCEL 254
 DISTRICT 7 - ANNE ARUNDEL COUNTY - ZONED R5

LOTTED: May 23, 2023 - 1:39pm



GENERAL NOTES

1. PROPERTY OWNER:
ANNE ARUNDEL COUNTY OB&F
PO BOX 2700 MS 1309
ANNAPOLIS, MD 21404
2. THE PROPERTY IS SHOWN ON TAX MAP 78 GRID 1, PARCEL 254 PER DEED L.3056, F.100
3. THE SITE ADDRESS IS 5940 DEALE CHURCHTON ROAD, DEALE, MD 20751
4. THE TAX INFORMATION IS 07-000-0111000
5. TOTAL TRACT AREA = 3.33 ACRES. THE EXISTING USE OF THE SITE IS AN EXISTING LIBRARY WITH TENNIS COURTS IN REAR OF THE SITE
6. EXISTING ZONING: R5 - RESIDENTIAL
7. THE PROPERTY LINES SHOWN ON THE ATTACHED SITE PLAN EXHIBITS ARE BASED ON AVAILABLE DEED PLOTS AND TAX MAP RECORDS, AND DOES NOT REFLECT A BOUNDARY SURVEY. EXISTING TOPOGRAPHY AND SITE FEATURES TAKEN FROM AVAILABLE COUNTY GIS INFORMATION
8. THE SITE IS SERVED BY PRIVATE WATER WELL AND PUBLIC SEWER UTILITIES (VIA GRINDER PUMP)
9. SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS, IDA DESIGNATION
10. THE SITE IMPROVEMENTS ARE LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AND THE REAR PORTION FOTHE 1ST EOUTSIDE THE IMPROVEMENTS IS LOCATED WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SUARE MILE; AND AREAS PROTECTED BY LEVEESFROM 1% ANNUAL CHANCE FLOOD AS SHOWN ON THE FEMA FLOOD PLAIN MAP 24003C0316F DATED FEBRUARY 18, 2015



#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

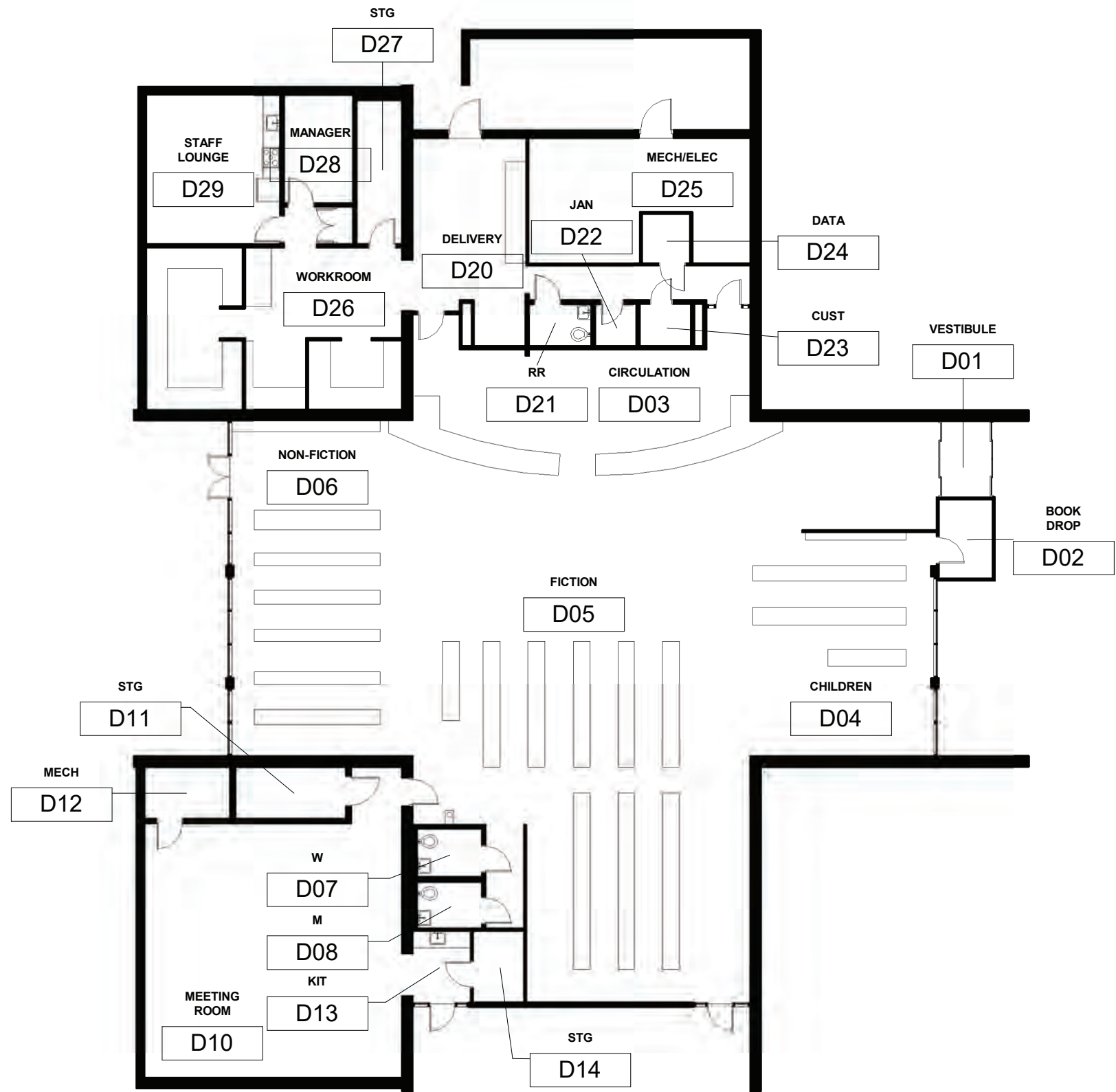
WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21666
 V. 410.263.6787
 www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman Date: 5/23/23
 License No. Expiration Date: 5/23/24

ANNE ARUNDEL COUNTY																													
DEPARTMENT OF PUBLIC WORKS																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REVISED</th> <th>APPROVED</th> </tr> <tr> <td>DATE</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISED	APPROVED	DATE	DATE					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>CHIEF ENGINEER</th> <th>PROJECT MANAGER</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	CHIEF ENGINEER	PROJECT MANAGER					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>ASSISTANT CHIEF ENGINEER</th> <th>CHIEF, RIGHT OF WAY</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	ASSISTANT CHIEF ENGINEER	CHIEF, RIGHT OF WAY					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>SCALE: 1"=30'</td> </tr> <tr> <td>DRAWN BY: S.W.D.</td> </tr> <tr> <td>CHECKED BY: TS</td> </tr> <tr> <td>SHEET: 2 OF 2</td> </tr> <tr> <td>PROJECT NO.:</td> </tr> <tr> <td>CONTRACT NO.:</td> </tr> </table>	SCALE: 1"=30'	DRAWN BY: S.W.D.	CHECKED BY: TS	SHEET: 2 OF 2	PROJECT NO.:	CONTRACT NO.:
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F:\22-8785 WGM - County Library Facilities Assessments\Survey\DEALE\22-8785 V-BASE - DEALE.dwg



D001

SUBJECT: FLOOR PLAN 8,730 SQ Feet
 PROJECT: DEALE LIBRARY
 DATE: 02/06/23
 JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
D-DEALE										
1.0		General								
1.1		Accessibility								
	D05	Provide a high/low EWC with bottle-filler station	D05 (5)			\$6,500.00				
	D07	Single User Restroom update grab bar for ADA Access	D07 (1)			\$200.00				
	D08	Single User Restroom update grab bar for ADA Access				\$200.00				
	D13	Modify Meeting Room Kitchenette for ADA Access	D13 (1)			\$6,600.00				
	D21	Single User Restroom update grab bar, install ADA mirror above sink and remove free standing storage unit to provide necessary clearances	D21 (1)			\$900.00				
	D29	Modify Staff Lounge base cabinets for ADA Access	D29 (1)			\$8,100.00				
1.2		Function								
1.2.1	Gen.	The existing library is located in a zone that will experience rising sea level impacts in the coming years. Consideration should be given to the future location of this needed facility.								AACPL should undertake an engineering study to determine what options are available for the long-term viability of Library at this location. See Section V - pg. 6.
	D23	Current custodial workspace could be repurposed for another staff use.	D23 (1)					\$2,750.00		
1.3		Limitations								
1.3.1	Gen.	The existing library is located in a zone that will experience rising sea level impacts in the coming years. Consideration should be given to the future location of this needed facility.							X	SEE 1.2.1 ABOVE
D-DEALE										
2		Sitework								
2.1		Utilities								
2.1.1		Site is served by Private Water well (Well Tag # AA-94-8837) and Public Sewer service via an onsite grinder pump	DS (15) DS (16)					X		Background overview commentary
2.1.2		Site is served by a grinder pump in the rear of the building requiring continued maintenance to insure the pump is working properly	DS (4)					X		Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 7,516 sq ft x 0.75 (NSF factor) x 1 space/150 sq ft = 38 required spaces and parking provided = 65 spaces (57 standards spaces, 5 staff parking spaces, 0 EV, and 3 ADA spaces) ADA spaces required = 3 spaces (1 of which must be a van space) ADA spaces provided = 3 spaces (2 of which are marked van spaces, however, only 1 space qualifies as a van space) Note: The van signage should be removed from the ADA space at the front right side of the ADA striped area as you are facing the library		1	\$250.00	\$250.00				
2.2.2		No EV spaces are present at the library		4	\$7,500.00				\$30,000.00	
2.2.3		Site consists of curbs and concrete header curb in fair condition. Annual inspection is recommended to repair any damaged curbing as required						X		
2.2.4		Pavement appears to be in adequate condition, however, with the flat grades there are some pavements areas in need of repair. Due to the flatness of the site, continued maintenance is expected for this site due to drainage issues. Pavement is in need of an overlay and restriping of the spaces.	DS (2) DS (3) DS (12)	1	#####		\$17,353.00			
2.2.5		Concrete paving in ADA spaces in need of repair and/or removal and asphalt paving to match the parking lot.	DS (2) DS (3) DS (12)	700	\$9.00		\$6,300.00			

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
2.3		Accessories & Signage								
2.3.1		improved vehicle circulation is needed (i.e., pavement markings and signage) to clarify one-way and two-way traffic flow in the drive lanes and parking areas		4	\$335.00		\$1,340.00			
2.3.2		Standard library signage present at road frontage centered between the two access driveways onto Deale Churchton Road	DS (1)					X		
2.4		Sidewalks								
2.4.1		No sidewalk exist along Deale Churchton Road or are there any opportunities for interconnection to other properties.								Background overview commentary
2.5		ADA signage, parking spaces and accessibility								
2.5.1		3 ADA spaces are present in the parking lot at the front entry (only 1 legal van space is provided as the second designated space does not qualify as a van space, nor is it required. Recommend removal of one of the van space signage	DS (3)			\$150.00				
2.5.2		ADA ramp from parking lot at front entry needs to be repaired and brought up to ADA compliance with detectable warning surface.	DS (3) DS (10)	1	\$875.00	\$875.00				
2.6		Storm Drainage and SWM facilities								
2.6.1		No storm drainage is evident at the site. Stormwater runoff is provided by overland sheetflow with runoff being directed to two side ditches along the north and south property lines. These side ditches are designed as naturalized areas a bioretention system containing standing water and cattails.	DS (7) DS (11)					X		
2.7		Landscaping								
2.7.1		Minimal landscaping is present onsite with little maintenance required						X		
2.8		General								
2.8.1		Dumpster is present on a concrete pad adjacent to the parking areas	DS (8)							Background overview commentary
2.8.2		No recycle bins were observed								Background overview commentary
2.8.3		Book Drop is present in the pavement areas of the parking lot	DS (9)							Background overview commentary
2.8.4		Bike rack is present								Background overview commentary
2.8.5		Site is located within the Chesapeake Bay Critical Area (Intense Development Area -IDA) and while the improvements are not located within the flood zone it is very close and any future plans for the library should consider rising waters and future flooding in these areas.							X	SEE 1.2.1 ABOVE
2.8.6		Front left of the main entry door appears to be graded low and should be reviewed for improvements to grading to avoid future flooding potential.	DS (13) DS (14)	1	\$5,000.00		\$5,000.00			
2.8.7		Tennis Courts exist on the site requiring future maintenance issues for the Library is responsible.	DS (5)					X		
2.8.8		Maintenance shed is present onsite	DS (6)					X		
D-DEALE										
5.0		Metals								
D-DEALE										
6.0		Wood								
D-DEALE										
8.0		Openings								
8.4		Windows & Glazing								
	D05	The high bay area clerestory glazing creates glare on computer screens. Recommend placing interior UV shading film to reduce the glare.	D05 (4)				\$7,400.00			

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
D-DEALE										
9.0		Finishes								
9.4		Ceilings								
	Gen.	Replacement of the existing ACT should be included with an upgrade to the existing lighting						\$101,000.00		Includes engineer specing lights and providing rcp. See elect. 26.4.1 below for lighting cost.
9.5		Flooring								
	Gen.	A library wide carpet tile and LVT replacement should be scheduled to coincide with the ceiling and lighting replacement project						\$68,000.00		
9.6		Paint								
	D05	Water staining on the interior of the upper clerestory should be cleaned and repainted. Also if the staining is recent, the metal cladding on the roof should be inspected.	D05 (3)			\$14,000.00				
D-DEALE										
10.0		Specialties								
D-DEALE										
21.0		Fire Suppression								
21.1		The building is not sprinklered.		1	LS				\$487,000.00	Estimated cost to sprinkler entire building, including fire pump, piping, drafting tank & emergency generator
D-DEALE										
22.0		Plumbing								
22.1		General								
22.1.1		Electric water cooler does not include bottle filler.	D05 (P1)	1	\$1,800.00			\$1,800.00		
		Frequent clogging of sewer ejector pump.		1	\$1,500.00	\$1,500.00				
22.2		Piping								
22.2.1	D25	Corroded conduit (for controls) in Mechanical Room	D25 (P1)	1	LS	\$5,000.00				
D-DEALE										
26.0		Electrical								
26.1		General								
26.1.1		Fused safety switch serving outdoor HVAC unit in poor condition.	D-E (E1)	1	\$500.00		\$500.00			
26.3		Wiring Devices								
	D05	Complaint of not enough floor receptacles throughout this area. Suspended junction box with missing cover.	D05 (E1)	12	\$750.00		\$9,000.00			Coordinate installation of floor outlets with carpet and tile replacement.
	D25	Receptacles do not appear to be GFCI protected. Piping runs below main panel dedicated space. Panel 'B' is missing directory.	D25 (E1) D25 (E2) D25 (E3)	1	LS	\$1,400.00				
26.4		Lighting								
26.4.1	Gen.	Replace fluorescent lighting throughout with energy efficient LED.		1	LS		\$52,000.00			
	Gen.	No automatic lighting controls.								Background overview commentary
	D01	Lens of ceiling lights are yellowing - replace with new LED fixtures.	D01 (E1)				X			Included in lighting retrofit cost given above.
	D20	Exit sign appears to be unlit (or underlit). Panel 'C' is in poor condition and not securely mounted.	D20 (E1) D20 (E2)	1	LS	\$2,200.00				Cost to replace exit sign and Panel 'C'.
D-DEALE										
28.0		Electronic Safety								
28.1.1		The fire alarm system was replaced in 2008								Background overview commentary
PRIORITY TOTALS						\$47,875.00	\$98,893.00	\$173,550.00	\$517,000.00	

EXISTING CONDITION PHOTOGRAPHS



D05 (1)



D05 (2)



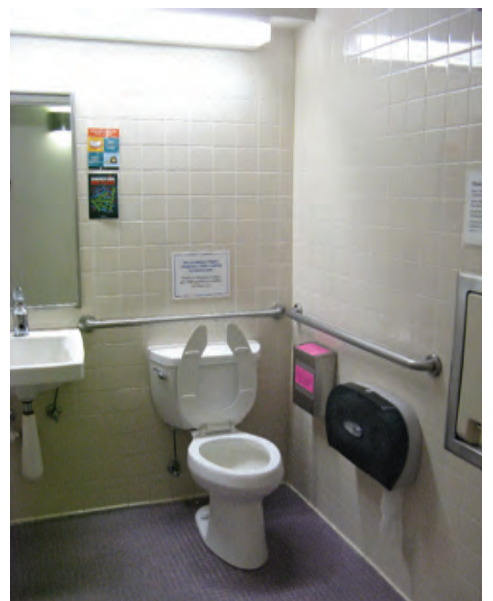
D05 (3)



D05 (4)



D05 (5)



D07 (1)

EXISTING CONDITION PHOTOGRAPHS



D10 (1)



D10 (2)



D13 (1)



D21 (1)



D23 (1)



D26 (1)



D26 (2)

EXISTING CONDITION PHOTOGRAPHS



D29 (1)



D01 (E1)



D05 (E1)



D05 (P1)



D20 (E1)

EXISTING CONDITION PHOTOGRAPHS



D20 (E2)



D25 (E1)



D25 (E2)



D25 (E3)



D25 (P1)



D-E (E1)

EXISTING CONDITION PHOTOGRAPHS



DS (1)



DS (2)



DS (3)



DS (4)



DS (5)



DS (6)



DS (7)



DS (8)



DS (9)

EXISTING CONDITION PHOTOGRAPHS



DS (10)



DS (11)



DS (12)



DS (13)



DS (14)



DS (15)



DS (16)

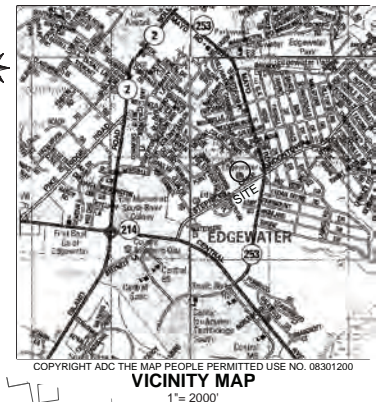
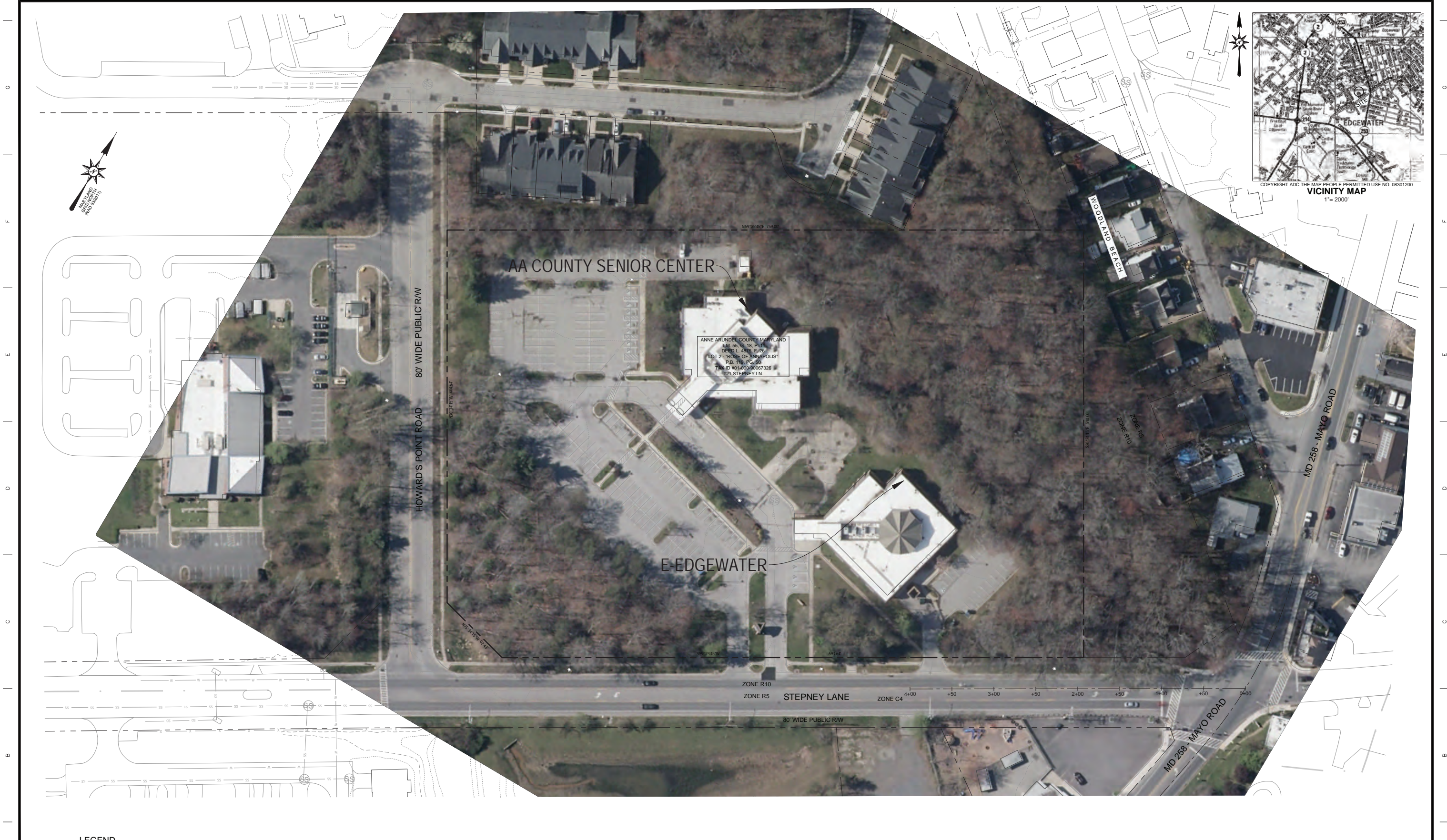
E-EDGEWATER LIBRARY



25 Stepneys Lane,
Edgewater, MD 21037.

Opened 1983
12,000 SQ Feet

PLOTTED: May 23, 2023 - 2:19pm



LEGEND

PROPERTY LINE	---
STORM DRAIN	—SD—SD
SANITARY SEWER	—SS—SS
WATER	—W—W
STORM DRAIN MANHOLE	⊙
SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 Engineers, Planners and Surveyors
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

WGM
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21666
 V. 410.263.6787
 www.wgm-arch.com

Warning: This document is the instrument of professional service prepared and approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

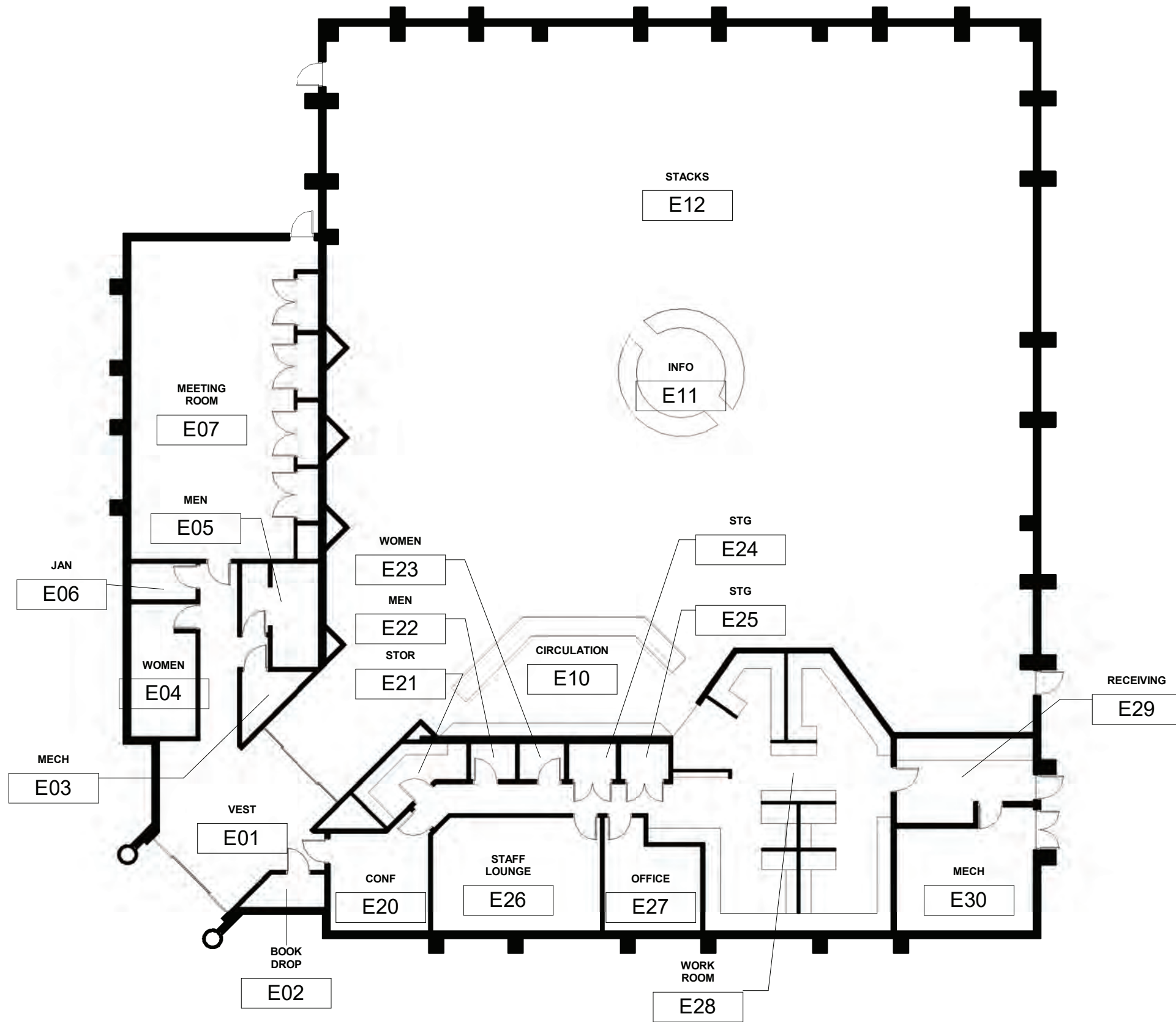
Terry Schuman Date: 3/31/24
 License No. 19593 Expiration Date:

REVISED		APPROVED		DATE		DATE	
DATE	BY	DATE	DATE	DATE	DATE	DATE	DATE

ANNE ARUNDEL COUNTY
 DEPARTMENT OF PUBLIC WORKS

SCALE: 1"=50'
 DRAWN BY: S.W.D.
 CHECKED BY: TS
 SHEET: 1 OF 2
 PROJECT NO.:
 CONTRACT NO.:

E-EDGEWATER
 FOR THE
EDGEWATER COMMUNITY LIBRARY
 #21 STEPNEY LANE
 EDGEWATER, MARYLAND 21037
 TAX ID: 01-000-90067326
 TAX MAP 55, GRID 18, PARCEL 11
 ZONED R10
 DISTRICT 1 - ANNE ARUNDEL COUNTY, MD 21037 - R10 ZONE



E001

SUBJECT: FLOOR PLAN

12,000 SQ Feet

PROJECT: EDGEWATER LIBRARY

DATE: 02/06/23

JOB NO.: 202301.1

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
E-EDGEWATER										
1.0		General								
1.1		Accessibility								
	Gen.	Verify mounting heights of all ADA signage				\$500.00				
	E01	Update EWC as needed	E01 (1)			\$6,500.00				
	E04	Install Automatic Door Opener on entry door	E04 (1)			\$10,000.00				
	E04	Modify HC Stall, grab bar and partition door swing	E04 (2)			\$1,500.00				
	E05	Install Automatic Door Opener on entry door	E05 (1)			\$10,000.00				
	E07	Install Automatic Door Opener on door from lobby	E07 (3)			\$10,000.00				
	E07	Modify Kitchenette to provide ADA Access	E07(2)			\$6,000.00				
	E11	Modify Main Counter to provide ADA Access	E11 (3)			\$1,500.00				
	E20	Modify door frame to provide ADA Access or other	E20 (1)			\$1,200.00				
	E20	Modify wall to provide ADA Access or other means	E20 (2)			\$900.00				
	E22	Modify restroom, grab bars, door swing, etc. for ADA	E22 (1)			\$4,500.00				
	E23	Modify restroom, grab bars, door swing, etc. for ADA	E23 (1)			\$4,500.00				
	E26	Modify refrigerator opening and cabinets for ADA	E26 (1)			\$5,000.00				
	E26	Modify base cabinets & sink for ADA Access	E26 (2)			\$4,500.00				
	E28	Modify workstations for ADA Access	E28 (1) E28 (2)			\$10,000.00				
	E28	Relocate shelving to opposite wall for ADA Access	E28 (3)			\$150.00				
1.2		Function								
1.2.1	E07	Modify common wall with E11 Space to provide new dividing partition and two new entrances into meeting room(s). Replace storage closets lost to new entrances/partition	E07 (1) E11 (4)					\$165,000.00		Architectural improvements only. Does not include ffe.
	E11	Demolish existing canopy to create new floor plan options for community seating, tech stations etc.	E11 (1) E11 (2)					\$65,000.00		Architectural improvements only. Does not include ffe.
	E11	Acoustics: Provide additional sound panels along lower octagonal vertical face of open library space	E11 (1)				\$15,000.00			
1.3		Limitations								
1.3.1	Gen.	Some ADA Access modifications may not be achievable without major renovation/expense. Betterments are possible.								Background overview commentary
1.4		Safety								
1.4.1	E30	Replace exit doors & frame with out swinging 36" leaf and 24" fixed leaf. Add panic hardware to 36" leaf	E30 (1)				\$6,500.00			
	E30	Modify exterior landing for new out swinging doors	E30 (2) E30 (3)			X				See 2.8.5 below

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
E-EDGEWATER										
2.0		Sitework								
2.1		Utilities								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 15,682 sq ft x 0.75 (NSF factor) x 1 sp/150 sq ft = 78 required spaces and parking provided = 54 spaces ADA spaces required = 3 spaces (1 of which must be a van space) ADA spaces provided = 6 spaces (1 of which is signed as a van space) Note: site observations indicate that the rear ADA spaces are not ADA compliant due to exceeding slope requirements		1	\$6,000.00	\$6,000.00				
2.2.2		No EV spaces are present at the library		4	\$7,500.00				\$30,000.00	
2.2.3.		Pavement was recently overlaid and is in good shape						X		
2.2.4.		Curbing is in good shape						X		
2.3		Accessories & Signage								
2.3.2		Standard library signage present at entry drive	ES (1)					X		
2.4		Sidewalks								
2.4.1		Sidewalk appears to be in good condition. Good connectivity of sidewalks with the surrounding community						X		
2.5		ADA signage, parking spaces and accessibility								
2.5.1		One of the 4 ADA spaces at the front entry marked in the parking lot is incorrectly designated a van space, however, it does not meet the ADA minimum dimensions to be considered van accessible Recommend that the curbing be widened to provide ADA compliant van accessible space	ES (2) ES (3)	1	\$3,195.00	\$3,195.00				
2.5.2		None of the ADA spaces contains an ADA ramp for access to the sidewalks. ADA ramps need to be installed.	ES (4)	1	\$875.00	\$875.00				
2.5.3		ADA ramp from the parking lot at front entry needs to be replaced and brought up to ADA compliance	ES (5)	1	\$875.00	\$875.00				
2.5.4		The rear ADA spaces have slopes that exceed the 2% limitation. Additionally, similar to the front ADA spaces, no ramps are provided to the walkways and recommend installation of ADA compliance ramps and access to the building entries.	ES (6)				X			SEE 2.2.1 ABOVE
2.6		Storm Drainage and SWM facilities								
2.6.1		SWM for this property was handled in an offsite regional facilities. No evidence that this site has any onsite SWM facilities associated with the library improvements.						X		Background overview commentary
2.7		Landscaping								
2.7.1		Minimal landscaping is present onsite with minimal maintenance required						X		Background overview commentary
2.8		General								
2.8.1		Dumpster is present in the loading area, in front of an enclosed trash enclosure	ES (7)							Background overview commentary
2.8.2		Recycle bins are present and located adjacent to the trash enclosure	ES (7)							Background overview commentary
2.8.3		Book Drop is present in a parking space	ES (8)							Background overview commentary
2.8.4		Bike rack is present at the building entrance								Background overview commentary
2.8.5		Grade issues exist at the rear between the enclosure and the rear doors to the main building. Recommend that the concrete walks be removed and a flatter slope to the building be installed along with raised curbing and safety fencing for a larger than 6" curb height	ES (9)	1	\$25,000.00		\$25,000.00			

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
E-EDGEWATER										
5.0		Metals								
E-EDGEWATER										
6.0		Wood								
E-EDGEWATER										
8.0		Openings								
E-EDGEWATER										
9.0		Finishes								
9.1		General: New flooring installed throughout in Q4-2022								Background overview commentary
9.3		Tile								
	E05	Repair tile to gain positive floor slope to floor drain	E05 (2)			\$3,900.00				
	E22	Repair tile to gain positive floor slope to floor drain	E22 (1)			\$2,000.00				
	E23	Repair tile to gain positive floor slope to floor drain	E23 (1)			\$2,000.00				
9.4		Ceilings								
	Gen.	Replace ACT throughout library as part of overall lighting replacement						\$173,000.00		ACT tile and grid only, see 26.4.1 below for lighting
E-EDGEWATER										
10.0		Specialties								
E-EDGEWATER										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		Building is not sprinklered except in mechanical room and a very few other back-of-house areas.		1	LS				\$120,000.00	Estimated cost to sprinkler entire building.
E-EDGEWATER										
22.0		Plumbing								
22.1		General								
22.1.1		Noted that the library experienced two recent clogs within the public and staff restrooms. In both instances the sanitary pipes were jetted and cleared, there have not been clogs reported since.								Background overview commentary
22.3		Water Heating								
22.3.1		See below.								
22.4		Plumbing Fixtures								
	E01	Water fountain is not ADA compliant.	E01 (P1)	1	\$1,800.00		\$1,800.00			
	E05	Floor drain is not at low point of floor - recommend reworking.	E05 (P1)	1	\$2,200.00		\$2,200.00			
	E06	Water heater showing signs of rust - recommend replacement.	E06 (P1)	1	\$2,000.00		\$2,000.00			
	E22	Floor drain is not at low point of floor - recommend reworking.		1	\$2,200.00		\$2,200.00			

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
E-EDGEWATER										
26.0		Electrical								
26.3		Wiring Devices								
	EXT	Exterior receptacles do not include "in-use" cover required by current code.	E-EXT (E2)	5	\$150.00			\$750.00		
	E07	Two receptacle above counter (and within 6' of sink) do not appear to be GFCI protected.	E07 (E3)	2	\$150.00	\$300.00				
	E12	Very few floor outlets. Library requested that receptacles be added in the floor and walls, to enhance flexibility. Replace floor outlets with damaged cover.	E12 (E1)	16	\$750.00		\$12,000.00			
	E26	Two receptacle above counter (and within 6' of sink) do not appear to be GFCI protected.	E26 (E1)	2	\$150.00	\$300.00				
	E30	Room houses the main electrical distribution equipment, and is required to have doors swing out of the room and be equipped with panic hardware. Neither requirement is met.	E30 (E1)			X				Refer to door/hardware section for cost.
26.4		Lighting								
26.4.1	Gen.	General - Replace interior fluorescent lighting throughout with energy efficient LED.		1	LS		\$72,000.00			
	Gen.	General - no automatic lighting controls in building.								Background overview commentary
	EXT	Replace exterior wall mounted lights with energy efficient LED. Add wall mounted light (with integral emergency battery) at door from room E12 (adjacent to Receiving E29).	E-EXT (E1)	22	\$550.00		\$12,100.00			
	E07	Replace incandescent track lights with LED. Replace dimmer switches with LED compatible dimmers.	E07 (E1) E07 (E2)	4	\$225.00		\$900.00			Cost to replace dimmer switches. LED replacement included in lighting retrofit cost given above.
	E10	Replace lights using egg-crate louvers with new volumetric type LED fixtures.	E10 (E1)				X			Included in lighting retrofit cost given above.
	E11	Library requested that "lighting canopy" feature (with egg-crate fluorescent perimeter lights and angled downlights) be removed and replaced with a different lighting scheme.	E11 (E1)				X			Included in lighting retrofit cost given above.
	E20	Replace incandescent downlights with LED. Replace dimmer switches with LED compatible dimmers.		2	\$225.00		\$450.00			Cost to replace dimmer switches. LED replacement included in lighting retrofit cost given above.
	E28	Lights utilize egg-crate louvers, resulting in poor overall illumination. Replace with volumetric LED type fixtures.	E28 (E1)				X			Cost to replace dimmer switches. LED replacement included in lighting retrofit cost given above.
E-EDGEWATER										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1	E28	Remount fire alarm horn/strobe device not securely attached to ceiling.	E28 (E2)	1	\$125.00	\$125.00				
		PRIORITY TOTALS				\$96,320.00	\$152,150.00	\$403,750.00	\$150,000.00	

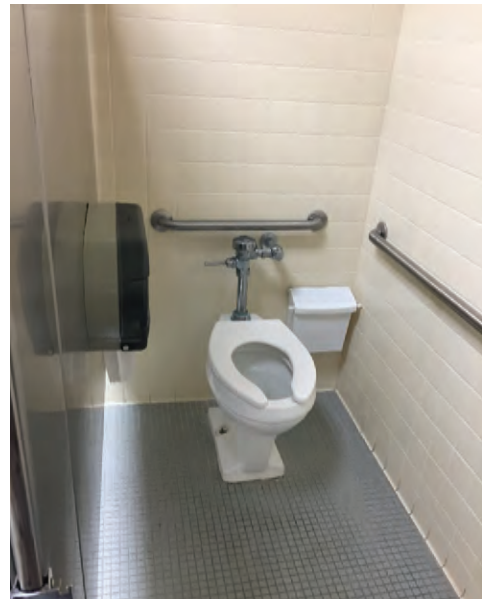
EXISTING CONDITION PHOTOGRAPHS



E01 (1)



E04 (1)



E04 (2)



E05 (1)



E05 (2)



E07 (1)



E07 (2)

EXISTING CONDITION PHOTOGRAPHS



E07 (3)



E11 (1)



E11 (2)



E11 (3)



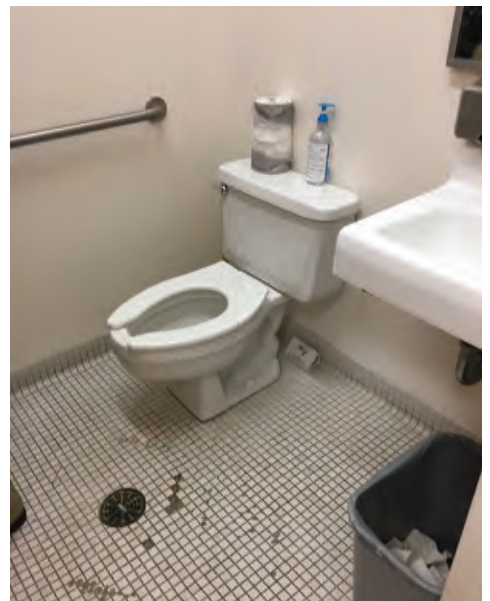
E11 (4)



E20 (1)



E20 (2)



E22 (1)

EXISTING CONDITION PHOTOGRAPHS



E23 (1)



E26 (1)



E26 (2)



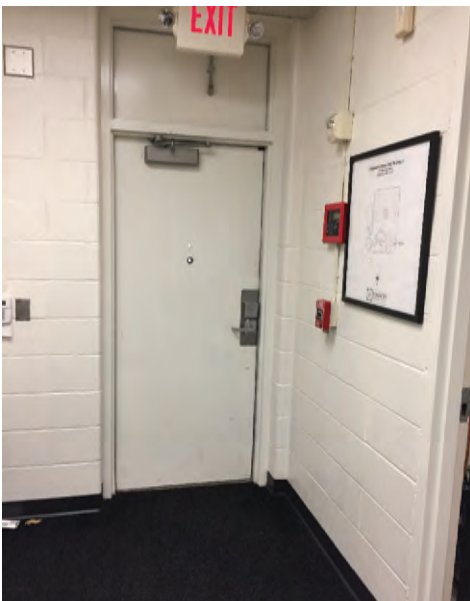
E28 (1)



E28 (2)



E28 (3)



E29 (1)



E30 (1)

EXISTING CONDITION PHOTOGRAPHS



E30 (2)



E30 (3)



E01 (P1)



E05 (P1)

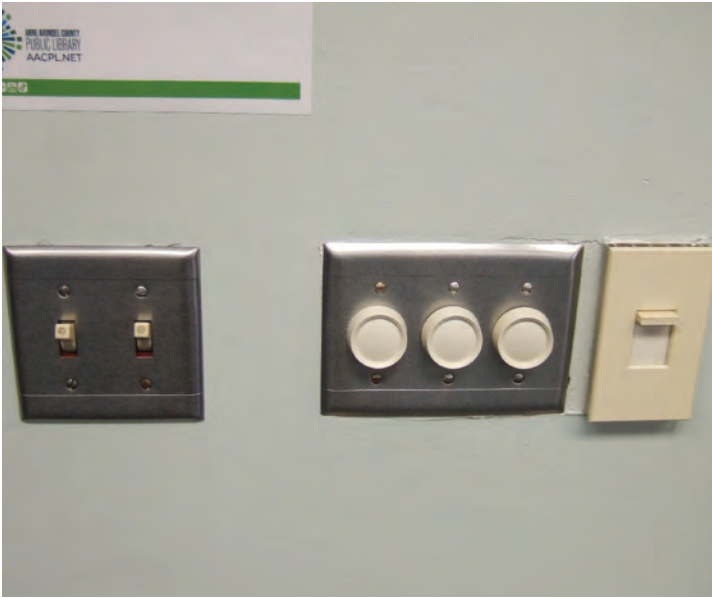


E06 (P1)



E07 (E1)

EXISTING CONDITION PHOTOGRAPHS



E07 (E2)



E07 (E3)



E10 (E1)



E11 (E1)



E12 (E1)



E26 (E1)

EXISTING CONDITION PHOTOGRAPHS



E28 (E1)



E28 (E2)



E30 (E1)



E-EXT (E1)



E-EXT (E2)

ES (1)

EXISTING CONDITION PHOTOGRAPHS



ES (2)



ES (3)



ES (4)



ES (5)



ES (6)



ES (7)



ES (8)



ES (9)

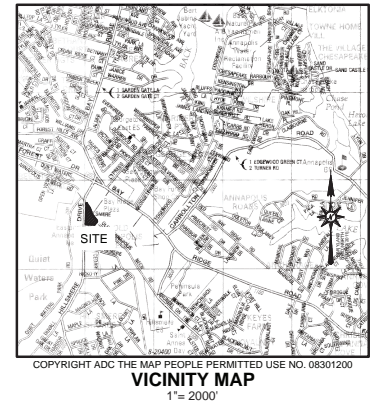
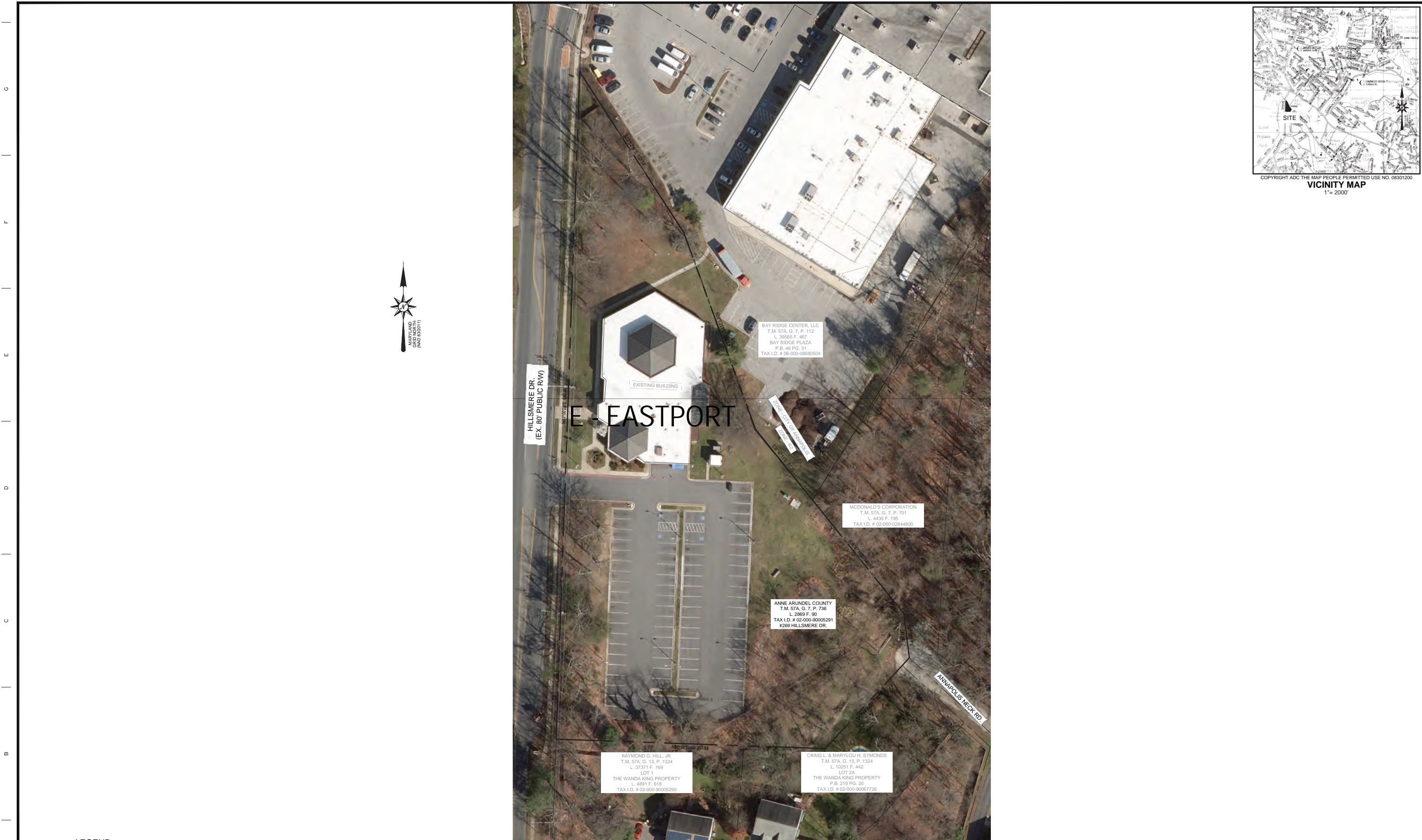
EA-EASTPORT-ANNAPOLIS NECK LIBRARY



269 Hillsmere Drive,
Annapolis, MD 21403

Opened 1979
12,100 SQ Feet

PLOTTED: May 23, 2023 - 10:50am



LEGEND

PROPERTY LINE	---
STORM DRAIN	---
SANITARY SEWER	---
WATER	---
STORM DRAIN MANHOLE	⊙
STORM DRAIN INLET	⊙
MANHOLE	⊙
SEWER MANHOLE	⊙

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 Engineers, Planners and Surveyors
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

WGM
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21166
 V. 410.263.6787
 www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman Date: 3/31/24
 License No. Expiration Date

REVISED		APPROVED		DATE	DATE
DATE	BY	DATE	DATE	DATE	DATE

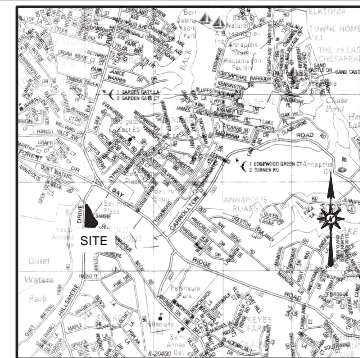
ANNE ARUNDEL COUNTY
 DEPARTMENT OF PUBLIC WORKS

SCALE: 1" = 40'

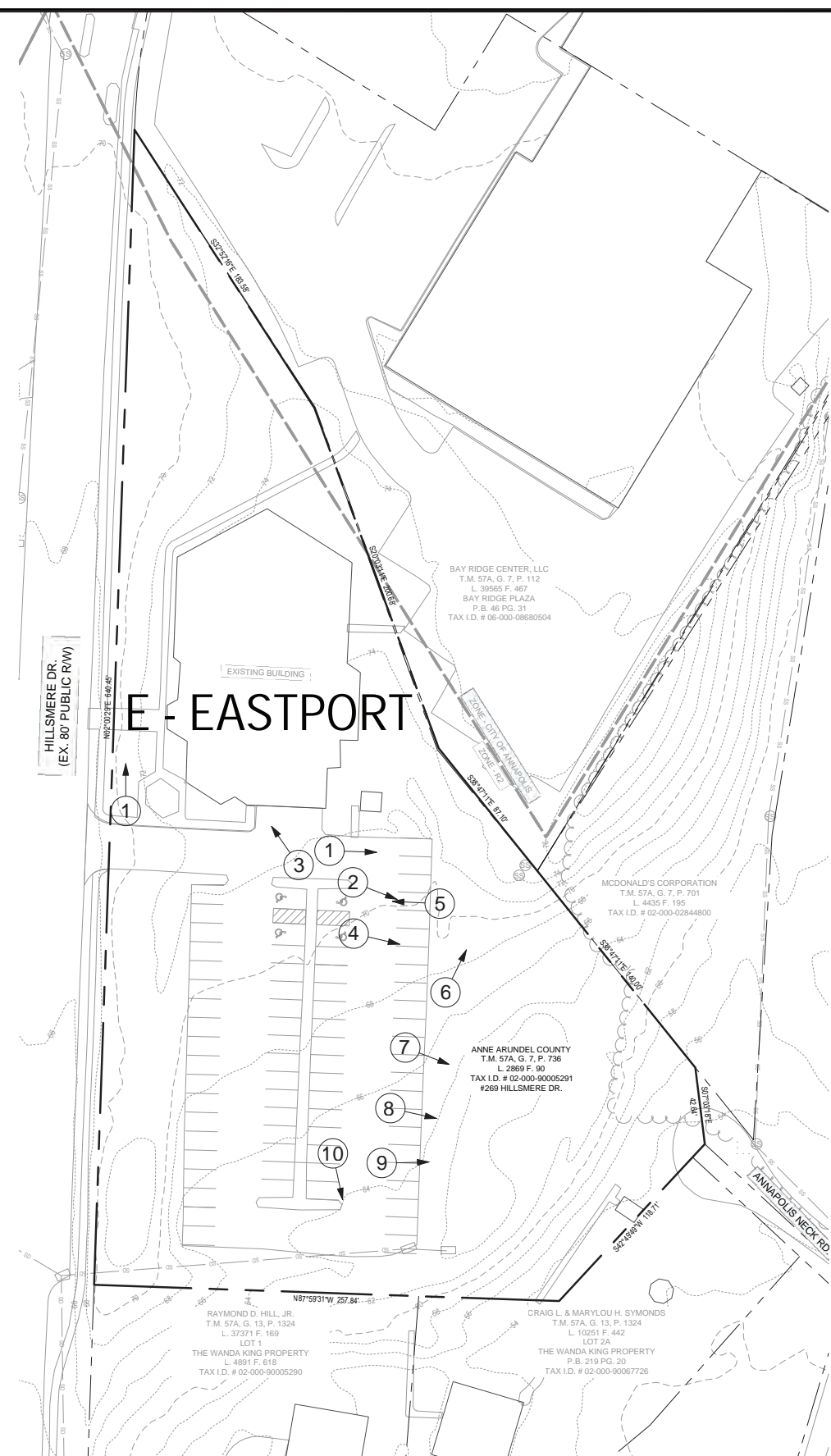
FOR THE
E - EASTPORT - ANNAPOLIS NECK COMMUNITY LIBRARY

269 HILLSMERE DR.
 ANNAPOLIS, MARYLAND 21403
 TAX ID: 02-000-9006291
 TAX MAP 57A, GRD 7, PARCEL 736
 DISTRICT 2 - ANNE ARUNDEL COUNTY - ZONED R2

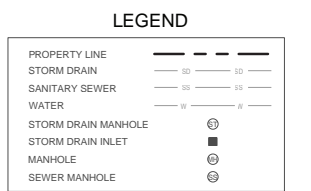
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COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 08301200
VICINITY MAP
 1" = 2000'



- GENERAL NOTES**
1. PROPERTY OWNER:
 ANNE ARUNDEL COUNTY
 LIBRARY HEADQUARTERS
 5 HARRY S TRUMAN PARKWAY
 ANNAPOLIS, MD 21401
 2. THE PROPERTY IS SHOWN ON TAX MAP 57A, GRID 7, PARCEL 736 PER DEED L.2869, F.90
 3. THE SITE ADDRESS IS 269 HILLSMERE DRIVE, ANNAPOLIS, MD 21403
 4. THE TAX INFORMATION IS 02-000-90005291
 5. TOTAL TRACT AREA = 2.72 ACRES. THE EXISTING USE OF THE SITE IS AN EXISTING LIBRARY
 6. EXISTING ZONING: R2 - RESIDENTIAL
 7. THE PROPERTY LINES SHOWN ON THE ATTACHED SITE PLAN EXHIBITS ARE BASED ON AVAILABLE DEED PLOTS AND TAX MAP RECORDS, AND DOES NOT REFLECT A BOUNDARY SURVEY. EXISTING TOPOGRAPHY AND SITE FEATURES TAKEN FROM AVAILABLE COUNTY GIS INFORMATION
 8. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER UTILITIES
 9. SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS
 10. THE SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON THE FEMA FLOOD PLAIN MAP 24003C01253F DATED FEBRUARY 18, 2015.
 - 11.



#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 Engineers, Planners and Surveyors
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

WGM
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21166
 V. 410.263.6787
 www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 Terry Schuman Date: 3/31/24
 License No. 19593 Expiration Date:

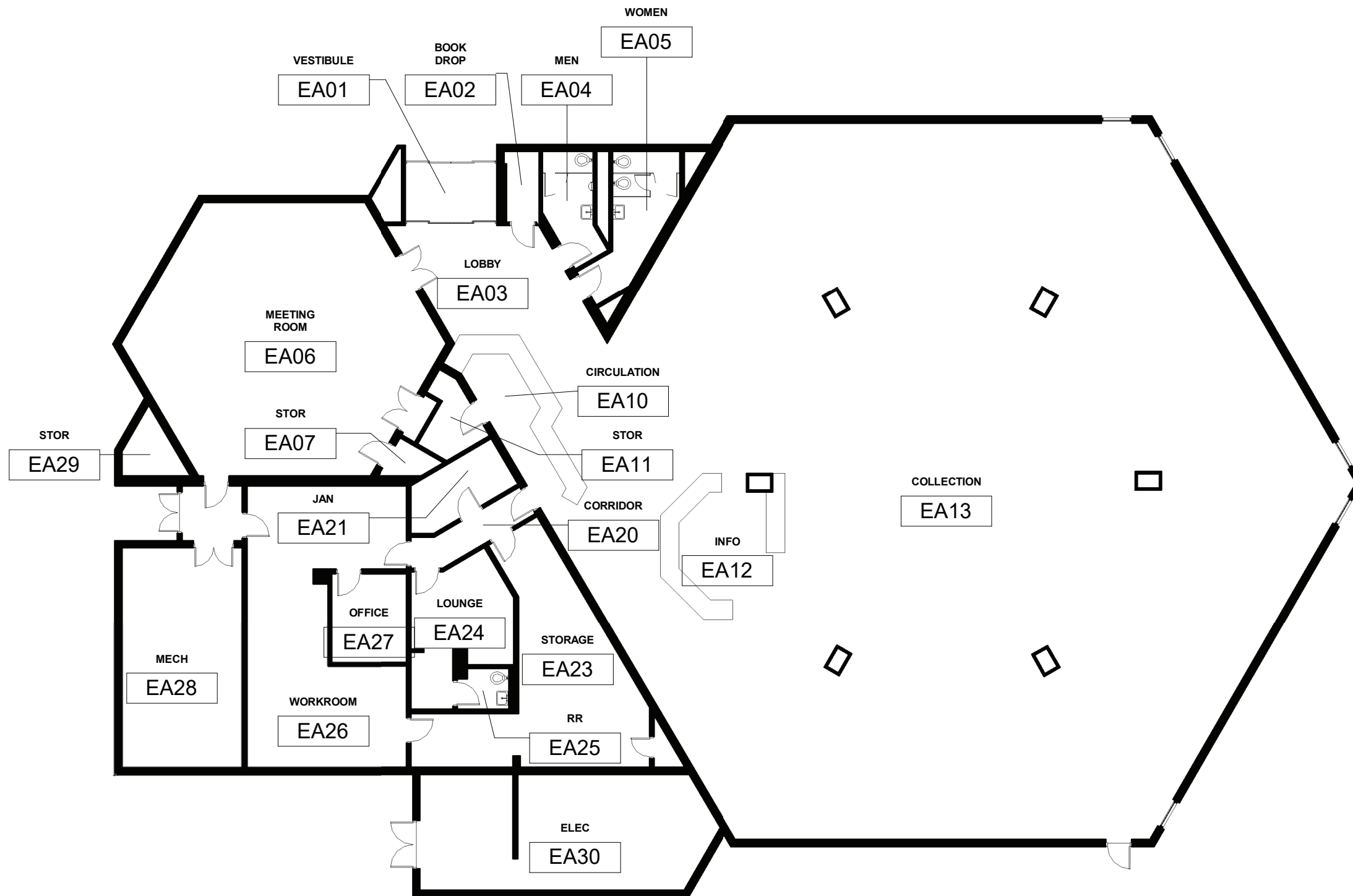
ANNE ARUNDEL COUNTY
 DEPARTMENT OF PUBLIC WORKS

REVISED DATE	APPROVED BY	DATE	APPROVED DATE	SCALE: 1" = 40'
				DRAWN BY: TS
				CHECKED BY: TS
				SHEET: 2 OF 2
				PROJECT NO.:
				CONTRACT NO.:

E - EASTPORT
 FOR THE
EASTPORT - ANNAPOLIS NECK COMMUNITY LIBRARY
 269 HILLSMERE DR.
 ANNAPOLIS, MARYLAND 21403
 TAX ID: 02-000-90005291
 TAX MAP 57A, GRD 7, PARCEL 736
 DISTRICT 2 - ANNE ARUNDEL COUNTY - ZONED R2

PLOTTED: May 23, 2023 - 10:50am

F:\22-8785\WGM - County Library Facilities Assessments\Survey\EASTPORT\22-8785 V-BASE - EASTPORT.dwg



EA001

SUBJECT: FLOOR PLAN

12,100 SQ Feet

PROJECT: EAST-PORT ANNAPOLIS LIBRARY

DATE: 01/27/23

JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
EA-EASTPORT										
1.0		General								
1.1		Accessibility								
	Gen.	The Library has a number of basic accessibility issues involving adequate clearances, grab bars, compliant door hardware, etc.								Background overview commentary
	EA02	Book depository access is not ADA Compliant. Replace with new exterior book depository	EA02 (1)			\$1,200.00				
	EA03	Public Drinking Fountain needs high/low configuration	EA03 (1)			\$6,500.00				
	EA04	Men's restroom needs compliant grab bars	EA04 (1)			\$200.00				
	EA05	Women's restroom need compliant grab bars	EA05 (1)			\$200.00				
	EA05	Women's restroom door needs to be placed on an automatic opener	EA05 (2)			\$10,000.00				
	EA06	Meeting Room kitchenette needs compliant access base cabinet. Double entry/exit doors need to be replaced with 1 active leaf at 36" width and 1 inactive leaf at 24 width. Add closer and ADA compliant egress hardware	EA06 (1) EA06 (2) EA06 (3) EA06 (4) EA06 (5)			\$13,000.00				
	EA20	Install automatic opener on this door	EA20 (1)			\$10,000.00				
	EA23	Remove table blocking side approach access to door.	EA23 (1)			\$75.00				
	EA24	Lounge kitchenette not compliant	EA24 (1)			\$8,500.00				
	EA24	Lounge kitchenette base cabinet not compliant	EA24 (2)			SEE ABOVE				
	EA24	Lounge refrigerator reduces access to staff toilet. Recommend pulling stove and placing refrigerator in that place. Rework countertop/base cabinet	EA24 (3)			SEE ABOVE				
	EA25	Existing staff toilet cannot be increased to meet compliant clearances. Staff can use the public restroom once the deficiencies have been corrected.	EA25 (1)			X				Background overview commentary
1.2		Function								
1.2.1	Gen.	Staff requests studying the viability of reorienting the main entrance towards the parking areas.							\$20,000.00	Allowance for a feasibility study to examine the viability with cost estimates
	EA24	Staff requests the staff restroom be separated from the Lounge/Breakroom	EA24 (1)				X			Include in feasibility study in 1.2.1 above
	EA26	Staff requests a more efficient reorganization of the Workroom, Mgr. Office and Deliveries Area to achieve better workflow and individual staff workstations.	EA26 (1) EA26 (2) EA26 (3)				X			Include in feasibility study in 1.2.1 above
	EA27	See above comment	EA27 (1)				X			Include in feasibility study in 1.2.1 above
	EA23	See above comment	EA23 (3)				X			Include in feasibility study in 1.2.1 above
	EA13	Staff request break out rooms or collaboration rooms be created either by conventional construction or furniture systems						\$40,000.00		For two (2) collaboration rooms with electrical and IT cabling, tables & chairs
1.3		Limitations								
1.3.1	Gen.	The existing use of masonry for interior walls limits the ability to re-configure the interior spaces to achieve a more functional layout.								Background overview commentary
1.4		Safety								
1.4.1	EA06	Replace Meeting Room doors to achieve a code compliant entry/egress path.	EA06 (2)			\$6,500.00				
1.5		Optional								
1.5.1	EA13	Staff requests acoustical panels added to the vertical GWB bulkheads in the Collection/Reading Room to improve sound absorption	EA13 (1) EA13 (2)				\$18,000.00			

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
EA-EASTPORT										
2.0		Sitework								
2.1		<i>Utilities</i>								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		<i>Parking & Paving</i>								
2.2.1		Parking code requirement is 12,324 sq ft x 0.75 (NSF factor) x 1 sp/150 sq ft = 62 required spaces and parking provided = 73 spaces (64 public, 5 EV and 4 ADA) ADA spaces required = 4 spaces (1 of which must be a van space) ADA spaces provided = 4 spaces (2 of which are van spaces)								
2.2.2		Site consists of concrete curb and gutter in good condition. Annual inspection is recommended to repair any damaged curbing as required								
2.2.3		Pavement is in good condition with regular maintenance as needed								
2.2.4		Parking striping is worn out and needs to be restriped		73	\$28.50			\$2,080.50		
2.3		<i>Accessories & Signage</i>								
2.3.1		Standard library signage present at entry drive								Background overview commentary
2.4		<i>Sidewalks</i>								
2.4.1		Good sidewalk connectivity to road frontage and nearby County Quiet Waters Park								
2.5		<i>ADA signage, parking spaces and accessibility</i>								
2.5.1		Cross slopes in ADA parking access and spaces exceeds 2% cross slope and should be fixed with next resurfacing of parking lot via wedge and leveling		1	\$2,390.00			\$2,390.00		
2.6		<i>Storm Drainage and SWM facilities</i>								
2.6.1		A Unity garden was observed onsite providing water quality benefits. No SWM facilities other than the garden are present.						X		
2.7		<i>Landscaping</i>								
2.7.1		Landscaping is good with regular maintenance as needed								
2.8		General								
2.8.1		Dumpster is present in a parking space								Background overview commentary
2.8.2		Recycle bins are present and located in the loading/maintenance area of the site in an organized manner								Background overview commentary
2.8.3		Book Drop is present in the rear of the parking area								Background overview commentary
2.8.4		Bike rack is present at front entry								Background overview commentary
2.8.5		Recently a County forcemain (serving Mayo) has been installed through the parking lot. This utility would likely impact any future plans for expansion in the parking lot for this site, if applicable.								Background overview commentary
2.8.6		5 EV spaces are present at this site								
EA-EASTPORT										
5.0		Metals								
EA-EASTPORT										
6.0		Wood								
6.1		Millwork								
	EA06	Modify Meeting Room base cabinet to be compliant	EA06 (2)			see above				
	EA24	Modify Lounge Kitchenette base cabinet to be compliant	EA24 (2)			see above				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
EA-EASTPORT										
8.0		Openings								
8.1		Doors (interior):								
	EA06	Meeting Room double entry/exit doors need to be replaced with 1 active leaf at 36" width and 1 inactive leaf at 24 width. Add closer and ADA compliant egress hardware	EA06 (5)			see above				
8.2	Gen.	Door Hardware: Inspect all doors and replace non compliant hardware with accessible hardware				\$8,000.00				Allowance
8.4		Windows & Glazing								
	EA13	Replace clerestory glazing and frames with new clear view insulated glazing in new frames	EA13 (4)				\$250,000.00			
EA-EASTPORT										
9.0		Finishes								
9.1		General								
	EA13	Collection/Reading Room: repair the damage to the GWB and re-paint	EA13 (5)			\$11,900.00				
9.4		Ceilings								
	EA20	Replace ACT ceiling when the existing light fixtures are replaced with lay-in LED fixtures	EA20 (1)					\$1,100.00		
	EA21	Replace ACT ceiling when the existing light fixtures are replaced with lay-in LED fixtures						\$1,500.00		
	EA23	Replace ACT ceiling when the existing light fixtures are replaced with lay-in LED fixtures	EA23 (2) EA23 (4)					\$8,000.00		
	EA26	Replace ACT ceiling when the existing light fixtures are replaced with lay-in LED fixtures	EA26 (1) EA26 (2) EA26 (3)					\$9,500.00		
	EA27	Replace ACT ceiling when the existing light fixtures are replaced with lay-in LED fixtures	EA27 (1)					\$1,700.00		
9.6		Paint								
	EA13	Collection/Reading Room: repair the damage to the GWB and re-paint	EA13 (5)			\$4,800.00				
EA-EASTPORT										
10.0		Specialties								
10.1		Signage								
	Gen.	Verify all ADA signage is mounted at compliant height.				\$450.00				
	Ext.	Staff requests new Library identity signage be replaced along Hillsmere Drive						\$15,000.00		
10.3		Appliances & Equipment								
	EA24	Remove existing Stove and relocated existing refrigerator into that space.	EA24 (1)			\$300.00				
10.4		Lockers & Shelving								
	EA13	High Shelving is scheduled to be replaced in future budget	EA13 (2) EA13 (3)					X		Background overview commentary
EA-EASTPORT										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		No sprinkler system observed.		1	LS			\$120,000.00		Estimated cost to sprinkler entire
EA-EASTPORT										
22.0		Plumbing								
22.4		Plumbing Fixtures								
	EA04	Urinal has been removed.								Background overview commentary
	EA05	No trap primer (served by trap primer in Men's Room E04).		1	\$1,500.00			\$1,500.00		

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
EA-EASTPORT										
26.0		Electrical								
26.3		Wiring Devices								
	EA12	Existing conduits stubbed up from slab limit placement of information desk.	EA12 (E1)	1	\$800.00			\$800.00		Cost to remove conduits above slab level and repair floor.
	EA13	Complaint of not enough floor receptacles throughout this area. County personnel mentioned that there may be existing conduits beneath the slab, which fed floor outlets at one time. If so, these outlets have been carpeted over.		12	\$750.00		\$9,000.00			
	EA23	Panels 'P1' & 'L1' each have two directories - remove one and ensure other is up to date.	EA23 (E1) EA23 (E2)	2	\$450.00			\$900.00		
	EA24	Receptacle above counter (and within 6' of sink) does not appear to be GFCI protected.	EA24 (E1)	1	\$150.00	\$150.00				
26.4		Lighting								
	Gen.	General - Replace fluorescent lighting throughout with energy efficient LED.		1	LS		\$80,000.00			
	Gen.	General - no automatic lighting controls except in restrooms.								Background overview commentary
	EA06	Complaint that this area is too dim. Wall lights have been retrofit with LED lamps w/ active cooling (fans), which is noisy. Recommend replacement with brighter LED wall lights without active cooling.	EA06 (E1)				X			Included in lighting retrofit cost given above.
	EA13	Clerestory - complaint that this area is too dark at night. Pendant and wall lights have been retrofit with LED fixtures with active cooling (fans), which is noisy. Recommend replacement with brighter LED pendants/wall fixtures without active cooling. Stack areas - existing fluorescent lights have parabolic diffusers, recommend replacement with LED w/ lens.	EA13 (E1) EA13 (E2) EA13 (E3)				X			Included in lighting retrofit cost given above.
26.5		Site Lighting								
26.5.1		Site lights have been retrofit with LED lamps. Several pole lights are not functioning, this may be due to a photocell issue.		4	\$400.00	\$1,600.00				Cost to repair four site lights.
EA-EASTPORT										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1	EA06	Egress door in this room does not have a fire alarm pullstation.	EA06 (E2)	1	\$600.00	\$600.00				
PRIORITY TOTALS						\$83,975.00	\$357,000.00	\$84,470.50	\$140,000.00	

EXISTING CONDITION PHOTOGRAPHS



EA01 (1)



EA02 (1)



EA02 (2)



EA03 (1)



EA04 (1)



EA05 (1)



EA05 (2)



EA06 (1)

EXISTING CONDITION PHOTOGRAPHS



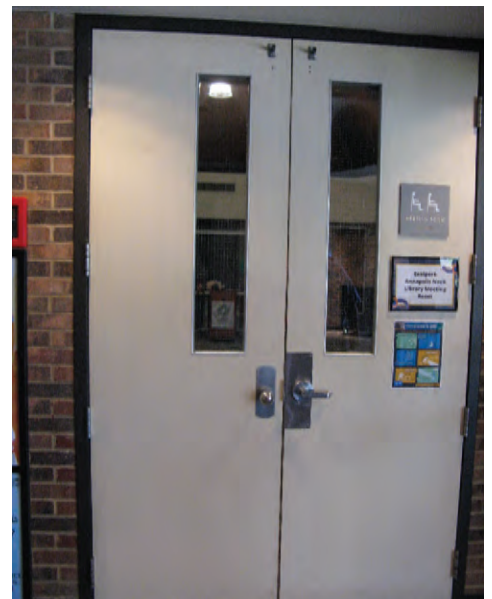
EA06 (2)



EA06 (3)



EA06 (4)



EA06 (5)



EA10 (1)



EA10 (2)

EXISTING CONDITION PHOTOGRAPHS



EA11 (1)



EA13 (1)



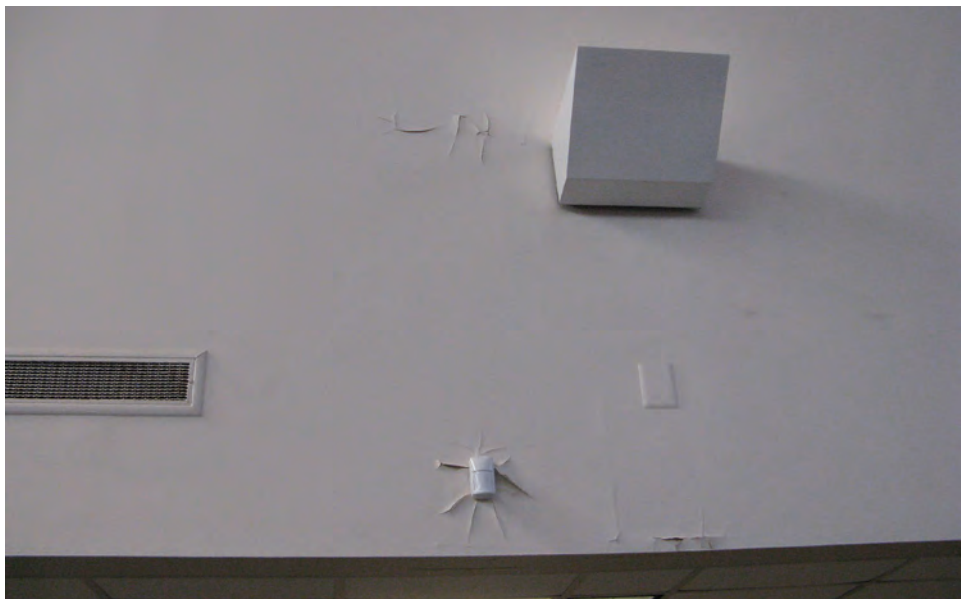
EA13 (2)



EA13 (3)



EA13 (4)



EA13 (5)

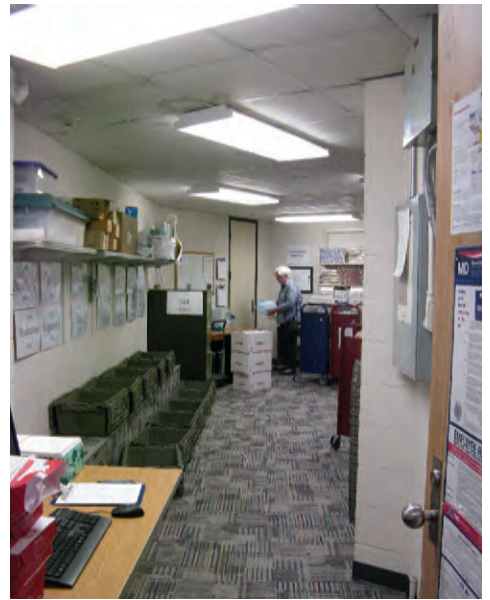
EXISTING CONDITION PHOTOGRAPHS



EA20 (1)



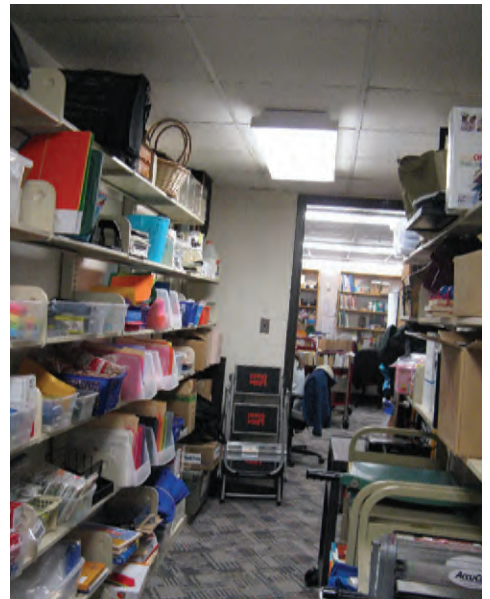
EA231 (2)



EA23 (2)



EA23 (3)



EA23 (4)



EA24 (1)



EA24 (2)

EXISTING CONDITION PHOTOGRAPHS



EA24 (3)



EA25 (1)



EA25 (2)



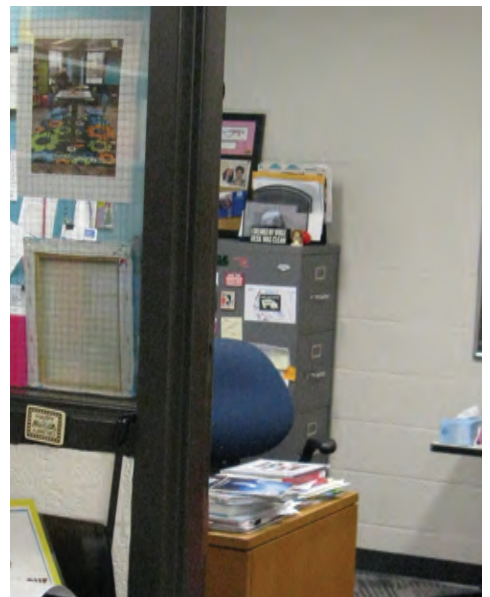
EA26 (1)



EA26 (2)



EA23 (3)



EA27 (1)

EXISTING CONDITION PHOTOGRAPHS



EA06 (E1)



EA06 (E2)



EA12 (E1)



EA13 (E1)

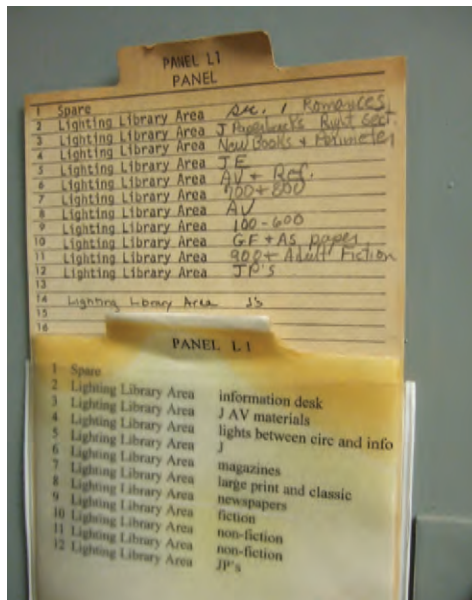
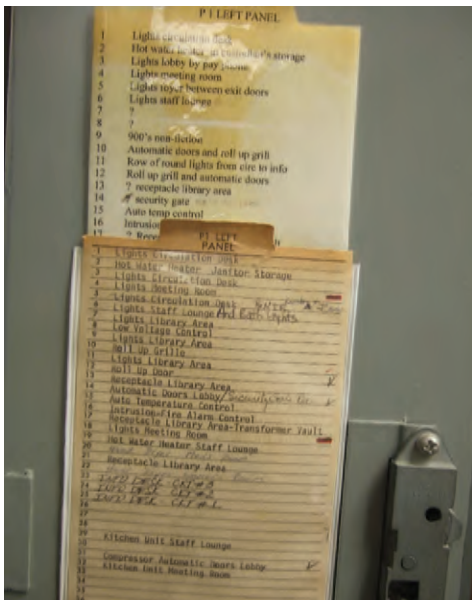


EA13 (E2)



EA13 (E2)

EXISTING CONDITION PHOTOGRAPHS



EA23 (E1)

EA23 (E2)



EA24 (E1)



EAS (2)



EAS (3)

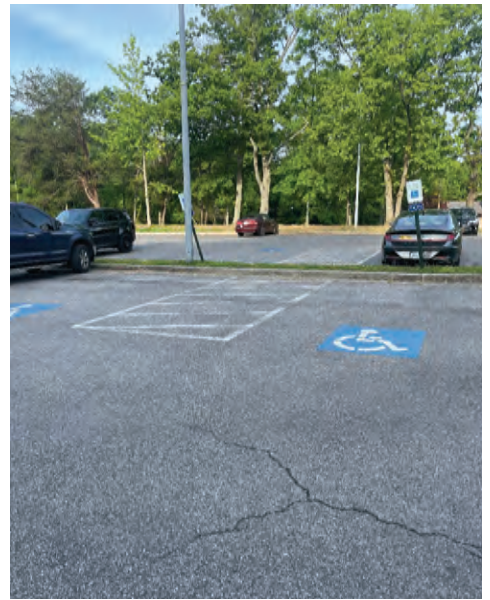


EAS (4)

EXISTING CONDITION PHOTOGRAPHS



EAS (5)



EAS (6)



EAS (7)



EAS (8)



EAS (9)



EAS (10)



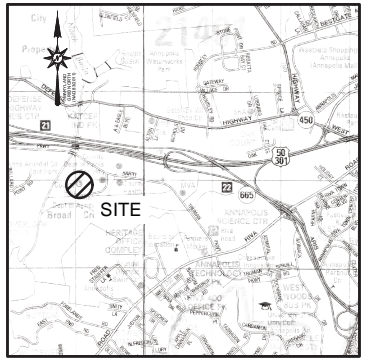
EAS (11)

H-LIBRARY HEADQUARTERS

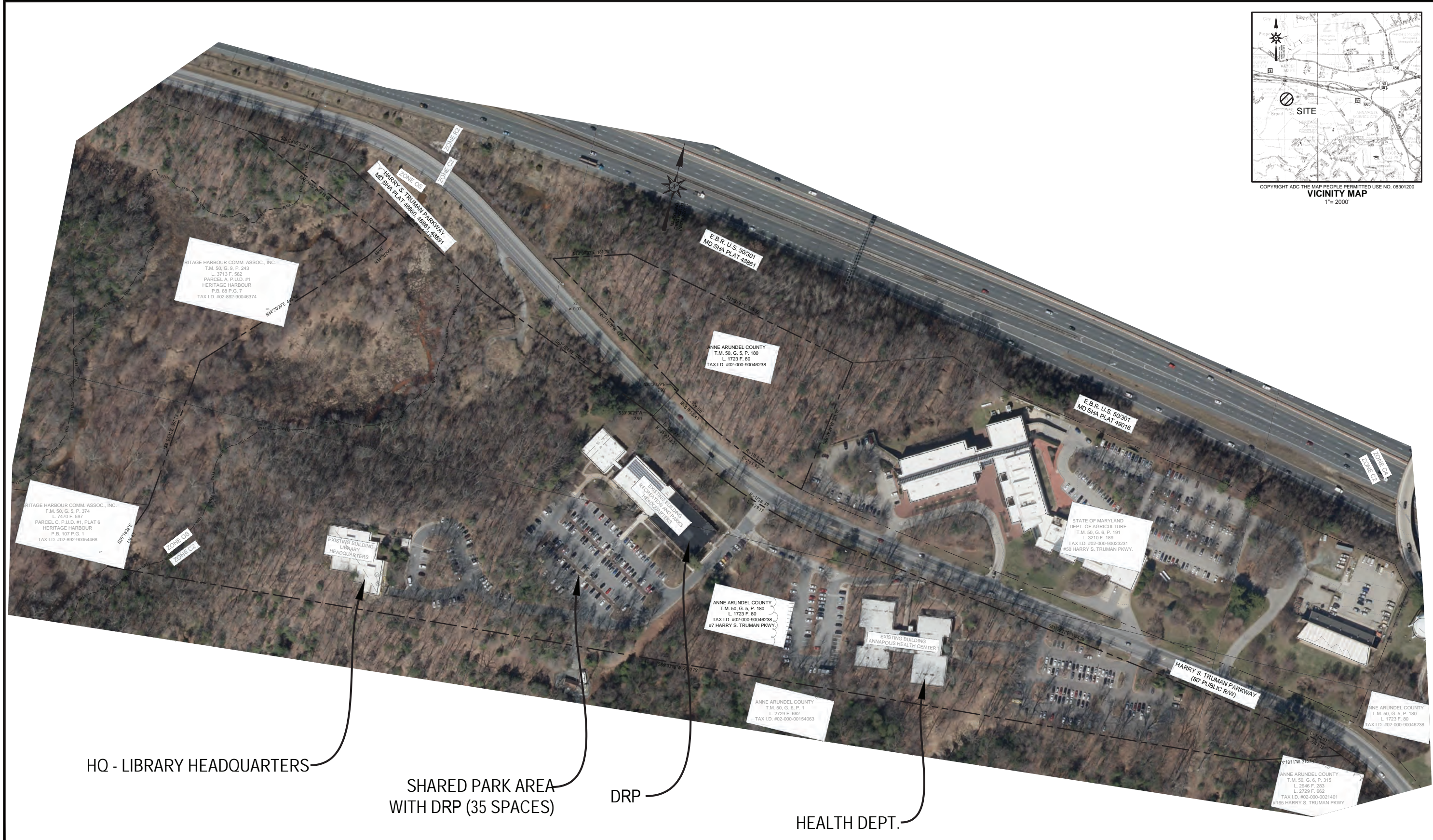


Library Administrative Offices
5 Harry S. Truman Parkway, Annapolis, MD 21401

Opened 1976
Addition added in 1990
29,200 SQ Feet



COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 08301200
VICINITY MAP
1" = 2000'



HQ - LIBRARY HEADQUARTERS

SHARED PARK AREA WITH DRP (35 SPACES)

DRP

HEALTH DEPT.

LEGEND

PROPERTY LINE	---
STORM DRAIN	---
SANITARY SEWER	---
WATER	---
STORM DRAIN MANHOLE	⊙
SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙

#	REVISION DESCRIPTION	BY	DATE

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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman Date: 3/31/24
License No. 19593 Expiration Date:

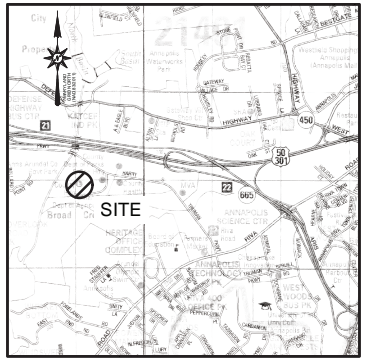
ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
REVISED DATE	BY	APPROVED DATE	DATE

SCALE: 1"=100'
DRAWN BY: C.J.M.
CHECKED BY: T.S.
SHEET: 1 OF 3
PROJECT NO.:
CONTRACT NO.:

HQ - LIBRARY HEADQUARTERS
FOR THE
ANNE ARUNDEL COUNTY LIBRARY HEADQUARTERS
7 HARRY S. TRUMAN PARKWAY
ANNAPOLIS, MARYLAND 21401
TAX ID: 02-000-90046238
TAX MAP 50, GRID 5, PARCEL 190
DISTRICT 2 - ANNE ARUNDEL COUNTY - ZONED

PLOTTED: May 23, 2023 - 10:06am

F:\22-8785\WGM - County Library Facilities Assessments\Survey\LIBRARY HQ - HARRY S. TRUMAN PKWY\22-8785\Y-BASE - HQ - HARRY S TRUMAN.dwg



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VICINITY MAP
 1" = 2000'



PHOTO LEGEND
 PHOTO LOCATION AND DIRECTION # →

LEGEND

PROPERTY LINE	---
STORM DRAIN	---
SANITARY SEWER	---
WATER	---
STORM DRAIN MANHOLE	⊙
SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙

#	REVISION DESCRIPTION	BY	DATE

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 License No. 19593 Expiration Date:

REVISED		APPROVED		DATE		DATE	
DATE	BY	DATE	DATE	DATE	DATE	DATE	DATE

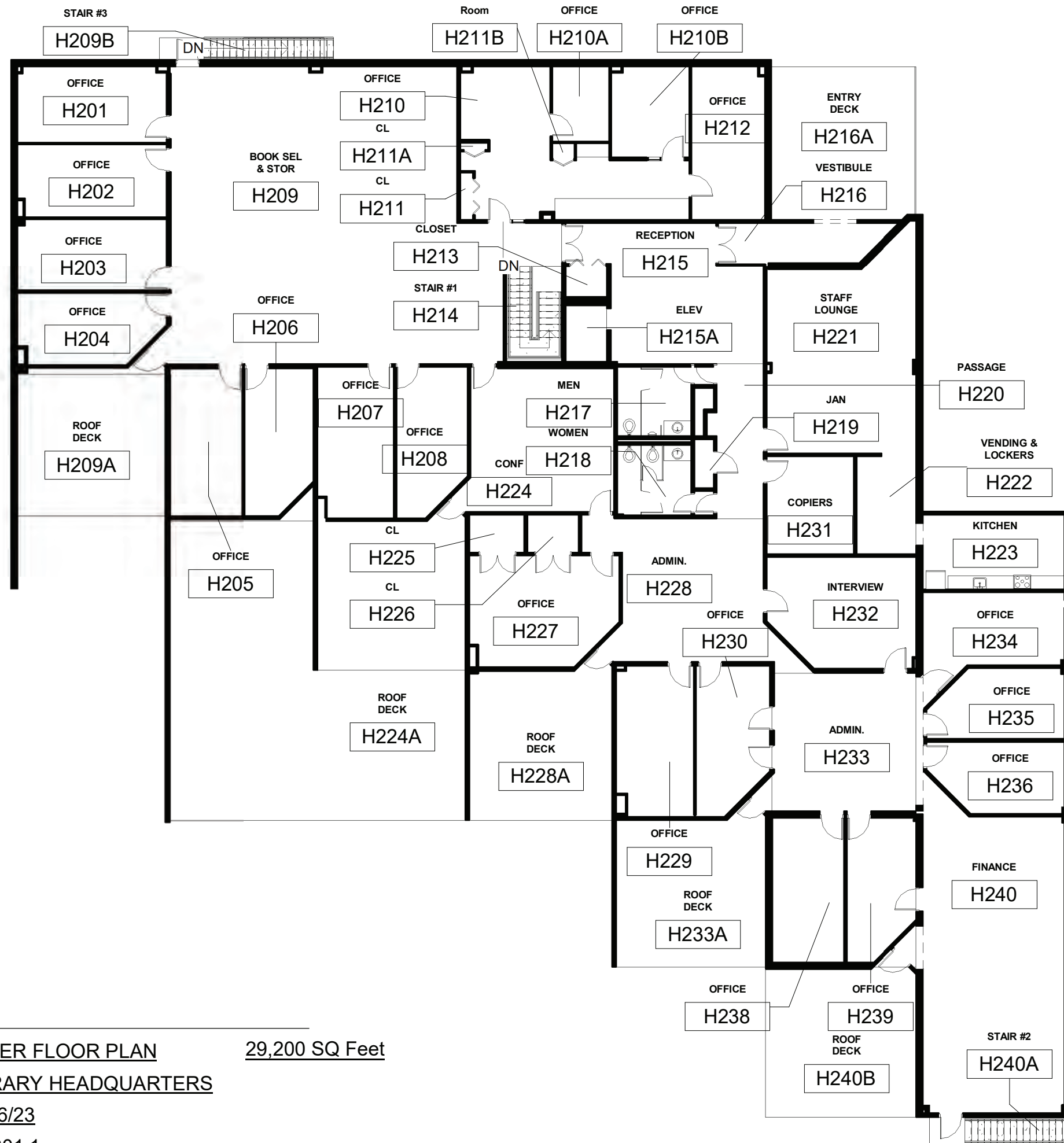
ANNE ARUNDEL COUNTY

DEPARTMENT OF PUBLIC WORKS

HQ - LIBRARY HEADQUARTERS
 FOR THE
ANNE ARUNDEL COUNTY
LIBRARY HEADQUARTERS
 7 HARRY S. TRUMAN PARKWAY
 ANNAPOLIS, MARYLAND 21401
 TAX ID: 02-000-80046238
 TAX MAP 50, GRID 5, PARCEL 190
 DISTRICT 2 - ANNE ARUNDEL COUNTY - ZONED

PLOTTED: May 23, 2023 - 10:06am

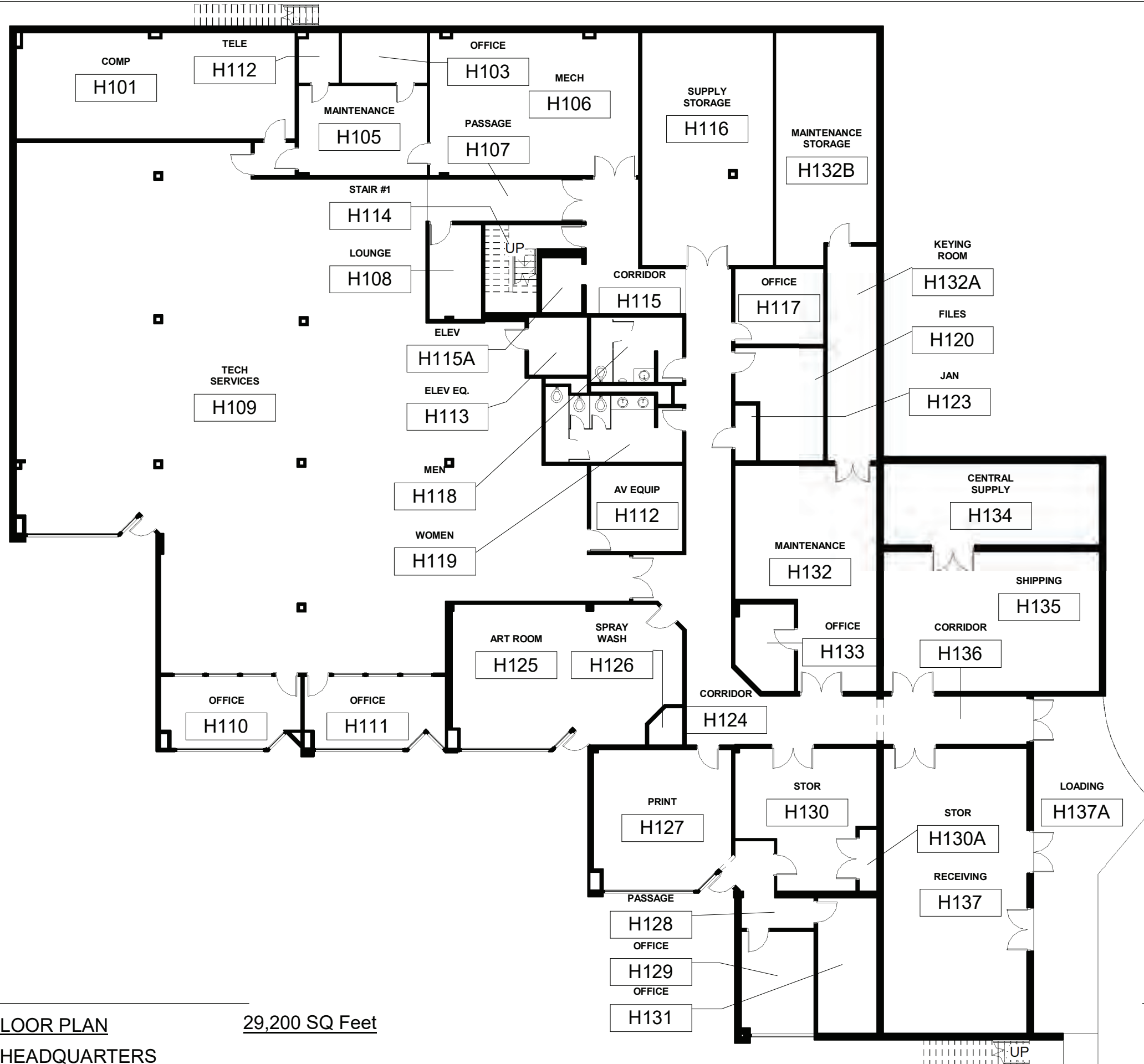
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H002

SUBJECT: UPPER FLOOR PLAN 29,200 SQ Feet
 PROJECT: LIBRARY HEADQUARTERS
 DATE: 02/06/23
 JOB NO.: 202301.1





H001

SUBJECT: LOWER FLOOR PLAN

29,200 SQ Feet

PROJECT: LIBRARY HEADQUARTERS

DATE: 02/06/23

JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
H-HEADQUARTERS										
1.0		General								
	A.	The AACPL Headquarters Building is a 2 story masonry and steel framed structure. The lower level has fire sprinkler coverage due to its mixed use occupancies of business, storage, maintenance and shipping & receiving activities. The upper level is not similarly protected. An open stair communicates between levels. The building has a operating elevator providing access to both levels. The elevator appears to be original to the building when initially constructed.								Background overview commentary
	B.	The Headquarters building is not a open access public use similar to a library. It has a controlled access entrance that screens visitors prior to entry. It operated weekdays M - F from 8:30am to 4:00pm								Background overview commentary
	C.	Entry to the building is at the main/upper level at grade from a surface parking lot. The lower level is constructed into the topography, so the front of the building appears one story while the rear of the building has 2 stories exposed due to the steep fall of the topography of the site. Exiting from the main/upper level is via the main entry and two remote exterior covered staircases that run parallel to the main building walls. Five (5) roof terraces are integrated into the upper level floor plan which are accessed by single doors placed within the floor plan. Although initially designed to provide an outdoor amenity space and views of the wooded site, they have not been exploited as envisioned. The roof terraces are not ADA accessible.								Background overview commentary
		Large renovation of all floors and associated sitework.							\$0.00	

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
1.1	Gen.	Accessibility								
1.1.1		Several doors on the Main/Upper level alternate between 36 inch wide and 32 inch wide. These single doors can occur in conference rooms, offices, restrooms, etc. There doesn't appear a specific reason why some doors are wider than others. Somewhat random pattern. Typically the hardware is original and needs to be replaced to provide accessibility.	H108 (1) H209 (1) H224 (1) H224 (2) H232 (1)			\$8,000.00				Hardware Only
	H209	Provide accessible controls of the window blind operation.	H209 (7)				\$500.00			Consider motorized blinds as part of larger renovation after the Millersville Library & Annex is completed
	H213	The closet contains the building security and some IT equipment. The pair of doors should be replaced with a single 36 inch wide door with ADA compliant hardware.	H213 (1)			\$3,800.00				
	H214	Monumental open communicating staircase does not have code compliant handrails or guardrails. The staircase railings should be modified or replaced. Carpeted treads/risers should be replaced with rubber non slip treads, etc.	H214 (1) H214 (2) H213 (3)			\$16,200.00				
	H215	Reception workstation should be modified to provide a ADA accessible counter space	H215 (1)				\$1,500.00			
	H215	Pair of doors entering into H209 work area should be upgraded to an active 36 inch wide leaf with a 24 inch inactive leaf with ADA Compliant hardware and closer	H215 (2)			\$6,600.00				
	H215A	The elevator appears original to the building and should be evaluated by a elevator consultant and have the controls and annunciators updated for visual and audio notification.	H215A (1) H215A (2)			\$20,000.00				Allowance for evaluation report.
	H216	Main Entry vestibule consists of a pair of automated doors. The outside door operates by motion detection while the inner doors by intercom & security release from the receptionist station. Employees with electronic security cards can gain access directly. Library facilities have advised the vestibule doors are scheduled for replacement in FY 24 with an improved layout and secure and accessible operation.	H216 (1) H216 (2)							Background overview commentary
	H217	Existing Men's Restroom to be demolished and rebuilt to meet ADA compliance in FY24.								Background overview commentary
	H218	Existing Women's Restroom to be demolished and rebuilt to meet ADA compliance in FY24.								Background overview commentary
	H219	Existing Custodian Closet to be demolished to accommodate new restroom construction. New Custodian Closet with roof access and duct chase to be built within space taken from the Staff Lounge H221 in FY 24.								Background overview commentary
	H223	Staff kitchen is a custom built wood layout. Modify or replace the cabinetry to provide accessibility. Consider removing the stove as part of the modifications	H223 (1) H223 (2) H223 (3) H223 (4)				\$13,300.00			
	H231	Copy Room counters should be modified to provide accessibility	H231 (1) H231 (2)				\$11,000.00			
	H227	Modify sink base cabinet and faucet set to provide accessibility.	H227 (1)			\$3,100.00				
	H107	Modify water cooler height after the lower level restrooms are rebuilt to meet ADA Accessibility	H107 (1)							Background overview commentary
	H107	Pair of doors entering into H109 work area should be upgraded to an active 36 inch wide leaf with a 24 inch inactive leaf with ADA Compliant hardware and closer	H107 (2)			\$6,300.00				
	H109	Coffee station cabinet not compliant	H109 (2)			\$2,000.00				
	H118	Existing Men's Restroom to be demolished and rebuilt to meet ADA compliance in FY24.								Background overview commentary
	H119	Existing Women's Restroom to be demolished and rebuilt to meet ADA compliance in FY24.								Background overview commentary

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
	H125	Modify sink base cabinet and faucet set to provide accessibility.	H125 (2)			\$3,500.00				
	H127	Modify sink base cabinet and faucet set to provide accessibility.	H127 (1)			\$3,500.00				
1.2		Function								
1.2.1	A.	Original offices are oversized and many are now double occupancy to accommodate increased staff needs for quiet space to work. Explore space planning solutions to provide for more efficient and effective space for staff	H201 (1) H203 (1) H204 (1) H205 (1)						X	Consider as part of a larger renovation project after the Millersville Library & Annex is completed. See Section V - pg. 6.
	B.	Open office space is constrained by the oversized offices noted above and the exterior walls of the unique floor plan. Explore space planning solutions to provide for more efficient and effective space of staff.	H209 (2) H209 (3) H209 (5) H209 (6) H240 (1)						X	Consider as part of a larger renovation project after the Millersville Library & Annex is completed. See Section V - pg. 6.
	H216A	Consider adding a awning/canopy over the exterior sliding entry doors to keep rain from coming into the building	H216A (1)					\$12,000.00		
1.3		Limitations								
1.3.1	Site	Site topography limits opportunities to extend functional areas.								Background overview commentary
	Design	The unique design of the building using repeated square cubes into a triangular floor plate limits ability to solve some of these practical requirements.								Background overview commentary
1.4		Safety								
1.4.1	Gen.	Only the lower level has fire suppression system installed. The monumental open communicating staircase between floors has non compliant handrails and guardrails. The carpet treads & risers present a hazard. The upper level remote exits are exterior covered stairs.								Background overview commentary
	H209A	Exterior exit stair, modify to provide guardrail protection and prior handrail extensions.				\$7,400.00				
	H214	Monumental open communicating staircase does not have code compliant handrails or guardrails. The staircase railings should be modified or replaced. Carpeted treads/risers should be replaced with rubber non slip treads, etc.	H214 (1)			SEE ABOVE				
	H240A	Exterior exit stair, modify to provide guardrail protection and prior handrail extensions.	H240A (1)			\$7,400.00				
	Site	The lower level occupancies have three (3) emergency exits that discharge directly onto the surrounding exterior grades. The conditions outside the existing doors do not meet current code. Repair exterior exit landings and provide a safe route away from the building.	H109 (3) H128 (1)			\$3,500.00				
H-HEADQUARTERS										
2.0		Sitework								
2.1		Utilities								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 15,487 sq ft x 0.75 (NSF factor) x 1 sp/200 sq ft (office) = 58 required spaces and parking provided = 82 spaces (55 standard, 5 ADA and 25 spaces shared from DPW lot) ADA spaces required = 4 spaces (1 of which must be a van space) ADA spaces provided = 2 spaces (1 of which is a van space) Recommendation: restripe existing parking lot for two additional AA spaces)								
2.2.2		No EV spaces are present at the Headquarters		4	\$7,500.00				\$42,500.00	
2.2.3		Site consists of concrete curb and gutter in fair condition. Annual inspection is recommended to repair any damaged curbing as required								
2.2.4		Pavement looks good and recently overlaid	HS (2)							

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
2.3		Accessories & Signage								
2.3.1		Standard library signage present at entry drive	HS (1)							
2.4		Sidewalks								
2.4.1		Good sidewalk connectivity with parking lots								
2.4.2		Entry sidewalk is outdated and should be replaced in the future	HS (6) HS (7)	1800	\$6.40		\$11,520.00			
2.5		ADA signage, parking spaces and accessibility								
2.5.1		ADA ramps for accessible routes shall be bought up to ADA compliance with detectable warning surfaces, proper landing and slopes	HS (3)	1	\$875.00	\$875.00				
2.6.2		ADA signage appears to be in compliance and in good condition	HS (4) HS (5)	1	\$15,000.00		\$15,000.00			
2.6		Storm Drainage and SWM facilities								Background overview commentary
2.6.1		No evidence that this site has any swm facilities associated with the library improvements.								Background overview commentary
2.6.2		Library parking lots are drained via underground storm drainage pipes; building roof drains are a combination of underground and direct discharge to splash blocks; rear of building drainage needs to be corrected by connecting downspouts to rear drainage where they are disconnected; repair and stabilize rear erosion and bare earth conditions occurring along rear of building	HS (12) HS (13) HS (14) HS (15) HS (16) HS (17)				X			
2.7		Landscaping								
2.7.1		Site is very heavily wooded with constant maintenance with leaves, sticks, etc. for the parking and drive areas.								
2.8		General								
2.8.1		No dumpster is present on the site. Trash, recycling is handled through the loading area	HS (11)							Background overview commentary
2.8.2		Bike racks are not present onsite					X			
2.8.3		Wood retaining walls along front entry needs to be repaired; other site walls on perimeter appear to be in adequate condition. Continued monitoring of the walls will be needed on an annual basis.	HS (8) HS (9) HS (10)				\$6,500.00			
H-HEADQUARTERS										
5.0		Metals								
H-HEADQUARTERS										
6.0		Wood								
H-HEADQUARTERS										
8.0		Openings								
8.4	Gen.	Many windows have evidence of failing weatherstripping/gaskets. Inspect all windows and replace weatherstripping/gaskets as needed.	H204 (2) H205 (1) H208 (1) H227 (2)			\$5,000.00				Allowance
8.5	H209	Window treatments Provide accessible controls of the window blind operation.	H209 (7)				\$500.00			Consider motorized blinds as part of larger renovation after the Millersville Library & Annex is completed. See Section V - pg. 6.
H-HEADQUARTERS										
9.0		Finishes								
9.5	Gen.	The building is due for a flooring replacement of carpet tiles and new vinyl flooring per the scheduled maintenance plan for renewal						\$232,000.00		
9.6		Ceilings Replace ACT throughout library as part of overall lighting replacement					\$310,000.00			Demo and new ACT only. See electrical 9.6 for lighting.
H-HEADQUARTERS										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		Lower level is sprinklered, upper level is not sprinklered.		1	LS			\$146,000.00		Cost to add sprinkler system for upper level.

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
H-HEADQUARTERS										
22.0		Plumbing								
22.1		General								
22.1.1		Toilet rooms H118, H119, H217, & H218 to be completely renovated under separate scope.								Background overview commentary
22.4		Plumbing Fixtures								
	H107	EWC does not include bottle filler.	H107 (P1)	1	\$1,800.00		\$1,800.00			
H-HEADQUARTERS										
26.0		Electrical								
26.2		Low Voltage / Comms								
26.2.1	H224	No floor outlet below conference table. Pancake style raceway used for telephone cable from surface mounted floor outlet near wall.	H224 (E1)	1	\$750.00			\$750.00		Cost to provide new floor outlet.
26.3		Wiring Devices								
	H106	Receptacle adjacent to mop sink does not appear to be GFCI protected.	H106 (E1)	1	\$75.00	\$75.00				
	H107	Receptacle adjacent to EWC does not appear to be GFCI protected.	H106 (E1)	1	\$75.00	\$75.00				
	H101	480 volt panel in room is unlabeled, and missing directory.	H101 (E1)	1	\$350.00			\$350.00		
	H125	Remove unused fan switch. Receptacle above sink does not appear to be GFCI protected.	H125 (E1)	1	LS \$350.00	\$350.00				
	H127	Two receptacles above counter and within 6' of sink do not appear to be GFCI protected.	H127 (E1)	2	\$150.00	\$300.00				
	H222	Receptacle above vending machine not securely mounted.	H222 (E1)	1	\$75.00		\$75.00			Cost to re-secure.
	H223	Two receptacles above counter and within 6' of sink do not appear to be GFCI protected.	H223 (E1) H223 (E2)	2	\$150.00	\$300.00				
	H226	Receptacle adjacent to sink does not appear to be GFCI protected.	H226 (E1)	1	\$150.00	\$150.00				
26.4		Lighting								
	Gen.	Except in new office suite on Upper Level and Tech Services H109, replace fluorescent lighting throughout with energy efficient LED.		1	LS		\$165,000.00			
	Gen.	Except in new office suite on Upper Level and Tech Services H109, existing lighting controlled manually via toggle switches.								Background overview commentary
	H125	Replace incandescent track lights with LED lamps.	H125 (E2)				X			
	H128	Exit sign at exterior door is not readily seen from typical passageway occupant locations.	H128 (E1)	1	\$450.00	\$450.00				
	H137	Exit sign appears to be unlit.	H137 (E1)	1	\$450.00	\$450.00				
H-HEADQUARTERS										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1	H202	Fire alarm strobe missing in two-person office.		1	\$600.00	\$600.00				
	H203	Fire alarm strobe missing in two-person office.		1	\$600.00	\$600.00				
	H205	Fire alarm strobe missing in two-person office.		1	\$600.00	\$600.00				
	H113	No smoke detector in Elevator Machine Room.		1	\$600.00	\$600.00				
	H117A	Fire alarm strobe missing.		1	\$600.00	\$600.00				
	H132	Fire alarm strobe missing.		1	\$600.00	\$600.00				
	H132A	Fire alarm strobe missing.		1	\$600.00	\$600.00				
	H223	High partition in room partially blocks wall mounted fire alarm strobe.		1	\$400.00	\$400.00				Cost to relocate strobe.
PRIORITY TOTALS						\$103,925.00	\$536,695.00	\$391,100.00	\$42,500.00	

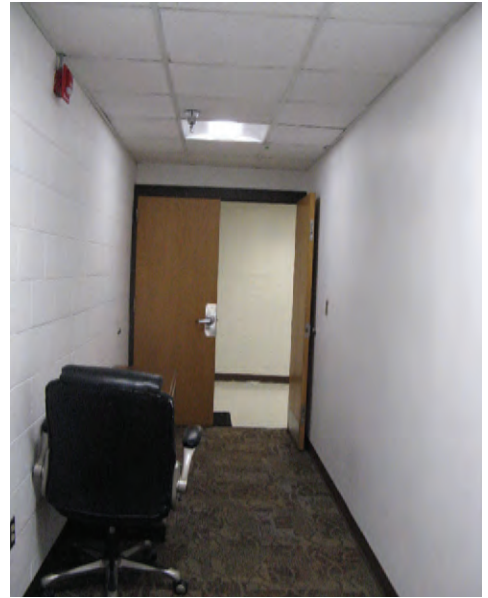
EXISTING CONDITION PHOTOGRAPHS



H01 (1)



H107 (1)



H107 (2)



H108 (1)



H109 (1)



H109 (2)



H109 (3)

EXISTING CONDITION PHOTOGRAPHS



H109A (1)



H109A (2)



H109A (3)



H116 (1)



H125 (1)



H125 (2)

EXISTING CONDITION PHOTOGRAPHS



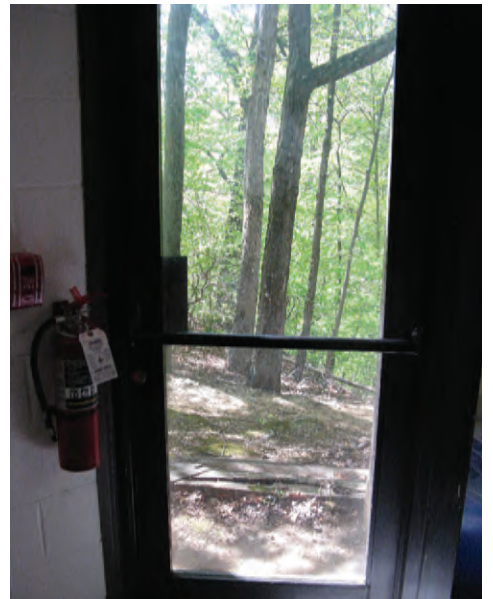
H126 (1)



H127 (1)



H127 (2)



H128 (1)



H132 (1)



H132 (2)

EXISTING CONDITION PHOTOGRAPHS



H132 (3)



H132A (1)



H132B (1)



H134 (1)



H134 (2)

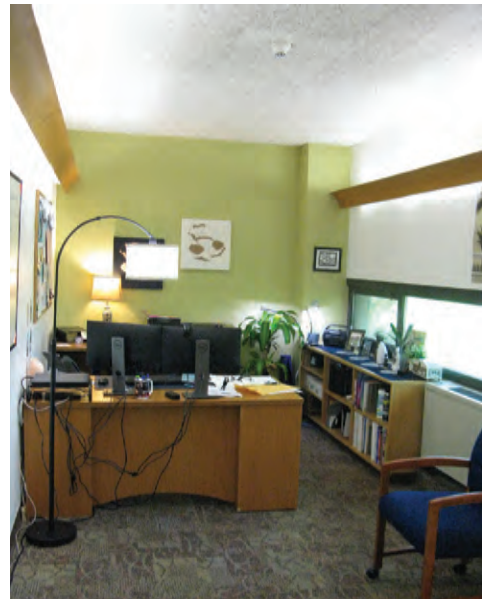


H135 (1)

EXISTING CONDITION PHOTOGRAPHS



H137 (1)



H201 (1)



H203 (1)



H204 (1)



H204 (2)

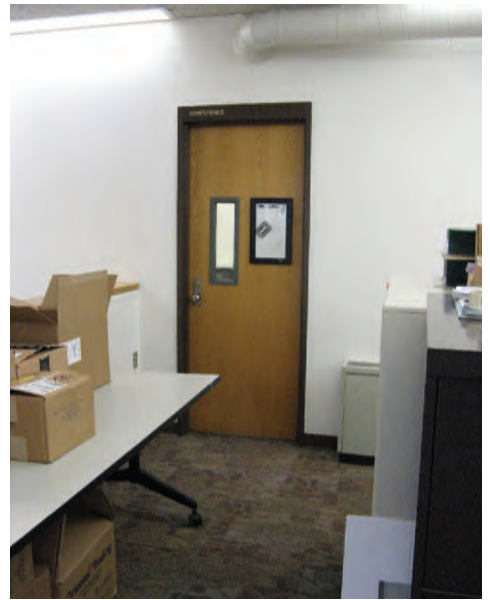


H205 (1)

EXISTING CONDITION PHOTOGRAPHS



H208 (1)



H209 (1)



H209 (2)



H209 (3)



H209 (4)



H209 (5)

EXISTING CONDITION PHOTOGRAPHS



H209 (6)



H209 (7)



H209 (8)



H213 (1)



H214 (1)



H214 (2)



H214 (3)

EXISTING CONDITION PHOTOGRAPHS



H215 (1)



H215 (2)



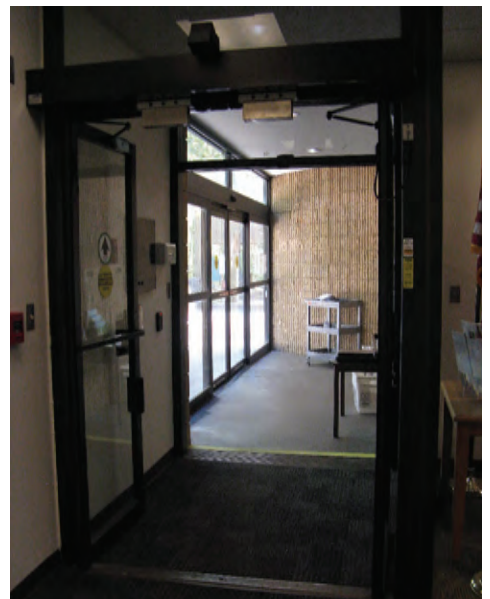
H215A (1)



H215A (1)



H215A (2)



H216 (1)

EXISTING CONDITION PHOTOGRAPHS



H216A (1)



H221 (1)



H223 (1)



H223 (2)



H223 (3)



H223 (4)

EXISTING CONDITION PHOTOGRAPHS



H224 (1)



H224 (2)



H224 (3)



H227 (1)



H227 (2)



H229 (1)

EXISTING CONDITION PHOTOGRAPHS



H231 (1)



H231 (2)



H232 (1)



H240 (1)



H240 (1)



H240A (1)

EXISTING CONDITION PHOTOGRAPHS



H101 (E1)



H106 (E1)



H107 (E1)



H107 (P1)



H125 (E1)



H125 (E2)

EXISTING CONDITION PHOTOGRAPHS



H223 (E2)



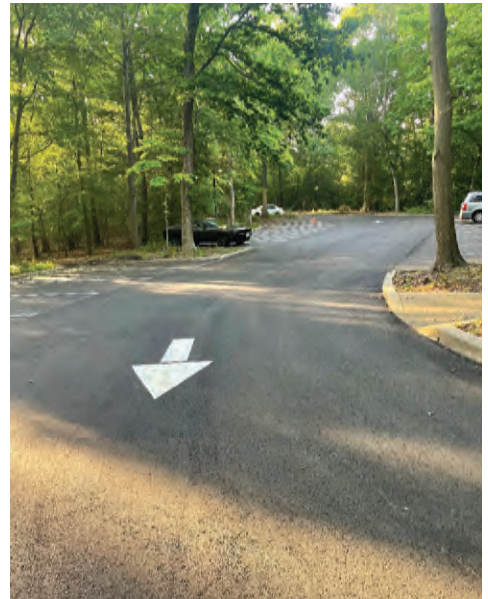
H224 (E1)



H226 (E1)



HS (1)



HS (2)



HS (3)



HS (4)



HS (5)

EXISTING CONDITION PHOTOGRAPHS



HS (6)



HS (7)



HS (8)



HS (9)



HS (10)



HS (11)



HS (12)



HS (13)



HS (14)

EXISTING CONDITION PHOTOGRAPHS



HS (15)



HS (16)



HS (17)

L - LINTHICUM

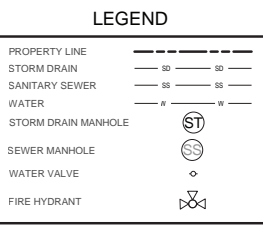
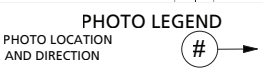
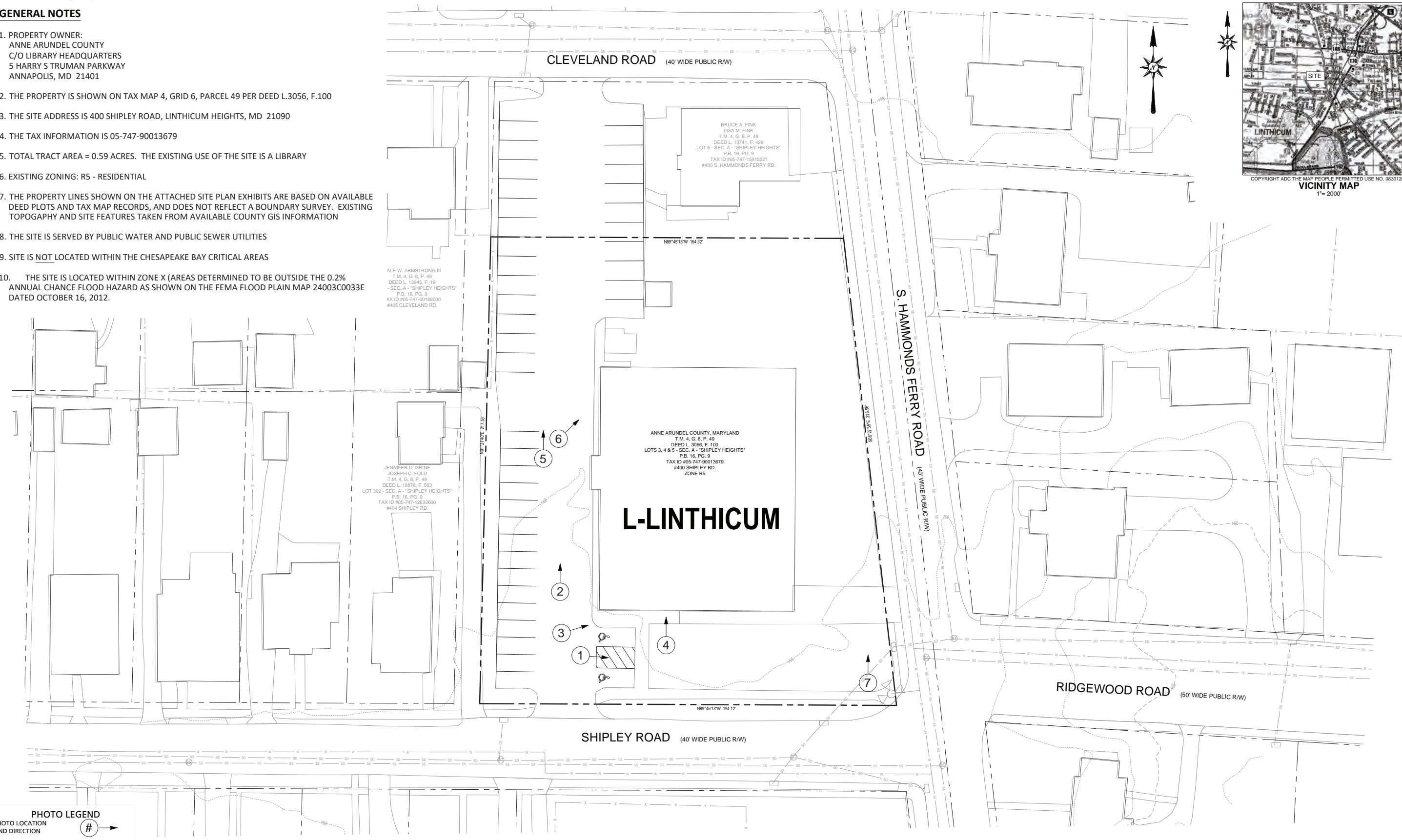
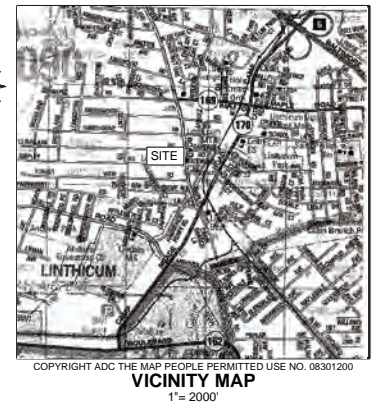


400 Shipley Road,
Linthicum, MD 21090

Opened 1967
11,083 SQ Feet

GENERAL NOTES

1. PROPERTY OWNER:
ANNE ARUNDEL COUNTY
C/O LIBRARY HEADQUARTERS
5 HARRY S TRUMAN PARKWAY
ANNAPOLIS, MD 21401
2. THE PROPERTY IS SHOWN ON TAX MAP 4, GRID 6, PARCEL 49 PER DEED L.3056, F.100
3. THE SITE ADDRESS IS 400 SHIPLEY ROAD, LINTHICUM HEIGHTS, MD 21090
4. THE TAX INFORMATION IS 05-747-90013679
5. TOTAL TRACT AREA = 0.59 ACRES. THE EXISTING USE OF THE SITE IS A LIBRARY
6. EXISTING ZONING: R5 - RESIDENTIAL
7. THE PROPERTY LINES SHOWN ON THE ATTACHED SITE PLAN EXHIBITS ARE BASED ON AVAILABLE DEED PLOTS AND TAX MAP RECORDS, AND DOES NOT REFLECT A BOUNDARY SURVEY. EXISTING TOPOGRAPHY AND SITE FEATURES TAKEN FROM AVAILABLE COUNTY GIS INFORMATION
8. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER UTILITIES
9. SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS
10. THE SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON THE FEMA FLOOD PLAIN MAP 24003C0033E DATED OCTOBER 16, 2012.



#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
Engineers, Planners and Surveyors
2661 Riva Road, Building 800
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com

WGM
WHEELER GOODMAN MASEK
16 LOG CANOE CIRCLE - SUITE B1
STEVENSVILLE, MARYLAND 21166
V. 410.263.6787
www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

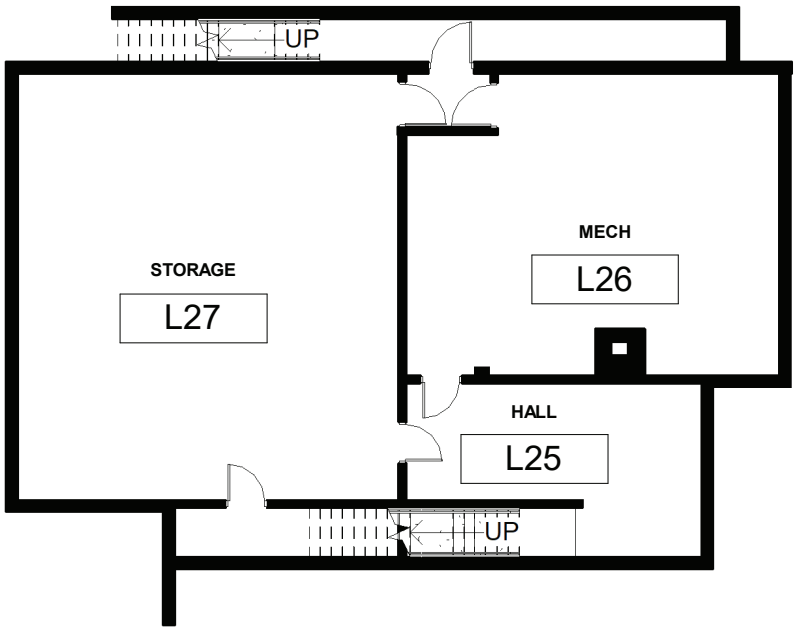
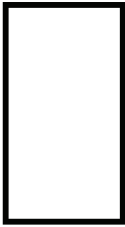
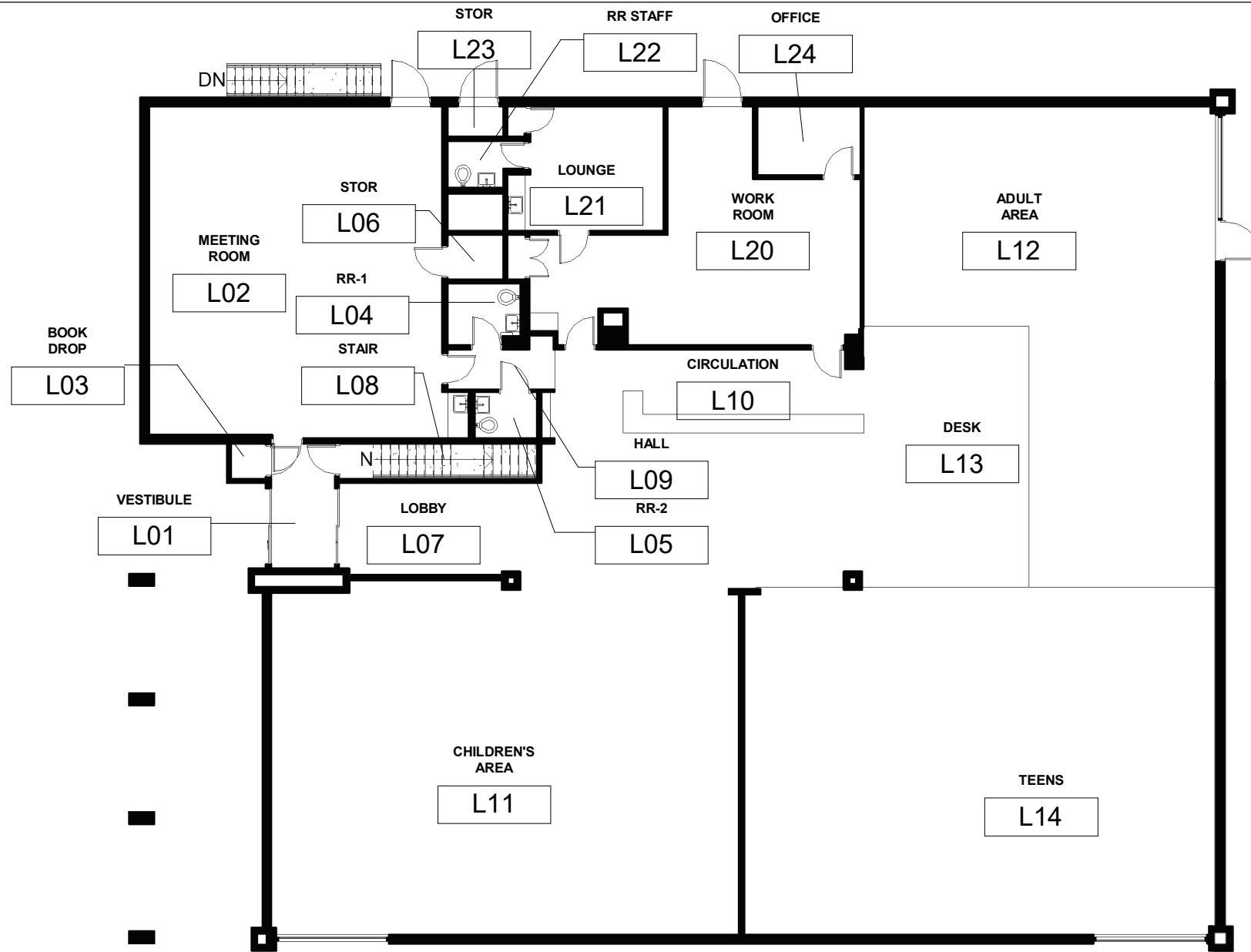
Terry Schuman
19593
License No. 3/31/24
Expiration Date

ANNE ARUNDEL COUNTY			
DEPARTMENT OF PUBLIC WORKS			
REVISED DATE	BY	APPROVED DATE	DATE

L-LINTHICUM
FOR THE
L-LINTHICUM COMMUNITY LIBRARY
#400 SHIPLEY ROAD
LINTHICUM HEIGHTS, MARYLAND 21090
TAX ID: 05-747-90013679
DEED REF: L-3056, F-100
DISTRICT 5 - ANNE ARUNDEL COUNTY - ZONED R5

PLOTTED: May 23, 2023 - 2:29pm

F:\22-8785\WGM - County Library Facilities Assessments\Survey\LINTHICUM\22-8785 V-BASE - LINTHICUM.dwg



L001

SUBJECT: FLOOR PLANS

11,083 SQ Feet

PROJECT: LINTHINCUM LIBRARY

DATE: 03/17/23

JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
L-LINTHICUM										
1.0		General								
1.1		Accessibility								
	L01	Entry threshold not ADA compliant, large vertical transition.	L01 (2)			\$300.00				
	L02	Kitchenette not compliant	L02 (4)			X				
	L04	Restroom is not accessible.	L04 (1) L04 (2) L04 (3)			X				
	L05	Restroom is not accessible.	L05 (1) L05 (2) L05 (3) L05 (4) L05 (5)			X				
	L08	Stair is the only internal access for basement and limits staff access	L08 (1)						X	Background overview commentary
	L09	Drinking fountain is single height and lacks fixture clearance.	L09 (1)			\$6,500.00				
	L21	Kitchenette is not accessible.	L21 (1)			\$6,800.00				
	L22	Restroom is not accessible.	L22 (1)			X				
	L25	Basement level is not accessible	L25 (1)						X	Background overview commentary
	L27	Basement level is not accessible	L27 (1)						X	Background overview commentary
1.2		Function								
1.2.1	L01	Lobby is a bottleneck for large programs in the meeting room.	L01 (3) L01 (4)				\$117,000.00			
	L02	Lack of dedicated chair & table storage, kitchenette does not appear to be used aside from storage.	L02 (1) L02 (2) L02 (3)				\$21,100.00			
	L06	Storage is well-used but may not be sufficient	L06 (1)				see above			
	L11 L14	Solid partition is not optimally located based on size of children's area. Some non-children's materials are housed along this wall, separate from main stacks.	L11 (1) L14 (1)					\$10,500.00		Excludes any FF&E upgrades
	L13	Large info desk is not required for staffing, but is used extensively for storage.					\$4,250.00			Demo, patch & re-carpet
	L20	Workroom is small and inefficient	L20 (1)			see above				
	L24	Office is small & lacks adequate acoustical	L24 (1)			see above				
1.3		Limitations								
	L27	Basement storage space is not well used due to access issues.	L08 (2)				X			Background overview commentary
1.5		Optional								
1.5.1	L01	Expand vestibule to first exterior column and relocate book drop to enclose 200% more vestibule space. Consider providing space for chair storage as a part of vestibule expansion.	L01 (5) L01 (6) L01 (7)					see above		
	L02	Install closets or large cabinets to conceal chair storage						see above		
	L11	Removal of solid partition between L11 and L14. Add two glass-enclosed study areas						\$45,000.00		
	L12 L20	Renovate the Restrooms, Staff Offices, Staff Break Room, Staff Toilet and expand the back-of house into the adjacent reading area and circulation desk					\$425,000.00			This is likely a phased construction effort unless the County decides to close the library while the restrooms are being upgraded to ADA compliance
	L12	Enclose corner of L12 for study area. Could also be used for staff break-out.	L12 (1)				\$20,000.00			
	L27	Install elevator to provide accessible access to Basement storage and mechanical spaces. Consider a machine room-less elevator solution. Recommend study to confirmed feasibility.	L27 (2)						\$25,000.00	

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
L-LINTHICUM										
2.0		Sitework								
2.1		Utilities								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 8,860 sq ft x 0.75 (NSF factor) x 1 sp/150 sq ft = 44 required spaces and parking provided = 28 spaces (Parking is currently deficient based on county code requirements) ADA spaces required = 2 spaces (1 of which must be a van space) ADA spaces provided = 2 spaces (1 of which is a van space)	LS (1)						X	
2.2.2		Appears to be a delineation of parking with the adjacent group home.								Background overview commentary
2.2.3		Minor cracks in the pavement were observed but generally the pavement appears to be in good condition	LS (2)	1	\$25,000.00		\$25,000.00			
2.2.4		Parking space striping is faded and should be restriped.		28	\$28.50		\$798.00			
2.2.5		Curbing is in good shape								
2.3		Accessories & Signage								
2.3.1		Standard library signage present at road frontage								
2.4		Sidewalks								
2.4.1		sidewalk appears to be in good condition. Good connectivity of sidewalks with the surrounding community								
2.5		ADA signage, parking spaces and accessibility								
2.5.1		ADA ramp at front entry needs to be redone to be ADA compliant	LS (3)	1	\$875.00	\$875.00				
2.5.2		ADA access route from front door to ADA spaces should be improved with a concrete surface and removal of the aggregate surface sidewalks that are present along the ADA route.	LS (4)	300	\$9.00	\$2,700.00				
2.6		Storm Drainage and SWM facilities								
2.6.1		No evidence that this site has any SWM facilities associated with the library improvements.								Background overview commentary
2.7		Landscaping								
2.7.1		Landscaping was extensive and is well maintained								Background overview commentary
2.8		General								
2.8.1		Dumpster is present in a striped area in the parking lot (no enclosure screening exists)	LS (5)							Background overview commentary
2.8.2		Recycle bins are present and located adjacent to the buildings loading area with little organization	LS (6)							Background overview commentary
2.8.3		Book Drop is present in a parking space	LS (6)							Background overview commentary
2.8.4		Bike rack is present	LS (1)							Background overview commentary
L-LINTHICUM										
5.0		Metals								
5.2		Stairs & Railings								
5.2.1	L08	Stair railing are not accessible	L08 (2)			\$3,000.00				
L-LINTHICUM										
6.0		Wood								
6.1		Millwork								
	L02	Kitchenette is not accessible and is under-utilized. Consider removal and replacement with storage closet.	L02 (4)				\$5,800.00			
	L13	Information Desk is not required for staffing, consider removal.				see above				
	L20	Staff work stations are dated and inefficient				X				Background overview commentary
	L21	Additional kitchenette countertop is inconsistent in appearance and lacks storage and functionality.	L21 (2)				\$3,500.00			

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
L-LINTHICUM										
8.0		Openings								
8.1		Doors (interior)								
	L02	Door to restrooms is not accessible and overlaps restroom doors. Consider re-swinging door into I02 to achieve latch clearance and reduce restroom conflicts. This door is not required for egress and is not required to swing out.				see above				
	L27	Hardware does not allow egress to exterior	L27 (3) L27 (4)			\$2,000.00				
8.2		Door hardware								
	L02.1	Replace non compliant hardware				\$600.00				
	L02.2	Replace non compliant hardware				\$600.00				
	L03	Replace non compliant hardware				\$600.00				
	L06	Replace non compliant hardware				\$600.00				
	L22	Replace non compliant hardware				\$600.00				
	L24	Replace non compliant hardware				\$600.00				
	L27	Hardware does not allow egress to exterior	L27 (3) L27 (4)			\$4,200.00				
8.4		Windows & glazing								
	Gen.	Extensive clerestory glazing is single-glazed HM frame. Install interior storm/museum glazed panel to provide better thermal comfort.	L11 (2)					\$50,000.00		
8.5		Window treatments								
	L14	Corner glazing allows UV degradation of adjacent books. Consider automatic sun shades or UV-tinted interior glazing panel.	L14 (3)					see above		
L-LINTHICUM										
9.0		Finishes								
9.1		General								
	L02	Peg-board wall finish to be replaced with true acoustic panels					\$7,200.00			
9.3		Tile								
	L04	Tile is in serviceable condition, replace with any renovations						see above		
	L05	Tile is in serviceable condition, replace with any renovations						see above		
	L22	Tile is in serviceable condition, replace with any renovations						see above		
9.5		Flooring								
	L01	Quarry tile is in serviceable condition, consider replacement with walk-off flooring.	L01 (8)					\$4,800.00		
	Gen.	Replace carpet & vinyl flooring throughout per scheduled renewal						\$90,000.00		
L-LINTHICUM										
10.0		Specialties								
10.1		Signage								
	Gen.	Update ADA signage after restroom renovations				\$6,000.00				
10.2		Toilet Compartments								
	Gen.	Provide accessible toilet accessories after restroom renovations				see above				
10.3		Appliances & Equipment								
	L21	Replace appliances once renovations to lounge area are completed				\$4,500.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
L-LINTHICUM										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		The building is not sprinklered.		1	LS				\$111,000.00	Estimated cost to sprinkler entire
L-LINTHICUM										
22.0		Plumbing								
22.1		General								
22.1.1		Tank type toilets tend to clog easily. An option is to replace with flush valve type; however, water service appears to be only 3/4" which would not support flush valve toilets. Review feasibility of upgrading existing water service, and running larger pipes to the toilets.	L05 (P1)	1	LS		\$25,000.00			Cost to upgrade water service, run new plumbing to toilets, and replace with flush valve toilets.
22.3		Water Heating								
22.3.1		Water heater appears to have been recently replaced.	L26 (P1)							Background overview commentary
L-LINTHICUM										
26.0		Electrical								
26.1		General								
26.1.1		Permanently label all circuit breakers in Main Distribution Panel.	L26 (E1)	1	\$450.00		\$450.00			
26.3		Wiring Devices								
	L21	Provide GFCI receptacle above pantry countertop.	L21 (E1)	1	\$400.00	\$400.00				
26.4		Lighting								
	Gen.	Existing interior lighting is predominantly fluorescent troffers, replace with energy efficient LED throughout. Ensure that new fixtures include air function capability where necessary.	L-GEN(E1) L-GEN(E2) L05 (E1)	1	LS		\$66,000.00			
	Gen.	No automatic lighting controls in building. Staff at this branch has requested that manual controls be maintained.								Background overview commentary
	LEXT	Exterior downlights mounted in soffits have been retrofit with LED lamps; however, the open reflector attracts wildlife and should be replaced with a lensed fixture. Replace all other existing exterior lights with new LED type.	L-EXT (E1) L-EXT (E2)	24	\$550.00		\$13,200.00			
	L02	Staff requested that dimmer switches be added.		3	\$400.00		\$1,200.00			
	L20	Permanently label light switches at switchbank.	L20 (E1) L20 (E2)	20	\$75.00		\$1,500.00			
	L21	Staff requested that dimmer switches be added.		2	\$400.00		\$800.00			
26.5		Site Lighting								
26.5.1		Site lighting is very limited, and consists of different styles. Replace with LED fixtures.	L-EXT (E3) L-EXT (E4)	2	\$800.00		\$1,600.00			
L-LINTHICUM										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1		Fire alarm system replaced in 2008.	L26 (E2)							Background overview commentary
PRIORITY TOTALS						\$40,875.00	\$739,398.00	\$200,300.00	\$136,000.00	

EXISTING CONDITION PHOTOGRAPHS



L01 (1)



L01 (2)



L01 (3)



L01 (4)



L01 (5)



L01 (6)



L01 (7)



L01 (8)

EXISTING CONDITION PHOTOGRAPHS



L02 (1)



L02 (2)



L02 (3)



L02 (4)



L04 (1)



L04 (2)



L05 (1)



L05 (2)

EXISTING CONDITION PHOTOGRAPHS



L05 (3)



L05 (4)



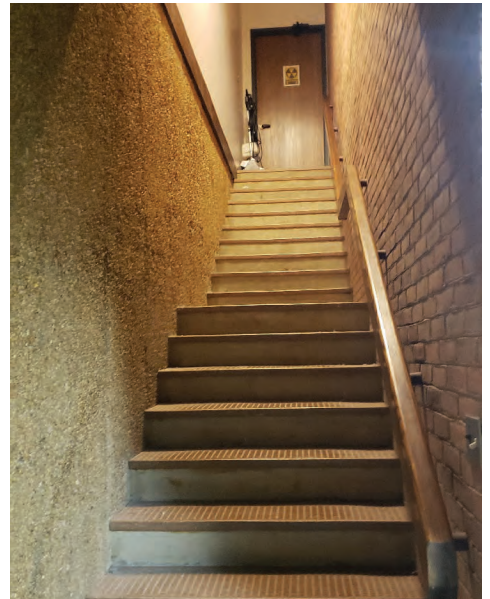
L05 (5)



L06 (1)



L08 (1)



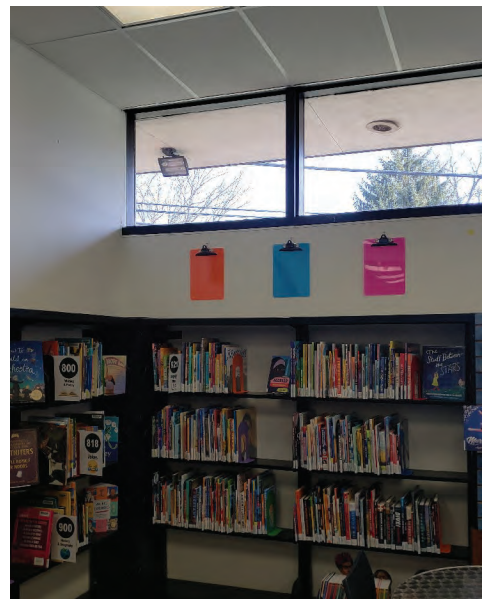
L08 (2)



L09 (1)



L11 (1)



L11 (2)

EXISTING CONDITION PHOTOGRAPHS



L12 (1)



L14 (1)



L14 (2)



L20 (1)



L21 (1)



L21 (2)



L22 (1)

EXISTING CONDITION PHOTOGRAPHS



L24 (2)



L25 (1)



L27 (1)



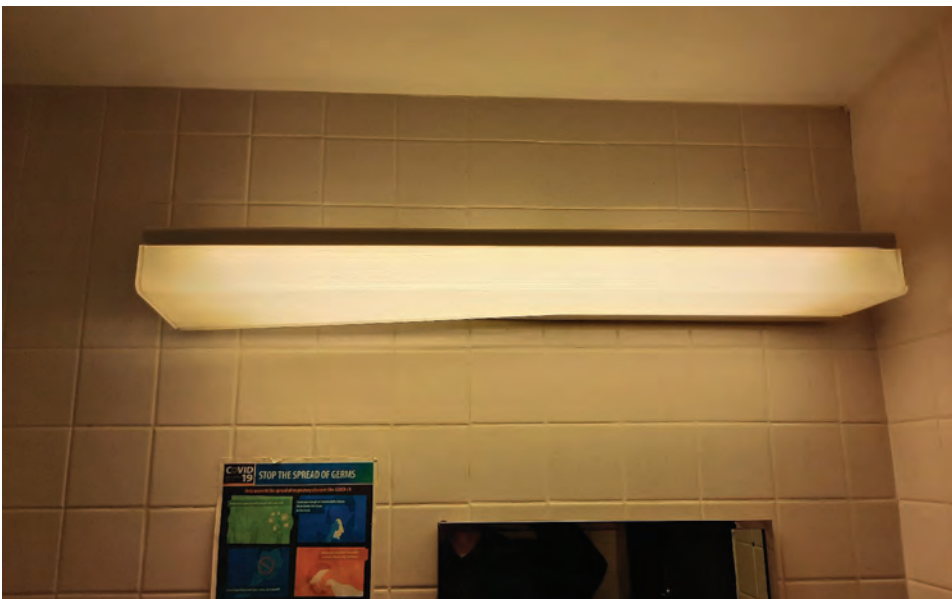
L27 (2)



L27 (3)



L27 (4)



L05 (E1)

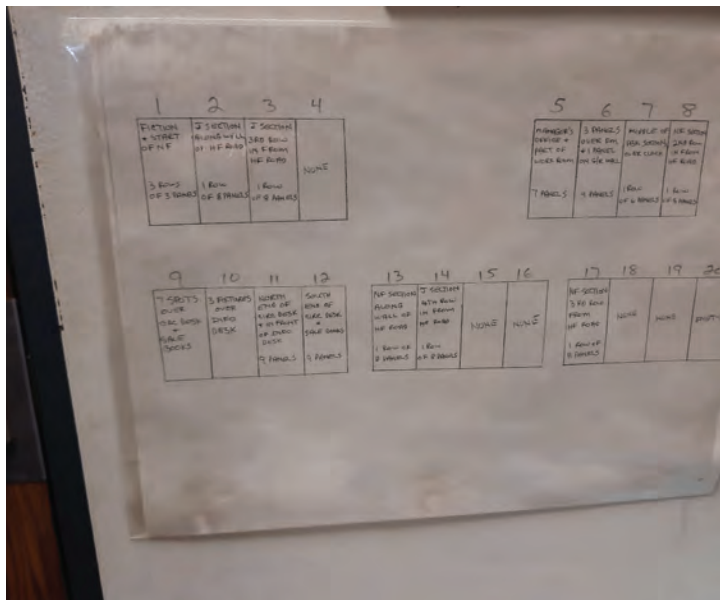


L05 (P1)

EXISTING CONDITION PHOTOGRAPHS



L20 (E1)



L20 (E2)



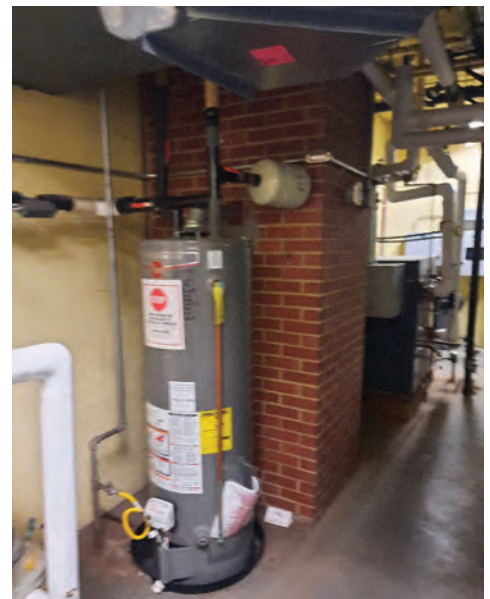
L21 (E1)



L26 (E1)



L26 (E2)



L26 (P1)

EXISTING CONDITION PHOTOGRAPHS



L-EXT (E1)



L-EXT (E2)



L-EXT (E3)



L-EXT (E4)



L-GEN (E1)



L-GEN (E2)

EXISTING CONDITION PHOTOGRAPHS



LS (1)



LS (2)



LS (3)



LS (4)



LS (5)



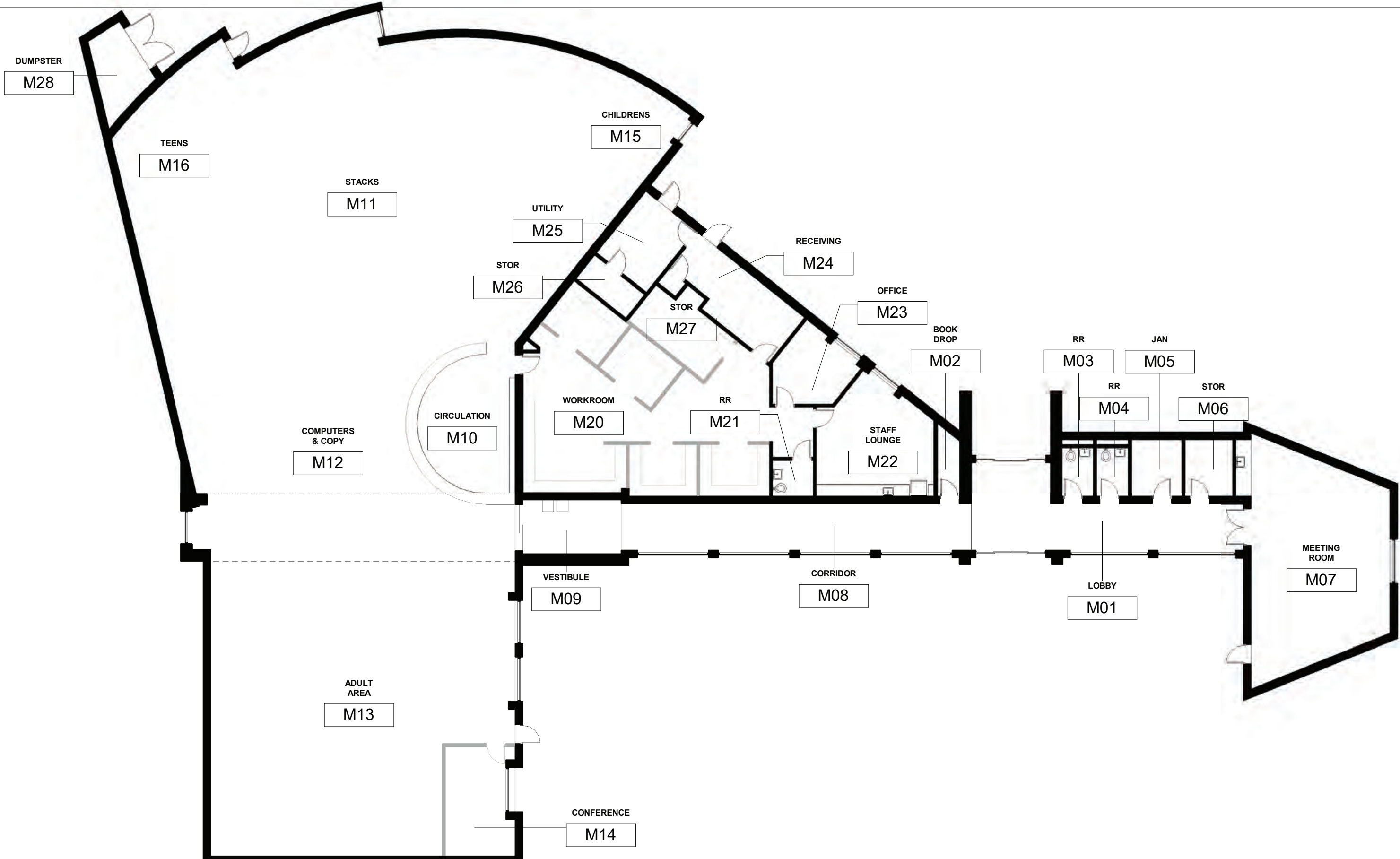
LS (6)

M - MARYLAND CITY



3501 Russett Common,
Laurel, MD 20724

Opened 1998
15,214 SQ Feet



M001

SUBJECT: FLOOR PLAN 15,214 SQ Feet
 PROJECT: MARYLAND CITY LIBRARY
 DATE: 03/21/23
 JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
M-MARYLAND CITY										
1.0		General								
1.1		Accessibility								
	M03	Vertical grab bar not provided, full height mirror is compliant, fixture clearance overlap may be COMAR compliant but not ADAAG and ANSI A117.1 compliant. Relocate lavatory and swing door out	M03 (1) M03 (2)			\$5,500.00				
	M04	Vertical grab bar not provided, full height mirror is compliant, fixture clearance overlap may be COMAR compliant but not ADAAG and ANSI A117.1 compliant. Relocate lavatory and swing door out	M04 (1) M04 (2)			\$5,500.00				
	M07	Kitchenette counter height is 34", no knee space provided. Parallel approach may be impacted by accordion door's open position	M07 (1)			\$4,800.00				
	M08	Corridor slope appears to be less than 5% max slope for a sloped walkway (30" rise over 60'-0" run). Handrail not required by code, but requested by patrons. (3 rails)	M08 (1)			\$22,200.00				
	M21	Vertical grab bar not provided, full height mirror is compliant, fixture clearance overlap may be COMAR compliant but not ADAAG and ANSI A117.1 compliant. Relocate partition to expand restroom, relocate lavatory and swing door out.	M21 (1) M21 (2)			\$5,500.00				
	M22	Kitchenette counter height is 34" at sink, no knee space provided. Parallel approach may be compliant.	M22 (1)				\$4,100.00			
1.2		Function								
	Gen.	Sewer backups and fire alarm water flow monitor is tripped after heavy rain. Investigate sewer/storm drains connections are properly				\$5,000.00				Allowance
	M14	Conference room is hard to use with excessive HVAC noise				X				FMD to address HVAC fan noise
	M03 M04 M05 M25	Floor drains dry out and have drain flies. Consider installing drain with trap primers				\$9,800.00				
	Gen.	Restroom/meeting room separation from staff view is not ideal. Have IT investigate security cameras				\$20,000.00				Allowance for OIT to have Skyline install some cameras.
1.5		Optional								
1.5.1	Gen	Very little natural light, install windows where feasible in west exterior masonry wall.						\$85,000.00		Allowance includes A/E design, permitting & construction
1.5.2	M15	Add restroom for patron use near children's area						\$21,400.00		
1.5.3	M11	Consider renovations as developed in feasibility study by others.								Study done in 2022 by Grimm & Parker Architects updated to Q3/2023 pricing. See Section V - pg. 7.

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
M-MARYLAND CITY										
2.0		Sitework								
2.1		Utilities								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 15,204 sq ft x 0.75 (NSF factor) x 1 sp/150 sq ft = 76 required spaces and parking provided = 60 spaces (55 standard, 5 ADA) (Site is deficient) ADA spaces required = 3 spaces (1 of which must be a van space) ADA spaces provided = 5 spaces (3 of which are marked as van spaces, however, zero spaces qualify as van spaces)								
2.2.2		No EV spaces are present at the library		4	\$7,500.00				\$30,000.00	
2.2.3		Site consists of oncrete curb and gutter and concrete wheel stops in fair condition. Annual inspection is recommended to repair any damaged curbing or wheel stops as required								
2.2.4		Front pavement - looks good and recently overlaid Rear Pavement - pavement ruts, and alligator paving are present throughout the parking areas and drive aisles and is in need of repair (base) and resurfacing with a proper pavement section		2400	\$5.00		\$12,000.00			
2.2.5		Parking space restriping is needed on this site.		79	\$28.50	\$2,251.50				
2.3		Accessories & Signage								
2.3.1		Standard library signage present at entry drive								
2.3.2		Some of the site signage appears old and faded and should be replaced		5	\$335.00		\$1,675.00			
2.4		Sidewalks								
2.4.1		Good sidewalk connectivity with parking lots, road frontage and adjacent properties								Background overview commentary
2.5		ADA signage, parking spaces and accessibility								
2.5.1		The 1 van space as marked is not ADA compliant, however, there appears to be 2 other ADA spaces that can be properly signed as ADA van spaces		2	\$150.00	\$300.00				
2.5.2		ADA ramps for accessible routes shall be bought up to ADA compliance with detectable warning surfaces.		3	\$875.00	\$2,625.00				
2.6		Storm Drainage and SWM facilities								
2.6.1		No evidence that this site has any SWM facilities associated with the library improvements.								
2.6.2		Library parking lots are drained via underground storm drainage pipes; building roof drains are a combination of underground and direct discharge to splash blocks; site appears to have good drainage. trench drain at front entry appears to be a maintenance issue and will need to regularly maintained to cleanout the inlet of any leaves and debris.								

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
2.7		Landscaping								
2.7.1		Site contains minimal landscaping								
2.8		General								
2.8.1		Dumpster is present in the rear parking area within a trash enclosure								Background overview commentary
2.8.3		Book Drop is present in the parking in the rear parking lot overtop parking spaces								Background overview commentary
2.8.4		Bike racks are not present onsite								
2.8.5		Rear of site has a wooden fence along the top of a retaining wall and the wooden fence is in a deteriorating condition and should be replaced.		1	\$10,000.00	\$10,000.00				
2.8.6		Maintenance/Storage wooden shed is present onsite in rear								
M-MARYLAND CITY										
5.0		Metals								
5.2		Stairs & Railings								
5.2.1	M08	Install conv handrail for elderly patrons	M08 (1)			SEE ABOVE				
M-MARYLAND CITY										
6.0		Wood								
6.1		Millwork								
	M10	Circulation desk's circular shape has wasted floor space	M10 (1) M10 (2) M10 (3) M10 (4)						X	SEE 1.5.3 ABOVE
	M20	Cubicles are oversized and inefficient, remove and replace with furniture	M20 (1) M20 (2)						\$20,000.00	Demolition of existing workroom cubicles only & electrical power. New FF&E Systems Furniture & IT Cabling by others.
M-MARYLAND CITY										
8.0		Openings								
8.1		Doors (interior)								
	M03	Re-swing or replace door with ADA renovations				\$2,500.00				
	M04	Re-swing or replace door with ADA renovations				\$2,500.00				
	M21	Replace door with ADA renovations				\$2,500.00				
8.2		Door hardware								
	M03	Re-swing or replace hardware with ADA				\$600.00				
	M04	Re-swing or replace hardware with ADA				\$600.00				
	M21	Replace door hardware with ADA renovations				\$600.00				
M-MARYLAND CITY										
9.0		Finishes								
9.1		General								
	M06	Investigate water intrusion and staining observed on interior and exterior of wall	M06 (1)			X				FMD to address this exterior envelope condition
	M11	Bare CMU walls reflect sound, consider acoustical panels, hanging baffles, or clouds.	M11 (1)				\$55,000.00			
	M13	Bare CMU walls reflect sound, consider acoustical panels, hanging baffles, or clouds.	M13 (1)							
	M14	Bare CMU walls reflect sound, consider acoustical panels, hanging baffles, or clouds.	M14 (1)				\$3,500.00			
	M15	Bare CMU walls reflect sound, consider acoustical panels, hanging baffles, or clouds.	M15 (1)				\$30,000.00			
	M16	Bare CMU walls reflect sound, consider acoustical panels, hanging baffles, or clouds.	M16 (1)				SEE ABOVE			
9.2		GWB & partitions								
	M13	Patch and repair drywall adjacent to windows	M13 (2)			\$1,500.00				
9.3		Tile								
	M03	Tile is serviceable, replace if renovated						\$4,800.00		
	M04	Tile is serviceable, replace if renovated						\$4,800.00		
	M21	Tile is serviceable, replace if renovated						\$4,650.00		

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
9.4		Ceilings								
	M07	Ceiling tiles are deteriorated, remove and replace.	M07 (2)			\$7,500.00				
	M21	Remove all ceiling tiles and replace with matching tiles	M21 (3)			\$450.00				
9.6		Paint								
	M09	Tall volume is dark, consider repainting dark bulkheads	M09 (1)				\$800.00			
	M12	Tall volume is dark, consider repainting dark bulkheads	M12 (1)				\$2,500.00			
M-MARYLAND CITY										
10.0		Specialties								
10.2		Toilet Compartments								
	M03	provide vertical grab bar	M03 (2)			\$200.00				
	M04	provide vertical grab bar	M04 (1)			\$200.00				
M-MARYLAND CITY										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		Sprinkler heads located in walk-in storage rooms and janitor's room only.		1	LS				\$150,000.00	Estimated cost to sprinkler entire building.
M-MARYLAND CITY										
22.0		Plumbing								
22.1		Toilets in public restrooms are prone to back up; cause needs to be researched and addressed.		1	LS		\$6,500.00			Cost assumes scoping and clearing of existing sanitary lines.
22.1.1	M03	Add trap priming system for floor drain.		1	\$1,500.00		\$1,500.00			
	M04	Add trap priming system for floor drain.		1	\$1,500.00		\$1,500.00			
	M05	Add trap priming system for floor drain.	M05 (E1)	1	\$1,500.00		\$1,500.00			
M-MARYLAND CITY										
26.0		Electrical								
26.3		Wiring Devices								
	EXT	Exterior receptacles do not include "in-use" cover required by current code.	M-EXT (E1)	1	\$150.00			\$150.00		
	M11	Add floor outlets throughout this area. Add wall outlets to avoid needing extension cords. Consolidate switching for motorized window shutters.	M11 (E1)	14	\$750.00		\$10,500.00			
	M12	Perimeter shelving obstructs wall outlets. Too few existing floor receptacles, some desks are served by extension cords fastened to carpeting. Add floor outlets throughout this area.	M12 (E1)	8	\$750.00		\$6,000.00			
26.4		Lighting								
	Gen.	Replace fluorescent lighting throughout with energy efficient LED.	M11 (E2)	1	LS		\$91,000.00			
	Gen.	No automatic lighting controls.								Background overview commentary
	Gen.	Replace non-functioning exit signs with new LED type throughout.	M (E1) M (E2)	3	\$450.00	\$1,350.00				
		Replace exterior wall mounted lights with energy efficient LED.	M-EXT (E2)	12	\$550.00		\$6,600.00			
	M07	Replace incandescent and CFL downlights with LED. Replace dimmer switches with LED compatible dimmers.	M07 (E1) M07 (E2)	4	\$225.00		\$900.00			Cost to replace dimmer switches. LED replacement included in lighting retrofit cost given above.
	M10	Label switches controlling main library lights.	M10 (E1)	10	\$75.00		\$750.00			Included in lighting retrofit cost given above.
	M11	Space at center of this area is too dim, add new LED lighting.					X			Included in lighting retrofit cost given above.
	M20	Room lighting is uneven. Replace existing with new LED with better distribution and/or improved spacing.	M20 (E1) M20 (E2)				X			Background overview commentary
M-MARYLAND CITY										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1		Existing system is proprietary (Simplex) and should be replaced. System malfunctions and false alarms regularly.	M26 (E1)	1	LS	\$72,000.00				
PRIORITY TOTALS						\$185,976.50	\$236,325.00	\$120,800.00	\$200,000.00	

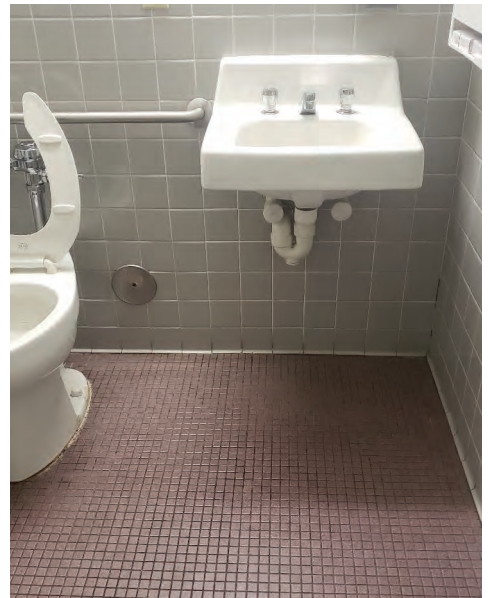
EXISTING CONDITION PHOTOGRAPHS



M03 (1)



M03 (2)



M03 (3)



M04 (1)



M04 (2)



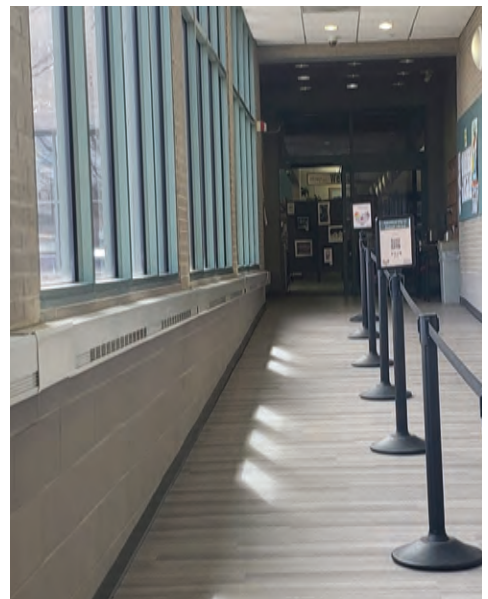
M06 (1)



M07 (1)



M07 (2)



M08 (1)

EXISTING CONDITION PHOTOGRAPHS



M09 (1)



M10 (1)



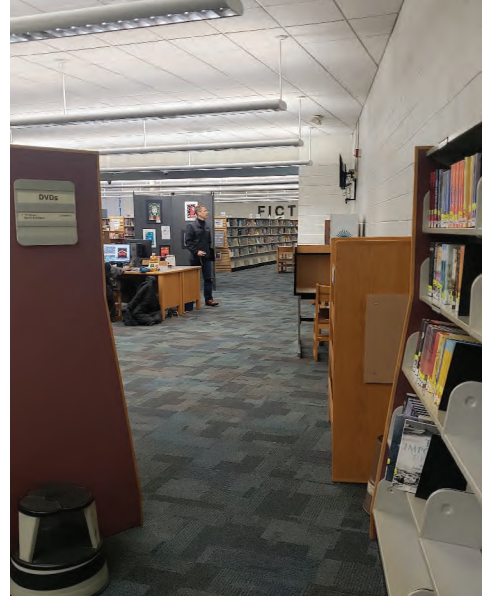
M10 (2)



M10 (3)



M10 (4)



M11 (1)



M12 (1)

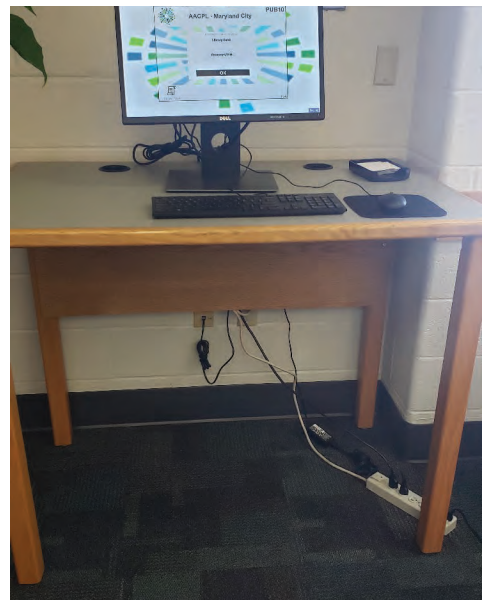


M13 (1)

EXISTING CONDITION PHOTOGRAPHS



M13 (2)



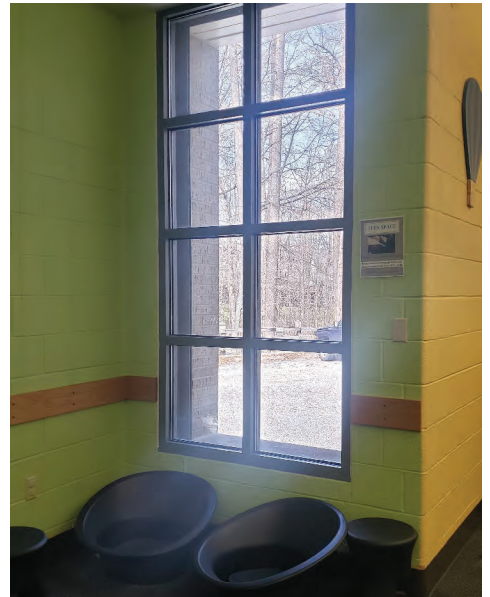
M13 (3)



M14 (1)



M15 (1)



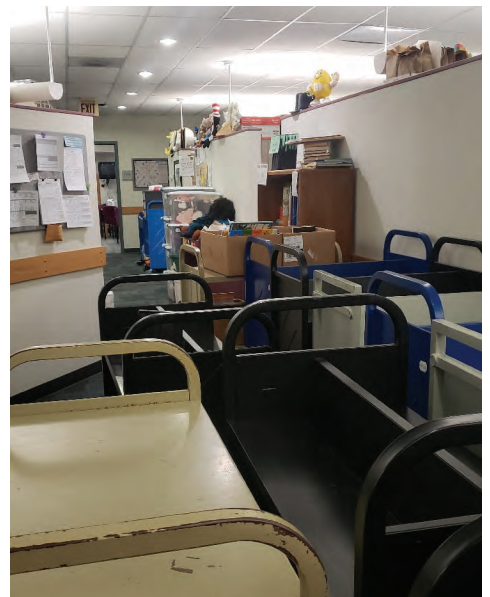
M15 (2)



M15 (3)



M16 (1)



M20 (1)

EXISTING CONDITION PHOTOGRAPHS



M20 (2)



M20 (4)



M21 (1)



M21 (2)



M21 (3)



M22 (1)

EXISTING CONDITION PHOTOGRAPHS



M (E1)



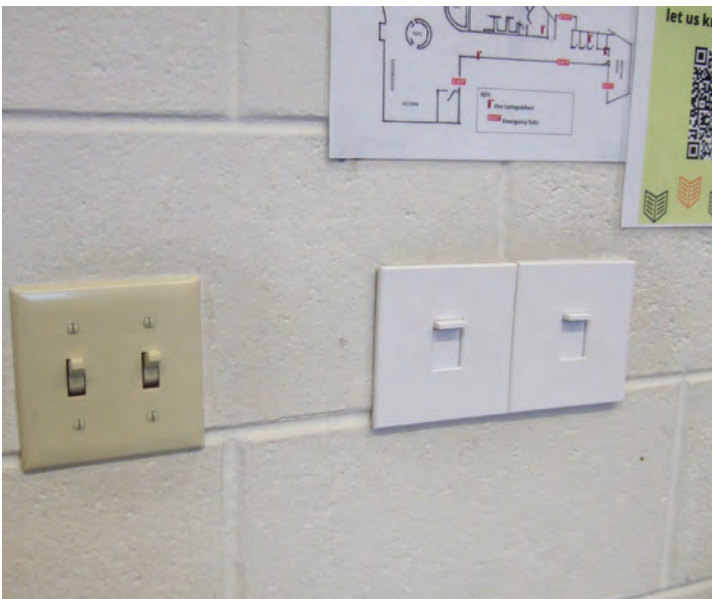
M (E2)



M05 (E1)



M07 (E1)



M07 (E2)

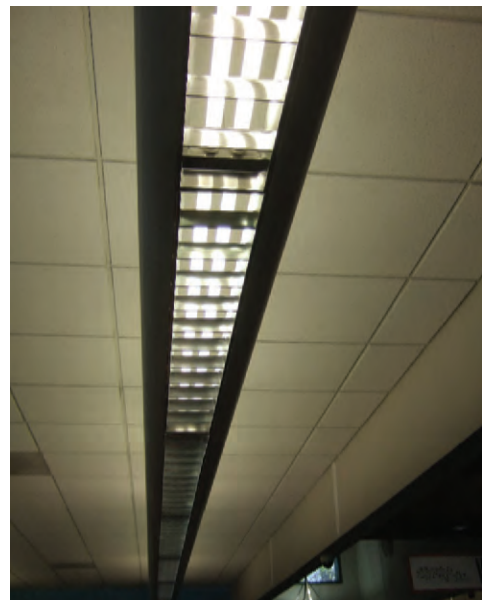


M10 (E1)

EXISTING CONDITION PHOTOGRAPHS



M11 (E1)



M11 (E2)



M12 (E1)



M20 (E1)



M20 (E2)

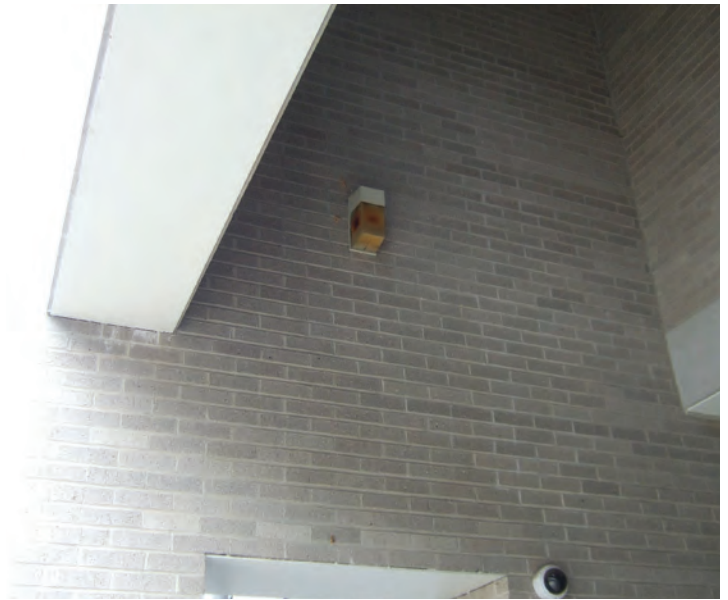


M26 (E1)

EXISTING CONDITION PHOTOGRAPHS



M-EXT (E1)



M-EXT (E2)



MS (1)



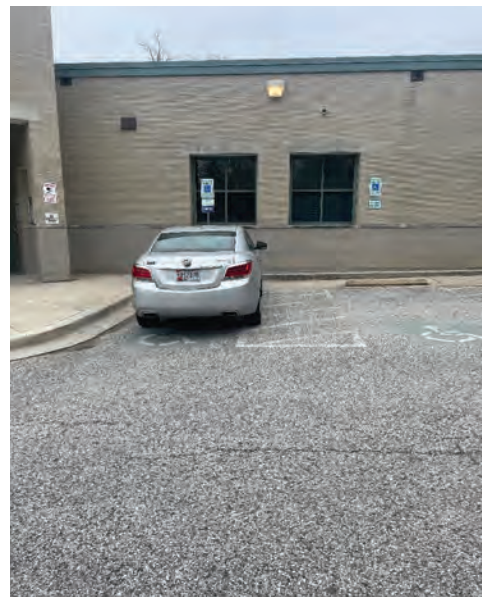
MS (2)



MS (3)



MS (4)



MS (5)

EXISTING CONDITION PHOTOGRAPHS



MS (6)



MS (7)



MS (8)



MS (9)



MS (10)



MS (11)



MS (12)



MS (13)



MS (14)

EXISTING CONDITION PHOTOGRAPHS



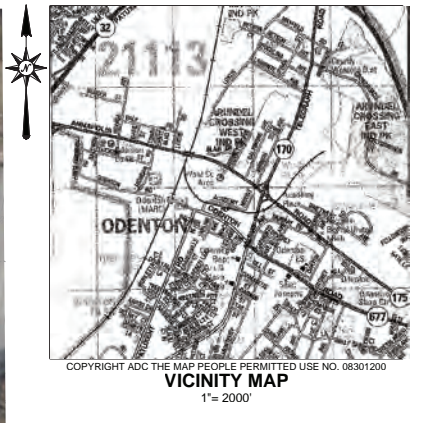
MS (5)

O - ODENTON



1325 Annapolis Road,
Odenton 21113

Opened 2004
39,160 SQ Feet



ANNE ARUNDEL COUNTY, MARYLAND
 T.M. 21, G. 23, P. 378
 DEED L. 8841, F. 279
 LOT A - PART 1
 ADMINISTRATIVE PLAT
 'ANNE ARUNDEL CO. WEST COUNTY LIBRARY'
 P.B. 250, PG. 34
 TAX ID #04-049-00443600

ANNE ARUNDEL COUNTY, MARYLAND
 T.M. 21, G. 23, P. 238
 DEED L. 8793, F. 623
 100 YR. FLOOD PLAIN A & B
 ADMINISTRATIVE PLAT
 'ANNE ARUNDEL CO. WEST COUNTY LIBRARY'
 P.B. 250, PG. 34
 TAX ID #04217464

KENAYOS 21113, LLC
 T.M. 21, G. 23, P. 378
 DEED L. 36224, F. 1
 TAX ID #04-049-00636000
 #1319 ANNAPOLIS RD.

ANNE ARUNDEL COUNTY, MARYLAND
 T.M. 21, G. 23, P. 378
 DEED L. 8841, F. 279
 LOT A - PART 1
 ADMINISTRATIVE PLAT
 'ANNE ARUNDEL CO. WEST COUNTY LIBRARY'
 P.B. 250, PG. 34
 TAX ID #04-049-00443600

NELLIE A. BURRIS
 T.M. 21, G. 23, P. 378
 DEED L. 6427, F. 72
 TAX ID #04-049-00765700
 #1386 ODENTON RD.

FRANK A. FUFF
 T.M. 21, G. 23, P. 378
 DEED L. 10898, F. 166
 TAX ID #04-049-04002700
 ACADEMY STREET

ANNE ARUNDEL COUNTY, MARYLAND
 T.M. 21, G. 23, P. 378
 DEED L. 8841, F. 279
 LOT A - PART 3
 ADMINISTRATIVE PLAT
 'ANNE ARUNDEL CO. WEST COUNTY LIBRARY'
 P.B. 250, PG. 34
 TAX ID #04-049-00443600

LINE #	DIRECTION	LENGTH
L1	S52°49'38"E	45.51
L2	S37°10'22"W	40.00
L3	S52°49'38"E	30.00
L4	N37°10'22"E	40.00
L5	S52°49'38"E	17.00
L6	S14°36'00"E	47.89
L7	S24°10'22"W	46.00
L8	N65°49'38"W	16.00
L9	S24°10'22"W	33.00



PROPERTY LINE	---
STORM DRAIN	—SD—
SANITARY SEWER	—SS—
WATER	—W—
STORM DRAIN MANHOLE	⊙
SEWER MANHOLE	⊙
WATER VALVE	⊙
FIRE HYDRANT	⊙

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 Engineers, Planners and Surveyors
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
 410.897.9295 fax
 email: info@bayengineering.com
 www.bayengineering.com

WGM
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21166
 V. 410.263.6787
 www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman Date: 3/31/24
 License No. 19563 Expiration Date:

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
REVISED DATE	BY	APPROVED DATE	DATE

SCALE: 1"=60'
 DRAWN BY: S.W.D.
 CHECKED BY: TS
 SHEET: 1 OF 3
 PROJECT NO.:
 CONTRACT NO.:

OD - ODENTON
 FOR THE
ODENTON COMMUNITY LIBRARY
 #1325 ANNAPOLIS ROAD
 ODENTON, MARYLAND 21113
 TAX ID: 04-049-00443600
 TAX MAP 21, GRID 23, PARCEL 378
 DISTRICT 3 - ANNE ARUNDEL COUNTY - ZONED O-COR

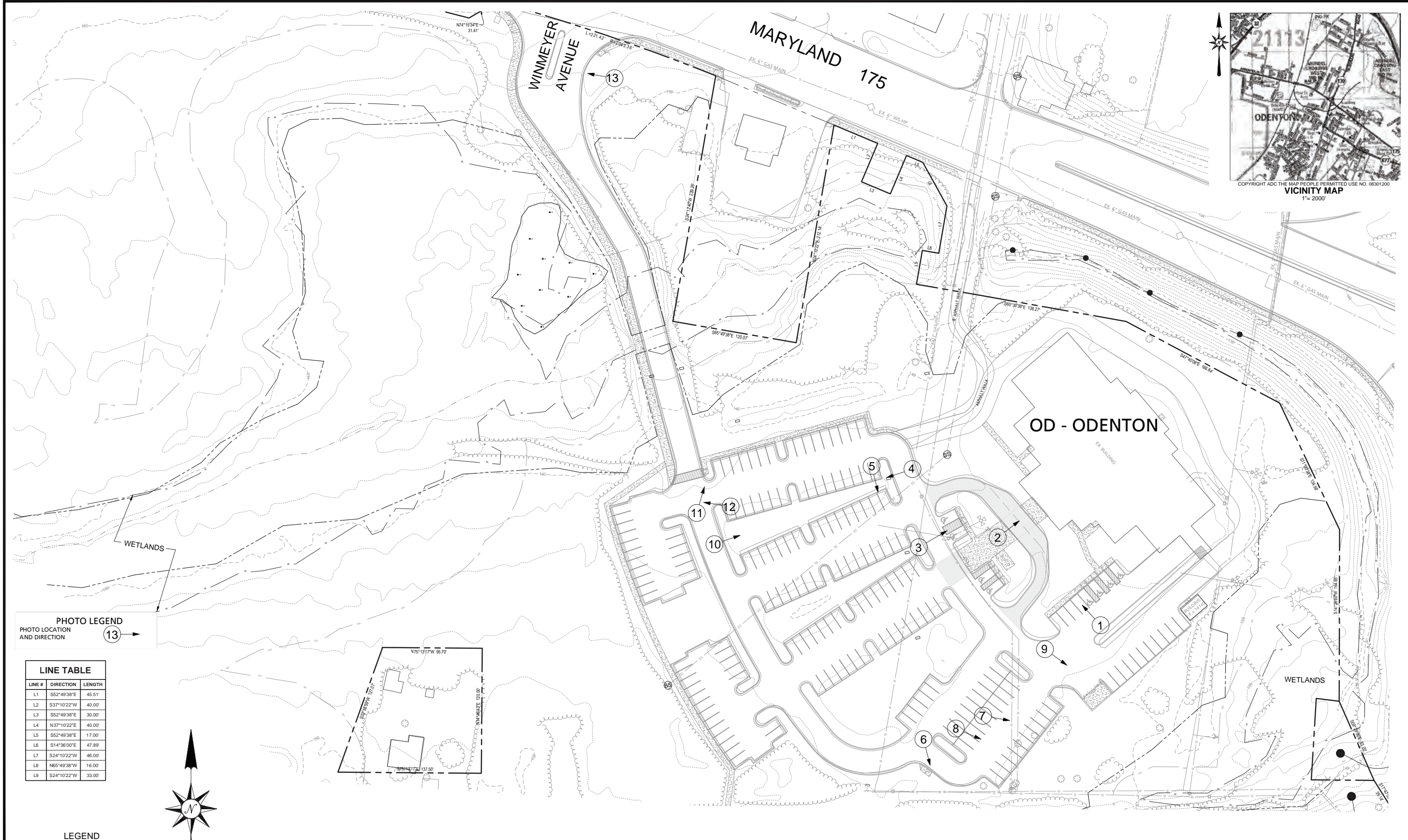
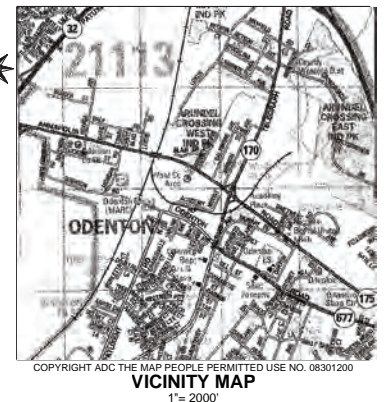
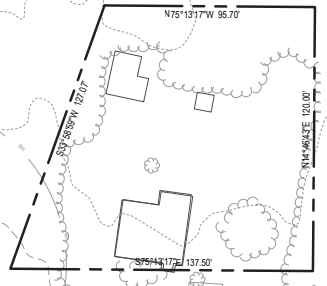


PHOTO LEGEND
 PHOTO LOCATION AND DIRECTION
 13 →

LINE #	DIRECTION	LENGTH
L1	S52°49'38"E	45.51
L2	S37°10'22"W	40.00
L3	S52°49'38"E	30.00
L4	N37°10'22"E	40.00
L5	S52°49'38"E	17.00
L6	S14°36'00"E	47.89
L7	S24°10'22"W	46.00
L8	N65°49'38"W	16.00
L9	S24°10'22"W	33.00



LEGEND

PROPERTY LINE	---
STORM DRAIN	SD
SANITARY SEWER	SS
WATER	W
STORM DRAIN MANHOLE	ST
SEWER MANHOLE	SM
WATER VALVE	WV
FIRE HYDRANT	FH

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
 2661 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.897.9290
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WGM ARCHITECTURE
 WHEELER GOODMAN MASEK
 16 LOG CANOE CIRCLE - SUITE B1
 STEVENSVILLE, MARYLAND 21166
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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman
 39583
 License No. Date: 3/31/24
 Expiration Date:

REVISED		APPROVED		DATE		DATE	
DATE	BY	DATE	DATE	DATE	DATE	DATE	DATE

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

SCALE: 1"=60'
 DRAWN BY: S.W.D.
 CHECKED BY: TS
 SHEET: 3 OF 3
 PROJECT NO.:
 CONTRACT NO.:

OD - ODENTON
 FOR THE
ODENTON COMMUNITY LIBRARY
 #1325 ANNAPOLIS ROAD
 ODENTON, MARYLAND 21113
 TAX MAP 21, GRID 23, PARCEL 378
 DISTRICT 3 - ANNE ARUNDEL COUNTY - ZONED O-COR

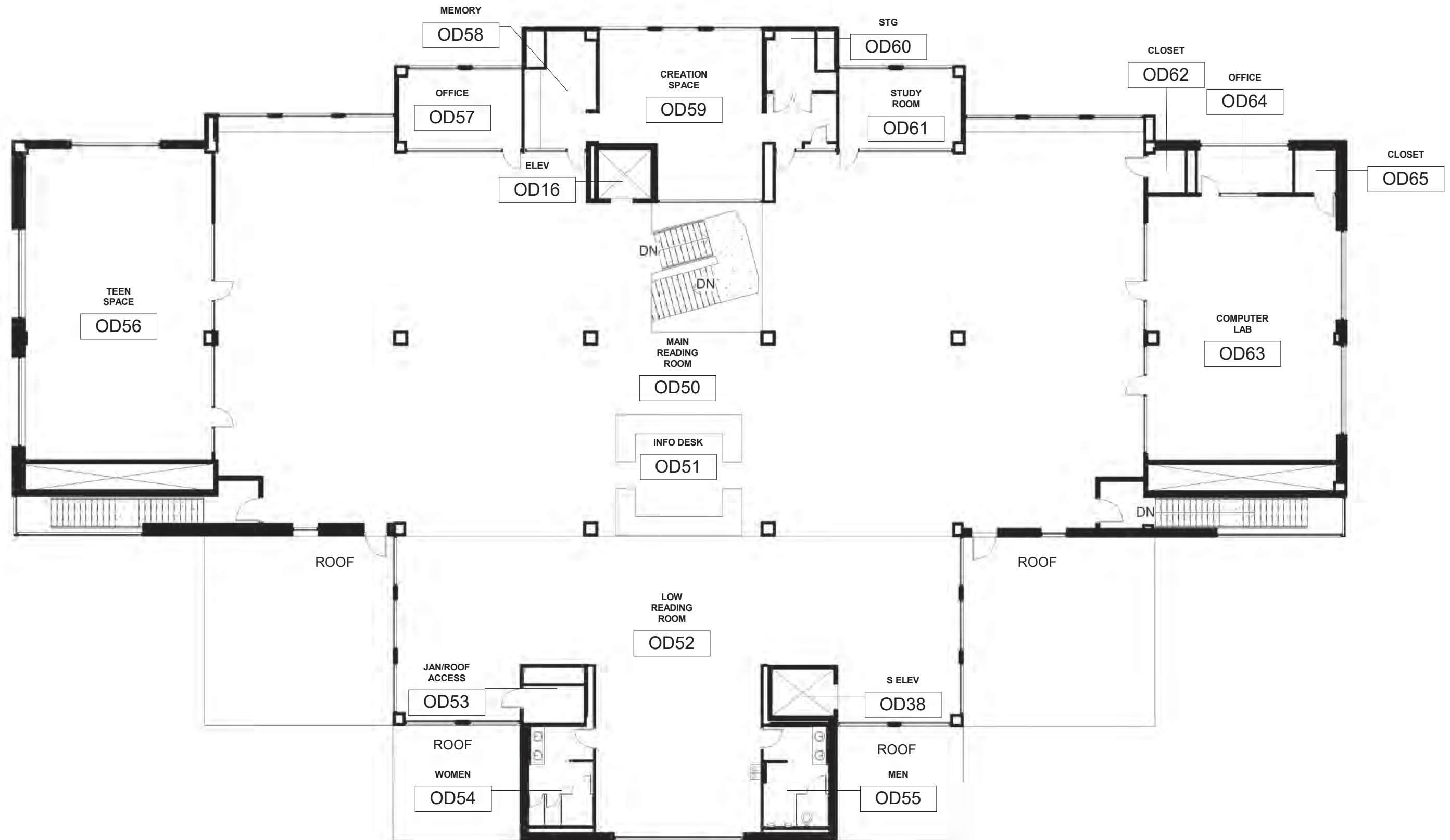


OD001

SUBJECT: FIRST FLOOR PLAN
 PROJECT: ODENTON LIBRARY
 DATE: 03/09/23
 JOB NO.: 202301.1

39,160 SQ Feet





OD002

SUBJECT: SECOND FLOOR PLAN

39,160 SQ Feet

PROJECT: ODENTON LIBRARY

DATE: 03/09/23

JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
OD-ODENTON										
1.0		General								
1.1		Accessibility								
	OD03	Entry door clearance less than 18"	OD03 (1)			\$2,500.00				
	OD03	Stall lacks vertical grab bar	OD03 (2)			\$200.00				
	OD03	No urinal screen provided	OD03 (3)				\$800.00			
	OD05	Entry door clearance less than 18"	OD05 (1)			\$2,500.00				
	OD05	Stall lacks vertical grab bar				\$200.00				
	OD05	Floor drain slope is greater than 2%	OD05 (2)			\$1,500.00				
	OD06	Millwork at 36"	OD06 (2)			X				
	OD06	No fixture clearance at sink	OD06 (1)			X				
	OD24	Sink and counter accessibility	OD24 (1)			X				
	OD25	Toilet lacks vertical grab bar	OD25 (1)			\$200.00				
	OD26	Toilet lacks vertical grab bar	OD26 (1)			\$200.00				
	OD54	Stall lacks vertical grab bar	OD54 (1)			\$200.00				
	OD54	Floor drain slope is greater than 2%				\$1,500.00				
	OD55	Stall lacks vertical grab bar	OD55 (1)			\$200.00				
	OD55	Floor drain slope is greater than 2%	OD55 (2)			\$1,500.00				
	OD55	No urinal screen provided	OD55 (3)				\$800.00			
1.2		Function								
1.2.1	OD01	Vestibule functions as informal meet-up space with assorted spare tables and chairs adjacent to circulation.	OD01 (1)							Background overview commentary
1.2.2	OD06	Kitchen is mostly used as storage, break room for voting staff, and changing room for presenters/performers.	OD06 (2)							Background overview commentary
1.2.3	OD09	Small meeting room doesn't have chair storage. Consider shallow closet along shared wall with Children's Area for chair/table storage.						\$16,000.00		
1.2.4	OD09	Room is too large for 1-on-1 meetings							X	Background overview commentary
1.2.5	OD11	Returns desk is isolated from circulation staff	D11 (1)						X	Background overview commentary
1.2.6	OD14	Conference room is used primarily internally, but is not connected directly to internal work spaces. It is sometimes used by outside groups when needed. Internal access could be provided by renovating adjacent storage room OD23.							\$12,000.00	
1.2.7	OD21	South Workroom cubicles are bulky and inefficient. Desk drawers/cabinets are largely unused by staff.	OD21 (1) OD21 (2)						\$32,040.00	Demolition of existing workroom cubicles only & electrical power. New FF&E Systems Furniture & IT cabling by others.
1.2.8	OD22	North Workroom cubicles are used by managers and open spaces used by pages, this space could use enclosed office and more open work stations.	OD22 (1) OD22 (2)						\$57,750.00	Demolition of existing workroom cubicles only & electrical power. New FF&E Systems Furniture & IT cabling by others.
1.2.9	OD31	Shower is not used, space has been repurposed as "relaxation" space. Could be more formally dedicated or used for nursing room.	OD 31 (1)						\$6,500.00	
1.2.10	OD38	Staff elevator lands in public space on second floor. Helpful when main elevator is out of service, but awkward when the public tries to use it or when the space directly adjacent is occupied.								Background overview commentary
1.2.11	OD51	Info desk has 4 stations and center island, but only 2 stations are used and a "backstop" privacy wall would be desired.	OD51 (1)					\$8,500.00		
1.2.12	OD52	Low reading room windows allow a lot of afternoon sunlight and shades are not very functional. Consider tinting windows with film to reduce glare.	OD52 (1)					\$13,200.00		
1.2.13	OD52	Low reading room has many informal/semi private areas along the edges, but large open space in the middle is underused.	OD52 (2) OD52 (3)						X	Background overview commentary
1.2.14	OD57	Staff workroom (possibly former study area) was repurposed as regional manager office. Study spaces are desired by users, though restoring this location may not be ideal.	OD57 (1)					X		Seek a FF&E solution to providing flexible study space.
1.2.15	OD63	Computer lab is not well used. Infrequent large community classes and county-wide library staff training.	OD63 (1)						X	Background overview commentary

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
1.5		Optional								
1.5.1	OD11	Consider removal of returns desk and creation of small meeting space/business lounge/staff break-out space.							\$188,300.00	Part of a larger "re-think" of the OD10/OD11/OD12/OD13 lobby area & contiguous spaces to gain more program space
1.5.2	OD12	Consider removal of circulation desk and replacement of desk in more central location.							X	SEE 1.5.1 ABOVE
1.5.3	OD13	Consider removal of copy area and integration into business lounge space. Relocation could allow enlarged opening to children's room.							X	SEE 1.5.1 ABOVE
OD-ODENTON										
2.0		Sitework								
2.1		Utilities								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 37,320 sq ft x 0.75 (NSF factor) x 1 sp/150 sq ft = 189 required spaces and parking provided = 189 spaces (180 standard, 4 ECV, 8 ADA) ADA spaces required = 6 spaces (1 of which must be a van space) ADA spaces provided = 8 spaces (1 of which is a van space)								Background overview commentary
2.2.2		Site consists of concrete curb and gutter in good condition. Annual inspection is recommended to repair any damaged curbing as required								
2.2.3		Pavement appears to be in good condition and recently overlaid								
2.2.4		4 EV spaces provided	ODS (7)							
2.3		Accessories & Signage								
2.3.1		Standard library signage present at entry drive	ODS (13)							
2.4		Sidewalks								
2.4.1		Sidewalk connectivity is good with surrounding roads and uses.								
2.5		ADA signage, parking spaces and accessibility								
2.5.1		ADA ramps for accessible routes shall be bought up to ADA compliance with detectable warning surfaces, slopes and landing areas	ODS (1) ODS (2) ODS (11) ODS (12)	8	\$875.00	\$7,000.00				
2.6		Storm Drainage and SWM facilities								
2.6.1		Site consists of 3 large bioretention areas in the islands of the parking lots. Library should be aware of the maintenance requirements for adherence on an annual basis	ODS (10)							
2.6.2		Bioretention inlet needs some maintenance on some settling/erosion around the inlet and curb openings	ODS (4) ODS (5)	1	\$7,500.00	\$7,500.00				
2.6.3		Library building roof drains are a combination of underground and direct discharge to splash blocks, site appears to have good drainage								
2.7		Landscaping								
2.7.1		Minimal landscaping is present onsite with maintenance required for the swm facilities present on the property. SWM bio areas do not look like they are in compliance with the required maintenance of these types of facilities (mulch, plantings, etc.	ODS (10)	3	\$20,000.00	\$60,000.00				
2.8		General								
2.8.1		Dumpster is present in a trash enclosure (no gates)	ODS (9)							Background overview commentary
2.8.2		Recycle bins are present and located adjacent to the buildings loading area								Background overview commentary
2.8.3		Book Drop is present in a parking space	ODS (8)							Background overview commentary
2.8.4		Bike rack is present								Background overview commentary
2.8.5		Felled tree off the parking lot needs to be removed	ODS (6)	1	\$2,500.00	\$2,500.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
OD-ODENTON										
5.0		Metals								
OD-ODENTON										
6.0		Wood								
6.1		Millwork								
	OD06	Consider removal of unused sink and millwork.							\$2,000.00	
	OD11	Consider removal and replacement of existing millwork with centrally-located moveable desks							X	SEE 1.5.1 ABOVE
	OD12	Consider removal and replacement of existing millwork with centrally-located moveable desks							X	SEE 1.5.1 ABOVE
	OD13	Consider removal and replacement of existing millwork and integration into dedicated business space							X	SEE 1.5.1 ABOVE
	OD21	Consider removal of existing cubicles and replacement with furniture system							X	SEE 1.2.7 ABOVE
	OD22	Consider removal of existing cubicles and replacement with furniture system							X	SEE 1.2.8 ABOVE
	OD51	Consider removal and replacement of existing millwork with smaller, possibly moveable desks							\$14,000.00	Demolition of existing information desks only; new carpet tiles & electrical power. New FF&E Systems Furniture & IT cabling by others.
OD-ODENTON										
8.0		Openings								
8.1		Doors (interior)								
	OD19	Children's restroom door is heavy and may be difficult for small users. Consider modifying or replacing door to be 6'-8" or lighter weight for ease of use.					\$1,500.00			
8.2		Door hardware								
	OD19	Replace hardware to provide occupancy indicator				\$500.00				
8.5		Window treatments								
	OD52	Window blinds are manually operated and ineffective at low sun angles. Overhangs are likely effective at high sun angles. Consider tinting windows to reduce glare						SEE ABOVE		
OD-ODENTON										
9.0		Finishes								
9.3		Tile								
	OD01	Quarry tile floors are damaged adjacent to OD03 & OD05 entries.	OD01 (2)			\$1,500.00				
	OD03	Tile floors and walls are serviceable, but dated in appearance.							\$16,000.00	
	OD04	Quarry tile floors are damaged adjacent to exit.	OD04 (2)			\$750.00				
	OD05	Tile floors and walls are serviceable, but dated in appearance.							\$1,650.00	
	OD31	Tile floors and walls are serviceable, but not functionally required for this room's current use.							\$6,550.00	
	OD54	Tile floors and walls are serviceable, but dated in appearance.							\$14,600.00	
	OD55	Tile floors and walls are serviceable, but dated in appearance.							\$14,600.00	
9.4		Ceilings								
	OD21	Some specialty 2x2 ceiling tiles have been removed and replaced with standard tiles. This was described as a way to preserve attic stock. Recommend the strategic replenishment of attic stock through renovation of less-noticeable back-of-house spaces.	OD21 (3)						\$5,000.00	Allowance for purchase of replacement back of house 2x2 tiles to gain more attic stock of original design 2x2 lay in tile
	OD22									
	OD23	Consider replacing all ceiling tiles in this room to help replenish attic stock.	OD23 (1)						\$1,500.00	
	OD24	Some damaged ceiling tiles to be replaced.	OD 24 (1)			\$400.00				
	OD27	Consider replacing all ceiling tiles in this room to help replenish attic stock.	OD27 (1)						\$2,550.00	

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
9.5		Flooring								
	OD01	Quarry tile floors are damaged adjacent to OD03 & OD05 entries. Consider replacement of flooring and walk-off mat.	OD01 (2)				\$5,600.00			
	OD03	Consider flooring replacement if OD01 flooring is replaced.					see below			
	OD04	Quarry tile floors are damaged adjacent to OD05 entry and exit. Consider replacement of flooring.	OD04 (2)				\$2,800.00			
	OD05	Consider flooring replacement if OD01 flooring is replaced.					\$10,600.00			
	OD06	Consider flooring replacement if millwork is removed.							\$975.00	
	Gen.	Replace carpet & vinyl flooring throughout per scheduled renewal							\$277,500.00	
OD-ODENTON										
10.0		Specialties								
OD-ODENTON										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		Building is fully sprinklered.								Background overview commentary
OD-ODENTON										
22.0		Plumbing								
OD-ODENTON										
26.0		Electrical								
26.1		General								
26.1.1	Gen.	Electrical distribution equipment and devices throughout the building are in good condition.								Background overview commentary
	OD29	Provide panic hardware on electric room egress door.				X				Refer to door hardware section for cost.
26.4		Lighting								
	Gen.	Replace fluorescent lighting throughout with energy efficient LED. Majority of the lights are original, though some pendants and fixtures on the Second Floor have been retrofit with LED lamps.	OD (E1) OD (E2)	1	LS		\$210,000.00			
	Gen.	No automatic lighting controls.	OD (E4)							Background overview commentary
	EXT	Replace exterior wall mounted lights with energy efficient LED.	OD-EXT(E1)	22	\$550.00		\$12,100.00			
	EXT	Re-aim exterior wall mounted emergency lights to illuminate area in front of facades (instead of the facade itself).	OD-EXT(E2) OD-EXT(E3)	4	\$125.00	\$500.00				
	OD21	Parabolic fixtures do not provide optimal light distribution, replace with new LED volumetric lights.	OD21 (E1)					X		Included in lighting retrofit cost given above.
	OD50	At Second Floor clerestory windows, wall mounted uplights operating during daylight. Add photocell control so fixtures are turned off during bright daylight hours.	OD50 (E1)	1	LS		\$800.00			
26.5		Site Lighting								
26.5.1		Relamp existing fixtures with LED lamps, or replace complete fixture with LED type.	OD-EXT(E4)	10	\$800.00		\$8,000.00			Cost is to replace complete fixtures.
OD-ODENTON										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1		Fire alarm system recently replaced, though some devices (e.g. pullstations) are still original.	OD (E3)							Background overview commentary
	OD14	Egress door out of Conference Room is missing pullstation.	OD14 (E1)	1	\$600.00	\$600.00				
	OD21	Egress door out of Staff Area is missing pullstation.	OD21 (E2)	1	\$600.00	\$600.00				
PRIORITY TOTALS						\$25,050.00	\$320,500.00	\$37,700.00	\$653,515.00	

EXISTING CONDITION PHOTOGRAPHS



OD01 (1)



OD01 (2)



OD01 (3)



OD03 (1)



OD03 (2)



OD03 (3)



OD04 (2)



OD05 (1)

EXISTING CONDITION PHOTOGRAPHS



OD05 (2)



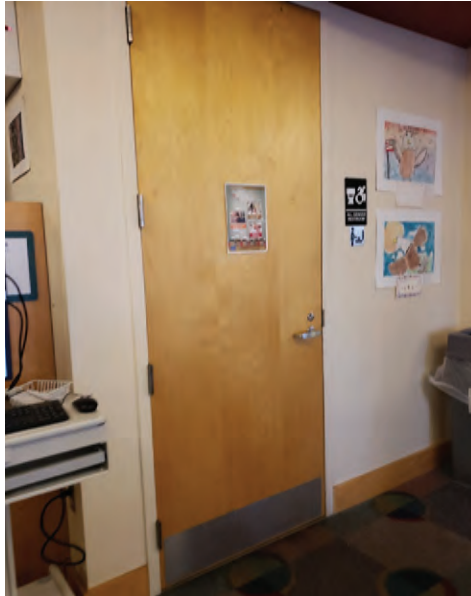
OD06 (1)



OD06 (2)



OD11 (1)



OD17 (3)



OD21 (1)



OD21 (2)

EXISTING CONDITION PHOTOGRAPHS



OD21 (3)



OD22 (1)



OD22 (2)



OD23 (1)



OD24 (1)



OD25 (1)



OD26 (2)

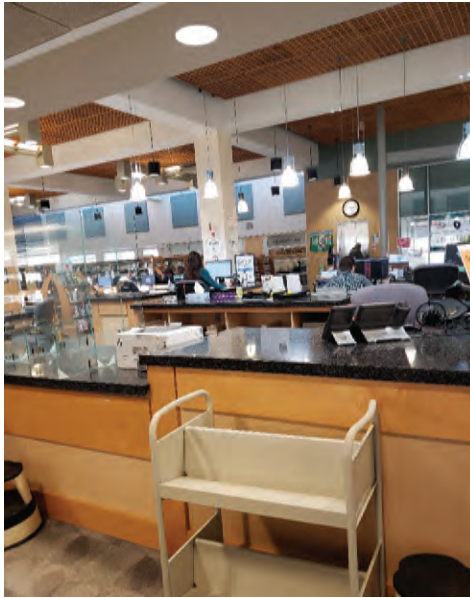


OD27 (2)

EXISTING CONDITION PHOTOGRAPHS



OD31 (1)



OD51 (1)



OD52 (1)



OD52 (2)



OD52 (3)



OD55 (1)



OD55 (2)

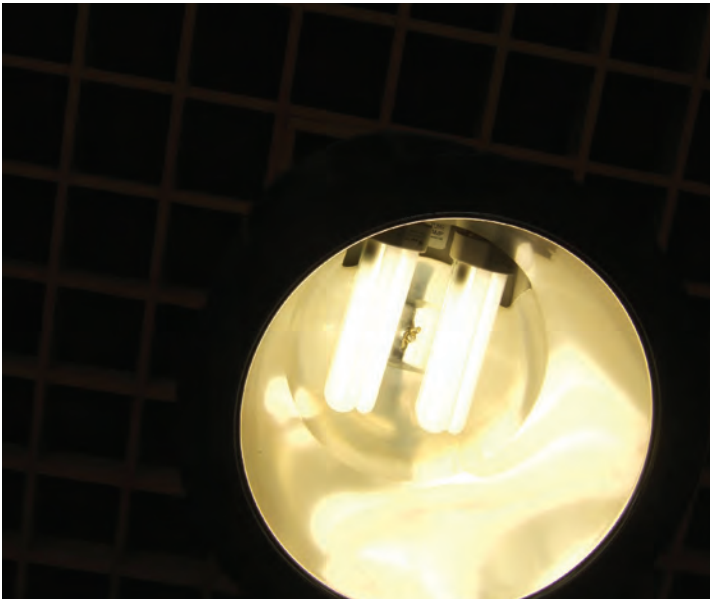
EXISTING CONDITION PHOTOGRAPHS



OD55 (3)



OD57 (1)



OD (E1)



OD (E2)



OD (E3)

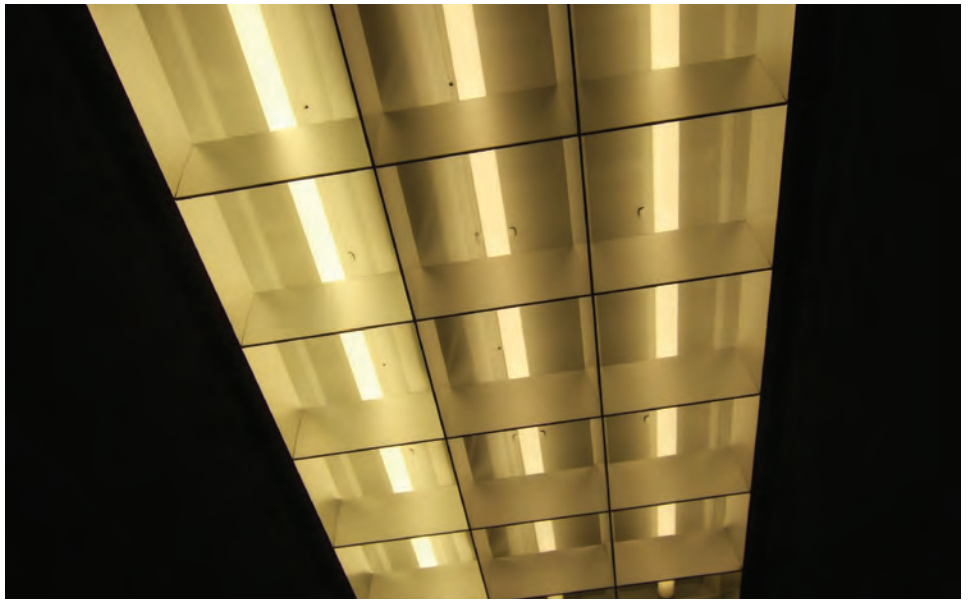


OD (E4)

EXISTING CONDITION PHOTOGRAPHS



OD14 (E1)



OD21 (E1)



OD21 (E2)



OD50 (E1)



OD-EXT (E1)



OD-EXT (E2)

EXISTING CONDITION PHOTOGRAPHS



ODS (1)



ODS (2)



ODS (3)



ODS (4)



ODS (5)



ODS (6)



ODS (7)



ODS (8)



ODS (9)

EXISTING CONDITION PHOTOGRAPHS



ODS (10)



ODS (11)



ODS (12)



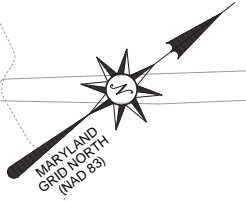
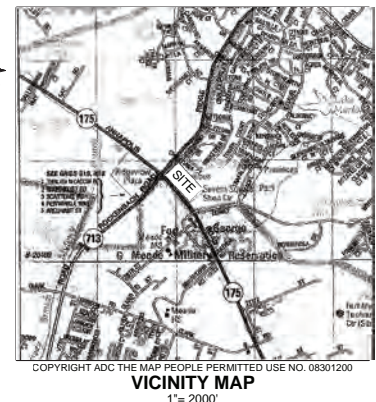
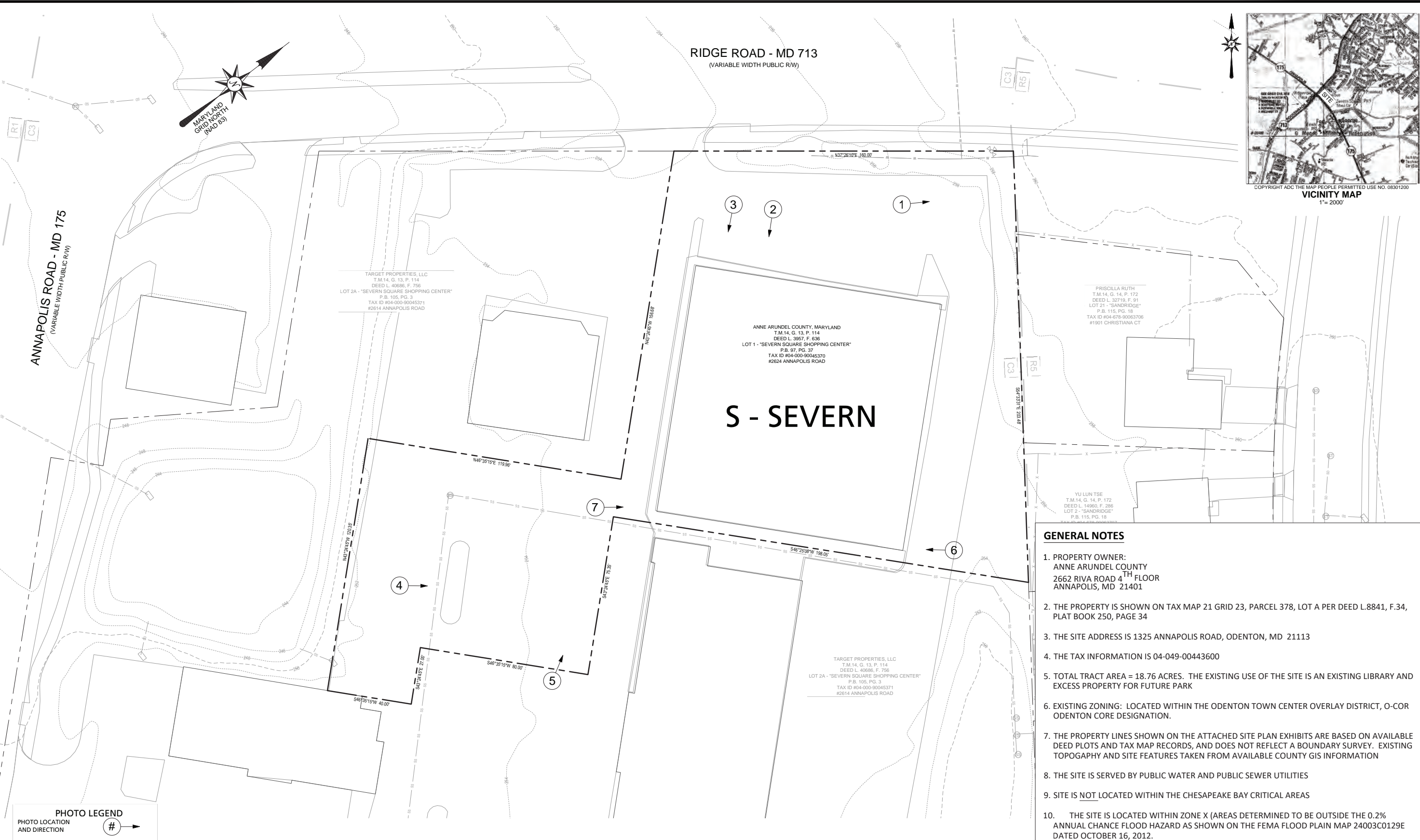
ODS (13)

S - SEVERN



2624 Annapolis Road,
Severn, MD 21144

Opened 1986
Interiors renovated in 2021
11,500 SQ Feet



ANNAPOLIS ROAD - MD 175
(VARIABLE WIDTH PUBLIC R/W)

RIDGE ROAD - MD 713
(VARIABLE WIDTH PUBLIC R/W)

S - SEVERN

TARGET PROPERTIES, LLC
T.M.14, G. 13, P. 114
DEED L. 40686, F. 756
LOT 2A - "SEVERN SQUARE SHOPPING CENTER"
P.B. 105, PG. 3
TAX ID #04-000-90045371
#2614 ANNAPOLIS ROAD

ANNE ARUNDEL COUNTY, MARYLAND
T.M.14, G. 13, P. 114
DEED L. 3957, F. 636
LOT 1 - "SEVERN SQUARE SHOPPING CENTER"
P.B. 97, PG. 37
TAX ID #04-000-90045370
#2624 ANNAPOLIS ROAD

PRISCILLA RUTH
T.M.14, G. 14, P. 172
DEED L. 32719, F. 91
LOT 21 - "SANDRIDGE"
P.B. 115, PG. 18
TAX ID #04-678-90063706
#1901 CHRISTIANA CT

YU LUN TSE
T.M.14, G. 14, P. 172
DEED L. 14960, F. 286
LOT 2 - "SANDRIDGE"
P.B. 115, PG. 18

TARGET PROPERTIES, LLC
T.M.14, G. 13, P. 114
DEED L. 40686, F. 756
LOT 2A - "SEVERN SQUARE SHOPPING CENTER"
P.B. 105, PG. 3
TAX ID #04-000-90045371
#2614 ANNAPOLIS ROAD

GENERAL NOTES

1. PROPERTY OWNER:
ANNE ARUNDEL COUNTY
2662 RIVA ROAD 4TH FLOOR
ANNAPOLIS, MD 21401
2. THE PROPERTY IS SHOWN ON TAX MAP 21 GRID 23, PARCEL 378, LOT A PER DEED L.8841, F.34, PLAT BOOK 250, PAGE 34
3. THE SITE ADDRESS IS 1325 ANNAPOLIS ROAD, ODENTON, MD 21113
4. THE TAX INFORMATION IS 04-049-00443600
5. TOTAL TRACT AREA = 18.76 ACRES. THE EXISTING USE OF THE SITE IS AN EXISTING LIBRARY AND EXCESS PROPERTY FOR FUTURE PARK
6. EXISTING ZONING: LOCATED WITHIN THE ODENTON TOWN CENTER OVERLAY DISTRICT, O-COR ODENTON CORE DESIGNATION.
7. THE PROPERTY LINES SHOWN ON THE ATTACHED SITE PLAN EXHIBITS ARE BASED ON AVAILABLE DEED PLOTS AND TAX MAP RECORDS, AND DOES NOT REFLECT A BOUNDARY SURVEY. EXISTING TOPOGAPHY AND SITE FEATURES TAKEN FROM AVAILABLE COUNTY GIS INFORMATION
8. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER UTILITIES
9. SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS
10. THE SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON THE FEMA FLOOD PLAIN MAP 24003C0129E DATED OCTOBER 16, 2012.

PHOTO LEGEND
PHOTO LOCATION AND DIRECTION # →

LEGEND

PROPERTY LINE	---
STORM DRAIN	SD
SANITARY SEWER	SS
WATER	W
STORM DRAIN MANHOLE	ST
SEWER MANHOLE	SS
WATER VALVE	WV
FIRE HYDRANT	FH

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
Engineers, Planners and Surveyors
2661 Riva Road, Building 800
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com

WGM
WHEELER GOODMAN MASEK
16 LOG CANOE CIRCLE - SUITE B1
STEVENSVILLE, MARYLAND 21166
V. 410.263.6787
www.wgm-arch.com

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

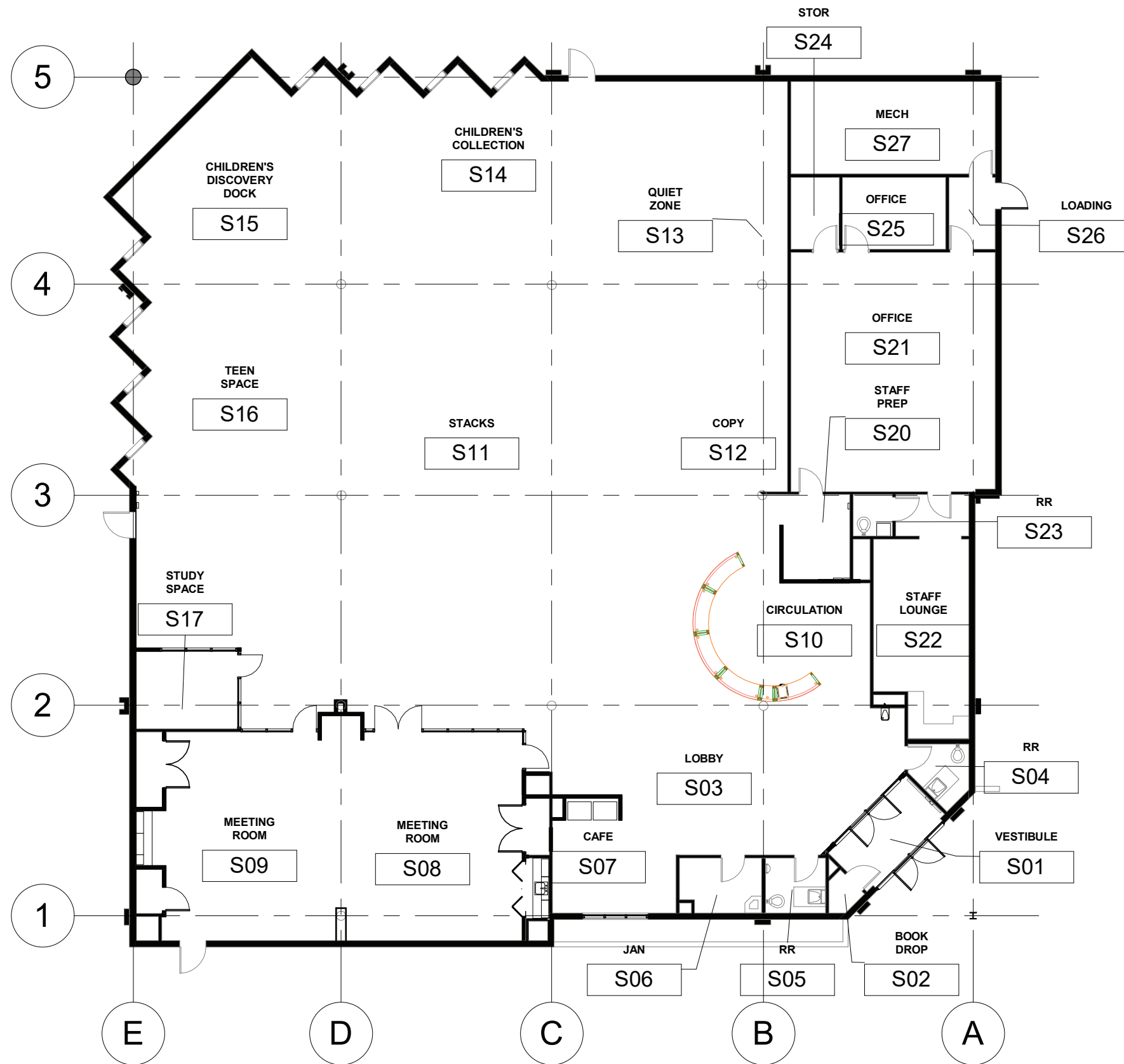
Terry Schuman
19593
License No.

3/31/24
Expiration Date

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

REVISED DATE	BY	APPROVED	DATE	APPROVED	DATE	SCALE: 1"=20'
						DRAWN BY: S.W.D.
						CHECKED BY: TS
						SHEET: 2 OF 2
						PROJECT NO.:
						CONTRACT NO.:

S - SEVERN
FOR THE
SEVERN COMMUNITY LIBRARY
#2624 ANNAPOLIS ROAD
SEVERN, MARYLAND 21144
TAX ID: 04-000-90045370
TAX MAP 14, GRID 13, PARCEL 114
DISTRICT 4 - ANNE ARUNDEL COUNTY - ZONED C3



S001

SUBJECT: FLOOR PLAN 11,500 SQ Feet
 PROJECT: SEVERN LIBRARY
 DATE: 02/06/23
 JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
S-SEVERN										
1.0		General								
1.1		Accessibility								
	S04	Door clearance, grab bars, fixture clearances	S04 (1)			\$5,400.00				
	S05	Door clearance, grab bars, fixture clearances	S05 (1)			\$5,400.00				
	S22	Kitchenette not accessible	S22 (1)			\$9,500.00				
	S23	Grab bars, fixture clearances, clear floor area	S23 (1)			\$150.00				Adequate clearances & floor area will require a major renovation of the support areas to address.
	S26	Loading area not provided with ramp and accessible path to book donation bin	S26 (1)			\$2,500.00				
1.3		Limitations								
1.3.1	S21	Not enough storage	S21 (1)					X		Background overview commentary
	S21	Overhead cabinets are not useful, tall cabinets would be more effective	S21 (2)					X		Background overview commentary
1.4		Safety								
1.4.1	S14	Egress discharges at steep slope, provide landing & steps?	S14 (1)			\$2,500.00				
	S13	Egress discharges without landing; provide guardrail opposite door to prevent exiting directly into driveway with vehicular traffic.	S13 (1)							
	S09	Egress discharges without landing; provide guardrail opposite door to prevent exiting directly into driveway with vehicular traffic.	S09 (1)			\$1,800.00				
S-SEVERN										
2.0		Sitework								
2.1		Utilities								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		Parking & Paving								
2.2.1		Parking code requirement is 12,024 sq ft x 0.75 (NSF factor) x 1 sp/150 sq ft = 60 required spaces and parking provided = 35 spaces (Shared facility with Severn Square Shopping Strip Center) ADA spaces required = 3 spaces (1 of which must be a van space) ADA spaces provided = 4 spaces (2 of which are designated as van spaces) Note: only 1 van accessible space exists on the side and the existing signage should be revised accordingly					X			
2.2.2		No EV spaces are present at the library		4	\$7,500.00				\$30,000.00	
2.2.3		Site consists of concrete curb and gutter in fair condition. Annual inspection is recommended to repair any damaged curbing as required								
2.2.4		Pavement and striping appears to be in need of a patch/repair and overlay with parking spaces restriped.		1	\$19,998.00	\$19,998.00				
2.3		Accessories & Signage								
2.3.1		Standard library signage present at entry drive								
2.4		Sidewalks								
2.4.1		Sidewalks appear to be adequate								
2.5		ADA signage, parking spaces and accessibility								Background overview commentary
2.5.1		4 ADA spaces are present (2 in front and 2 on the side) ADA ramp for side spaces are not ADA compliant		1	\$5,000.00	\$5,000.00				
2.5.2		ADA parking lot signage is in poor condition and needs to be replaced		4	\$335.00	\$1,340.00				
2.5.3		One of the 2 ADA spaces at the side of the building is incorrectly designated a van space. it does not meet the ADA minimum dimensions to be considered van accessible. Remove van signage.		1	\$100.00	\$100.00				
2.5.4		ADA ramp from parking lot at side needs to be replaced and brought up to ADA compliance		1	\$875.00	\$875.00				
2.5.5		ADA ramps for accessible routes shall be brought up to ADA compliance with detectable warning surfaces.		1	\$875.00	\$875.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
2.6		Storm Drainage and SWM facilities								Background overview commentary
2.6.1		No evidence that this site has any SWM facilities associated with the library improvements.								Background overview commentary
2.6.2		Library building roof drains appear to be direct underground connection to existing storm drainage. The site appears to have adequate drainage								
2.7		Landscaping								
2.7.1		Minimal landscaping is present onsite with little maintenance required								
2.7.2		Remove vegetation as needed to clearly see the ADA signage on the side of the facility		1	\$1,000.00	\$1,000.00				
2.8		General								
2.8.1		Shared Dumpster is present in the parking lot at the rear of the site								Background overview commentary
2.8.2		Recycle bins are present and located adjacent to the buildings area with little organization								
2.8.3		Book Drop is present in a parking space								Background overview commentary
2.8.4		Bike rack is present								Background overview commentary
2.8.5		Light pole needs to be repaired and replaced at the front entry		1	\$3,500.00		\$3,500.00			
S-SEVERN										
5.0		Metals								
S-SEVERN										
6.0		Wood								
6.1		Millwork								
	S08	In like-new condition								Background overview commentary
	S09	In like-new condition								Background overview commentary
	S22	Kitchenette in poor condition				see above				
	S21	Built-in desks and cabinets are outdated and not deep enough for computer use						X		Background overview commentary
S-SEVERN										
8.0		Openings								
8.1		Doors (interior)								
	S04	Clearance, hardware				see above				
	S05	Clearance, hardware				see above				
	S06	Door may be replaced in future restroom renovation depending on proposed layout							X	Background overview commentary
	S21	Hardware								
	S22	Door location hinders access to restroom, recommend to replace door to the wall between S23 and S22	S22 (2)			\$3,500.00				
	S24	Solid door should be replaced with half glass at current work room/office use	S24 (1)				\$2,000.00			
8.2		Door hardware				\$600.00				
	S04	Replace hardware to match new				\$600.00				
	S05	Replace hardware to match new				\$600.00				
	S06	Replace hardware to match new				\$600.00				
	S21	Replace hardware to match new				\$600.00				
	S22	Replace hardware to match new				\$600.00				
	S23	Replace hardware to match new				\$600.00				
	S26	Replace hardware to match new	S26 (2)			\$600.00				
8.3		Specialty openings								
8.3.1		Security grilles have ongoing maintenance issues					\$2,000.00			Annual inspection and maintenance

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
S-SEVERN										
9.0		Finishes								
9.2		GWB & partitions								
	S11	Patch and Paint drywall at water damage around sky-light	S11 (1)			\$1,500.00				
9.3		Tile								
	S04	Existing tile is dated but not damaged, replacement required for future renovation							\$5,100.00	
	S05	Existing tile is dated but not damaged, replacement required for future renovation							\$5,200.00	
	S23	Existing tile is dated but not damaged, replacement required for future renovation							\$3,450.00	
9.4		Ceilings								
	S21	Existing grey ACT ceiling panels and grid, replace tiles and paint grid				\$6,850.00				
	S22	Existing grey ACT ceiling panels and grid, replace tiles and paint grid				\$2,900.00				
	S24	Existing grey ACT ceiling panels and grid, replace tiles and paint grid				\$500.00				
	S25	Existing grey ACT ceiling panels and grid, replace tiles and paint grid				\$1,050.00				
9.5		Flooring								
	S07	Missing transition at entry	S07 (1)			\$200.00				
	S21	Existing carpet is worn and in need of replacement						\$6,850.00		
	S22	Existing carpet is worn and in need of replacement, provide washable/vinyl surface at kitchenette						\$2,850.00		
	S24	Existing carpet is worn and in need of replacement						\$500.00		
	S25	Existing carpet is worn and in need of replacement	S25 (1)					\$1,050.00		
9.6		Paint								
	S11	Patch and Paint drywall at water damage around sky-light	S11 (1)				\$2,000.00			
S-SEVERN										
10.0		Specialties								
10.1		Signage								
	S04	Confirm ADA signage				\$75.00				
	S05	Confirm ADA signage				\$75.00				
10.2		Toilet Compartments								
	S04	Grab bars not compliant, hand dryer is outdated				\$1,600.00				
	S05	Grab bars not compliant				\$200.00				
	S23	Grab bars not compliant, hand dryer is outdated				\$1,600.00				
10.3		Appliances & Equipment								
	S22	Range is unvented	S22 (3)			\$1,225.00				
	S21	Dishwasher function to be confirmed					\$200.00			
S-SEVERN										
21.0		Fire Suppression								
21.1		Sprinkler Systems								
21.1.1		Building is un-sprinklered except in mechanical room.		1	LS				\$115,000.00	Estimated cost to sprinkler entire building.
S-SEVERN										
22.0		Plumbing								
22.4		Plumbing Fixtures								
	S04	Floor drain partially obstructed by wall.	S04 (P1)	1	\$1,000.00		\$1,000.00			

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
S-SEVERN										
26.0		Electrical								
26.1		General								
26.1.1	S27	Egress door from room is required to swing out and have panic hardware, neither requirement is met.				X				Refer to door/hardware section for cost.
	S27	Permanently label branch circuit breakers of Main Distribution Panel 'DP'.	S27 (E1)	1	\$450.00			\$450.00		
26.2		Low Voltage / Comms								
26.2.1	Gen.	A number of existing data conduits are filled to capacity.		1	\$800.00				\$800.00	Cost to install eight new data conduits.
26.4		Lighting								
		Some interior building lights have been retrofit with LED fixtures/lamps. Replace the remainder with new LED fixtures or lamps.	S-GEN (E1) S-GEN (E2) S-GEN (E3)	1	LS			\$35,000.00		
	EXT	Replace exterior wall mounted and canopy lights with energy efficient LED. Fixtures at egress doors shall have integral emergency battery.	S-EXT (E2) S-EXT (E3) S-EXT (E4)	12	\$550.00			\$6,600.00		
	S22	Replace existing incandescent lamps with LED type.	S22 (E1)					X		Included in lighting retrofit cost given above.
26.5		Site Lighting								
26.5.1		Site lights have been changed to LED type.	S-EXT (E1)							Background overview commentary
S-SEVERN										
28.0		Electronic Safety								
28.1		Fire Alarm								
28.1.1		General - fire alarm system completely replaced in 2008, with the exception of some smoke detectors.								Background overview commentary
	S22	Fire alarm horn/strobe mounted above door at far end of room, and does not appear to provide complete room coverage. Relocate device.		1	\$400.00	\$400.00				
PRIORITY TOTALS						\$82,913.00	\$52,300.00	\$11,700.00	\$159,550.00	

EXISTING CONDITION PHOTOGRAPHS



S04 (1)



S05 (1)



S07 (1)



S09 (1)



S11 (1)



S14 - S13 (1)



S21 (1)

EXISTING CONDITION PHOTOGRAPHS



S21 (2)



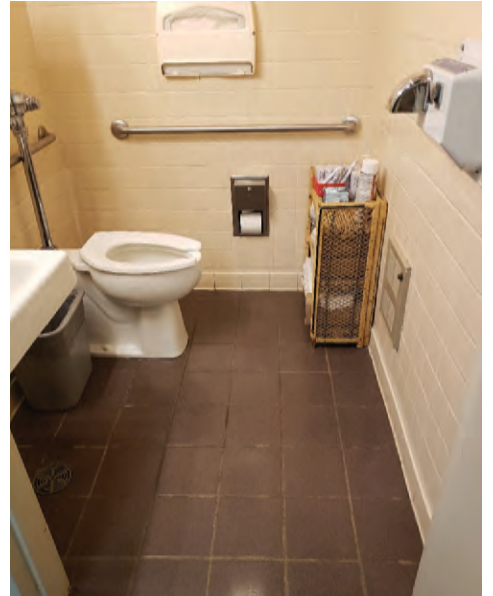
S22 (1)



S22 (2)



S22 (3)



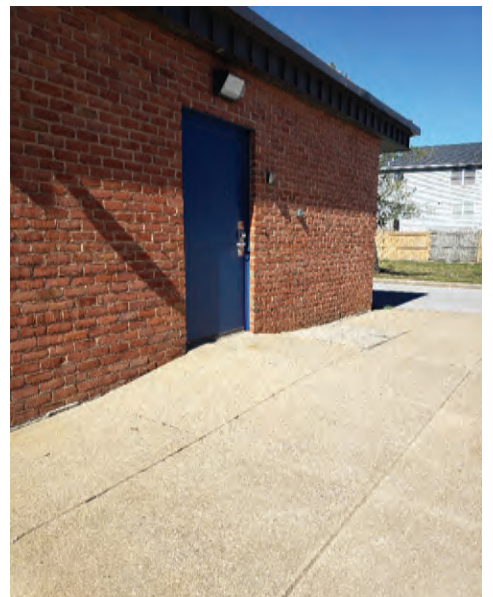
S23 (1)



S24 (1)



S25 (1)



S26 (1)

EXISTING CONDITION PHOTOGRAPHS



S26 (2)



S04 (P1)



S21 (E1)



S27 (E1)



S-EXT (E1)



S-EXT (E2)

EXISTING CONDITION PHOTOGRAPHS



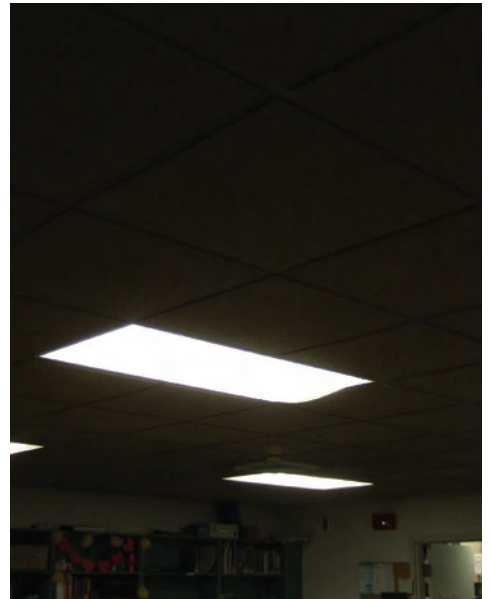
S-EXT (E3)



S-EXT (E4)



S-GEN (E1)



S-GEN (E2)



S-GEN (E3)

EXISTING CONDITION PHOTOGRAPHS



SS (1)



SS (2)



SS (3)



SS (4)



SS (5)



SS (6)



SS (7)

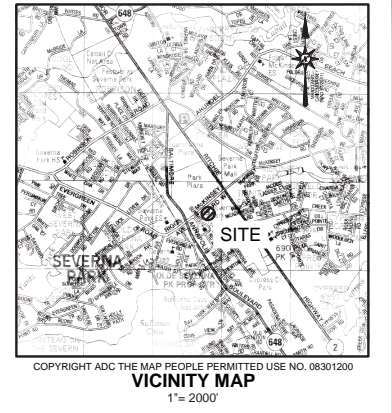
SP - SEVERNA PARK



45 West McKinsey Road,
Severna Park, MD 21146

Opened 1972
Additions added in 1990
20,500 SQ Feet

PLOTTED: May 23, 2023 - 10:47am



LEGEND

PROPERTY LINE	---
STORM DRAIN	---
SANITARY SEWER	---
WATER	---
STORM DRAIN MANHOLE	⊗
SEWER MANHOLE	⊗
WATER VALVE	⊗
FIRE HYDRANT	⊗

#	REVISION DESCRIPTION	BY	DATE

Bay Engineering Inc.
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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman Date: 3/31/24
 License No. 19593 Expiration Date: 3/31/24

ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS

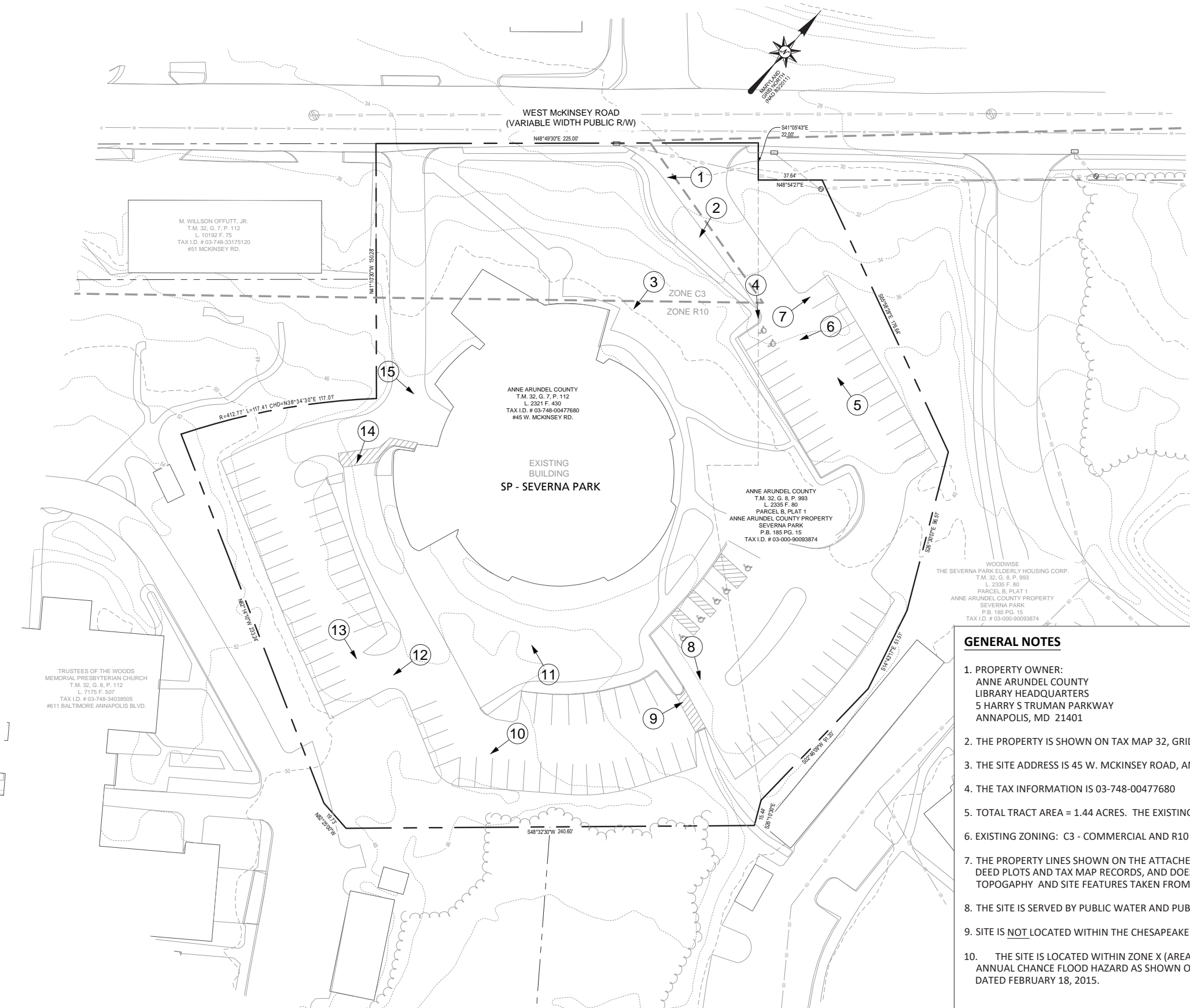
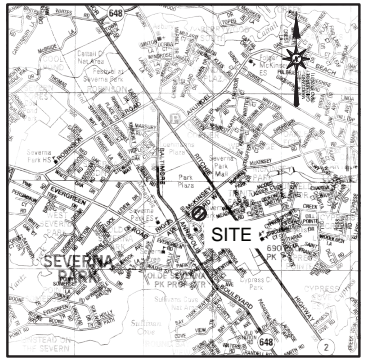
REVISED DATE	BY	APPROVED	DATE	APPROVED	DATE

SCALE: 1"=30'

DRAWN BY: C.J.M.
 CHECKED BY: T.S.
 SHEET: 1 OF 2
 PROJECT NO.:
 CONTRACT NO.:

SP - SEVERNA PARK
 FOR THE SEVERNA PARK COMMUNITY LIBRARY
 45 W. MCKINSEY ROAD
 SEVERNA PARK, MARYLAND 21146
 TAX ID: 03-748-0477680 & 03-000-90093874
 TAX MAP 32, GRID 7 & 8, PARCEL 112 & 993
 DISTRICT 3 - ANNE ARUNDEL COUNTY - ZONED C3 & R10

F:\22-8785\WGM - County Library Facilities Assessments\Survey\SEVERNA PARK\22-8785 V-BASE - SEVERNA PARK.dwg



- GENERAL NOTES**
1. PROPERTY OWNER:
ANNE ARUNDEL COUNTY
LIBRARY HEADQUARTERS
5 HARRY S TRUMAN PARKWAY
ANNAPOLIS, MD 21401
 2. THE PROPERTY IS SHOWN ON TAX MAP 32, GRID 7, PARCEL 112, LOT 3 PER DEED L.2321, F.438
 3. THE SITE ADDRESS IS 45 W. MCKINSEY ROAD, ANNAPOLIS, MD 21146
 4. THE TAX INFORMATION IS 03-748-00477680
 5. TOTAL TRACT AREA = 1.44 ACRES. THE EXISTING USE OF THE SITE IS AN EXISTING LIBRARY
 6. EXISTING ZONING: C3 - COMMERCIAL AND R10 - RESIDENTIAL
 7. THE PROPERTY LINES SHOWN ON THE ATTACHED SITE PLAN EXHIBITS ARE BASED ON AVAILABLE DEED PLOTS AND TAX MAP RECORDS, AND DOES NOT REFLECT A BOUNDARY SURVEY. EXISTING TOPOGRAPHY AND SITE FEATURES TAKEN FROM AVAILABLE COUNTY GIS INFORMATION
 8. THE SITE IS SERVED BY PUBLIC WATER AND PUBLIC SEWER UTILITIES
 9. SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS
 10. THE SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD AS SHOWN ON THE FEMA FLOOD PLAIN MAP 24003C0158F DATED FEBRUARY 18, 2015.

PHOTO LEGEND
PHOTO LOCATION AND DIRECTION #

LEGEND

PROPERTY LINE	---
STORM DRAIN	---
SANITARY SEWER	---
WATER	---
STORM DRAIN MANHOLE	ST
SEWER MANHOLE	SS
WATER VALVE	WV
FIRE HYDRANT	FD

#	REVISION DESCRIPTION	BY	DATE

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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

Terry Schuman
19593
License No. 3/31/24
Expiration Date

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS

REVISED DATE	APPROVED BY	DATE	APPROVED DATE

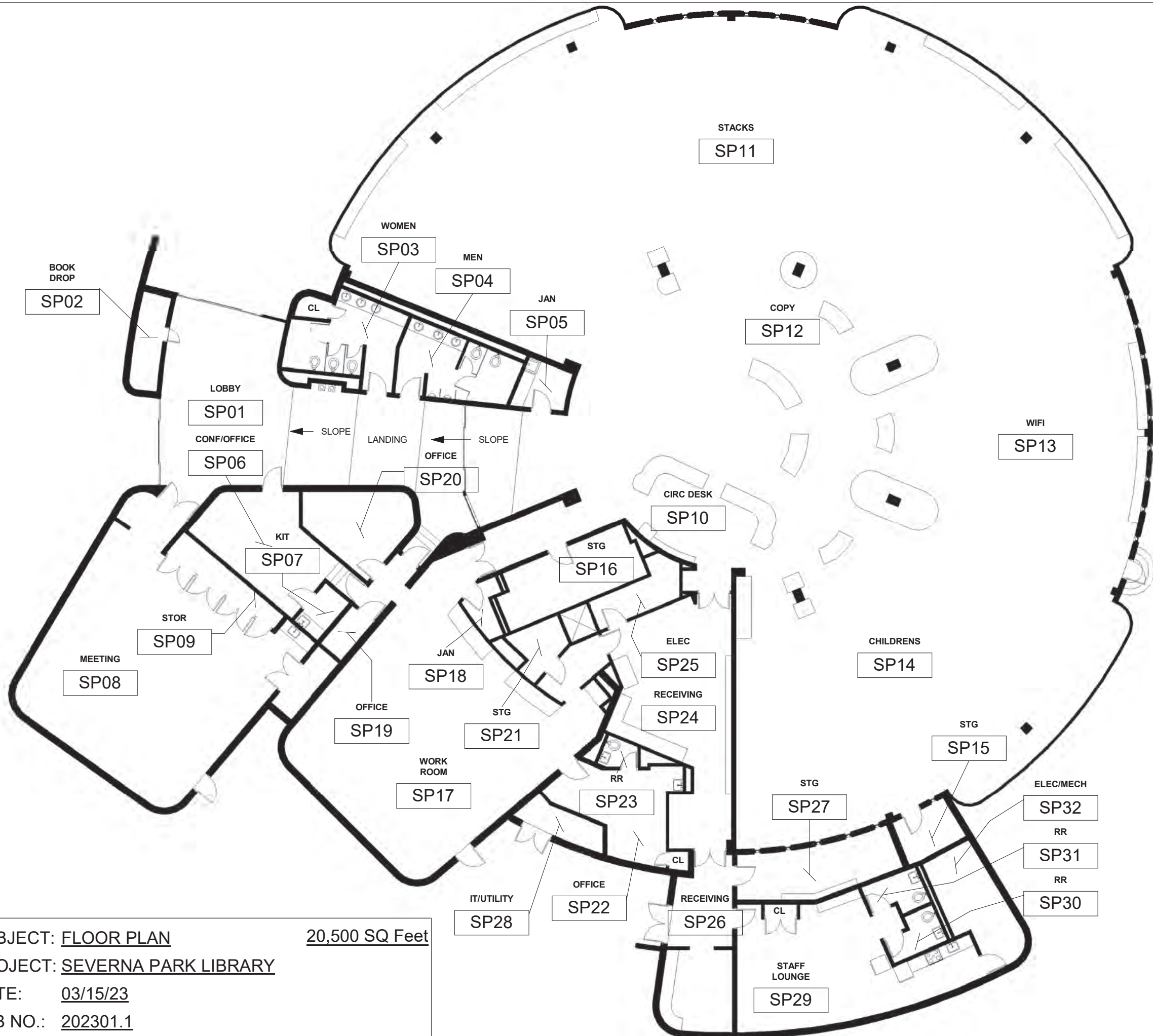
SCALE: 1"=30'

DRAWN BY: C.J.M.
CHECKED BY: T.S.
SHEET: 2 OF 2
PROJECT NO.:
CONTRACT NO.:

SP - SEVERNA PARK
FOR THE
SEVERNA PARK
COMMUNITY LIBRARY
45 W. MCKINSEY ROAD
SEVERNA PARK, MARYLAND 21146
TAX ID: 03-748-00477680 & 03-000-90093874
TAX MAP 32, GRID 7 & 8, PARCEL 112 & 993
DISTRICT 3 - ANNE ARUNDEL COUNTY - ZONED C3 & R10

PLOTTED: May 23, 2023 - 10:47am

F:\22-8785\WGM - County Library Facilities Assessments\Survey\SEVERNA PARK\22-8785 V-BASE - SEVERNA PARK.dwg



SP001

SUBJECT: FLOOR PLAN 20,500 SQ Feet
 PROJECT: SEVERNA PARK LIBRARY
 DATE: 03/15/23
 JOB NO.: 202301.1



ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
SP-SEVERNA PARK										
1.0		General								
1.1		Accessibility								
1.1.1	SP01	Double drinking fountains not installed in high-low configuration. Drinking fountains located on a non-level surface.	SP01 (1)			\$7,500.00				
1.1.2	SP02	Non-lever door hardware	SP02 (1)			\$600.00				
1.1.3	SP03	Entry door is not accessible from pull side. Mirrors are more than 40" AFF. Install auto door openers and replace mirrors	SP03 (1)			\$12,500.00				
1.1.4	SP04	Entry door is not accessible from pull side. Mirrors are more than 40" AFF. Install auto door openers and replace mirrors	SP04 (1)			\$12,500.00				
1.1.5	SP05	Non-lever door hardware	SP05 (10)			\$600.00				
1.1.6	SP06	Room only accessible from lobby, current use as office is not accessible. Non-lever door hardware	SP06 (1)			\$600.00				
1.1.7	SP07	Kitchenette is mostly used as storage, sink is not accessible. Consider removing kitchenette and making storage	SP07 (1)			\$8,500.00				
	SP08	Non-lever door hardware	SP08 (1)			\$600.00				
	SP09	Non-lever door hardware	SP09 (1)			\$3,500.00				
	SP15	Non-lever door hardware				\$600.00				
	SP16	Non-lever door hardware				\$600.00				
	SP18	Non-lever door hardware				\$600.00				
	SP19	Non-lever door hardware				\$600.00				
	SP20	Non-lever door hardware				\$600.00				
	SP21	Non-lever door hardware				\$600.00				
	SP22	Non-lever door hardware				\$600.00				
	SP29	Kitchenette is generally not accessible. Delete stove, Re-work base cabinets	SP29 (1)			\$4,400.00				
	SP30	Non-lever door hardware. Vanity/lavatory does not provide knee clearance. Grab bars not provided. Mirror higher than 40" AFF	SP30 (1) SP30 (2)			\$3,700.00				
	SP31	Non-lever door hardware. Vanity/lavatory does not provide knee clearance. Grab bars not provided. Mirror higher than 40" AFF	SP31 (1) SP31 (2)			\$3,700.00				
1.2		Function								
1.2.1	SP10	Existing lighting and lighting controls are antiquated								Background overview commentary
1.2.2	SP06	Narrow steps do not allow convenient use of space for staff. Consider demolition of room SP07 to allow for a more open entry into SP06.	SP06 (2)				\$45,000.00			SEE 1.1.7 ABOVE
	SP11	No enclosed study spaces							\$40,000.00	For two (2) collaboration rooms with electrical and IT cabling, tables & chairs
	SP16	Narrow storage space is inefficient	SP16 (1) SP16 (2)						X	Background overview commentary
	SP24	Angled delivery/circulation space is inefficient							X	Background overview commentary
	SP28	Exterior access for IT closet is unconventional							X	Background overview commentary
	SP27	Narrow storage space is inefficient	SP27 (1)						X	Background overview commentary
1.3		Limitations								
1.3.1		Radial layout and structure does not allow space to be reconfigured easily.							X	Background overview commentary
1.4		Safety								
1.4.1	SP13	Egress door does not have sufficient exterior landing	SP13 (1)			\$2,000.00				

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
SP-SEVERNA PARK										
2.0		Sitework								
2.1		<i>Utilities</i>								
2.1.1		Site is served by public Water and Sewer utilities								Background overview commentary
2.2		<i>Parking & Paving</i>								
2.2.1		Parking code requirement is 5,069 sq ft x 0.75 (NSF factor) x 1 sp/150 sq ft = 25 required spaces and parking provided = 100 spaces ADA spaces required = 4 spaces (1 of which must be a van space) ADA spaces provided = 7 spaces (2 of which are van spaces) Recommendation: restripe parking to provide ADA compliant van spaces	SPS (6)	100	\$28.50	\$2,850.00				
2.2.3		The 1 van space as marked is not ADA compliant, however, there appears to be 2 other ADA spaces that can be properly signed as ADA van spaces				X				
2.2.2		No EV spaces are present at the library		4	\$7,500.00				\$30,000.00	
2.2.3		Site consists of a combination of concrete curb and gutter and concrete wheel stops in fair condition. Annual inspection is recommended to repair any damaged curbing or wheel stops as required								
2.2.4		Pavement ruts, and alligator paving are present throughout the parking areas and drive aisles and is in need of repair (base) and resurfacing with a proper pavement section	SPS (5) SPS (7)	5600	\$5.00		\$28,000.00			
2.3		<i>Accessories & Signage</i>								
2.3.1		Standard library signage present at entry drive	SPS (1)							Background overview commentary
2.3.2		Some of the site signage appears old and faded and should be replaced	SPS (4)	10	\$335.00			\$3,350.00		
2.4		<i>Sidewalks</i>								
2.4.1		Good sidewalk connectivity with parking lots, road frontage and adjacent properties	SPS (8) SPS (12)							
2.4.2		Rear sidewalk with steps, although railing not required may recommend railing on one side for pedestrian safety	SPS (14)	1	\$500.00			\$500.00		
2.5		<i>ADA signage, parking spaces and accessibility</i>								
2.5.1		The 1 van space as marked is not ADA compliant, however, there appears to be 2 other ADA spaces that can be properly signed as ADA van spaces				X				
2.5.2		ADA ramps for accessible routes shall be brought up to ADA compliance with detectable warning surfaces.		5	\$875.00	\$4,375.00				
2.6		<i>Storm Drainage and SWM facilities</i>								
2.6.1		No evidence that this site has any SWM facilities associated with the library improvements.								Background overview commentary
2.6.2		Library parking lots are drained via underground storm drainage pipes; building roof drains are a combination of underground and direct discharge to splash blocks; site appears to have good drainage								
2.7		<i>Landscaping</i>								
2.7.1		Site is very heavily wooded with constant maintenance with leaves, sticks, etc. for the parking and drive areas.	SPS (9)							

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
2.8		General								
2.8.1		Dumpster is present in the rear parking area (no enclosure screening exists)	SPS (13)							Background overview commentary
2.8.2		Recycle bins are present and located adjacent to the buildings loading area in an organized manner	SPS (15)							Background overview commentary
2.8.3		Book Drop is present in the parking in the rear parking lot overtop parking spaces	SPS (10)							Background overview commentary
2.8.4		Bike rack is present at front entry	SPS (3)							Background overview commentary
2.8.5		Brick wall along entry drive appears to be in good condition	SPS (2)							
2.8.6		Maintenance/Storage wooden shed is present onsite	SPS (11)							
SP-SEVERNA PARK										
5.0		Metals								
SP-SEVERNA PARK										
6.0		Wood								
6.1		Millwork								
	SP07	Millwork not used, could be removed for better use as storage or conference expansion.						x		SEE 1.1.7 ABOVE
	SP10	Fixed circulation desk is not as useable as mobile desks at other branches.	SP10 (1) SP10 (2) SP10 (3)					\$11,000.00		Seek a FF&E solution to providing flexible circulation desk solution. Demolition of existing and new carpet tiles and electrical only. IT cabling by others
	SP13	Computer tables are inefficient use of space, at least one could be removed or both, and replaced with furniture.	SP13 (2) SP13 (3)					\$3,500.00		Seek a FF&E solution to providing flexible circulation desk solution. Demolition of existing and new carpet tiles and electrical only. IT cabling by others
SP-SEVERNA PARK										
8.0		Openings								
8.1		Doors (interior)								
	SP09	Left door at chair storage has been screwed shut. Repair or address function as needed.	SP09 (3)			\$900.00				
8.2		Door Hardware								
	SP02	Non-lever door hardware				\$600.00				
	SP05	Non-lever door hardware				\$600.00				
	SP06	Non-lever door hardware				\$600.00				
	SP08	Non-lever door hardware				\$3,000.00				
	SP09	Non-lever door hardware				\$3,600.00				
	SP15	Non-lever door hardware				\$600.00				
	SP16	Non-lever door hardware				\$600.00				
	SP18	Non-lever door hardware				\$600.00				
	SP19	Non-lever door hardware				\$600.00				
	SP20	Non-lever door hardware				\$600.00				
	SP21	Non-lever door hardware				\$600.00				
	SP22	Non-lever door hardware				\$600.00				
	SP30	Non-lever door hardware				\$600.00				
	SP31	Non-lever door hardware				\$600.00				
SP-SEVERNA PARK										
9.0		Finishes								
9.1		General								
	SP11	Curved bump-out walls are uneven in surface texture and general alignment. Caulking and repainting is needed and/or concealment with acoustical panels or slat wall similar to SP14	SP11 (1) SP11 (2) SP11 (3) SP11 (4)				\$55,000.00			
9.2		GWB & partitions								
	SP12	Center bulkhead is water-damaged, drywall to be repaired and repainted.	SP12 (1)			\$5,200.00				
	SP17	Perimeter bulkheads are damaged, repair and repaint	SP17 (1)			\$5,000.00				
	SP22	Repair water-damaged ceiling	SP22 (1)			\$300.00				
9.4		Ceilings								
	SP08	Replace deteriorated ACT panels and grid	SP08 (3)			\$19,250.00				
	SP09	Replace damaged ACT panels at chair storage area	SP09 (2)			\$700.00				
	SP17	Replace deteriorated ACT panels and grid	SP17 (1)			\$20,830.00				
	SP32	Replace damaged ceiling tiles	SP32 (1)			\$500.00				
9.5		Flooring								
	Gen.	The Library should be scheduled for an overall carpet and vinyl flooring renewal/replacement							\$212,000.00	

ASSESSMENT NARRATIVES / COST

Item Ref.	Room	Description	Photo	Quantity	Unit Price	Priority 1	Priority 2	Priority 3	Priority 4	Comments
9.6		Paint								
	Gen.	Paint/re-finish all surfaces scheduled to be repaired or replaced				\$40,000.00				
SP-SEVERNA PARK										
10.0		Specialties								
10.3		Appliances & Equipment								
	SP29	Review function/need for stove and remove	SP29 (2)				\$400.00			
SP-SEVERNA PARK										
21.0		Fire Suppression								
		Sprinkler Systems								
21.1.1		Building is not sprinklered.		1	LS				\$205,000.00	Estimated cost to sprinkler entire
SP-SEVERNA PARK										
22.0		Plumbing								
22.1		General								
22.1.1		Staff restroom toilets back up if dishwasher is run simultaneously. Sanitary issue needs to be researched and resolved.		1	LS		\$6,500.00			Cost assumes scoping and clearing of existing sanitary lines.
SP-SEVERNA PARK										
26.0		Electrical								
26.1		General								
26.1.1	SP34	Branch circuit breaker labels on original Main Panel 'MD' do not match panel directory; remove incorrect labels. Directory for Panel '2' ("Left Panel") is incomplete. Egress door from room is required to swing out and have panic hardware, neither requirement is met.	SP34 (E1) SP34 (E2) SP34 (E3)	2	\$450.00	X		\$900.00		Egress door issues are priority 1, panel labeling is priority 3. Cost indicated is for panel directory updates. Refer to door/hardware section for door costs.
26.2		Low Voltage / Comms								
26.2.1	SP26	Provide new data outlet adjacent to desk, to avoid temporary cabling over carpeting.	SP26 (E1)	1	\$750.00			\$750.00		
26.4		Lighting								
		Replace fluorescent lighting throughout with energy efficient LED.	SP11 (E3) SP11 (E6)	1	LS		\$135,000.00			
		No automatic lighting controls.								Background overview commentary
		Replace non-functioning exit signs with new LED type.	SP (E1)	2	\$450.00	\$900.00				
	EXT	Replace exterior wall mounted lights with energy efficient LED.	SP-EXT (E1) SP-EXT (E2)	9	\$550.00		\$4,950.00			
	SP01	Replace damaged light switch.	SP01 (E1)	1	\$125.00	\$125.00				
	SP08	Label light switches. Dimmer switches are not compatible with relamped downlights. Replace with new dimmers.	SP08 (E1)	1	LS		\$850.00			
	SP10	Existing rotary style lighting controllers operate the main library lights in several zones; however the controllers are not intuitive and have become difficult to operate. The lighting zones can be combined and simplified. Replace controllers with permanently labeled toggle switches controlling lighting contactors.	SP10 (E1)	1	LS		\$2,250.00			
	SP11	1' x 4' fluorescent lights surrounding central circular glass feature are difficult to relamp, and several are not operating. Illumination below this feature is poor. Replace with a different lighting scheme utilizing LED fixtures. Numerous 4' diameter florescent lights throughout main area are difficult to maintain; recommend replacement with readily available LED fixtures.	SP11 (E1) SP11 (E2) SP11 (E4) SP11 (E5) SP11 (E7)				X			Included in lighting retrofit cost given above.
	SP23	Permanently label light switches. Review non-functioning switch with owner and remove or repair as necessary.	SP23 (E1)	1	LS		\$600.00			
26.5		Site Lighting								
26.5.1		Relamp existing fixtures with LED lamps, or replace complete fixture with LED type.	SP-EXT (E3)	8	\$800.00		\$6,400.00			Cost is to replace complete fixtures.
SP-SEVERNA PARK										
28.0		Electronic Safety								
28.1.1		The fire alarm system was replaced in 2008								Background overview commentary
PRIORITY TOTALS						\$179,630.00	\$284,950.00	\$20,000.00	\$487,000.00	

EXISTING CONDITION PHOTOGRAPHS



SP01 (1)



SP02 (1)



SP03 (1)



SP04 (1)



SP05 (1)



SP06 (1)



SP06 (2)



SP07 (1)



SP08 (1)

EXISTING CONDITION PHOTOGRAPHS



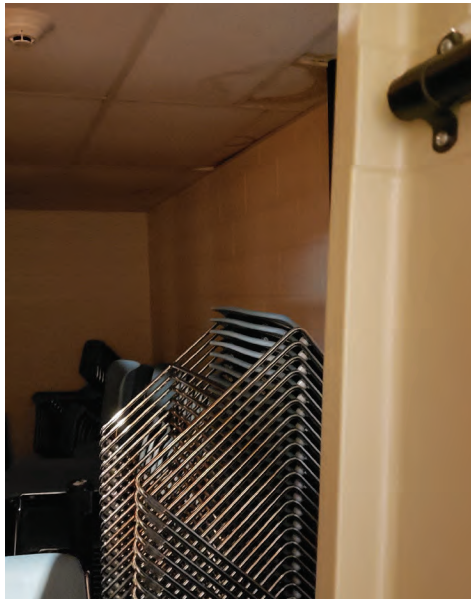
SP08 (2)



SP08 (3)



SP09 (1)



SP09 (2)



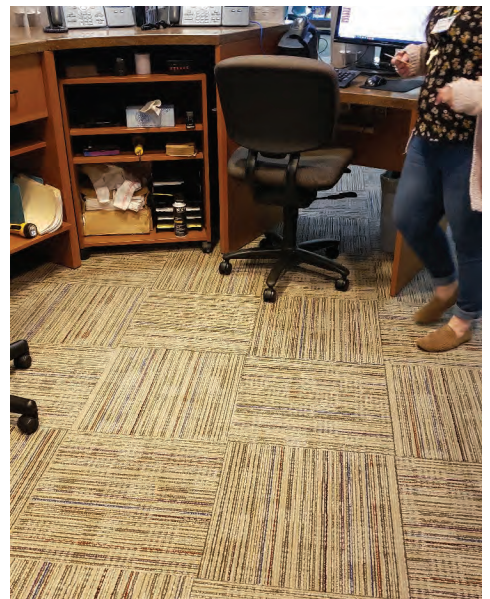
SP09 (3)



SP10 (1)



SP10 (2)



SP10 (3V)

EXISTING CONDITION PHOTOGRAPHS



SP11 (1)



SP11 (2)



SP11 (3)



SP11 (4)



SP12 (1)



SP13 (1)



SP13 (2)

EXISTING CONDITION PHOTOGRAPHS



SP13 (3)



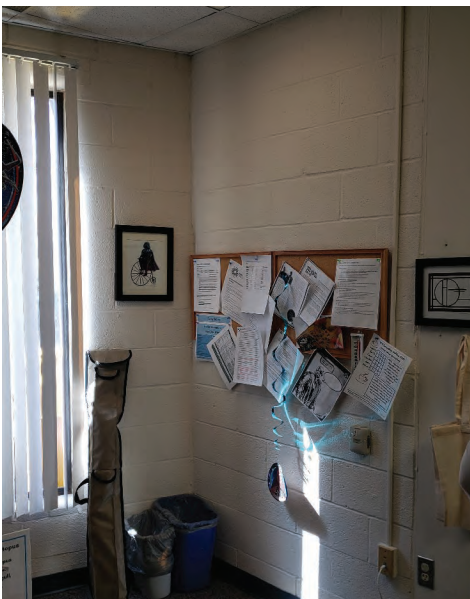
SP16 (1)



SP16 (2)



SP17 (1)



SP22 (1)



SP27 (1)



SP29 (1)

EXISTING CONDITION PHOTOGRAPHS



SP29 (2)



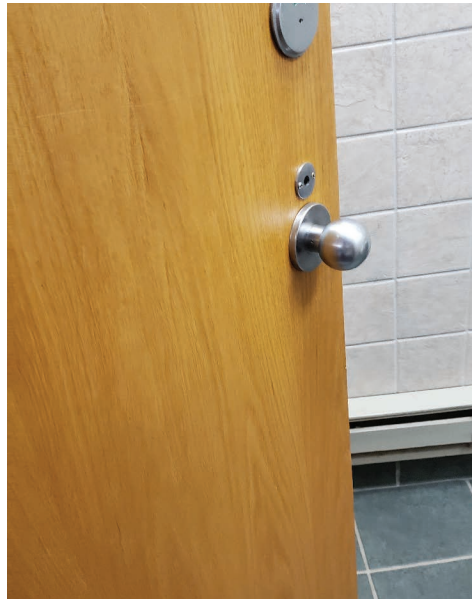
SP30 (1)



SP30 (2)



SP31 (2)



SP31 (2)



SP32 (1)

EXISTING CONDITION PHOTOGRAPHS



SP (E1)



SP01 (E1)



SP08 (E1)



SP10 (E1)



SP11 (E1)



SP11 (E2)

EXISTING CONDITION PHOTOGRAPHS



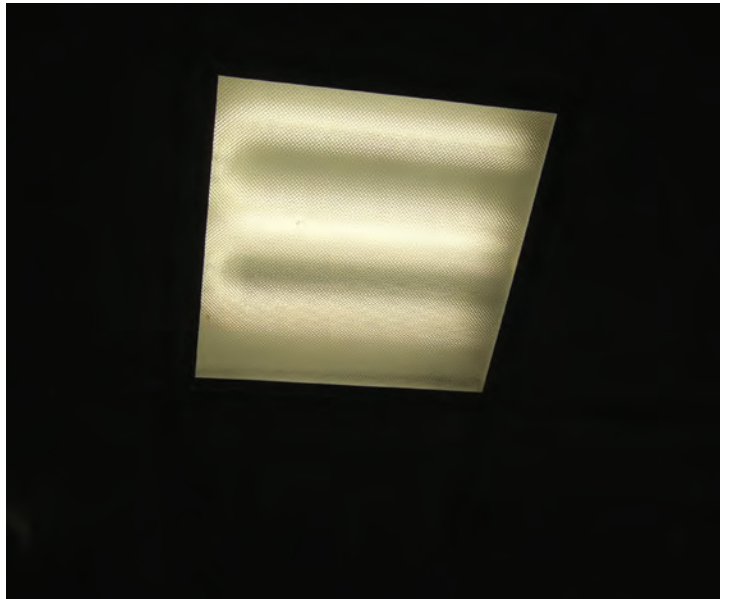
SP11 (E3)



SP11 (E4)



SP11 (E5)



SP11 (E6)



SP11 (E7)



SP23 (E1)

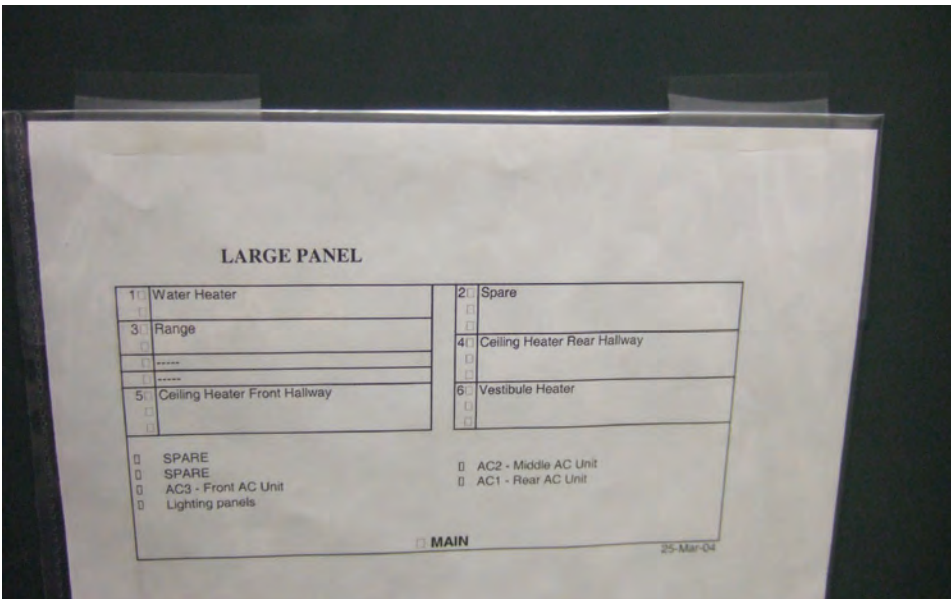
EXISTING CONDITION PHOTOGRAPHS



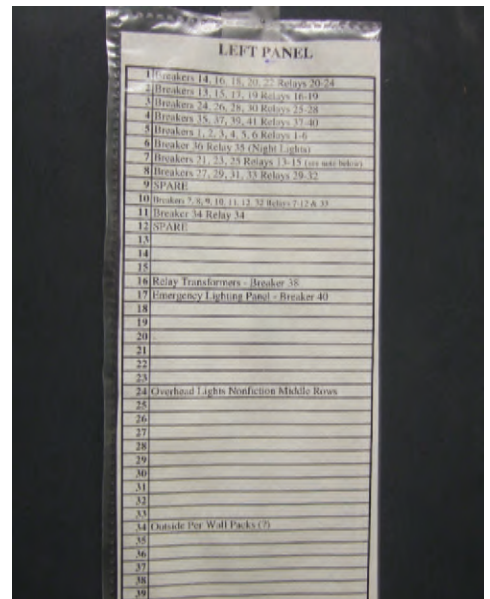
SP26 (E1)



SP34 (E1)



SP34 (E2)



SP34 (E3)



SP-EXT (E1)



SP-EXT (E2)

EXISTING CONDITION PHOTOGRAPHS



SP-EXT (E3)



SPS (1)



SPS (2)



SPS (3)



SPS (4)



SPS (5)



SPS (6)

EXISTING CONDITION PHOTOGRAPHS



SPS (7)



SPS (8)



SPS (9)



SPS (10)



SPS (11)



SPS (12)



SPS (14)



SPS (15)