



FY 2021 – FY2026 CIP PLANNING ADVISORY BOARD REVIEW

Office of Central Services
February 14, 2020

Office of Central Services

Our mission is to:

- manage and maintain all County facilities, real estate, fleet vehicles and equipment;
- operate an efficient and cost-effective purchasing system;
- maintain a complete inventory of all County owned facilities and properties;
- manage risk; and
- assure that all services are delivered efficiently, promptly and courteously.

Office of Central Services

The Office of Central Services maintains:

- 274 buildings owned or leased by the County, or 3.2 million square feet
- 102 boilers
- 48 elevators
- 11 miles of median
- 2,113 vehicles which include specialty vehicles such as dump trucks, vector trucks, public safety vehicles for the detention center, animal control, non patrol vehicles, fire apparatus including pumpers, engines, ladder trucks, and police vehicles
- 700 various pieces of equipment

Facility Improvement Plan

- Outlines program to bring facilities current with maintenance and system replacement.
- Will be further defined as AWOM is implemented.
- Program developed based on backlog of projects identified by maintenance personnel, department requests, various studies, and best practices.
- Program includes annual requests for new roofs, boilers, HVAC, energy management systems, elevators, plumbing, etc.

Facility Investment Needs

System	Current No. Per Year	Annual Investment Required
Roof	4.6	\$500,000
Boiler	4	\$500,000
Elevator	2	\$2,000,000
HVAC	varies	\$2,300,000
Plumbing	TBD	\$2,000,000
Electrical	TBD	\$1,800,000
Fire & Life Safety	1	\$0

C577900 – Ralph Bunche Community Center

- Provide assistance to the Ralph J. Bunche Community Center for facility and site upgrades to address maintenance issues.
- In FY21, the County is providing \$25,000, and the State is providing \$275,000 in grant funding.

FY21-26 Capital Program New Projects

- C002321 – Arundel Center Elevator Modernization
- C003820 – Harry S. Truman Complex Restroom Renovations

C002321 – Arundel Center Elevator Modernization

- Complete modernization or replacement of the two elevators in the old side of the Arundel Center.
- Upgrade critical parts, add new technology, improve performance, improve safety, and allow for ADA compliance.
- Elevators were out of service approximately 2-3 months in 2019.
- FY 21 \$1.393 M

C003820 – Harry S. Truman Complex Restroom Renovations

Renovate the 26 restrooms within the three buildings comprising the Harry S. Truman Complex which includes offices for Health, Recreation & Parks, and Library HQ. Received multiple requests from various departments. Project to include:

- Remodel with new fixtures, floors, walls, partitions & ventilation
- Providing energy efficient systems including lighting, plumbing & fixtures

This remodel will cut down on maintenance as well as meet current ADA requirements.

FY 21 design – \$143,000

FY 22 construction – \$1.893 M

C437000 – Underground Storage Tank Replacement

- Replace and/or upgrade underground storage tanks as required by MDE mandates.
- FY26 request for \$100,000 continues the programmed funding level.

C443500 - Facility Renovation/Relocation

- FY21 request is for an increase to \$1,500,000.
- Request for subsequent program years (FY22-26) is for \$650,000, the historic funding level.
- Received requests in September 2019 totaling \$1.43 million.
- Departments & tenants are solicited annually for new requests.
- Prioritized project list developed from current and backlog of requests, estimated at \$5 M.

C443500 - Facility Renovation/Relocation

LOCATION	ADDRESS	REQUEST
Fire - Maryland City #27	3498 Fort Meade Rd	Repair floor seams
Fire - Annapolis Neck #8	991 Bay Bridge Rd	Repair & reseal epoxy in shower areas of four bathrooms
Animal Control	411 Maxwell Frye Rd	Strip & repaint Dog Gallery, Surgery Area, & Kennel Area
Police HQ	8495 Veterans Hwy	Paint all stairwells walls, baseboards, & doors of the interior stair towers.
Fire - Armiger #30	304 Mountain Rd	Renovate Kitchen & add gas line extension onsite to kitchen
Fire - Maryland City #27	3498 Fort Meade Rd	Replace carpet
Health Dept	3 HST	Convert storage area into office space. (Old X-ray room)
Circuit Court House	8 Church Circle	Replace carpet and wallpaper throughout executive suite outside State's Attorney's office
Arundel Center North	101 Crain Hwy	Renovate interior of GBTC.
Arundel Center	44 Calvert St	New laminate for dais in Council Chambers
Circuit Court House	8 Church Circle	Main entrance security improvements - walls to create hallway to Licensing and security lanes (some grant funding available).
ORCC	600 E Ordnance Rd	Replace entrance sliding doors
O'Malley Senior Activity Center	1275 Odenton Rd	Replace the flooring in the exercise room at the O'Malley Senior Center Main Site.
Davidsonville Yd Road Ops	350 W Central Av	Replace entry doors in all truck stalls.

C443500 - Facility Renovation/Relocation

LOCATION	ADDRESS	REQUEST
O'Malley Senior Activity Center/Annex	1275 Odenton Rd	Expand Parking lot 5 SPACES
Traffic Maintenance	409 Broadneck	Replace 3 Garage doors.
Circuit Court House	8 Church Circle	New Chambers Construction for new judge (location TBD; possibly where court reporters were once they are relocated.
Circuit Court House	8 Church Circle	Relocate various departments after Orphans Court & Register of Wills move to Commerce Park - Office of Case Mgt, Custody Evaluation Unit, Court Reporters, and possibly Drug Court.
Heritage Bldg 2660 - First Floor/Anne Arundel Room	2660 Riva Road	Replace conference room chairs (and possibly conference table)
Fire - Jessup VFC #29	7891 Max Blobs Park Rd	Bathroom renovation
Fire - Glen Burnie #33	15 Central Ave	Bathroom renovation
Fire - Annapolis Neck #8	991 Bay Bridge Rd	Replace carpet in high use areas, hallways and corridors
Fire - Brooklyn Pk VFC #31	5100 Ritchie Hwy	Paint all walls
Animal Control	411 Maxwell Frye Rd	Remove and replace the carpets in the offices of AC&C.
Criminal Investigation Div	8666 Veteran Hwy	Install ballistic glazing on the exterior of the CID building.
HOC 2660 – Personnel (Pension/Health Section)	2660 Riva Road	Copier/Storage area needs better space efficiency
Circuit Court House	8 Church Circle Commerce Park	New carpet and painting of Orphans Court and Register of Wills space once they move to Commerce Park

C443500 - Facility Renovation/Relocation

LOCATION	ADDRESS	REQUEST
Circuit Court House	8 Church Circle	New Courtroom Construction - in area vacated on the 2nd floor where small hearing 2B is located.
Circuit Court House	8 Church Circle	Replace carpet in public areas of License, Civil, Administration, and Courtroom Clerk departments with laminate planks for durability.
Davidsonville Yard Road Ops	350 W Central Av	Paint Exterior Doors
HOC 2662	2662 Riva Rd	Carpet Replacement
Circuit Court House	8 Church Circle	Wood paneling touch up in all hallways and courtrooms.
O'Malley SC/Annex	1270 Odenton Rd	Replace carpet throughout the O'Malley Senior Center Annex.
Linthicum VFC #32	309 S Camp Meade Rd	Window replacement
Linthicum VFC #32	309 S Camp Meade Rd	Paint exterior building surfaces
Linthicum VFC #32	309 S Camp Meade Rd	Scrape, Repair and paint ceiling and walls in engine bays
Crofton Library	1681 Riedel Rd	Regrade and resurface the Crofton Library parking lot
Maryland City Library	3501 Russet Commons	Regrade and resurface the Maryland City Library Parking lot
OEM	44 Calvert St	Paint and Carpet PEG Studio
Arundel Center	44 Calvert St	Replace Carpet in Room 347
Severn (Provinces) Library	2624 Annapolis Rd	Repair bowed sidewalk at library entrance adjacent to shopping center.

C443500 - Facility Renovation/Relocation

LOCATION	ADDRESS	REQUEST
Arundel Center	44 Calvert St	Sump Pump Replacement
Multi - HOC, Cape St. Claire Park, Lake Waterford Park	Multiple	Hot Water Heater Replacement
Harmans/Dorsey #21	1367 Dorsey Rd	Back Flow Prevention Device Relocation
Health Dept Annex	1 HST	Fire Protection - Backflow Prevention Device
Police Academy	3737 Elmer F Hagner La	Backflow Prevention Upgrade
Southern District	35 Stepneys La	Install Awning Over Officers Entrance
Western District	8273 Telegraph Rd	Restripe Parking Lot
Maryland City #27	3498 Fort Meade Rd	Egress Door Upgrades
HOC 2666	2666 Riva Rd	Paint & replace carpet on 3rd Floor
Maryland City #27	3498 Fort Meade Rd	Egress Door Upgrades
Dover Yard Road Ops	200 Dover Rd	Replace all entry doors
Western District	8273 Telegraph Rd	Replace Carpet
Police HQ	8495 Veterans Hwy	Replace Carpet - 1st Floor, Admin Services, TRS/MEDIA
Health Dept	3 HST	Replace Carpet - Upper Level
Glen Burnie #33	15 Central Ave	Replace carpet in building

C500700 – Arundel Center Renovation

- Design and construction of vital operating systems in the Arundel Center.
- The FY21 request is for \$81,000 to complete this project following delays due to contractor's business collapse, and bonding company issues.

C537800 – County Facilities & Systems Upgrades

- Requesting an increase in FY21 to \$10 M to address growing demand for repairs of older buildings.
- Request includes funds to complete previous funded projects as well as a prioritized FY21 project list.
- Backlog project list is sorted by category, new projects added when identified and reviewed to create annual prioritized project list.
- Historic funding level of \$5.29 M is requested for FY22 – FY26.

C537800 - County Facilities & Systems Upgrades

PROJECT NAME
CFSU-Police HQ Elevator Upg
CFSU-HOC Roof Repl
CFSU-Waugh Chapel FS HVAC
CFSU FY16 Building Reno
CFSU FY16 HVAC Reno
CFSU Security & Lobby Renov
CFSU Roof Repl FY18
CFSU Arundel Ctr Windows
CFSU Mech Work at JRDC
CFSU HST Elec Upg Bldg 1,3,5
CFSU-CSSC Warehse Fire Alarm
CFSU - Pass Through FY19
CFSU-Heritage Restroom Reno
CFSU - Police ECC HVAC
Roofs (Annapolis Swim Ctr, Robinson Bldg, Pol HQ, Edgewater Libr)
Boilers (Avalon Shores #41, Arundel VF #7, Pol Academy, Linthicum #32, ORCC-2)
EMS (EOC, CSSC-Fire, FMD, BOEd, R&P, Annapolis Neck #8, Armiger #30, Glen Burnie #33, Harmans/Dorsey #21, Jessup #29)
R-22 Replacement (HOC, Annapolis Swim Ctr, Drug Crime Lab, Md City #27, Annapolis Neck #8, Hein Bldg, Jessup #29)

C537800 - County Facilities & Systems Upgrades

PROJECT NAME
Circuit Court House – Elevator Upgrade for Compliance/Life Safety
Arundel Center – Install card swipe access controls on internal doors
Police/Western District – Security gate refurbishment
Fire/Linthicum VF #32 – Replace defective emergency generator
Fire/Harwood-Lothian #9 – Replace concrete apron & install turnaround on front apron
Fire/South GB #26, Odenton #28 & Linthicum #32 – Replace deteriorated concrete aprons
Health Dept Annex – Water treatment replacement
HOC – Balance air systems in all HOC buildings
Mountain Yard Rd Ops – Add radiant heaters to shop bays
Animal Control – Amend building to accommodate portable generator
Fire/Annapolis Neck #8 – Construct stairs from engine bay to the mezzanine
Davidsonville Garage – Install warehouse concrete loading dock
Demolition – Jug Bay, Spriggs, Davidsonville Family Rec Ctr (Tower & foundation)

C571700 – Parking Garages Repair/Renovation

Whitmore

- Concrete Repairs
- Waterproof (sealants, traffic, joints)
- Exposed Steel
- Cable repairs, drains, etc.

Glen Burnie Garage

- Repair exterior doors and door frame
- Concrete Repairs
- Waterproof (sealants, traffic, joints)
- Exposed rebar
- Reinstall dislodged metal coping

The FY21 request is for \$2,210,000, the FY23 request is for \$3,513,000, and the FY25 request is for \$508,000. Additional funds are needed as the extent of Whitmore repairs is better identified by work to date.

Central Services Programmed Project

- C571800 – Millersville Garage Expansion
 - Renovate 41 year old Millersville Garage to update the facility and all service systems (electrical, vehicle lifts, HVAC, cabling, backup generator) to a level capable of maintaining and repairing the County fleet of vehicles.
 - This project follows the Fire Equipment Main Facility project (C571900). FY 23 design costs increased \$2,000, and FY24 construction costs increased \$98,000 based on current cost estimates and escalation.

C571900 – Fire Equipment Main Facility

- Originally phase 1 of redevelopment of 7409 Baltimore Annapolis Boulevard.
- FY 20 funds being used for study of alternate location, feasibility, and design of new fire apparatus maintenance garage.
- FY 21 and FY 22 for construction of the new garage.
- Current facility unable to maintain the larger pieces of equipment and apparatus.
- FY21 costs reduced \$76,000 and FY22 costs reduced \$23,000 based on current estimates.