

MAYO BEACH PARK

4150 Honeysuckle Drive
Edgewater, Maryland 21037

September 3, 2021

Condition Assessment for Anne Arundel County DEPARTMENT OF RECREATION & PARKS

Contract Number: P582101
Project Number: P582100



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CONTENTS

The building ID numbers are control numbers assigned by the Park inventory database application maintained by the DRP's Capital Division.

Purpose / Park Overview / Park History / Process	6
Occupancy and Construction Type Designations	8
Aerial Map of Park	9
1.0 Glass Pavilion: Building ID#1709A	10
◆ Floor Plan	
1.1 Exterior Envelope	
1.2 Doors	
1.3 Windows	
1.4 Interior Finishes	
1.5 Structural	
1.6 Mechanical Systems	
1.7 Plumbing Systems	
1.8 Electrical Systems	
1.9 Food Service	
2.0 Park Offices: Building ID#1709B	40
◆ Floor Plan - First Floor	
◆ Floor Plan - Second Floor	
◆ Floor Plan - Basement	
2.1 Exterior Envelope	
2.2 Doors	
2.3 Windows	
2.4 Interior Finishes	
2.5 Structural	
2.6 Mechanical Systems	
2.7 Plumbing Systems	
2.8 Electrical Systems	
3.0 Open Air Pavilion: Building ID#1706	76
◆ Floor Plan	
3.1 Exterior Envelope	
3.2 Doors	
3.3 Windows	
3.4 Interior Finishes	
3.5 Structural	
3.6 Mechanical Systems	
3.7 Plumbing Systems	
3.8 Electrical Systems	

4.0	Day Camp / Grounds Maintenance: Building ID#1707	97
	◆ Floor Plan	
4.1	Exterior Envelope	
4.2	Doors	
4.3	Windows	
4.4	Interior Finishes	
4.5	Structural	
4.6	Mechanical Systems	
4.7	Plumbing Systems	
4.8	Electrical Systems	
5.0	Storage 1 (Water Sports): Building ID#1710	129
	◆ Floor Plan	
5.1	Exterior Envelope	
5.2	Doors	
5.3	Windows	
5.4	Interior Finishes	
5.5	Structural	
5.6	Mechanical Systems	
5.7	Plumbing Systems	
5.8	Electrical Systems	
6.0	Storage 2 (Grounds Maintenance / Mayo Athletic Sports): Building ID#1705	145
	◆ Floor Plan	
6.1	Exterior Envelope	
6.2	Doors	
6.3	Windows	
6.4	Interior Finishes	
6.5	Structural	
6.6	Mechanical Systems	
6.7	Plumbing Systems	
6.8	Electrical Systems	
7.0	Public Restrooms: Building ID#1708	167
	◆ Floor Plan	
7.1	Exterior Envelope	
7.2	Doors	
7.3	Windows	
7.4	Interior Finishes	
7.5	Structural	
7.6	Mechanical Systems	
7.7	Plumbing Systems	
7.8	Electrical Systems	

8.0	Site & Site Amenities: Various	189
8.1	Parking and Pavement	
8.2	Sidewalks and Trail Systems	
8.3	Water and Sewer System	
8.4	Drainage	
8.5	Playground and Ballfield Amenities	
8.6	Site Lighting	
8.7	Electrical Systems	
Cost Estimate		212
Appendices: Independent Reports by Others		
◆	Appendix A: ADA Survey by Skulski Consulting, LLC	238
◆	Appendix B: HAZMAT Report by County	274
◆	Appendix C: Mold/Mildew Report by County	317
◆	Appendix D: Worksite Inspection and Assessment Report by Risk Management Safety Division	328
◆	Appendix E: Water Quality Test & Treatment System Review by Hague Water of Maryland	346

PURPOSE / PARK OVERVIEW / PARK HISTORY / PROCESS

Purpose

Anne Arundel County DPW contracted with the WGM Architects Team to examine and assess the condition of several subject buildings and site features located at Mayo Beach Park in Edgewater, MD. The building shell, interior finishes, doors, windows structure, mechanical/electrical/plumbing systems have been reviewed, and the findings have been compiled into this report. The purpose of this report is to convey the condition of these elements, prioritize recommendations for repair or replacement, and provide an estimate of probable cost. A basic assumption associated with the scope of the condition assessment is that the structure, and any improvements thereto, were constructed, permitted and inspected for the current use prior to occupancy.

This assumption however cannot be applied unilaterally for Mayo Beach Park, as a number of earlier structures that pre-date the County acquisition of the property, have been adapted for Park use and continue to the present day.

Park Overview:

Mayo Beach Park is approximately 23 acres in size and is located on the South River where it empties into the Chesapeake Bay. The park is accessed from Maryland Route 214, Central Avenue via Shoreham Beach Road and Honeysuckle Drive. A bridge at the southern terminus of Honeysuckle Drive connects to the park road. Big Pond forms the western boundary, South River/Chesapeake Bay is on the east, a narrow isthmus to the north connects the park with a residential neighborhood, and the Saunders Point neighborhood adjoins the park to the South.

Mayo Beach Park has been historically used as a camp for children with disabilities during the summer months. It is also used for special events, particularly weddings and festivals. There are several existing facilities on site including a large events building with a courtyard and picnic pavilion/outdoor event area, a camp headquarters building, restrooms, two maintenance buildings, outdoor showers, two play areas and a pedestrian ramp to the beach area. There are two designated kayak/canoe boat launch areas as well as a drop-off area for car-top boats. There is a small paved parking area for approximately 25 – 30 vehicles and when the park is opened on weekends for the public use, parking is allowed on the grass. The park in the past has been open to the public on a limited basis and there is a goal to open the park more frequently for general public use.

Park History:

Mayo is the historical name of the present beach park and the entire Mayo peninsula. The peninsula between South River and the Rhode River was named after Commodore Isaac Mayo who purchased 39 acres of Mayo Beach in 1856. Commodore Isaac Mayo was a prominent U. S. Naval Officer and Citizen from Anne Arundel County. He had an extensive naval record from 1809 to 1861.

In 1939, the property was purchased by Charles and Mary Trabing who developed the parcel into the Mayo Beach Club, a popular family recreation destination for Baltimore and Washington DC residents looking to enjoy swimming, food, amusements and slot machine gambling.

In 1976, Anne Arundel County purchased the property for recreation and park open space. Many of the buildings constructed by the Trabings were re-purposed for park use and are still in use today. A Phase 1 Capital Project was carried out by DPW in 1980 which renovated some of the existing structures, added new infrastructure and constructed a new Public Restroom/Bath House building, the last new facility constructed at Mayo Beach Park. A follow-up ADA Improvements project was carried out in 1998.

Process:

The WGM team members made several visits to the site in March & April of 2021 to visually assess the condition of the various buildings and site features. The findings were recorded through notes and photographs.

Existing conditions assessments are organized in the following manner:

Condition Legend	
IMME	Requires Immediate Action
POOR	Needs repair or replacement within 12 months
WORK	Working – existing condition may be worn, weathered or damaged, but the component operates and does not represent an obstacle to the use of the building.
GWC	Good Working Condition – requires regular maintenance, minor repair or painting required, otherwise in good condition.
GAN	Good As New – requires regular maintenance, no further action needed within the next 2 to 5 years except for annual inspection.

Occupancy and Construction Type Designations:

Occupancy:

The assessment identifies the dominant use of each structure as determined by the on-site inspection and County archive drawings. For the purposes of this assessment, the primary structures were assigned the following Primary Use and Occupancy designations:

- ◆ Assembly – Building 1 (Glass Pavilion), Building 3 (Open Air Pavilion)
- ◆ Business – Building 2 (Park Offices)
- ◆ Mixed Use – Building 4 (Day Camp/Maintenance)
- ◆ Storage – Building 5 (Storage 1), Building 6 (Storage 2)
- ◆ Utility – Building 7 (Public Restrooms)

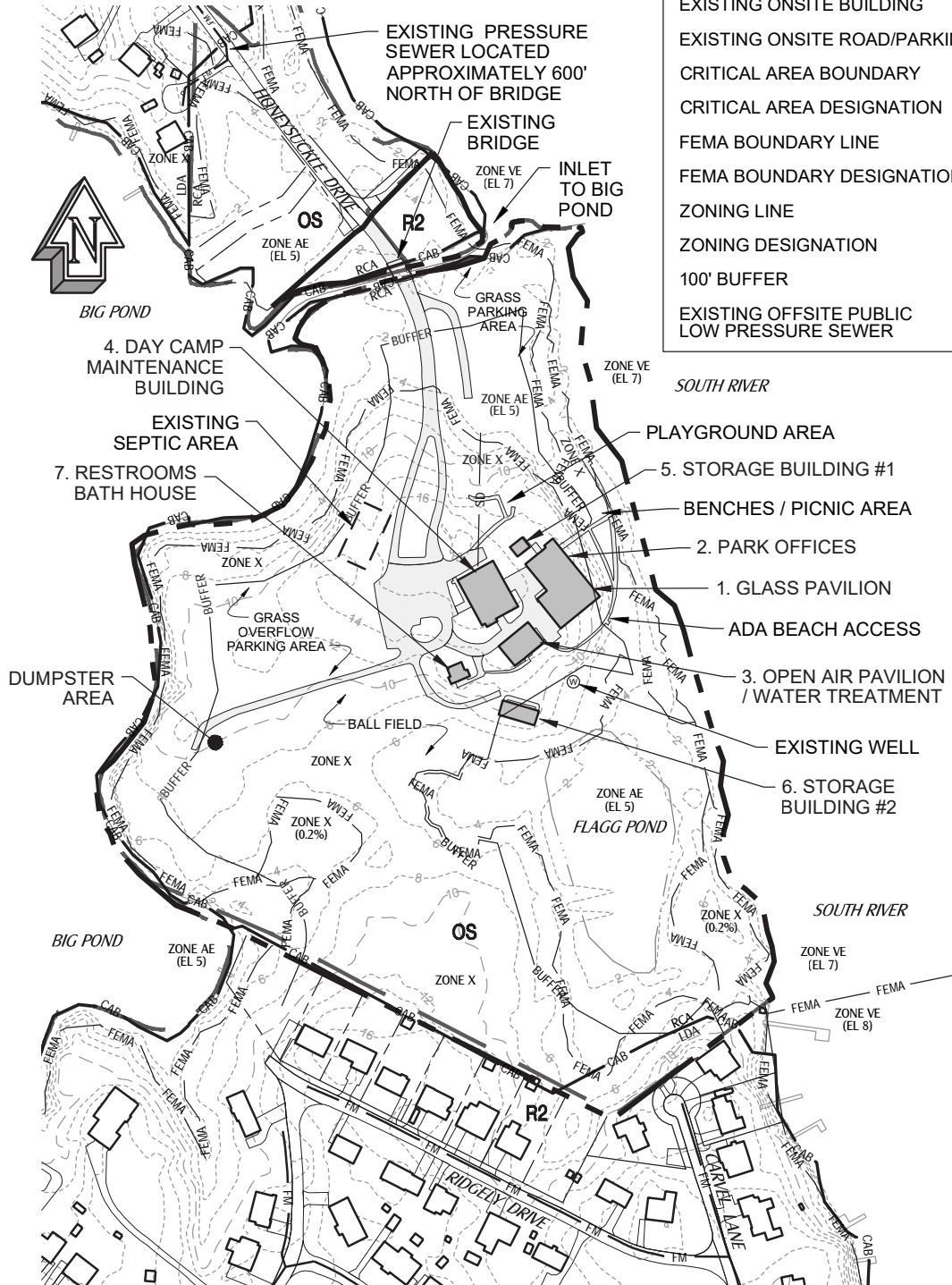
Construction Types:

- ◆ Construction Type 5-B:
The construction type comes from the International Building Code (IBC). Per code there are five types of construction in which each building must be categorized. These types of construction tell us how the materials used in the building (combustible or noncombustible) and the extent to which building elements such as framing, roof, wall and floor can resist fire. 5B requires 0 hr fire ratings on any material. (Buildings 1-7)

AERIAL MAP OF PARK

LEGEND

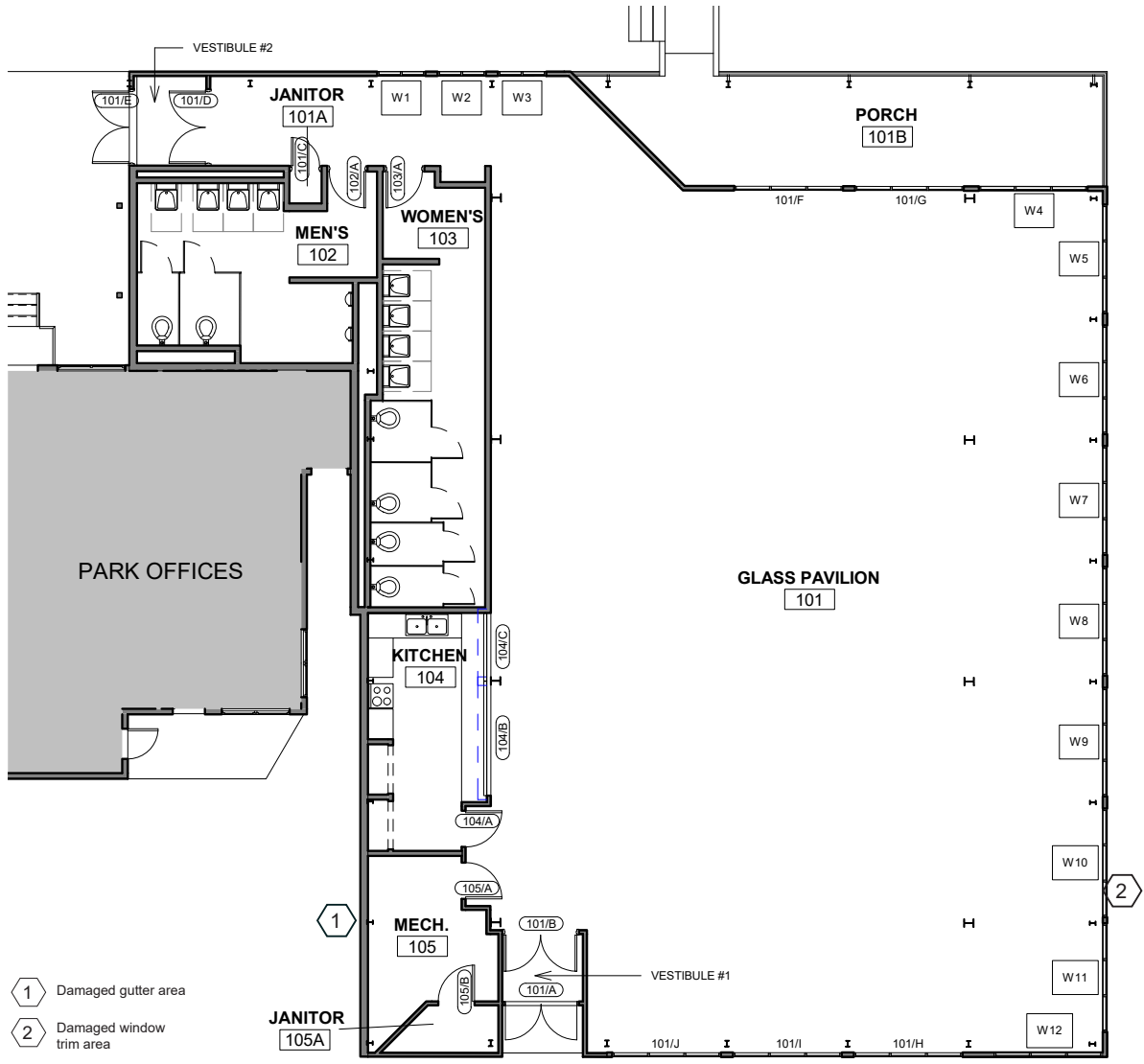
PROPERTY BOUNDARY	
EXISTING CONTOUR	
EXISTING TREE LINE	
EXISTING ONSITE BUILDING	
EXISTING ONSITE ROAD/PARKING	
CRITICAL AREA BOUNDARY	
CRITICAL AREA DESIGNATION	RCA
FEMA BOUNDARY LINE	
FEMA BOUNDARY DESIGNATION	ZONE X
ZONING LINE	
ZONING DESIGNATION	OS
100' BUFFER	
EXISTING OFFSITE PUBLIC LOW PRESSURE SEWER	



1.0

Glass Pavilion

Building ID: 1709A



GROSS SQUARE FOOTAGE:
5,534 SF

BUILDING 1 - GLASS PAVILION
FLOOR PLAN

1.0 GLASS PAVILION: BUILDING ID# 1709A

Building 1 – Glass Pavilion is located directly to the northeast of Building No. 4 – Day Camp and Grounds Maintenance Building. It forms a pedestrian oriented courtyard along with Building No. 2 – Park Offices and Building No. 3 – Open Air Pavilion / Water Treatment. Buildings 1 and 2 have connected roof construction, and the proximity of their exterior walls may force their evaluation together as a “single” building from a code standpoint if changes in use or significant renovations are proposed in the future.

The Glass Pavilion was likely constructed in the first half of the 20th C when part of Mayo Beach Club (c.1939) and as such pre-dates the County’s acquisition of the Park in 1976.

The Park’s Phase 1 Construction Improvements c.1980 carried out a full building remodel, however additional improvements have been completed over the years to its current condition.

Construction Type*: 5-B

Occupancy*: Assembly

**Refer to Occupancy and Construction Type Designations as explained on Page 8 of this report.*



South Elevation



East Elevation



West Elevation



North Elevation

Functional Deficiencies

Building 1 - Glass Pavilion appears to be in good working condition and generally functions as anticipated. Later renovations (dates unknown) replaced the sliding doors, windows, bathroom fixtures, and flooring. The kitchen cabinets and countertop are in very poor condition with delaminating surfaces occurring in several locations.

Please refer to *Appendix A - ADA Survey* for specific items regarding ADA comments.



Kitchen cabinets and countertops



Kitchen cabinets

1.1 Exterior Envelope

The slab-on-grade, one story wood framed exterior walls with steel column and steel framed roof trusses has no documented construction date, but is in excess of 50 years old.

Roofing:

The main roof is framed as a hip roof with partial gable ends exposed. The interior volume of space is open all the way to the underside of the ridge. The age of the roof is unknown and there is no ridge vent. The gable end louvers have been blocked off with plywood sometime after the 1978 renovation. We can assume at the time of the building being conditioned the louvers were blocked off to maintain temperature control. There are gutters and downspouts on all sides and are in need of repair in some areas.

Siding:

The siding is wood lap siding with 2x wood corner boards. It has received many coats of paint over the years. It is in fair condition with some areas around sliding doors, windows, fascia board, and near ground contact that show rotted or deteriorated conditions.



Damaged gutter and downspout



Damaged siding



Deteriorated sealant



Deteriorated sealant



Deteriorated siding



Deteriorating siding and trim

Recommendations - Exterior Envelope			
Item	Description	Condition	Action Required
1.1.1	Roofing	WORK	Further inspections of the asphalt roofing shingles to determine age of roof. Repair/replace sections of gutter and downspouts that are damaged.
1.1.2	Siding	WORK	Repair/replace deteriorated sections of siding and wood corner boards where deterioration/rot is evident.
1.1.3	Siding - Sealant at Windows and Doors	POOR	Sealant at windows and doors are deteriorated in some areas and need to be replaced.

1.2 Doors

Door 101/A is a pair of 3'-0" doors (6'-0" wide) x 7'-0" high full glass aluminum storefront door and frame with panic hardware exiting device, pivot hinges with auto close, and aluminum threshold.

Door 101/B is a pair of 3'-0" doors (6'-0" wide) x 7'-0" high full glass aluminum storefront door and frame with panic hardware exiting device, pivot hinges with auto close, and aluminum threshold.

Door 101/C is 2'-4" wide x 7'-0" high hollow metal door and frame. Door was stuck on the frame and could not be opened or close fully.

Door 101/D is a pair of 3'-0" doors (6'-0" wide) x 7'-0" high full glass aluminum storefront door and frame with panic hardware exiting device, pivot hinges with auto close, and aluminum threshold.

Door 101/E is a pair of 3'-0" doors (6'-0" wide) x 7'-0" high full glass aluminum storefront door and frame with panic hardware exiting device, pivot hinges with auto close, and aluminum threshold.

Door 101/F is 3'-0" wide x 6'-8" high vinyl sliding door with side lights and door screen. Approximately 5 to 10 years old.

Door 101/G is 3'-0" wide x 6'-8" high vinyl sliding door with side lights and door screen. Approximately 5 to 10 years old.

Door 101/H is 3'-0" wide x 6'-8" high vinyl sliding door with side lights. Approximately 5 to 10 years old.

Door 101/I is 3'-0" wide x 6'-8" high vinyl sliding door with side lights. Approximately 5 to 10 years old.

Door 101/J is 3'-0" wide x 6'-8" high vinyl sliding door with side lights and door screen. Approximately 5 to 10 years old.

Door 102/A is 3'-0" wide x 7'-0" high hollow metal door and frame with a push button ADA automatic door opener. Door has three heavy duty butt hinges, push/pull plate and kick plate.

Door 103/A is 3'-0" wide x 7'-0" high hollow metal door and frame with a push button ADA automatic door opener. Door has three heavy duty butt hinges, push/pull plates and kick plate.

Door 104/A is 3'-0" wide x 7'-0" high hollow metal door and frame with push/pull plates, kick plate, closer, hold open device, and deadbolt. No threshold.

Door 104/B is 9'-6" wide x 4'-10" high roll up door. Manually operated.

Door 104/C is 5'-8" wide x 4'-10" high roll up door. Manually operated.

Door 105/A is 3'-0" wide x 7'-0" high hollow metal door and frame rated for 45 minutes, standard doorknob privacy lockset, and hold open device. Threshold is a transition strip.

Door 105/B is 3'-0" wide x 6'-8" high hollow metal door and wood frame with standard doorknob.



Aluminum storefront entry doors



Vinyl sliding doors



Kitchen entry door



Kitchen roll up doors

Recommendations - Door			
Door #	Finish	Hardware	Action Required
101/A	WORK	WORK	Continue routine maintenance.
101/B	WORK	WORK	Continue routine maintenance.
101/C	WORK	POOR	Repair is needed so door can operate correctly
101/D	WORK	WORK	Continue routine maintenance.
101/E	WORK	WORK	Continue routine maintenance.
101/F	GWC	GWC	Continue routine maintenance.
101/G	GWC	GWC	Continue routine maintenance. Replace screen door.
101/H	GWC	GWC	Continue routine maintenance. Screen door missing.
101/I	GWC	GWC	Continue routine maintenance. Screen door missing.
101/J	GWC	GWC	Continue routine maintenance.
102/A	WORK	WORK	Continue routine maintenance.
103/A	WORK	WORK	Continue routine maintenance.
104/A	WORK	WORK	Paint door and frame
104/B	WORK	WORK	Requires regular maintenance.
104/C	WORK	WORK	Requires regular maintenance.
105/A	WORK	WORK	Paint door and frame
105/B	WORK	WORK	Paint door

1.3 Windows

- W1 – Is a replacement 2 lite slider with screen; 3'-10" wide x 3'-10" high in prefinished white vinyl.
- W2 – Is a replacement 2 lite slider with screen; 3'-10" wide x 3'-10" high in prefinished white vinyl.
- W3 – Is a replacement 2 lite slider with screen; 3'-10" wide x 3'-10" high in prefinished white vinyl.
- W4 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.
- W5 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.
- W6 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.
- W7 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.
- W8 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.
- W9 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.
- W10 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.
- W11 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.
- W12 – Is a replacement 3 lite slider with screens; 8'-6 ½" wide x 3'-8" high in prefinished white vinyl.



3 lite slider



2 lite slider

Recommendations - Windows			
Item	Window #	Condition	Action Required
1.3.1	All	GWC	Continue routine maintenance.

1.4 Interior Finishes

Interior finishes are generally in working condition; however, many are worn and nearing time for replacement. The table below shows what types of finishes exist in each room, providing a description of their current condition. The repair list thereafter provides recommended actions.

Abbreviations:

ACT: Acoustical Ceiling Tile
 CMU: Concrete Masonry Unit
 GWB: Gypsum Wall Board
 PTD: Painted
 VCT: Vinyl Composite Tile
 VB: Vinyl Base
 WD: Wood

Existing Interior Finishes						
Room #	Name	Floor	Base	Walls	Ceiling	Comments
1	Vestibule	VCT	WD PTD	PTD WD Siding	PTD WD Paneling	Walls and base are scuffed and aged.
2	Vestibule	VCT	WD PTD	PTD WD Siding	PTD WD Paneling	Walls and base are scuffed and aged.
101	Glass Pavilion	VCT	WD PTD & VB	PTD WD Paneling & CMU	PTD GWB & WD Paneling	Ceiling GWB has a lot of patched areas. Walls and base are scuffed and aged.
101A	Janitor	Concrete	None	PTD CMU	PTD GWB	
101B	Porch	Concrete	None	PTD WD Siding	PTD WD Paneling	Cracked flooring
102	Men's	VCT	VB	PTD CMU	PTD GWB	Walls and base are scuffed in various areas
103	Women's	VCT	VB	PTD CMU	PTD GWB	Walls and base are scuffed in various areas
104	Kitchen	VCT	VB	PTD GWB & CMU	PTD GWB	Cabinets in very poor condition, flooring are scuffed and aged
105	Mechanical	Concrete	None	CMU	PTD GWB	Floor is scuffed and aged
105A	Janitor	Concrete	None	PTD GWB	PTD GWB	Difficult to access



Glass pavilion



Kitchen



Mechanical room



Women's Restroom



Men's Restroom



Porch

Recommendations - Interior Finishes			
Item	Description	Condition	Action Required
1.4.1	Vestibule 1 & 2	WORK	Repaint walls, ceiling, and base trim
1.4.2	Glass Pavilion	WORK	Repaint walls, ceiling, and wood base trim. Replace flooring and vinyl base.
1.4.3	Men's	WORK	Repaint walls and ceiling. Replace flooring and vinyl base. Additional soap dispenser needed.
1.4.4	Women's	WORK	Repaint walls and ceiling. Replace flooring and vinyl base. Install a mirror.
1.4.5	Kitchen	POOR	Repaint walls and ceiling. Replace flooring and vinyl base with a more durable and slip resistant product. Replace base & wall cabinets and countertops. For additional action refer to kitchen assessment on page 37 of this report.

1.5 Structural

The glass pavilion/rental venue is an assembly space/hall used for gatherings such as weddings. It is a large open space that is flanked with windows providing views of the surrounding water. There is a kitchen space and restroom facilities.

The structure for the roof is a steel frame trusses with steel beam purlins and infill wood rafters. The ceiling is drywalled, concealing the roof structure above.

There are three main steel bays with four wide flange columns on each side that support the steel trusses. Flanking beyond the central space is lower pitched shed roofs with smaller steel columns framing window openings.

The floor is slab on grade. On the water side elevation there is an exterior concrete deck. We observed minor hairline shrinkage cracking in the concrete surface, however nothing of a structural concern.

The bathroom walls are partitioned with concrete masonry walls. We observed steel pipe columns with minor corrosion noted at the base interface with the slab.

The exterior perimeter foundation walls are concrete. We noted the top surface of the walls where the slab projects beyond the exterior wall to be weathered with minor cracking distress at the slab joints.

The exterior grade slopes downward toward the water. Along the water elevations the footings appear to have been stepped and the tops of the footings are visible and be flush with grade. We suspect the footings are not deep enough to be below the frost line, although we did not observe any distress or movement that would be an immediate structural concern.



Typical interior view of main level



View of interior window wall



Exterior view of main entry



View of exterior window wall



Exterior Foundation wall where slab projects



Stepped footing exposed, suspect not below frost line



Exterior slab shrinkage cracking



View of column base in bathroom

Recommendations - Glass Pavilion Structure			
Item	Description	Condition	Action Required
1.5.1	Foundation Wall Slab Joints	POOR	Clean and fill with backer rod and sealant.
1.5.2	Shallow Stepped Footings	WORK	Monitor for any distress, consider adding fill to protect from frost.
1.5.3	Bathroom Column Corrosion	WORK	Clean and paint to minimize deterioration.
1.5.4	Exterior Slab Cracking	WORK	Rout and fill with sealant to prevent water Infiltration and deterioration.

1.6 Mechanical Systems

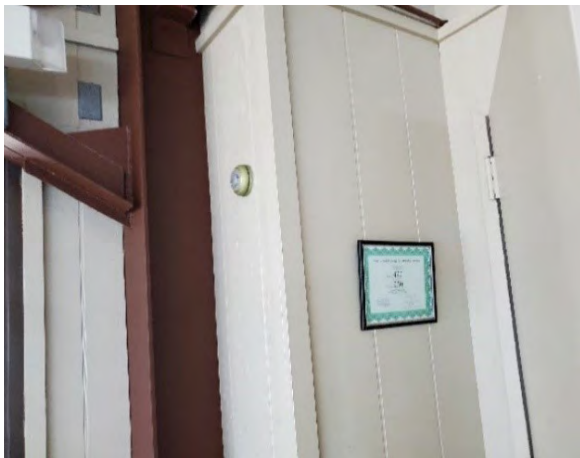
The Glass Pavilion building contains a large open pavilion with a storage room, kitchen, and set of men's and women's bathroom. The building is served by an oil fired ducted furnace, electric unit heaters, and exhaust fan.

HVAC System:

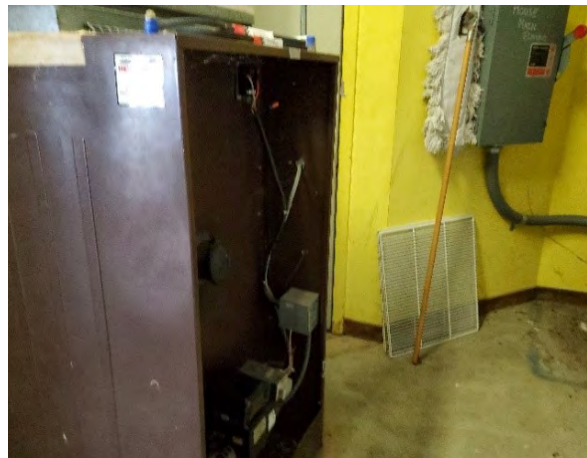
The Glass Pavilion is served by a ducted oil fired furnace as manufactured by Borg – Warner Central Environmental System Inc. The unit is located in the Mechanical Room. The associated ductwork serves the main open area and the men's and women's bathroom. The space is served by a non-programmable thermostat. There is no ventilation air provided to the space. The building has no cooling system.

The kitchen, mechanical room, and corridor are served by ceiling mounted unit heaters. The Men's bathroom is served by wall mounted unit heater.

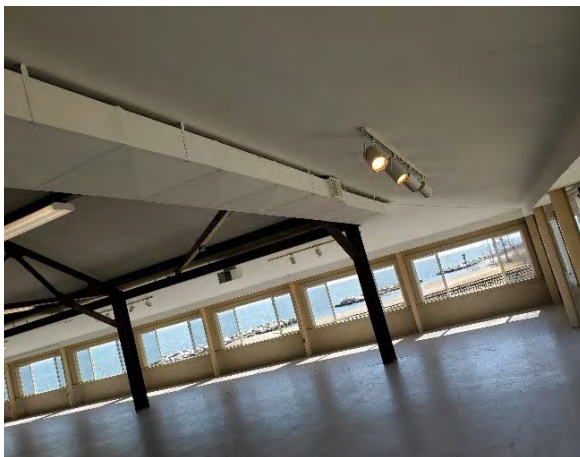
The men's and women's bathroom are exhausted by a ducted roof mounted exhaust fan.



Thermostat



Ducted Oil Fired furnace



Common Area Ductwork



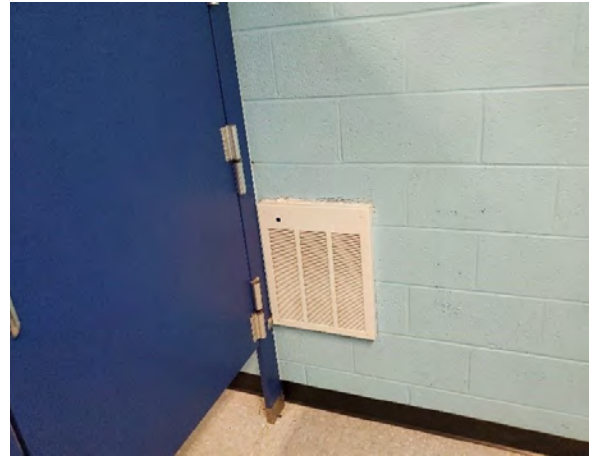
Common Area Ductwork



Exhaust Fan



Corridor Unit Heater



Men's Unit Heater



Kitchen Unit Heater



Mechanical Unit Heater

HVAC System Upgrade:

The ducted oil fired furnace unit, and space electric unit heaters shall be replaced with a 16 ton split system heat pump unit with electric backup heat to provide heating and cooling to the building. The unit shall be located in the space of the old ducted oil fired furnace. An exterior location shall be picked for the location of the condensing unit. The unit shall be provided with ventilation air. The existing ductwork shall remain in place and branch ducts shall be added to the kitchen and corridor. All the existing ductwork shall be insulated.

Recommendations - Mechanical Systems			
Item	Description	Condition	Action Required
1.6.1	Ducted Oil Fired Furnace	WORK	No space cooling. Shall be replaced with cooling unit.
1.6.2	Bathroom Exhaust Fan	WORK	No Action Required
1.6.3	Mechanical Room Unit Heater	WORK	The unit heater shall remain in place.
1.6.4	Kitchen Unit Heater	WORK	The unit heater can be removed with the installation of branch ductwork from the split system heat pump.
1.6.5	Corridor Unit Heater	WORK	The unit heater can be removed with the installation of branch ductwork from the split system heat pump.
1.6.6	Men's Unit Heater	WORK	No Action Required
1.6.7	Mechanical Room Exhaust Fan	WORK	No Action Required
1.6.8	Janitor Closet Exhaust Fan	WORK	No Action Required

1.7 Plumbing Systems

The Glass Pavilion building contains men's and women's restrooms, janitor closet, and a kitchen with a sink. The building domestic water cold service comes from the campus well system and the hot water is from an electric tank water heater in the Mechanical Room.

Plumbing Fixtures:

The Men's and Women's Bathroom contain metered lavatory, and flush valve water closets and the Men's Bathroom also contain flush valve urinals. The plumbing fixtures look like they are in good condition without any crack or damages. The water closets and urinal are stained from water hardness.

The janitor closet is located next to the bathroom and contains a janitor sink that looks like it is in good condition without any crack or damages.

The Kitchen contains a residential style double sink with faucet that looks like it is in good condition without any crack or damages. There is also a cold water connection that is rusted and should be replaced.

The plumbing fixture operation cannot be verified because the building is winterized for the winter.



Kitchen Sink



Janitor Closet Sink



Men's Bathroom Urinal



Women's Bathroom Lavatory



Women's Bathroom Water Closet



Men's Bathroom Water Closet

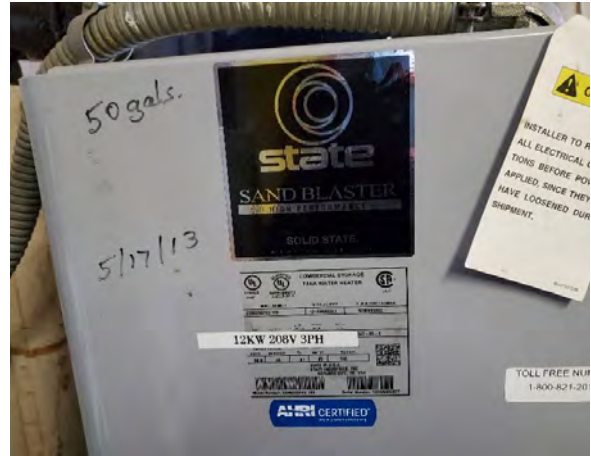
Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
1.7.1	Water Closet	WORK	Should be replaced after campus water hardness is resolved
1.7.2	Urinal	WORK	Should be replaced after campus water hardness is resolved
1.7.3	Lavatory	WORK	No action required.
1.7.4	Janitor Sink	WORK	No action required.
1.7.5	Kitchen Sink	WORK	No action required.

Domestic Water Heater:

The building is served by a 50 gallon 12 KW domestic water heater. The water heater is manufactured by State and looks to be in good condition. The hot water system also has an expansion tank in good condition and a recirculating pump that is corroded. Water heaters of this capacity are available in both residential and commercial grades. Replacement unit should be a commercial grade unit.



Expansion Tank and Recirculating Pump



Domestic Water Heater

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
1.7.6	Domestic Water Heater	GWC	No action required.
1.7.7	Expansion tank	GWC	No action required.
1.7.8	Recirculating pump	POOR	The recirculating pump shall be replaced in kind.

1.8 Electrical Systems

The Glass Pavilion building contains a large open pavilion with a storage room, kitchen, and set of men's and women's restrooms. As part of this section's review, lighting, associated controls, and the power distribution system will be evaluated.

Distribution System:

The Glass Pavilion contains a 150-ampere, 1-phase, 3-wire, 120/240V main panelboard in Storage 105. The panelboard is manufactured by Federal Pacific (FPE) and installed in 1980. This main panel is fed from a 200A Service Disconnect which receives power from the Maintenance Building main electrical room. The life expectancy of a typical panelboard is 30-40 years. It is recommended that a replacement for the distribution equipment to be budgeted for in the next 1-3 years.



Main Panelboard



First Complete Inspection

Recommendations - Distribution System			
Item	Description	Condition	Action Required
1.8.1	Main Panelboard	POOR	Over 40 years old. Replace with service entrance rated main breaker panelboard.
1.8.2	Service Disconnect	POOR	Over 40 years old. Remove disconnect when new service entrance rated panelboard is provided.
1.8.3	Building Grounding System	POOR	Replace building grounding system with distribution replacement in next 1-3 years.



Service Disconnect

Miscellaneous Electrical:

All receptacles in the Kitchen must have ground-fault circuit-interrupter (GFCI) protection as required by NEC 210.8. The circuit breakers feeding receptacles in the kitchen are also not GFCI. Provide receptacles with GFCI protection or GFCI circuit breakers for the safety of personnel in the kitchen.



Kitchen Receptacle

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
1.8.4	Receptacle(s) in Kitchen	IMME	All receptacles in kitchen to be GFCI protected prior to use.
1.8.5	Branch Circuit Wiring	WORK	Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.

Lighting:

Fluorescent fixtures are installed throughout the building. Fixtures should be replaced with LED in the future. Glass pavilion area has multiple sets of track lighting throughout that are controlled by a bank of dimmer switches near the front entry. The dimmer switches are outdated and should be replaced in the future with the lighting.

There is an exit sign just outside of the women’s restroom that appears to be damaged, not illuminated and should be replaced with new. All other exit signs in the building were internally illuminated, mounted properly, and good working condition.

There were only two emergency battery packs used for egress lighting throughout the building. Additional wall packs required to be installed to provide required illuminance along the paths of egress.

The restroom light switches were mounted too high and do not comply with ADA standards. These should be lowered to 46” above finished floor.



Typical Emergency Wall Pack



Damaged/Non-illuminated Exit Sign



Typical Restroom Switch



Outdated Dimmer Switches

Recommendations - Lighting			
Item	Description	Condition	Action Required
1.8.6	Exit Signs	WORK	Repair/replace non-illuminated exit sign.
1.8.7	Restroom Light Switches	WORK	Lower light switches in restrooms to 46" above finished floor to comply with ADA requirements. Refer to ADA report in Appendix A for additional information.
1.8.8	Interior Lighting	WORK	Replace with LED fixtures in future.
1.8.9	Egress Lighting	IMME	Replace existing emergency battery packs with LED. Install new lighting fixture(s) to provide required egress illuminance throughout building.




1.9 Food Service



1.1 Kitchen:

Warming kitchen contains approximately 200 square feet and operates as a support space for caterers. Much of the equipment listed below, although well-maintained, is old, outdated, inefficient, non-compliant with current codes and has seen its useful life.

- 1.) (1) Residential type induction range and oven without exhaust fan or fire protection provisions.
- 2.) (1) 2-door reach-in refrigerator with casters.
- 3.) (1) Microwave Oven.
- 4.) (1) Drop-in double-bowl sink in counter and faucet.
- 5.) (1) Laminated wood serving counter with rolling doors.

The table below describes the existing condition of the kitchen and the recommended actions for code compliance and better usage of space.

Condition of Existing Finishes & Kitchen Area			
Item	Description	Photograph	Condition
Floor	12"x12" VCT tile with vinyl covered base. Due to smooth surface, tiles are very slippery when wet or laden with grease. Refer to page 21, Section 1.4 Interior Finishes		WORK
Wall	Painted CMU up to finished ceiling. Cracked and broken at exposed corners. Refer to page 21, Section 1.4 Interior Finishes		WORK
Ceiling	Gypsum board ceiling panels		WORK

Condition of Existing Finishes & Kitchen Area			
Item	Description	Photograph	Condition
Lighting	Twin-tube surface-mounted fluorescent light fixtures <u>without</u> lens covers. The space is well lit and well above current code standards of 50-foot candles/sq. ft.		WORK
Mech. Room	Insufficient space to adequately store cleaning supplies. Currently, there is no mop sink and rack to hang mops and to empty mop buckets.		POOR

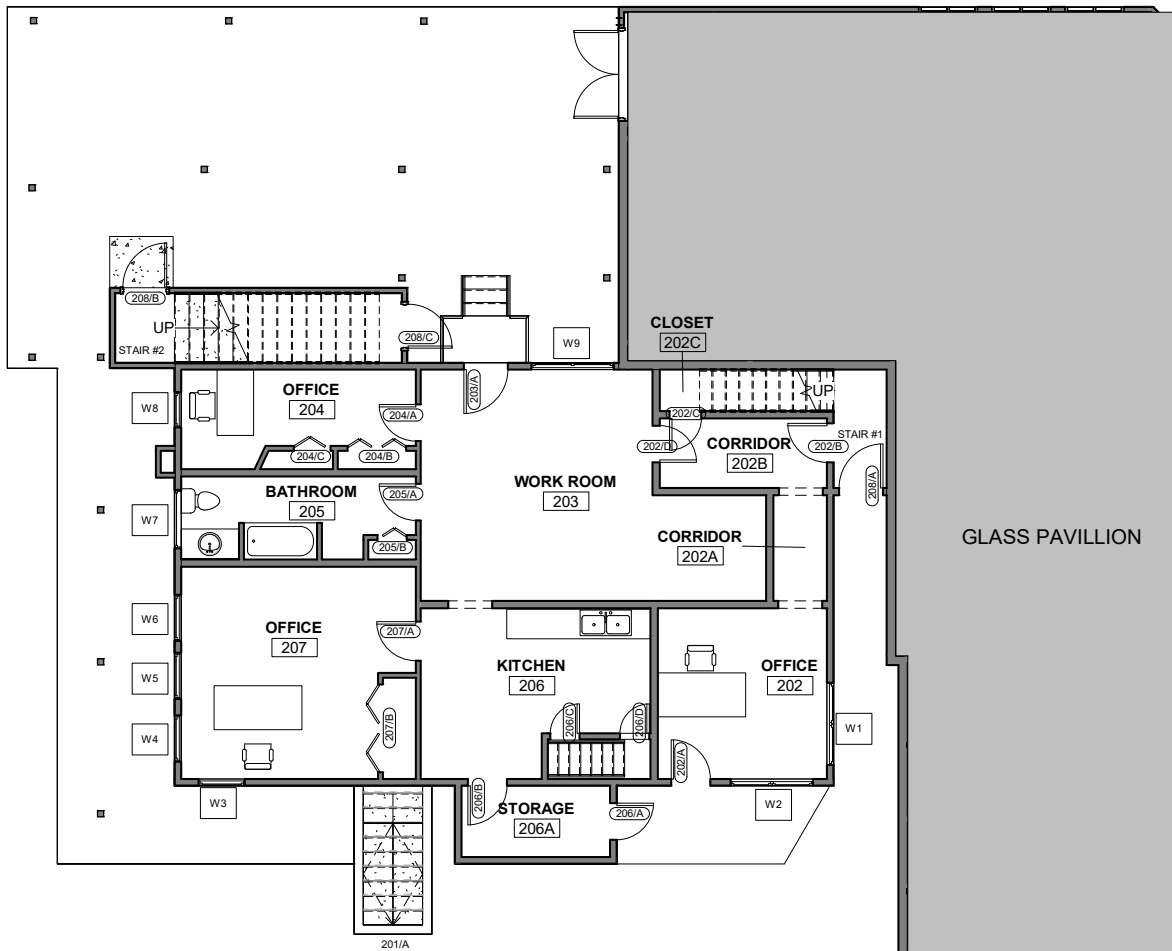
Recommendations - Kitchen			
Item	Description	Condition	Action Required
1.1	Existing Induction Range	WORK	Replace with a warming cabinet, no exhaust hood or fire protection required.
1.2	Floor: Refer to page 21, Section 1.4 Interior Finishes	WORK	Provide new non-slip floor materials.
1.3	Lighting	WORK	Provide shielded LED light fixtures for illumination.
1.4	Existing Counters & Cabinets	WORK	Replace with durable stainless steel serving counter, back counter and wall cabinets for ease of maintenance and cleaning.
1.5	Existing Kitchen Equipment	WORK	Replace all old, outdated equipment with new energy efficient equipment and to meet current code standards. We recommend the following equipment: <ul style="list-style-type: none"> - 2-door Reach-in Refrigerator, Mobile - Heated Cabinet, Mobile, Full Height - Ice Machine/Bin, 400-500# capacity - Security Shelving, Mobile - Hand Sink with Soap & Paper Towel Dispenser - Three-Compartment Sink

Recommendations - Kitchen			
Item	Description	Condition	Action Required
1.6	Mechanical Room	POOR	Provide mop sink and rack in mechanical room.
1.7	Plumbing Requirements		The new 3-compartment sink for warewashing requires indirect waste lines with 1" air gap above the rim of the floor sink. The hand sink will require direct waste.
1.8	Electrical Requirements		Provide 120 volts, 20.0 amp. circuit each for new heated cabinet and ice machine.

2.0

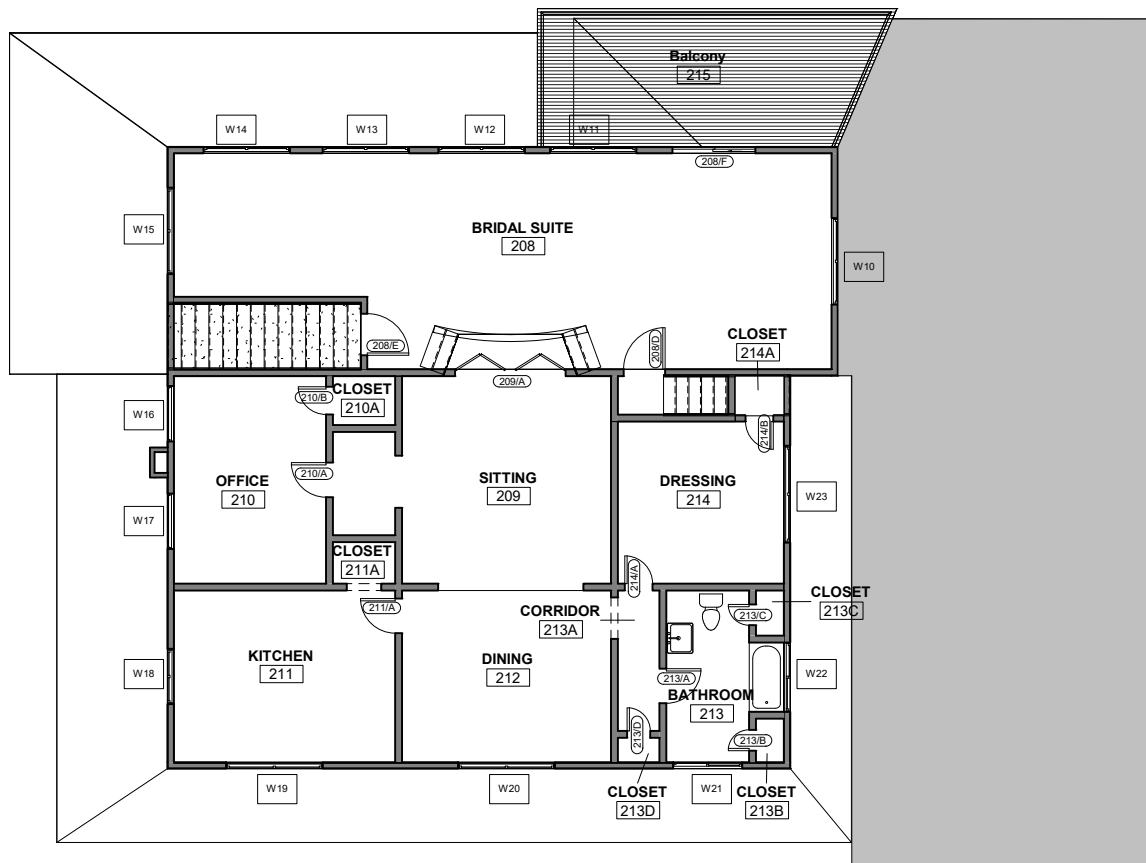
Park Offices

Building ID: 1709B



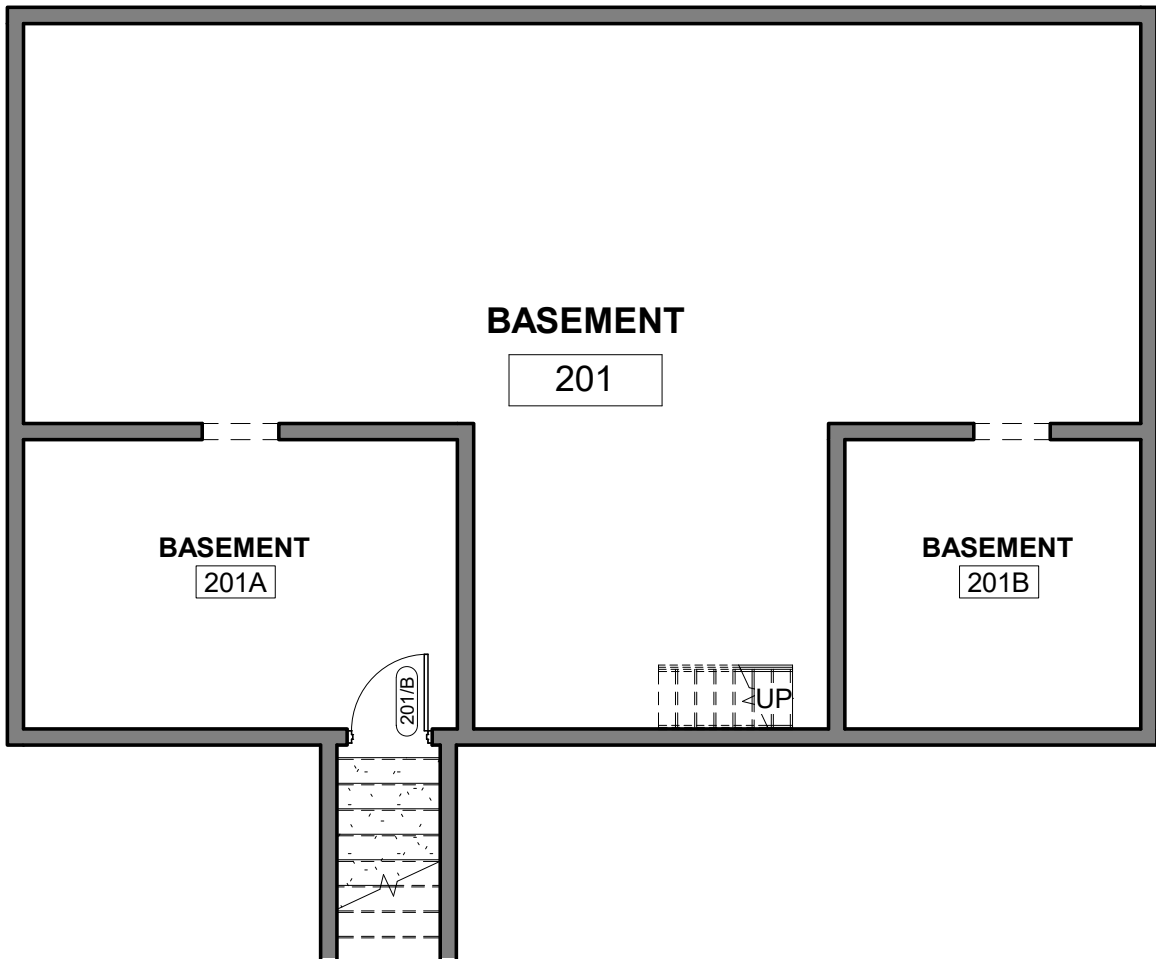
GROSS SQUARE FOOTAGE:
2,867 SF

BUILDING 2 - PARK OFFICES
FIRST FLOOR PLAN



GROSS SQUARE FOOTAGE:
2,322 SF

BUILDING 2 - PARK OFFICES
SECOND FLOOR PLAN



GROSS SQUARE FOOTAGE:
1,356 SF

BUILDING 2 - PARK OFFICES
BASEMENT PLAN

2.0 PARK OFFICES: BUILDING ID# 1709B

Building 2 – Park Offices is located directly to the north of Building No. 4 – Day Camp and Grounds Maintenance Building. It forms a pedestrian oriented courtyard along with Building No. 1 – Glass Pavilion and Building No. 3 – Open Air Pavilion / Water Treatment. Buildings 1 and 2 have connected roof construction, and the proximity of their exterior walls may force their evaluation together as a “single” building from a code standpoint if changes in use or significant renovations are proposed in the future.

The Park Offices was likely constructed in the first half of the 20th C when part of Mayo Beach Club (c.1939) and as such pre-dates the County’s acquisition of the Park in 1976.

There was no evidence that the Park’s Phase 1 Construction Improvements c.1980 contained any work carried out at Building 2, however the current condition of the building indicates additional improvements have been completed over the years to its current condition. Later renovations (dates unknown) replaced the windows, flooring, kitchen cabinets and countertop, exterior stairs and added an exterior deck/ balcony.

Construction Type*: 5-B

Occupancy*: Business

**Refer to Occupancy and Construction Type Designations as explained on Page 8 of this report.*



South Elevation



West Elevation



North Elevation - Partial



North Elevation - Partial

Functional Deficiencies

Building 2 - Park Offices appears to be in good working condition and generally functions as anticipated.

Please refer to *Appendix A - ADA Survey* for specific items regarding ADA comments.

Please refer to *Appendix D - Worksite Inspection and Assessment Report* for specific actions regarding the basement steps.

2.1 Exterior Envelope

The two story wood and steel framed structure with CMU basement foundation walls has no documented construction date, but is in excess of 50 years old. The lower hip roof and the main roof are presumed to be framed with 2x rafters.

Roofing:

The main roof is framed as a gable and the low roof is framed as a hip. The gable roof has a ridge vent and no gutters and downspouts. The lower hip roof has gutters and downspouts that discharge via splash blocks or directly on concrete slab to surrounding grade. The age of the roof is unknown and the building has lightning protection along the ridge of the gable roof.

Siding:

The siding is wood lap siding with 2x wood corner boards. It has received many coats of paint over the years. It is in fair condition with some areas around doors, windows, fascia board, and near ground contact that show rotted or deteriorated conditions.



Roof connecting Park Offices and Glass Pavilion



Soffit damage



Foundation damage



Sidewalk damage

Recommendations - Exterior Envelope			
Item	Description	Condition	Action Required
2.1.1	Roofing	WORK	Further inspections of the asphalt roofing shingles to determine age of roof.
2.1.2	Siding	WORK	Repair/replace deteriorated sections of siding and wood corner boards where deterioration/rot is evident.
2.1.3	Siding - Sealant at Windows and Doors	POOR	Sealant at windows and doors are deteriorated in some areas and need to be replaced.

2.2 Doors

Door 201/A is a steel bilco door for the basement with standard locking functions.

Door 201/B is 2'-8" wide x 6'-8" high hollow metal door and wood frame with standard doorknob.

Door 202/A is 2'-8" wide x 6'-8" high solid 3 panel wood door and frame with 3 glazing panels, standard doorknob, deadbolt and aluminum threshold.

Door 202/B is 2'-8" wide x 6'-6" high solid wood door and frame with closer and standard doorknob.

Door 202/C is 2'-6" wide x 5'-5" high solid 4 panel wood door and frame with cabinet doorknob hardware.

Door 202/D is 2'-6" wide x 6'-8" high solid 4 panel wood door and frame with standard doorknob.

Door 203/A is 3'-0" wide x 6'-8" high solid 4 panel wood door and frame with half round glazing, standard doorknob, deadbolt, and aluminum threshold.

Door 204/A is 2'-6" wide x 6'-8" high solid 4 panel wood door and frame with standard doorknob.

Door 204/B is a pair of bi-fold closet doors, each leaf being 1'-0" wide x 6'-8" high wood louvered door and frame.

Door 204/C is a bi-fold closet door, each leaf being 1'-3" wide x 6'-8" high wood louvered door and frame.

Door 205/A is 2'-6" wide x 6'-8" high solid 4 panel wood door and frame with standard doorknob.

Door 205/B is a bi-fold closet door, each leaf being 1'-0" wide x 6'-8" high wood louvered door and frame.

Door 206/A is 2'-6" wide x 6'-8" high solid 4 panel wood door and frame with standard doorknob and deadbolt.

Door 206/B is 2'-8" wide x 6'-8" high solid 4 panel wood door and frame with door lock and missing doorknob.

Door 206/C is 2'-0" wide x 4'-0" high solid 2 panel wood door and frame with door lock and doorknob.

Door 206/D is 2'-0" wide x 6'-8" high solid 4 panel wood door and frame with standard doorknob.

Door 207/A is 2'-8" wide x 6'-8" high solid 4 panel wood door and frame with standard doorknob.

Door 207/B is a pair of bi-fold closet doors, each leaf being 1'-6" wide x 6'-8" high wood louvered door and frame.

Door 208/A is 3'-0" wide x 6'-8" high hollow metal door and frame with lever handle, deadbolt, and aluminum threshold.

Door 208/B is 3'-0" wide x 6'-8" high hollow metal door and frame with lever handle, mortise lockset, closer, and aluminum threshold.

Door 208/C is 2'-8" wide x 6'-8" high hollow metal door and frame with lever handle and standard lock.

Door 208/D is 3'-0" wide x 6'-8" high solid wood door and frame with standard doorknob.

Door 208/E is 3'-0" wide x 6'-8" high hollow metal frame and hollow core door with lever handle and standard lock.

Door 208/F is 6'-0" wide (3'-0" leaves) x 6'-6" high wood full glass sliding door and frame with standard lock.

Door 209/A is a pair of wood glass bi-fold doors, each leaf being 2'-0" wide x 6'-8" high.

Door 210/A is 2'-6" wide x 6'-5" high solid 2 panel wood door and frame with crystal door handle and lock.

Door 210/B is 2'-0" wide x 6'-3" high solid 2 panel wood door and frame with crystal door handle and lock.

Door 211/A is 2'-6" wide x 6'-5" high hollow core flush wood door and frame with standard doorknob.

Door 213/A is 2'-6" wide x 6'-3" high solid 2 panel wood door and frame with crystal door handle, lock, and marble threshold.

Door 213/B is 1'-6" wide x 6'-5" high solid 2 panel wood door and frame with crystal door handle and lock.

Door 213/C is 1'-6" wide x 6'-5" high solid 2 panel wood door and frame with crystal door handle and lock.

Door 213/D is 2'-0" wide x 6'-5" high solid 2 panel wood door and frame with crystal door handle and lock.

Door 214/A is 2'-0" wide x 6'-6" high solid 2 panel wood door and frame with crystal door handle and lock.

Door 214/B is 2'-0" wide x 6'-6" high solid wood door and frame with crystal door handle and lock.



Door & frame damage at 201/B



Door 202/A



Door damage at 208/E



Door leaf for 209/A



Lower panel damage at 210/B



Various kitchen doors

Recommendations - Door			
Door #	Finish	Hardware	Action Required
201/A	GWC	GWC	Continue routine maintenance.
201/B	POOR	POOR	Lower corner of frame is rotted out and door is damaged. Door and frame should be replaced.
202/A	WORK	WORK	Door finish and hardware are very worn and aged. Door jambs and trim are damaged and worn in several places. Door and frame should be replaced in the near term.
202/B	WORK	WORK	Door finish and hardware are worn and aged. Door latch is cracked. Door and frame should be replaced in the next one to three years.
202/C	GWC	GWC	Continue routine maintenance.
202/D	GWC	GWC	Continue routine maintenance.
203/A	GWC	GWC	Continue routine maintenance.
204/A	GWC	GWC	Continue routine maintenance.
204/B	GWC	GWC	Continue routine maintenance.
204/C	GWC	GWC	Continue routine maintenance.
205/A	GWC	GWC	Continue routine maintenance.
205/B	GWC	GWC	Continue routine maintenance.
206/A	WORK	WORK	Door finish and hardware are worn and aged. Doorknob and deadbolt area is cracked. Door and frame should be replaced in the next one to three years.
206/B	POOR	POOR	Paint on door and trim could be lead based and should be tested. Door finish and hardware are very worn and aged. Doorknob is missing. Door was blocked by furniture, consider removing door and infilling with studs and GWB.

Recommendations - Door			
Door #	Finish	Hardware	Action Required
206/C	WORK	WORK	Finish on door has been removed. Paint door, frame and trim.
206/D	POOR	POOR	Paint on door and trim could be lead based and should be tested. Door finish and hardware are very worn and aged. Door was blocked by file cabinet, consider removing door and infilling with studs and GWB. Door accesses stairs that are no longer in use.
207/A	GWC	GWC	Continue routine maintenance.
207/B	GWC	GWC	Continue routine maintenance.
208/A	GWC	GWC	Door frame is worn and needs to be painted.
208/B	GWC	GWC	Continue routine maintenance.
208/C	WORK	WORK	Door finish and hardware are worn, aged, and rusting. Door and frame should be replaced in the near term.
208/D	WORK	WORK	Door finish and hardware are worn and aged. Paint door, frame, and trim.
208/E	IMME	IMME	Door is damaged and needs to be replaced.
208/F	GWC	GWC	Continue routine maintenance.
209/A	WORK	WORK	Door finish and hardware are worn and aged. Door should be refinished.
210/A	WORK	WORK	Door finish and hardware are worn and aged. Refinish door, frame, and trim.
210/B	WORK	WORK	Door finish and hardware are worn and aged. Bottom door panel is damaged. Paint door and panel should be replaced in the next one to three years.
211/A	WORK	WORK	Door finish and hardware are worn and aged.
213/A	WORK	WORK	Door finish and hardware are worn and aged. Paint door, frame, and trim.
213/B	WORK	WORK	Door finish and hardware are worn and aged. Paint door, frame, and trim.
213/C	WORK	WORK	Door finish and hardware are worn and aged. Paint door, frame, and trim.
213/D	WORK	WORK	Door finish and hardware are worn and aged. Paint door, frame, and trim.
214/A	WORK	WORK	Door finish and hardware are worn and aged. Paint door, frame, and trim.
214/B	WORK	WORK	Door finish and hardware are worn and aged. Paint door, frame, and trim.

2.3 Windows

W1 – Is a replacement (2) double hung windows with screens; 5'-7 1/2" wide x 3'-1" high in 2 prefinished colors; brown (exterior) and white (interior).

W2 - Is a replacement (2) double hung windows with screens; 5'-7 1/2" wide x 3'-1" high in 2 prefinished colors; brown (exterior) and white (interior).

W3 – Is a replacement double hung window with screen; 3'-2" wide x 4'-0" high in 2 prefinished colors; brown (exterior) and white (interior).

W4 – Is a replacement double hung window with screen; 3'-2" wide x 4'-0" high in 2 prefinished colors; brown (exterior) and white (interior).

W5 – Is a replacement double hung window with screen; 3'-2" wide x 4'-0" high in 2 prefinished colors; brown (exterior) and white (interior).

W6 – Is a replacement double hung window with screen; 3'-2" wide x 4'-0" high in 2 prefinished colors; brown (exterior) and white (interior).

W7 – Is a replacement (2) awing windows with interior screens; 2'-0" wide x 4'-0" high in 2 prefinished colors; brown (exterior) and white (interior).

W8 – Is a replacement double hung window; 2'-5" wide x 3'-8" high in 2 prefinished colors; brown (exterior) and white (interior). Screen is missing.

W9 – Is a replacement (2) double hung windows with screens; 5'-7 1/2" wide x 4'-1" high in 2 prefinished colors; brown (exterior) and white (interior).

W10 – Is a replacement (2) double hung windows with screens; 4'-4 1/2" wide x 2'-11 1/2" high in stained wood finish.

W11 – Is a replacement (2) double hung windows with screens; 4'-4 1/2" wide x 2'-11 1/2" high in stained wood finish.

W12 – Is a replacement (2) double hung windows with screens; 4'-4 1/2" wide x 2'-11 1/2" high in stained wood finish. One screen is damaged.

W13 – Is a replacement (2) double hung windows with screens; 4'-4 1/2" wide x 2'-11 1/2" high in stained wood finish.

W14 – Is a replacement (2) double hung windows with screens; 4'-4 1/2" wide x 2'-11 1/2" high in stained wood finish.

W15 – Is a replacement (2) double hung windows with screens; 4'-4 1/2" wide x 2'-11 1/2" high in stained wood finish.

W16 – Is a replacement double hung window with screen; 2'-7 1/2" wide x 4'-4 1/2" high in painted wood finish.

W17 – Is a replacement double hung window with screen; 2'-7 ½" wide x 4'-4 1/2" high in painted wood finish.

W18 – Is a replacement double casement window with interior screens; 4'-6" wide x 3'-2" high in 2 prefinished colors; brown (exterior) and white (interior).

W19 – Is a replacement double casement window with interior screens; 4'-6" wide x 3'-2" high in 2 prefinished colors; brown (exterior) and white (interior).

W20 – Is a replacement (2) double hung windows with screens; 4'-4 ½" wide x 3'-0" high in stained wood finish.

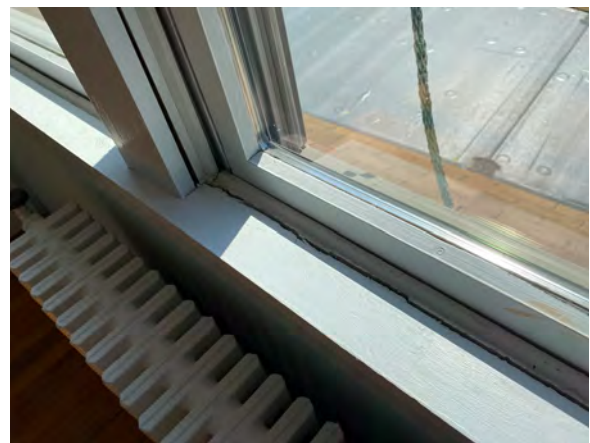
W21 – Is a replacement (3) casement windows with interior screens; 4'-1" wide x 2'-9" high in 2 prefinished colors; brown (exterior) and white (interior).

W22 – Is a replacement (3) casement windows with interior screens; 4'-1" wide x 2'-9" high in 2 prefinished colors; brown (exterior) and white (interior).

W23 – Is a replacement (2) double hung windows with screens; 4'-4 ½" wide x 3'-0" high in painted wood finish. Wood sill is cracked and separating from window and trim.



W8 missing screen



W23 damage

Recommendations - Windows			
Item	Window #	Condition	Action Required
2.3.1	All	GWC	Continue routine maintenance.
2.3.2	W8	WORK	Install screen
2.3.3	W12	WORK	Replace damaged screen
2.3.4	W23	WORK	Replace wood sill and surrounding trim

2.4 Interior Finishes

Interior finishes are generally in working condition; however, many are worn and nearing time for replacement. The table below shows what types of finishes exist in each room, providing a description of their current condition. The repair list thereafter provides recommended actions.

Abbreviations:

ACT: Acoustical Ceiling Tile
 CMU: Concrete Masonry Unit
 GWB: Gypsum Wall Board
 LVP: Luxury Vinyl Plank
 PTD: Painted
 VCT: Vinyl Composite Tile
 VB: Vinyl Base
 WD: Wood
 WDP: Wood Paneling

Existing Interior Finishes						
Room #	Name	Floor	Base	Walls	Ceiling	Condition
201	Basement	Concrete	None	CMU	Open	Walls and floor are aged. Area is being used to house old unused equipment.
202	Office	LVP	WD	WDP/GWB PTD	WDP/GWB PTD	Walls and ceiling are aged. Base molding is missing in some areas.
203	Work Room	LVP	WD	PTD GWB	PTD GWB	
204	Office	LVP	WD	WDP/GWB PTD	2'x4' ACT	Walls and ceiling are aged are damaged in some locations.
205	Bathroom	8x8 Tile	WD	PTD GWB	PTD GWB	Toilet and sink are aged.
206	Kitchen	LVP	WD	PTD WDP	PTD WDP	Walls and ceiling are aged and need replacing.
207	Office	LVP	WD	PTD GWB	PTD GWB	
208	Bridal Suite	WD & Tile	WD	WDP & PTD GWB	PTD WDP	WDP shows water damage under most of the windows.
209	Sitting	WD		WDP	PTD GWB	Ceiling are aged.
210	Office	WD	WD	PTD WDP	PTD WDP	Walls and ceiling are aged.
211	Kitchen	Sheet Vinyl	WD	WDP	WDP	Walls, ceiling, floor, cabinets, and countertop are aged.
212	Dining	WD		WDP	15"x30" ACT	Ceiling tiles are sagging.
213	Bathroom	Tile	Tile	4x4 Tile	PTD WDP	Walls, floor, and ceiling are aged.
214	Dressing	WD		PTD WDP	PTD WDP	Walls and ceiling are aged.
215	Balcony	WD		WD		Deck and railing are aged and in very poor condition.
1	Stair	8x8 Tile	WD	PTD WDP	PTD GWB	
2	Stair	Carpet	WD	PTD WDP & GWB	PTD GWB	



Office 202 - Exposed water lines



Office 204



Bathroom 205



Kitchen 206



Bridal Suite 208



Office 210



Kitchen 211



Dining 212



Bathroom 213



Dressing 214



Balcony 215 - Deck boards



Balcony 215 - Railing

Recommendations - Interior Finishes			
Item	Description	Condition	Action Required
2.4.1	Basement	WORK	Remove old equipment.
2.4.2	Office 202	WORK	Add base molding where missing. Remove exposed PVC water lines.
2.4.3	Office 204	WORK	Repaint walls and replace ceiling grid and ACT. Replace light switch cover.
2.4.4	Bathroom 205	WORK	Replace toilet, sink, and cabinet.
2.4.5	Kitchen 206	POOR	Replace all walls and ceilings with new GWB and WD trim. Cabinets could be reused.
2.4.6	Bridal Suite 208	WORK	Repair stains under windows.
2.4.7	Sitting 209	WORK	Paint ceiling.
2.4.8	Office 210	WORK	Replace walls and ceiling with new GWB and WD trim.
2.4.9	Kitchen 211	WORK	Replace walls and ceiling with new GWB and WD trim. Replace flooring and base. Replace cabinets, sink, and countertop.
2.4.10	Dining 212	WORK	Replace ceiling with new GWB.
2.4.11	Bathroom 213	WORK	Replace ceiling with new GWB and re-grout wall tile. Alternative option is to remove all wall tile and replace with new tile.
2.4.12	Dressing 214	WORK	Replace walls and ceiling with new GWB and WD trim.
2.4.13	Balcony 215	POOR	Replace all decking boards and railings.

2.5 Structural

The Park Offices is a converted residential structure, primarily wood frame construction. It is a 2-story structure that overlies a basement.

The building serves as the park office with offices and restrooms. The second floor serves as a bridal suite when used for weddings. The second floor also has office space used by park personnel.

Most of the existing framing is concealed by finishes, except for the first-floor framing observable from the basement. The exterior common area is sheltered by the second floor and is open except for visible steel columns and exposed beams in the ceiling.

The structure abuts the Glass Pavilion structure, with shared common open space on the ground floor level.

We noted the roof has newer shingles although there are no gutters at the upper levels.

The basement area is accessible from the exterior "Bilco" type doors down concrete steps. The riser height of the steps is not Code compliant. The basement has concrete masonry foundation walls. There is evidence of water infiltration as signs of staining is observable on the wall surfaces and floor.

We observed areas where framing reinforcement has been completed with sistering of floor joists and newer plywood decking where area of water damage has occurred.

Based on our cursory walkthrough of the interior spaces, we did not observe any condition noteworthy of structural concern.

From discussions with on-site park personnel, we understand there are concerns along the water side elevation along the corridor wall of the adjoining glass pavilion. The roof area below the second level deck has no gutters and is interrupted with a series of wood posts supporting the second level deck. We understand this has been an ongoing concern and repair attempts have been made to create a concrete wash surface to divert water way from the wall.

Unfortunately, concrete has been placed against wood siding and likely with no flashing, with the resulting condition allowing ongoing water infiltration and damage to the siding and likely to the concealed framing.

Recommendations are to provide for a gutter system and install flashing to protect the wood siding.

We observed the second-floor deck to be weathered and likely not designed for assembly use. Additionally, we suspect the railing has openings exceeding the 4-inch maximum required by code. There is a 4x4 post that has twisted and is recommended to be replaced with a new post.

We observed the ground floor roof overhang projection to be supported on steel perimeter columns. The bases of several columns are depressed and collects surface water that will promote deterioration to the column bases. We recommend infilling and patching of the concrete to enhance the service life of the steel columns.

The exterior slabs have settled and at locations directing surface run off towards the structure. We recommend replacing the affected portions of slab to provide for positive drainage away from the building.



Exterior view



View of rear elevation facing the water.



Exterior view of area below second level deck.



View of twisted column and concrete wash repair.



Exterior Foundation wall where concrete wash was installed.



Steel column base with deteriorated concrete and missing downspout extension.



Exposed steel framing under second floor.



View of settled exterior concrete slab.



Basement View



View of area where former water damage occurred.

Recommendations - Park Offices Building Structure			
Item	Description	Condition	Action Required
2.5.1	Twisted deck column	WORK	Replace with new column
2.5.2	Foundation wall top wash surface	POOR	Recommend reworking detail to install flashing and provide guttering below deck.
2.5.3	Exterior slabs	WORK	Replace areas to provide positive drainage away from structure.
2.5.4	Column base at roof overhang	WORK	Correct slab depression to protect column base from moisture damage.
2.5.5	Second Floor Deck	WORK	Evaluate design capacity for use, improve railing to meet code

2.6 Mechanical Systems

The Park Offices contains offices, bathroom, kitchens, and living rooms. The building is conditioned with hot water radiant heaters, electric baseboard heater, and portable space AC unit.

HVAC System:

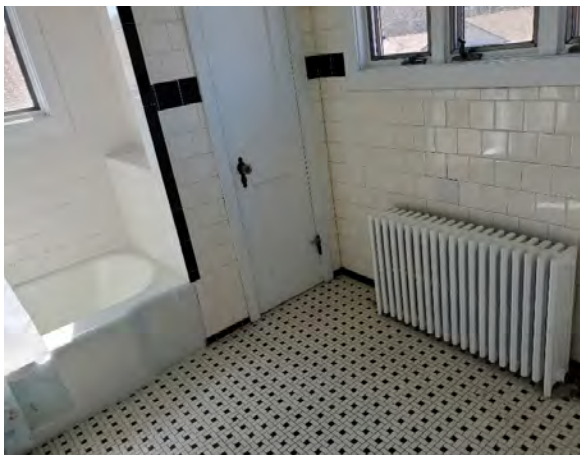
The Hot water radiant heaters are served by the basement boiler and are located in the first floor kitchen, second floor office and kitchen. The electric baseboard heaters are located in the remaining office and living rooms. Many rooms have portable space AC units.



Electric Baseboard Heater



Portable Space AC Unit



Radiant Heater



Fan

HVAC System Upgrade:

The portable AC units, radiant heaters, and space electric baseboard heaters shall be replaced with a 10 ton split system heat pump unit with hot water heat to provide heating and cooling to the building. The unit shall be located in the basement. An exterior location shall be picked for the location of the condensing unit. The unit shall be provided with ventilation air. The unit shall be ducted and ductwork shall serve the building through a chase from the basement to the first and second floor. Exhaust fans shall be added to the bathrooms.

Recommendations - Mechanical Systems			
Item	Description	Condition	Action Required
2.6.1	Electric Baseboard Heater	WORK	The unit heater can be removed with the installation of the split system heat pump.
2.6.2	Fan	IMME	The Fan shall be removed.
2.6.3	Radiant Heater	WORK	The unit heater can be removed with the installation of the split system heat pump.
2.6.4	Portable Space AC Unit	WORK	The portable ac units shall be replaced with a cooling system.

Hot Water System:

The building is served by a hot water boiler system. The Boiler is a Smith Model 8HE boiler that has a capacity of 212 MBH. The heat water is distributed through the building with a constant volume inline pump. The heating water system also has an expansion tank.



Hot Water Boiler



Hot Water Boiler Expansion Tank



Hot Water Boiler Pump

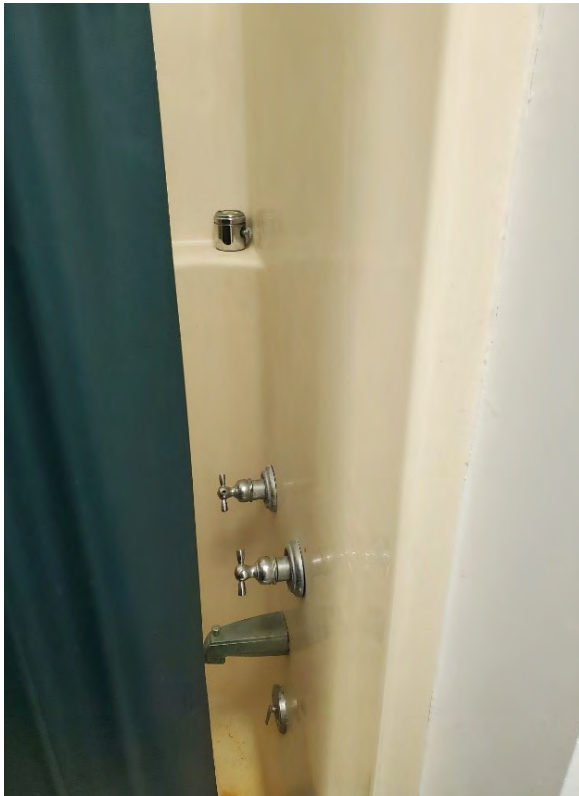
Recommendations - Mechanical Systems			
Item	Description	Condition	Action Required
2.6.5	Hot Water Boiler	GWC	No Action Required
2.6.6	Hot Water Pump	GWC	No Action Required
2.6.7	Hot Water Expansion Tank	GWC	No Action Required

2.7 Plumbing Systems

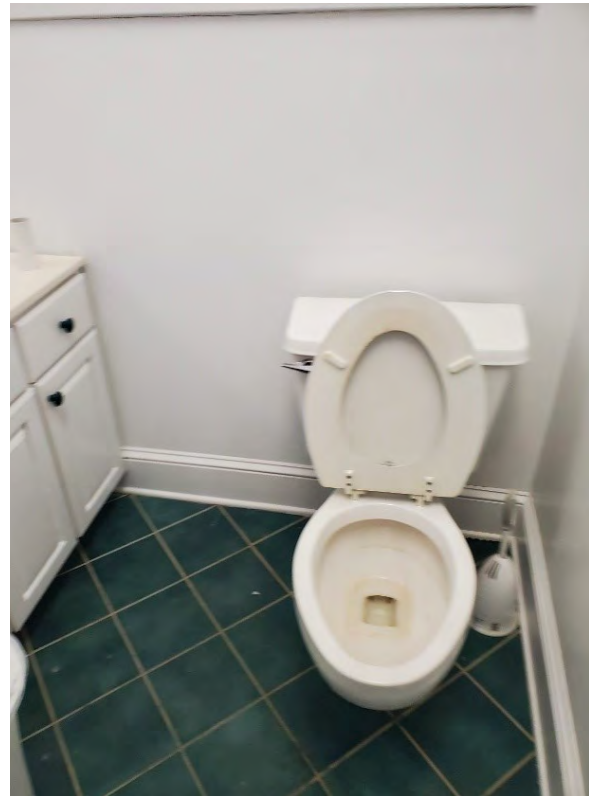
The Park Offices has a bathroom and kitchen on the first and second floor. The building domestic water cold service comes from the campus well system and the hot water is a from an electric tank water heater.

Plumbing Fixtures:

The first and second floor bathroom contain lavatory, tank type water closets and a Tub with shower. The first floor Kitchen contain a single bowl kitchen sink with a faucet. The second floor kitchen contain a single bowl kitchen sink with a faucet and a dishwasher. The laundry sink is located in a closet next to the first floor bathroom. The plumbing fixtures are in good working conditions.



First Floor Tub with Shower



First Floor Water Closet



First Floor Lavatory



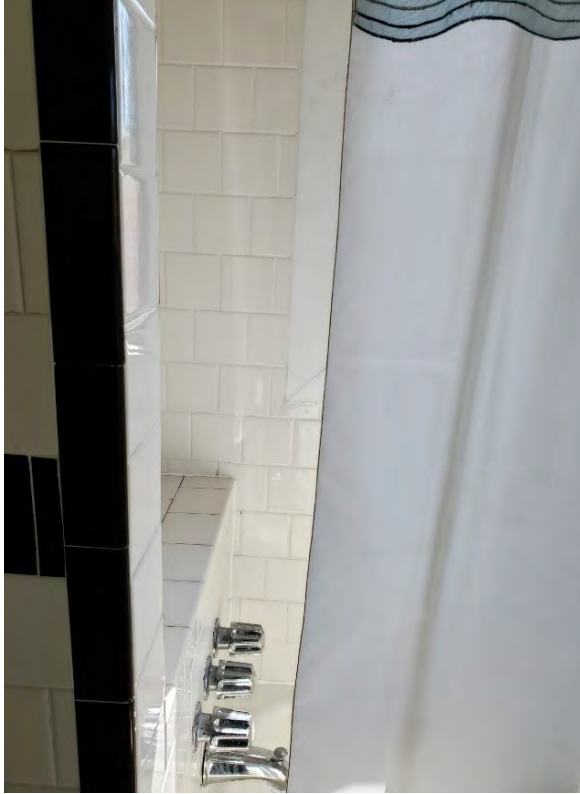
First Floor Kitchen Sink



Second Floor Water Closet and Lavatory



Second Floor Kitchen Sink



Second Floor Tub with Shower



First Floor Laundry Sink

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
2.7.1	Water Closet	WORK	No action required.
2.7.2	Lavatory	WORK	No action required.
2.7.3	Tub and Shower	WORK	No action required.
2.7.4	Kitchen Sink	WORK	No action required.
2.7.5	Laundry Sink	WORK	No action required.

Domestic Water Heater:

The building is served by a 50 gallon 4.5 KW domestic water heater. The water heater is manufactured by RUUD and looks to be in good condition.



Domestic Water Heater

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
2.7.6	Domestic Water Heater	GWC	No action required.

Water Booster Pump:

The building domestic water is served by a water booster pump with a pneumatic Tank.



Booster Pump

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
2.7.7	Booster Pump	GWC	No action required.

2.8 Electrical Systems

The Park Offices has three levels with different purposes. The basement is used primarily for storage. The first floor is used as the park staff office with a restroom and kitchen/breakroom. The second floor is used to host weddings or events and also contains a private office, kitchen, and restroom. As part of this section's review, lighting, associated controls, and the power distribution system will be evaluated.

Distribution System:

The Park Offices contains two 1-phase, 3-wire, 120/240V panelboards in the basement. The panelboards are manufactured by Square D and have inspections dated in 1990. The main panel is fed from the Maintenance Building main electrical room. The electrical capacity for the panels does not appear to be sufficient for the building usage since this building was converted from a residential house to an office/bridal suite. The panelboards should be replaced along with the associated wiring and conduit back to the Maintenance Building main electrical room. It is recommended that a replacement for the distribution equipment to be budgeted for in the next few years to accommodate the current electrical loads in the building.



Main Panelboard



Sub-Panelboard

Recommendations - Distribution System			
Item	Description	Condition	Action Required
2.8.1	Panelboards	WORK	Over 30 years old and undersized for the demand of the building. Replace panelboards in next 1-3 years to accommodate current electrical loads and future washer/dryer.
2.8.2	Building Grounding System	POOR	Replace building grounding system with distribution replacement in next 1-3 years.

Miscellaneous Electrical:

All receptacles in the basement must have ground-fault circuit-interrupter (GFCI) protection as required by NEC 210.8. The circuit breakers feeding receptacles in the basement are also not GFCI. There is another case in the kitchen on the second floor where the receptacle is installed to serve countertop surfaces and must have GFCI protection per NEC 210.8. Provide receptacles with GFCI protection or GFCI circuit breakers for the safety of personnel. Miscellaneous obsolete telecommunications and alarm equipment should be removed.



Kitchen Countertop Receptacle



Receptacle in Floor Molding



Outdoor Receptacle

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
2.8.3	Receptacles in Basement	IMME	All receptacles in basement to be GFCI prior to use.
2.8.4	Receptacle in 2nd Floor Kitchen	IMME	Kitchen countertop receptacle to be GFCI prior to use.
2.8.5	Outdoor Receptacle	IMME	All outdoor receptacles to be GFCI with weatherproof cover.
2.8.6	Receptacle in Floor Molding, Office 202	POOR	Remove or raise receptacle.
2.8.7	Branch Circuit Wiring	WORK	Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.
2.8.8	Obsolete electrical devices throughout building.	POOR	Remove all obsolete electrical devices and equipment per owner request. Exact quantities and locations could not be confirmed via visual site observation.

Lighting:

The lighting level in the basement is very low and there were a few lights that were not working. Was unable to turn on many lights on the first floor and it could not be determined whether it was a switching or a lighting issue. First floor did not have any egress lighting or exit signs and should be added immediately. The lights on the 2nd floor were mostly residential or decorative and seemed aged. Recommend replacing all lighting fixtures with LED in next 1-3 years.



1st Floor Non-Working Track Lights



Basement Lights



2nd Floor Exit Sign not Illuminated



1st Floor Typical Lighting



2nd Floor Typical Lighting



2nd Floor Typical Lighting

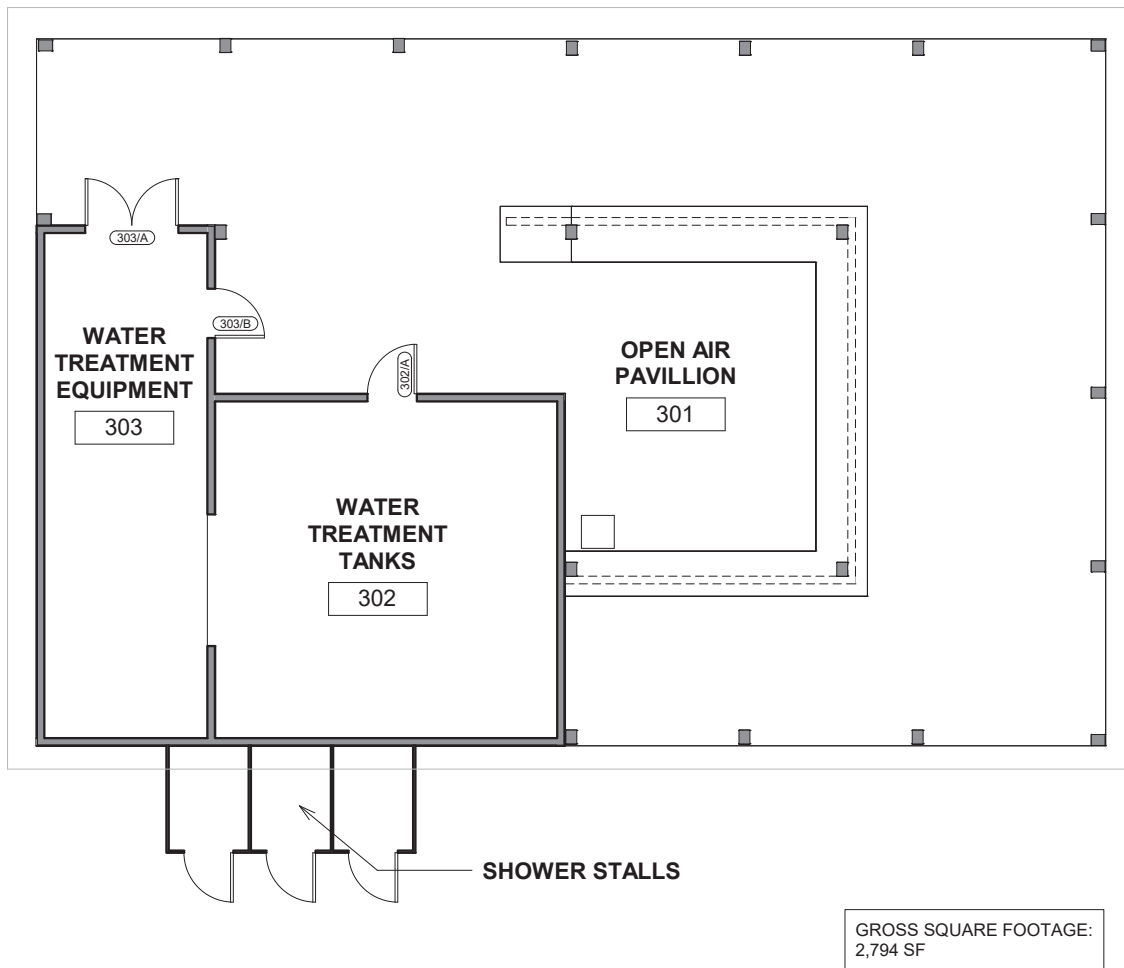
Recommendations - Lighting			
Item	Description	Condition	Action Required
2.8.9	Basement Lights	POOR	Repair/replace non-working lights. Replace all lighting fixtures in basement with LED in next 1-3 years. Add more fixtures for additional illumination.
2.8.10	1st Floor Lighting	POOR	Repair/replace non-working lights. Replace all lighting fixtures in first floor with LED in next 1-3 years.
2.8.11	1st Floor Restroom	POOR	Restroom vanity light was dim/flickering and should be replaced with LED in next 1-3 years. Lower light switches in restroom to 46" above finished floor to comply with ADA requirements. Refer to ADA report in Appendix A for additional information
2.8.12	1st Floor Egress and Exit Lighting	IMME	Install new lighting fixture(s) to provide required egress illumination throughout first floor. Install new white thermoplastic exit signs at all exits.
2.8.13	2nd Floor Lighting	POOR	2nd floor lighting seemed aged. Replace 2nd floor lighting fixtures with LED in next 1-3 years.
2.8.14	2nd Floor Exit Sign	IMME	Exit sign was not illuminated. Test and repair immediately. Exit sign should be replaced if it is not illuminated and the remote heads do not turn on.

Recommendations - Lighting			
Item	Description	Condition	Action Required
2.8.15	2nd Floor ADA Requirements	POOR	If the second floor bridal suite is provided with ADA access in the future, modify all electrical installations to comply with ADA requirements. Lower all light switches and countertop receptacles in the kitchen to 46" above finished floor. Refer to ADA report in Appendix A for additional information
2.8.16	2nd Floor Main Stair Exit not marked	IMME	Mark the exit entrance, route, and discharge with compliant exit signs. Ensure any doors that do not lead to exits in exit route are marked "Not an Exit".

3.0

Open Air Pavilion / Water Treatment

Building ID: 1706



BUILDING 3 - OPEN AIR PAVILLION / WATER TREATMENT FLOOR PLAN

3.0 OPEN AIR PAVILION / WATER TREATMENT: BUILDING ID# 1706

The Open Air Pavilion is located directly to the southwest of Building No.2 - Park Offices. It forms a pedestrian oriented courtyard along with Building No. 1 - Glass Pavilion and Building No. 2 – Park Offices. It has limited views of the Chesapeake Bay to the southeast. This one story pavilion is approximately 70% open with the remaining 30% comprised of CMU and wood framed enclosures housing the campus water treatment equipment. On the south side of the CMU enclosure are three wood-framed outdoor shower enclosures

The Open Air Pavilion was likely constructed in the first half of the 20th C when part of Mayo Beach Club (c.1939) and as such pre-dates the County's acquisition of the Park in 1976.

The Phase 1 Construction Improvements carried out c.1980 added a new water treatment system which necessitated renovations to the existing CMU enclosure. A later expansion (date unknown) of the Park's water treatment system resulted in a further need for an expansion of the CMU thermal enclosure. This was carried out as a wood framed wall sitting on the concrete apron of the pavilion and terminating against the existing roof overhang.

Construction Type*: 5-B

Occupancy*: Assembly / Utility

**Refer to Occupancy and Construction Type Designations as explained on Page 8 of this report.*



West Elevation



East Elevation



North Elevation



South Elevation

Functional Deficiencies

This structure was an earlier building and it was originally designed as an outdoor pavilion. Later it was modified to house the campus water treatment equipment. The under the pavilion's roof is a long u-shaped stainless steel countertop which occupies 40% of the usable space. The size and placement of the countertop appears to limit the flexibility of using this amenity space by Park staff. Possibility of reducing the size of the countertop to a more useful size would free up more floor space for programs and activities. The concrete floor is cracked in several locations at the steel support column bases and other areas show uneven settlement, making it problematic for uses with assembled gatherings. On the north and east elevations, a depressed gutter formed into the concrete walks collect the stormwater and carry it to a discharge point in the surrounding grass to the south. The depressed gutter could be considered a possible tripping hazard and a linear slotted recessed drain might be a more successful means to move water away from the pavilion area. This amenity space would benefit from the addition of outdoor rated ceiling fans and outdoor LED decorative lighting on dimmer control that would extend the period of use.

Please refer to *Appendix D - Worksite Inspection and Assessment Report* for specific actions regarding this building.



U-shaped Stainless Steel Countertop



View of Concrete Floor and Steel Support

3.1 Exterior Envelope

The slab-on-grade, steel and wood framed open structure has no documented construction date, but is assumed to have been part of the Mayo Beach Club, c. 1939.

Roofing:

The roof is stick-framed with wood rafters supported on steel columns and beams. The roof is framed as a hip roof with partial gable ends exposed. The interior volume of space is open all the way to the underside of the ridge. The roof was replaced in 2013 and although it matches the surrounding roofs in color, it is a higher quality fiberglass architectural shingle with longer warranty and greater resistance to the exposures of being located on the Chesapeake Bay. There are no gutters and downspouts and no lightning protection. It appears in good condition. Without gutters and downspouts, water sheds off the four sides of the building.

CMU Wall Enclosure:

An early part of the structure, this enclosure was renovated to house two large tanks associated with housing the campus water treatment equipment. Its west facing end wall was removed at some point likely to make a large opening into install the two large horizontal tanks. A wood framed enclosure with access doors was then added to accommodate additional equipment and provide a weather enclosure for the space.

Siding:

The siding on the wood framed enclosure mentioned above, is vertical T-11 wood panel systems with 1x wood corner boards. It is a replacement material. It has received many coats of paint over the years. It is in fair/poor condition depending upon location.



Wood Rafters with Steel Columns and Beams



Exterior of Roof



Exterior of Roof



Roof detail



T-11 Wood Panel System



T-11 Wood Panel System

Recommendations - Exterior Envelope			
Item	Description	Condition	Action Required
3.1.1	Wood Outdoor Shower Enclosures	WORK/ POOR	The three outdoor shower enclosures appear to be carryovers to the days before the other buildings were constructed in c.1978 to bring more amenities to the Park. The location of these showers adjacent to an amenity area seems awkward. Could they be replaced by the outdoor shower at Building No. 7 - Restroom Building.
3.1.2	Wood Paneled Walls at Equipment room	WORK/ POOR	If any large scale replacement of the water treatment equipment is to occur, recommend demolition of the wood framed enclosure and the two associated doors and replace with a new insulated CMU walls, painted, with appropriate doors as referenced.

3.2 Doors

Door 302/A is 3'-0" wide x 6'-8" high patchwork of wood. It appears to date from the original period of construction. The door, frame & hardware are deteriorated and in poor condition.

Door 303/A is 6'-0"+ wide x 6'-8" high pair of wooden doors made from T-11 Siding materials. There are gaps where the two leaves meet and at the threshold. Attempts to supply heat to this space by electric unit heaters is diminished by these doors.

Door 303/B is 3'-0" wide x 6'-8" high patchwork of wood. It dates from the period when they added the wood framed extension onto the CMU structure to house the Water Treatment Equipment.

Recommendations - Door			
Item	Door #	Finish	Condition/Action Required
3.2.1	302/A	POOR	Demo existing door, frame and all hardware and replace with new 18 Gauge Galvannealed Door and 16 Gauge Galvannealed Frame with lever hardware, heavy duty hinges, dead bolt, kick plate and closer. Paint door and frame when installed.
3.2.2	303/A	POOR	This door is a pair of wood fabricated leaves, it lacks many features of a contemporary door, including weatherstripping and insulating value. Demo existing door, frame and all hardware and replace with a pair of new Hollow Metal doors & frame with lever hardware, heavy duty hinges, dead bolt, kick plate and closer. Paint door and frame when installed.
3.2.3	303/B	POOR	Door finish and hardware are very worn and aged. Door jambs and trim are damaged and worn in several places. Door and frame should be replaced in the near term.



Door 302/A



Door 303/A



Door 303/B

3.3 Windows

There are no windows in this structure.

3.4 Interior Finishes

Interior finishes include existing concrete floor, wood framed knee wall with painted wood siding facing out and stainless steel countertop. The exposed ceiling framing members are painted. They appear to be in good condition for their age.

Recommendations - Interior Finishes			
Item	Description	Condition	Action Required
3.4.1	Countertop	WORK	To improve functional use of this amenity space, demolished a large section of the stainless steel countertop and wood knee wall support to create a reduced sized countertop that would be more in keeping with the Park's programmatic needs.
3.4.2	Concrete Floor	WORK/ POOR	In concert with the reduction of the size of the countertop, removed those sections of damaged or cracked concrete and place new concrete with positive draining characteristics and integrated linear slot drains at the perimeter edges to carry stormwater away.
3.4.3	Wood Paneled Walls at Equipment Room	WORK/ POOR	Fill voids in walls with foam insulation to maintain thermal enclosure.



Countertop



View of concrete floor



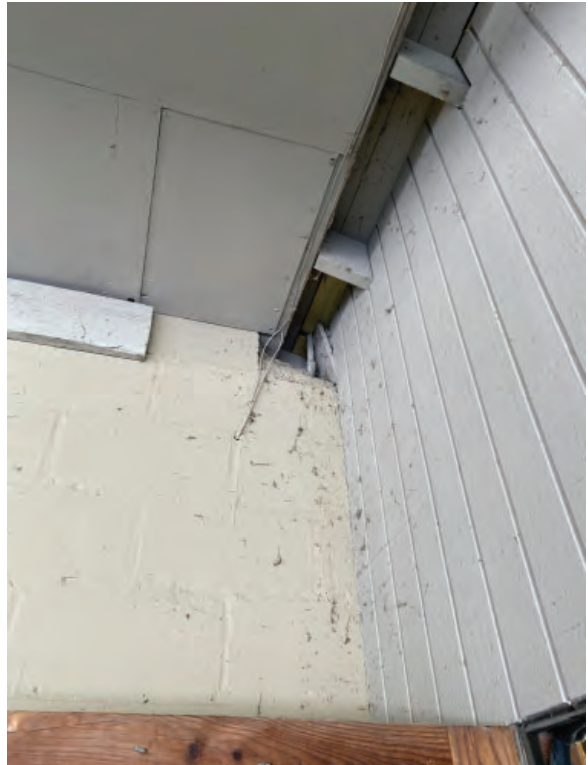
Door 302/A detail



Wood Paneled Walls in Equipment Room



Door 302/A detail



Detail

3.5 Structural

The Open Air Pavilion is a steel and wood framed structure. The building is predominately an open structure with a roof supported on a steel frame with wood infill rafters.

There is an enclosed portion that is bounded in concrete masonry walls and wood infill between steel columns. The area enclosed houses water storage tanks and pumps.

Most of the existing roof framing is exposed for the open area. The area above the enclosed space is concealed by a hard OSB-plywood panel ceiling. The primary steel frame is supported on steel wide flange columns. We observed an unconventional framing system of an angled purlin steel beam that is supported at the ends by steel gusset plates.

Within the enclosed space, we noted a custom-made angle truss beam that bears onto a wood built-up 4-ply 2x12 header. One of the plies of the header has failed and cracking was observed. We recommend that the lintel be evaluated and reinforced, as necessary.

We noted the roof has newer shingles although there are no gutters at the eaves.

The floor of the structure is a concrete slab on grade. We observed settled and cracking distress of the interior slab at the enclosed portion. Since it is on grade, it is not a structural concern.

Exterior walls of the enclosed areas have been spray-foamed to seal the base. We recommend reviewing the detail and designing a permanent repair to prolong the service life of the wall.

A few of the steel perimeter columns have corroded and require repair. We observed one location where reinforcement of the base was provided. We recommend investigating and designing repairs to restore the deteriorated column bases.



Exterior Elevation



Exterior Elevation



Interior View



Interior View



View of distressed lintel in enclosed portion.



View of header with steel frame bearing.



Interior view of roof beam connection by a gusset plate. Recommend enhancing this connection.



Spray foam sealing of wall base. Note floor cracking.



Column base detail with corrosion, Base condition to be repaired.



View of column base requiring repair and stabilization from ongoing deterioration.

Recommendations - Open Air Pavilion Structure			
Item	Description	Condition	Action Required
3.5.1	Distressed wood beam header in enclosed area.	POOR	Design and repair to the header to be investigated.
3.5.2	Column base repairs where corroded.	POOR	Repairs to stabilize and restore column bases.
3.5.3	Investigate and improve detail of spray-foam wall base.	WORK	Investigate a permanent repair.
3.5.4	Steel roof beam connection enhancement.	WORK	Recommend enhancing the connection detail of the steel beam to column.

3.6 Mechanical Systems

The Open Air Pavilion contains a storage room that's the campus water treatment and booster pump system and is heated and ventilated with an electric unit heater and an exhaust fan.

Recommendations - Mechanical Systems			
Item	Description	Condition	Action Required
3.6.1	Electric Unit Heaters	WORK	No Action Required
3.6.2	Exhaust Fan	WORK	No Action Required

3.7 Plumbing Systems

Plumbing Fixtures:

On the exterior wall of the Open Air Pavilion there are shower stalls with cold water only shower heads and trench drains. The shower heads are starting to rust and there is vegetation growing in the trench drains. Their operation cannot be verified because building is winterized for the winter.



Shower Head

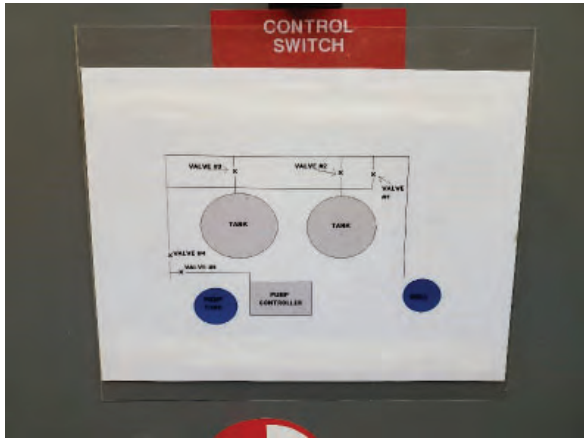


Trench Drain

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
3.7.1	Shower heads and trench drains	POOR	The showers shall be replaced in kind and the trench drains shall be cleaned out.

Campus water treatment and well booster pump system:

The Open Air Pavilion contains a storage room that has the campus water treatment and well booster pump system. The campus is served by a well with a well pump and pneumatic pressure tank. The well is connected to the booster pump system as manufacture by Bell and Gossett. The system contains a dual pump with controller, pneumatic pressure tank, and two 3,200 gallon storage tanks. The water then runs through a water treatment system with a softener as manufactured by Pentair. There is a brine fill tank in the space which serve the softener.



Well Booster Pump Schematic

BEFORE REACH PUMP INSTRUCTIONS
 TEST THE SWITCH AND PUMP OF CONTROLLER NEEDS TO STAY IN
 REMOTE POSITION.
 DO NOT PUT SYSTEM IN HAND UNLESS YOU STAY AND TURN BACK TO
 AUTO OR OFF (PUMP WILL STAY RUNNING AND DAMAGE SEALS)

**NORMAL OPERATIONS
 SYSTEM ON BOOSTER PUMP**

VALVES NUMBER: 1, 2 AND 4 ARE OFF
 VALVES NUMBER: 3 AND 4 ARE ON

IF THE #1 SYSTEM FAILS
 HERE IS HOW TO RUN THE PUMP ON THE WELL ONLY
 TURN POWER SWITCH ON FRONT OF CONTROLLER OFF.
 CHANGE POSITIONS OF VALVES AS FOLLOWS:
 VALVES NUMBER: 2, 3 AND 4 NEED TO BE CLOSED
 VALVES NUMBER: 1 AND 4 NEED TO BE OPENED

PROBLEMS WITH SYSTEM OR ANY ALARMS DISPLAYING ON SCREEN
 CALL FACILITIES MANAGEMENT 714-922-4108

IN AUTO FILL IS NOT WORKING, HIDE THINGS TO MANUAL FILL THE
 TANKS.

LEAVE THE VALVES IN THE NORMAL OPERATION POSITION. OPEN
 VALVE NUMBER 1 AND 4 FOR THE SYSTEM. TURN VALVE TRACK
 OFF IF WATER LEVELS OUT OVERFLOW ON TOP OF TANK.

Well Booster Pump Sequence



Well Booster Pump Storage Tank



Well Booster Pump



Campus Water Filtration System

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
3.7.2	Well Booster Pump	GWC	No action required.
3.7.3	Campus Water Filtration System	WORK	Based on the hardness which is observed in the campus plumbing fixture the well water shall be tested for hardness levels by a certified professional and the water filtration system shall be adjusted based the measured levels.

3.8 Electrical Systems

The Open Air Pavilion contains an open outdoor area with a storage room for water treatment equipment. As part of this section's review, lighting, associated controls, and the power distribution system will be evaluated.

Distribution System:

The Open Air Pavilion has no main panelboard but receives all its power circuits from the Maintenance Building main electrical room.

Miscellaneous Electrical:

There are a few outdoor receptacles that are not GFCI protected or have a weatherproof cover. If these receptacles are abandoned and not in use, they should be removed. Otherwise, provide receptacles with GFCI protection or GFCI circuit breakers for safety.



Outdoor Receptacle



Outdoor Receptacle

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
3.8.1	Outdoor Receptacles	IMME	Remove all outdoor receptacles that are no longer being used. If outdoor receptacles are still in use, provide GFCI protection and a weatherproof cover.
3.8.2	Branch Circuit Wiring	WORK	Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.

Lighting:

All interior lighting and exterior lighting seem to be in working condition. Replace with LED in future.



Typical Interior Lighting



Interior Light not Working



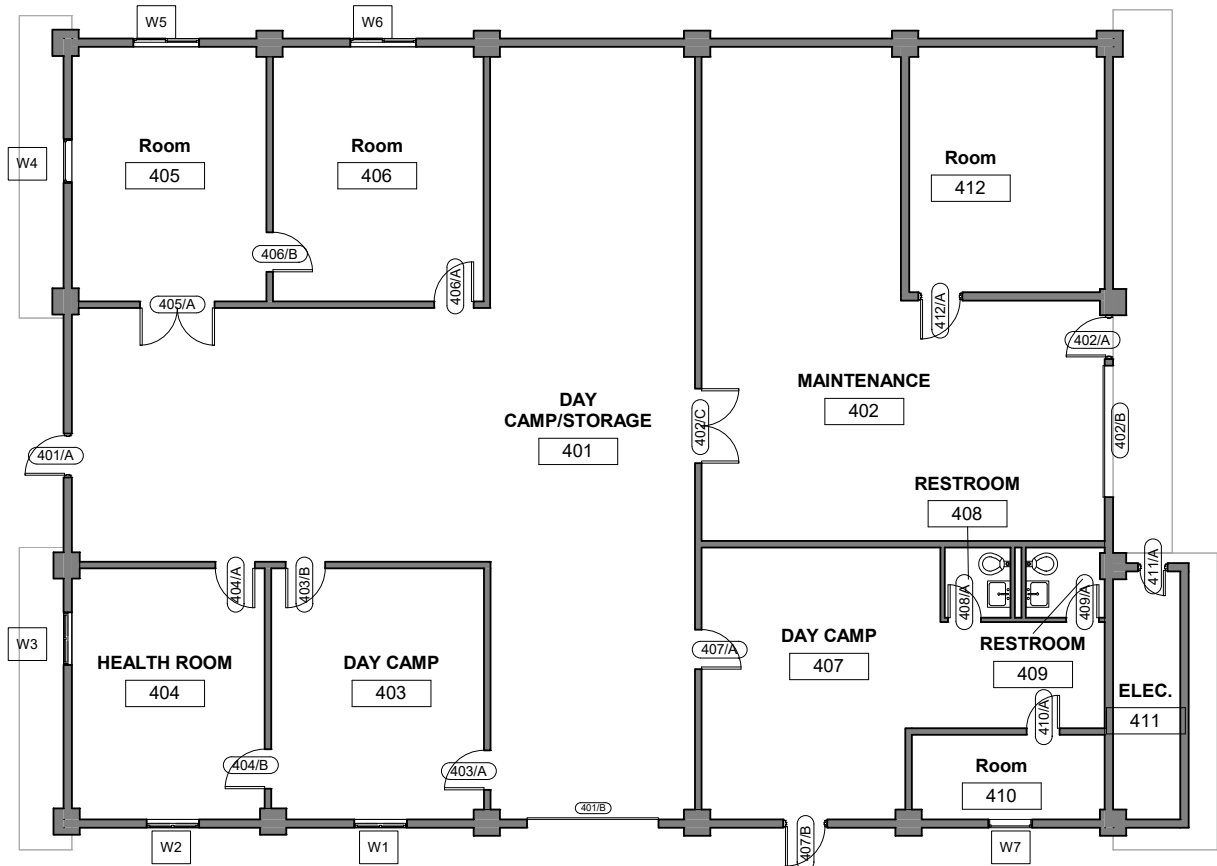
Typical Exterior Lighting

Recommendations - Lighting			
Item	Description	Condition	Action Required
3.8.3	Interior Lighting	WORK	Replace with LED in future.
3.8.4	Light in Water Treatment Equipment Room	POOR	Repair/replace non-working light. Replace with LED in future.
3.8.5	Exterior Lighting	WORK	Replace with LED in future.
3.8.6	Well Control Room Lighting Fixture Bulbs not guarded.	IMME	Provide bulb protectors or install guards on light fixtures.

4.0

Day Camp and Grounds Maintenance Building (with General Storage)

Building ID: 1707



GROSS SQUARE FOOTAGE:
5,104 SF

BUILDING 4 - DAY CAMP AND GROUNDS MAINTENANCE BUILDING
FLOOR PLAN

4.0 DAY CAMP AND GROUNDS MAINTENANCE: BUILDING ID# 1707 (with General Storage)

The Building 4 – Day Camp and Grounds Maintenance Building is centrally located as visitors enter the Park. Visually it is the largest structure in terms of height and bulk and together with the Building 1 – Glass Pavilion, Building 2 – Park Offices and Building 3 – Open Air Pavilion, they form the primary pedestrian courtyard of the Park.

The Day Camp and Grounds Maintenance Building was likely constructed in the first half of the 20th C when part of Mayo Beach Club (c.1939) and as such pre-dates the County’s acquisition of the Park in 1976.

The Park’s Phase 1 Construction Improvements c.1980 carried out minimal work in Building 4, limited to add two new toilets and additional future plumbing rough-in, however additional improvements have been continuously adapted over time to its current condition and use. A large section of the structure has been re-constructed, with original steel columns and framing removed and the roof structure replaced with manufactured wood clear span wood trusses. The current uses of the building are mixed, housing a small Day Camp, Grounds Maintenance operations and General Storage. A small addition on the south elevation houses the main electrical room and incoming overhead electrical service from BG&E.

Construction Type*: 5-B

Occupancy*: Mixed Use (Business / Storage)

**Refer to Occupancy and Construction Type Designations as explained on Page 8 of this report.*



South Elevation



North Elevation



West Elevation



East Elevation - Partial



Southwest Elevation



East Elevation - Partial

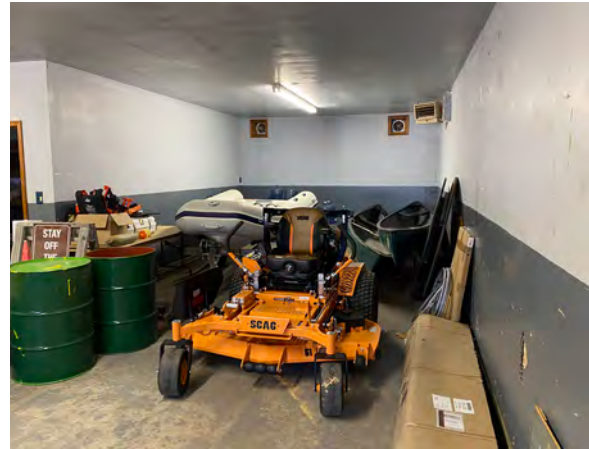
Functional Deficiencies

This structure predates the creation of the Park. It has been modified many times over the last 50 years. The current uses are in conflict with each other and the existing level of construction. There are many existing code deficiencies and hazards from a life safety and construction standpoint. At a minimum, the Day Camp operations should be relocated from this building until an upgrade of this building can be carried out or alternatively a new building can be constructed to address the uses and associated hazards. Having a large maintenance & storage use in close proximity to the Park amenity/activity zones seems in conflict. The approach to addressing issues with this building needs to start with a big picture discussion regarding its location, proposed use(s) and its condition/hazards.

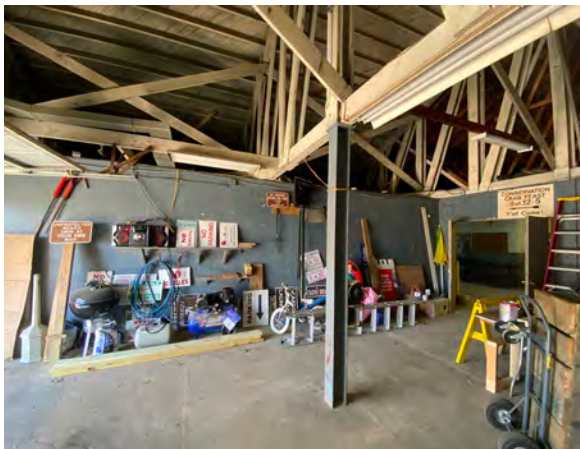
Please refer to *Appendix D - Worksite Inspection and Assessment Report* for specific actions regarding this building.



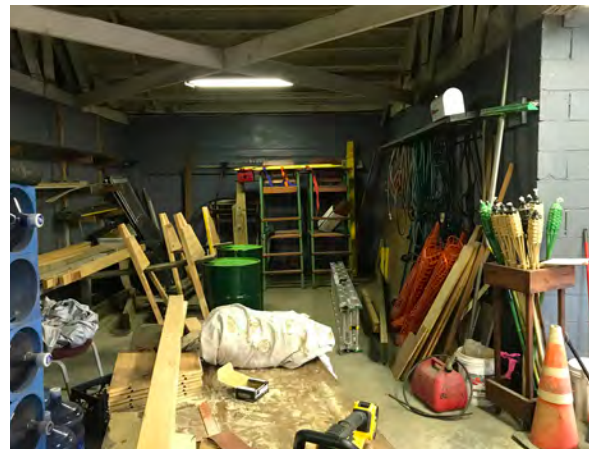
Room 401 - Day Camp/ Storage



Room 401 - Day Camp/ Storage



Room 402 - Open Ceiling



Room 402 - Maintenance Storage

4.1 Exterior Envelope

The slab-on-grade, one story CMU bearing walls and wood framed roof structure has no documented construction date, but is assumed to be c. 1939.

Roofing:

The roof is wood framed with gable ends. Two bays of the roof are supported on original wood framing supported on exterior CMU piers. The remaining three bays of roofing are framed with replacement manufactured wood trusses assumed bearing on the exterior walls. There is no evidence of insulation at the roof. The roof itself is a replacement asphalt shingle matching the shingles on Buildings 1, 2, 5, 6 & 7. It is not the higher performance roofing evident on Building 3. There is no ridge vent. There dark brown aluminum gutters and downspouts on the building which discharge via splash blocks to surrounding grade. The building has lightning protection install along the ridge of the roof. The roof and gutters are in good condition.

CMU Wall Enclosure:

The exterior of the building is a series of painted CMU masonry structural piers supporting existing and former structural framing. Between the piers painted CMU walls with brick infill where openings were closed up complete the enclosure. Six windows exist on the façade; one original steel casement window in Room 410, two replacement white clad vinyl double hung windows in Rooms 403 and 404 respectfully, and three replacement bronze finished sliding windows, two in Room 405 and one in Room 406. There are two overhead doors and three hollow metal personnel doors. A small CMU addition on the south side of the Building houses the main electrical room for the Park and where the incoming overhead service from BGE terminates. The roof matches the main building. The room is accessed by a wood door.

The exterior is a patchwork of repairs and infills carried out over time. Generally it would be categorized as Fair condition with areas of Poor condition in places.



East Elevation Masonry Infill & Patching



North Elevation Masonry Infill & Patching

Siding:

Above the CMU bearing walls the gable ends are framed in wood. The north facing gable is covered in wood lap siding painted which is in fair condition. The south facing gable end is covered in a painted cementitious shingle which has been linked to possible asbestos material in its manufacturing. This type of siding material tends to be very brittle and subject to cracking/breaking away. Because its location is above 10 feet above grade, damage visible from the ground has been kept to a minimum.



South-facing gable



North-facing gable

Recommendations - Exterior Envelope			
Item	Description	Condition	Action Required
4.1.1	Exterior CMU Walls	WORK/ POOR	Further inspections of the exterior walls and piers for cracking, open joints and settlement should be conducted and all open voids should be repaired to prevent water infiltration.
4.1.2	South Gable End Siding	WORK	Although in fair condition, the cementitious shingle siding should be tested for asbestos content and then a HAZMAT plan put in place to address corrective action.

4.2 Doors

Door 401/A is 3'-0" wide x 6'-8" high hollow metal door and frame with panic hardware exiting device, closer and aluminum threshold. Frame is U.L. rated, door is not rated. Working condition, although the closer did not fully close the door when tested. There is an ADA ramp added on the interior to make up the difference in height from the existing floor slab and the outside grade.

Door 401/B is 10'-0" wide x 7'-0" high uninsulated pre-finished metal overhead door. It has a motorized opening function which did not work when tested. It appeared not to be connected. Manual operation was functioning.

Door 402/A is 3'-0" wide x 6'-8" high hollow metal door and frame with a cylinder privacy lockset. No threshold and no closer. The door and frame assembly is not U.L. rated. The door is in-swinging.

Door 402/B is 10'-0" wide x 7'-0" high uninsulated pre-finished metal overhead door. Manual operation was functioning.

Door 402/C is a pair of 3'-0" doors (6'-0" wide) x 6'-8" high painted solid wood doors and frame. The door and frames are not rated. The doors have makeshift hardware. No closer, threshold or positive latching. The face of the doors have patches on them indicating possible impacts from mowers and other equipment. The doors are in-swinging.

Door 403/A is a 2'-8" wide x 6'-8" high 6 panel painted solid wood residential grade door and frame with residential grade hinges and cylinder privacy lockset. No other hardware present. The door is in-swinging. The door is a salvaged door from another location and re-purposed in this location.

Door 403/B is a 2'-8" wide x 6'-8" high painted flush lauan hollow core door and frame with residential grade hinges and cylinder privacy lockset. No other hardware present. The door is in-swinging.

Door 404/A is a 2'-8" wide x 6'-8" high painted wood grained Masonite hollow core door and frame with residential grade hinges and cylinder privacy lockset. No other hardware present. The door is in-swinging. The door is not original to this location.

Door 404/B is a 2'-8" wide x 6'-8" high painted flush lauan hollow core wood door and frame with residential hinges and cylinder privacy lockset. No other hardware present. The door is in-swinging.

Door 405/A is a pair of 3'-0" wide x 6'-8" high (overall 6'-0" wide) painted wood grained Masonite hollow core door and frame with residential grade hinges and cylinder privacy lockset. No other hardware present. The doors are not original to this location.

Door 406/A is a 2'-8" wide x 6'-8" high painted flush lauan hollow core wood door and frame with residential grade hinges and cylinder privacy lockset. No other hardware present. The door is in-swinging.

Door 406/B is a 2'-8" wide x 6'-8" high painted flush lauan hollow core wood door and frame with residential grade hinges and cylinder privacy lockset. No other hardware present. The door is in-swinging.

Door 407/A is a 3'-0" wide x 6'-8" high painted flush lauan hollow core wood door and frame with residential grade hinges and cylinder privacy lockset. No other hardware present. The door is in-swinging.

Door 407/B is a 3'-0" wide x 6'-8" high painted hollow metal door and frame with panic hardware exiting device, closer and aluminum threshold. The door is not U. L. rated. Working condition.

Door 408/A is a 2'-4" wide x 6'-8" high hollow metal door and frame with damaged hardware.

Door 409/A is a 2'-4" wide x 6'-8" high hollow metal door and frame with damaged hardware.

Door 410/A is a 3'-0" wide x 6'-0" high hinged metal security gate with integral hinges and diamond pattern grille work.

Door 411/A is a 2'-0" wide x 6'-8" high wood paneled door and frame hung with original hinges and a hasp and keyed padlock for the lockset. The door is in-swinging.

Door 412/A is a 3'-0" wide x 6'-0" high hinged metal security gate with integral hinges and diamond pattern grille work.



Door 401/A



Door 401/A



Door 402/A



Door 402/C



Doors 402/C and 407/A



Door 403/A



Door 403/A



Door 404/A



Door 411/A

Recommendations - Door	
Door #	Condition/Action Required
General	General: All doors and frames and hardware are in poor condition, wrong size or swing or do not meet the intended use of the space and should be replaced in their entirety, with the exception of the following doors: Door 401/A, Door 401/B, Door 402/C, and Door 407/B.

4.3 Windows

Window W1 - Room 403 Day Camp, is a replacement double hung window 4'-2" wide x 3'-0" high in prefinished white vinyl. It is in working condition.

Windows W2 & W3 - Room 404 Day Camp Health Room, are replacement double hung windows 4'-2" wide x 3'-0" high in prefinished white vinyl. They are in working condition.

Windows W4 & W5 – Room 405 Storage Room, are replacement sliding pane metal windows 3'-11" wide x 3'-0" high in a bronze finish. The windows appeared in working condition but were not operable.

Window W6 – Room 406 Work Room, is a replacement sliding pane metal window 3'-11" wide x 3'-0" high in a bronze finish. The window appeared in working condition but was not operable.

Window W7 – Room 410 Art Supplies is an original steel casement window from the original period of construction. The window was deteriorated with age and fragile. No attempt was made to operate it.



Windows W1 - W2 - W3 Typical



Windows W1 - W2 - W3 Typical



Windows W4 - W5 - W6 Typical



Windows W4 - W5 - W6 Typical



Window W5 Sill



Window W7

Recommendations - Windows			
Item	Description	Condition	Action Required
4.3.1	Window W1	WORK	Verify the sliding pane is operable
4.3.2	Window W2	WORK	Verify the sliding pane is operable
4.3.3	Window W3	WORK	Verify the sliding pane is operable
4.3.4	Window W4	WORK	Verify the sliding pane is operable
4.3.5	Window W5	WORK	Verify the sliding pane is operable
4.3.6	Window W6	WORK	Verify the sliding pane is operable
4.3.7	Window W7	POOR	Leaving this window in place may allow water infiltration in the future due to continuing deterioration. Options are replace the window with a Window type W1 or W4 based upon the desired exterior appearance or infill the opening with masonry after removing the existing window.

4.4 Interior Finishes

General: The interior finishes in this building are generally poor with few exceptions. Addressing the condition of the finishes is largely based upon the continuation of the current uses or the introduction of new uses that would create the need for higher performing finishes and construction.

Room 401 – GWB partitions painted over wood studs and GWB ceiling painted secured to the bottom chord of roof trusses at 8'-11" above finished floor. Flooring is original concrete floor. Flooring was not fully exposed for view and it had irregularities and settlement in places.

Room 402 - Plywood painted over wood stud partitions, no ceiling, open to original roof framing above. Flooring is original concrete floor. Visible part of floor were covered in motor oil and grease and damaged in places.

Room 403 – Loose laid floor covering over existing concrete slab for Day Camp use, GWB partitions painted over wood studs and an ACT ceiling at 7'-11" above finished floor.

Room 404 – Loose laid floor covering over existing concrete slab for Day Camp Health Room use, GWB partitions painter over wood studs and an ACT ceiling at 7'-11" above finished floor.

Room 405 – GWB partitions painted over wood studs and GWB ceiling painted secured to the bottom chord of roof trusses at 8'-11" above finished floor.

Room 406 – GWB partitions painted over wood studs and GWB ceiling painted secured to the bottom chord of roof trusses at 8'-11" above finished floor.

Room 407 – GWB partitions painted over wood studs and GWB ceiling painted secured to the bottom chord of the roof trusses at 8'-11" above finished floor. Painted concrete floor.

Room 408 – GWB partitions painted over wood studs and an ACT ceiling at 7'-11" above finished floor. Painted concrete floor.

Room 409 – GWB partitions over wood studs and an ACT ceiling at 7'-11" above finished floor. Painted concrete floor.

Room 410 - GWB partitions over wood studs and exposed CMU exterior wall. Plywood painted ceiling secured to the bottom of the roof trusses at 8'-11" above finished floor. Painted concrete floor.

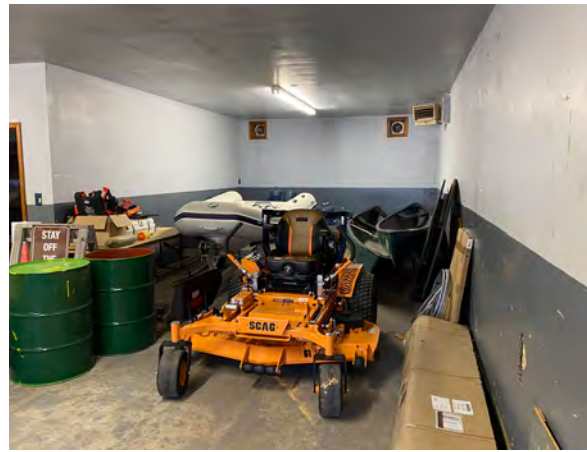
Room 411 – CMU painted exterior walls and plywood interior wall, no ceiling, exposed roof framing visible. Concrete floor.

Room 412 – CMU painted interior wall and Plywood interior wall, no ceiling, exposed roof framing visible. Concrete floor.

Recommendations - Interior Finishes	
Item	Condition/Action Required
General	It is impossible to make recommendations on interior finishes for this building until a detailed building & life safety code analysis is performed. The building has many violations and the current uses are in conflict with each other. Recommend Day Camp be relocated until the building can be brought into compliance. Other option for County consideration involves demolition of this structure and replacing it with a new single use code compliance building elsewhere on site.
4.4.1	TBD
4.4.2	TBD
4.4.3	TBD



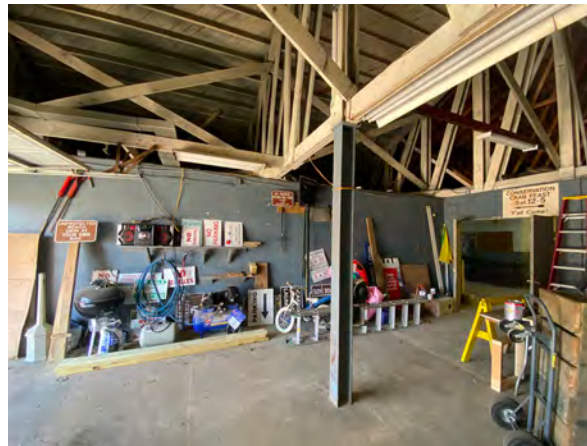
Room 401 - Looking towards Room 404 and 403



Room 401 - Day Camp/Storage



Room 401 - Day Camp/ Storage



Room 402 - Open Ceiling



Room 402 - Open Ceiling



Room 402 - Maintenance



Room 402 - Maintenance



Room 402 - Maintenance



Room 403 - Day Camp



Room 404 - Health Room



Room 405 - Park Storage



Room 405 - Park Storage



Room 406 - Park Storage



Room 407 - Day Camp



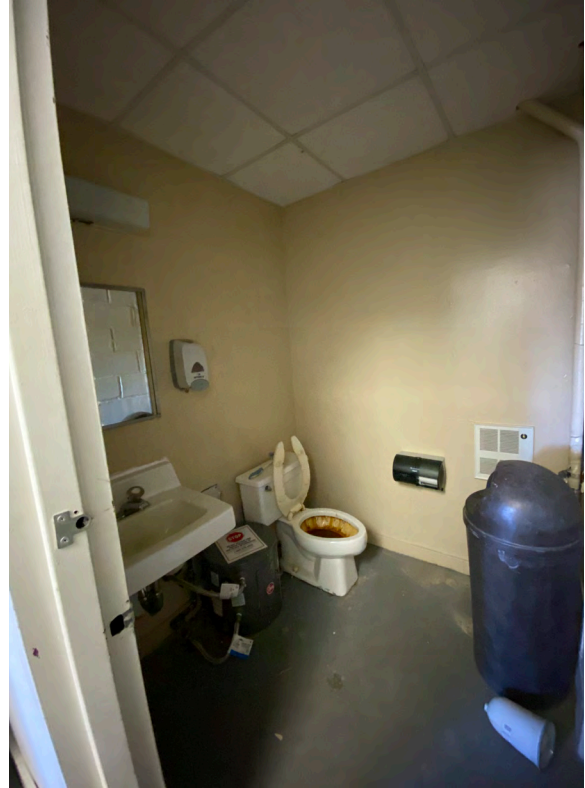
Room 407 - Day Camp



Room 407 - Day Camp



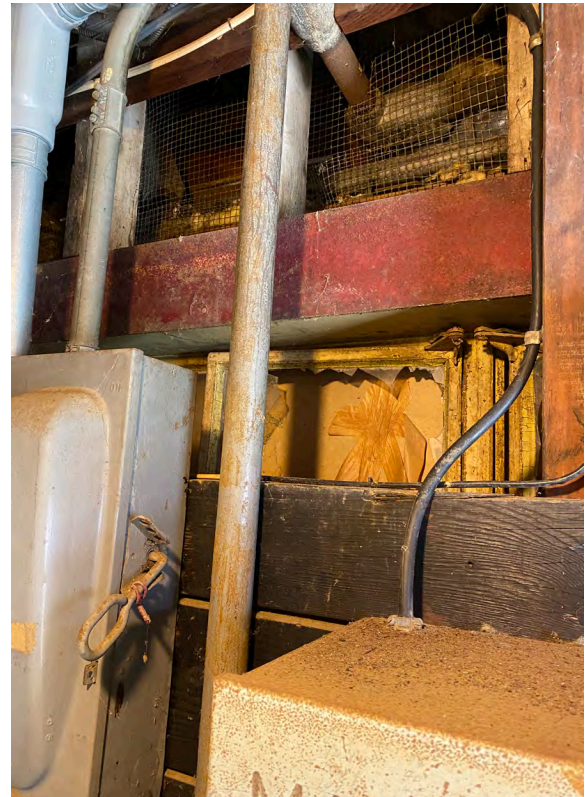
Room 408 - Restroom



Room 409 - Restroom



Room 410 - Supplies



Room 411 - Common Wall with Room 409 and Original Window



Room 411 - Electrical Room



Room 411 - Elec Conduits



Room 412 - Shop

4.5 Structural

The Day Camp/Maintenance building is a single-story structure that has a wood framed roof supported on concrete masonry exterior walls.

Most of the existing roof framing is concealed by ceiling finishes except for areas viewable from the maintenance shop. The area above the maintenance shop are older wood trusses supported on steel columns. Spanning between the truss frames are 2x10 purlin rafters supporting timber decking and asphalt shingles.

Beyond the shop demising wall, the roof structure transitions to clear span trusses that span the width of the building approximately 50 feet.

We noted the roof has newer shingles although there are no gutters at the eaves.

The floor of the structure is a concrete slab on grade.

Exterior walls are concrete masonry. We observed areas where the masonry surface has pitted likely from water damage due to lack of gutters. We noted the walls have been coated and appear to have stabilized the masonry.

We observed no issues or condition that would be of a structural concern.



West Exterior Elevation



South Exterior Elevation



East Exterior Elevation



Northwest Exterior Elevation



Exterior masonry area where surface pitting is visible.



Typical roof overhang detail.



Interior view of timber trusses above shop area.



Limited view of clear span roof trusses beyond shop area.

Recommendations - Day Camp/Maintenance Building Structure

Item	Description	Condition	Action Required
4.5.1	No Noted Structural Concerns	GWC	Continued Maintenance, improve guttering.

4.6 Mechanical Systems

The Day Camp and Maintenance building contains offices, storage room, bathroom, and a maintenance area. The building is served by electric unit heaters, exhaust fans, and window AC units.

HVAC System:

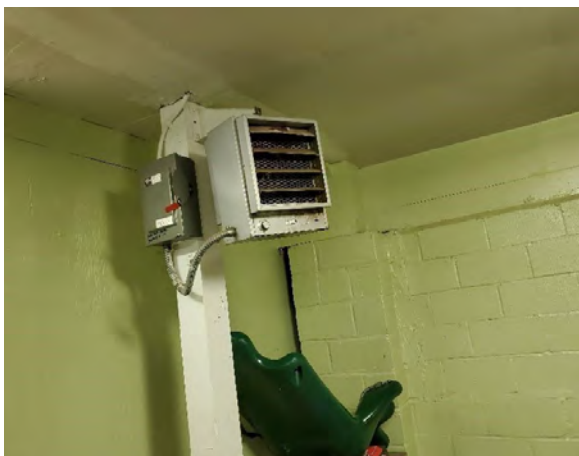
In general the building is heated and ventilated by electric unit heater and exhaust fans located in each space. Offices 403 and 404 are served by window mounted AC units.



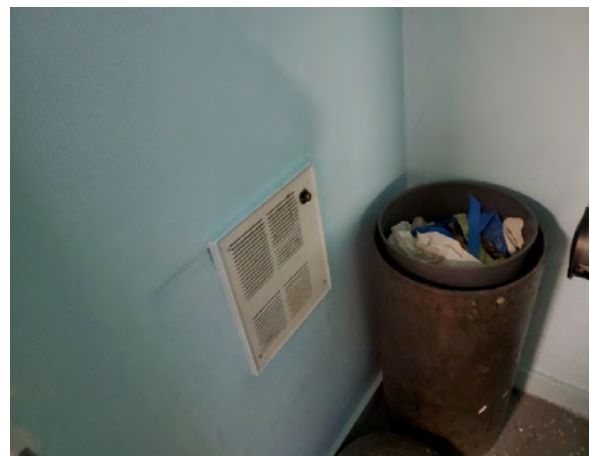
Electric Unit Heater and Exhaust Fan in Storage Area



Window AC Unit in Office



Electric Unit Heater



Electric Wall Unit Heater in Bathroom

HVAC System Upgrade:

The window AC units, and space electric unit heaters shall be replaced with a 9 ton split system heat pump unit with electric heat to provide heating and cooling to the building. The unit shall be located in a new mechanical room located in the storage space. An exterior location shall be picked for the location of the condensing unit. The unit shall be provided with ventilation air. The unit shall be ducted and ductwork shall serve the building.

Recommendations - Mechanical Systems			
Item	Description	Condition	Action Required
4.6.1	Window AC units	WORK	The window AC units shall be replaced with a cooling system
4.6.2	Exhaust Fan	WORK	The exhaust fans can be removed with the installation of the split system heat pump.
4.6.3	Electric Unit Heaters	WORK	The unit heater can be removed with the installation of the split system heat pump.
4.6.4	Bathroom Exhaust Fan	WORK	No Action Required

4.7 Plumbing Systems

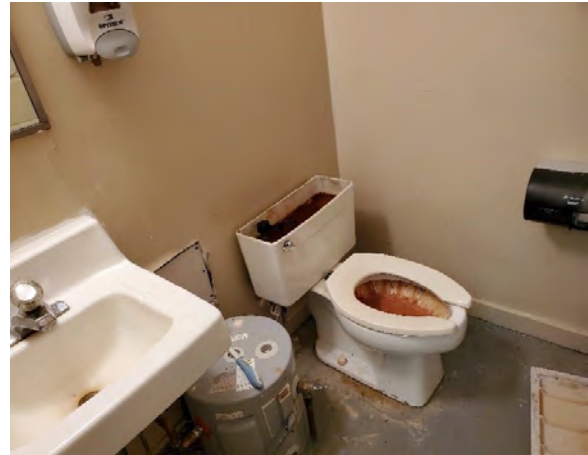
The Day Camp and Maintenance building contains two bathrooms. The building domestic water cold service comes from the campus well system and the hot water is a from an electric tank water heater.

Plumbing Fixtures:

The bathroom contains a single lavatory and tank type water closets. The plumbing fixtures look like they are in good condition without any crack or damages. Their operation cannot be verified because building is winterized for the winter. The water closets are stained from water hardness.



Bathroom 408 Lavatory and Water Closet



Bathroom 409 Lavatory and Water Closet

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
4.7.1	Water Closet	WORK	Should be replaced after campus water hardness is resolved
4.7.2	Lavatory	WORK	No action required.

Domestic Water Heater:

The building is served a by a 6 gallon 1.65 KW domestic water heater. The water heater is manufacture by State and looks to be in good condition.

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
4.7.3	Domestic water heater	GWC	No action required.

4.8 Electrical Systems

The Day Camp/Maintenance building contains a variety of different spaces including a maintenance work area, activity/classroom area, and storage areas. As part of this section's review, lighting, associated controls, and the power distribution system will be evaluated.

Distribution System:

The electrical service for the park enters at this building's main electrical room through the utility CT cabinet and into the main service disconnect. The main service disconnect is rated at 400-ampere, 1-phase, 3-wire, 240V, manufactured by Federal Pacific (FPE) and seems like it was installed with the original construction of the building. From the service disconnect, the load side wiring enters a wire trough and is spliced at multiple points to provide power for a variety of panelboards and disconnects. These panelboards and disconnects distribute power to all other buildings at the park. Not all disconnects and panelboards are clearly labeled to identify which building they serve. All the electrical equipment in the main electrical room is in poor condition and it is recommended that a replacement for the distribution equipment to be budgeted for in the next 1-3 years. When replacing electrical distribution system equipment, all buildings must have a service disconnect per NEC 225.52. The disconnects may be located remotely in the main electrical room of this building.

There was also some aged equipment (most likely 50+ years old) in the maintenance room 412 which should be removed or replaced as soon as possible.



Room 411 - Main Service Disconnect



Room 411 - Typical Disconnect



Room 411 - Typical Disconnects



Room 412 - Aged Electrical Equipment

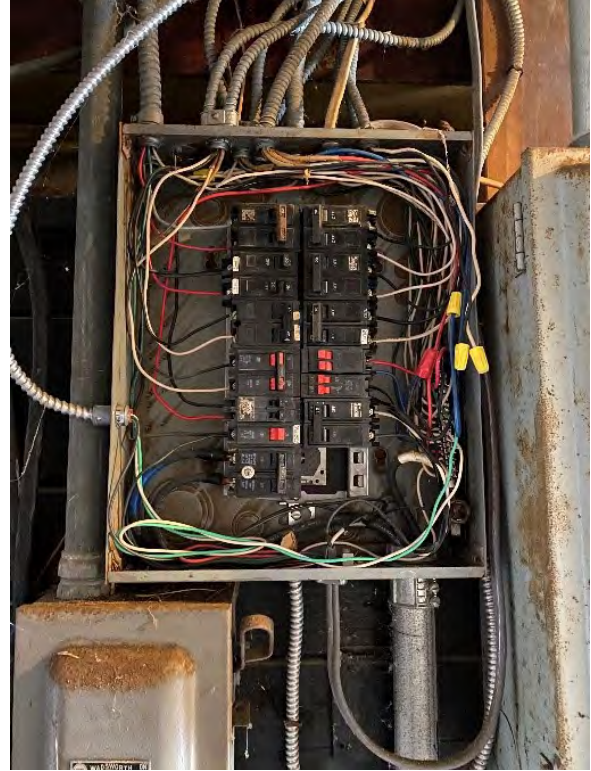
Recommendations - Distribution System			
Item	Description	Condition	Action Required
4.8.1	Distribution Equipment	POOR	All electrical equipment is at least 30-40 years old and should be replaced in next 1-3 years. This includes wiring, conduit, junction boxes, wire troughs, etc.
4.8.2	Aged Electrical Equipment	IMME	This equipment appears to be 50+ years old and should be removed or replaced immediately.
4.8.3	Building Grounding System	POOR	Replace building grounding system with distribution replacement in next 1-3 years.

Miscellaneous Electrical:

There were many exposed cables discovered throughout the building that are required to be removed per NEC. One of the panelboards in the main electrical room is missing a cover, exposing live parts, and should be provided immediately. Due to the age of the electrical equipment, it is recommended that the grounding system is tested for ground resistance to ensure it complies with NEC. We recommend replacing the grounding system with the main service disconnect in the next 1-3 years. There were two outdoor receptacles that must be provided with GFCI protection immediately. All outdoor receptacles less than 50-amperes must have GFCI protection per NEC 210.8. One of the light switches in the day camp area seemed to be ripped off the wall and should be properly mounted.



Room 411 - Abandoned Cabling



Room 411 - Exposed Live Parts



Abandoned Cabling (Typical)



Abandoned Cabling (Typical)



Outdoor Non-GFCI Receptacles



Room 401 - Light Switch Mounting

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
4.8.4	Abandoned Cabling in Main Elec Rm	POOR	Remove accessible portion of abandoned cables per NEC 725.25.
4.8.5	Abandoned Cabling in Building	POOR	Remove accessible portion of abandoned cables per NEC 725.25.
4.8.6	Exposed Live Wiring in Panelboard	IMME	Provide a cover for the panelboard to prevent access to electrified parts.
4.8.7	Grounding System	POOR	Replace grounding system simultaneously with the distribution equipment.
4.8.8	Outdoor Receptacles	IMME	Provide GFCI protection for all outdoor receptacles rated 50-amperets or less. This includes the 30-ampere receptacle in the picture above.
4.8.9	Light Switch Mounting	POOR	Mount light switch backbox to associated wall. Remove excess conduit as required.
4.8.10	Branch Circuit Wiring	WORK	Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.
4.8.11	Unused opening in and missing covers on electrical equipment	IMME	Have a qualified electrician inspect and install knockout plug and junction box covers in compliance with NEC.
4.8.12	Metal clad wiring pulling away from receptacle box, exposing inner conductors	IMME	Have a qualified electrician inspect and reattach cable to receptacle in compliance with NEC.

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
4.8.13	Extension cord used like permanent wiring and running through doorways unprotected.	IMME	Extension cord should be removed and put away at the end of each shift to prevent damage.

Lighting:

Many of the light switches found during the assessment, controlled lighting that was in a separate room. We recommend these are relocated to their associated controlled rooms. Manual on-off switching should also be replaced with occupancy controls for energy savings in the next 1-3 years (ideally with a lighting fixture replacement). The building did not have any egress illumination which should be added immediately. Some of the exit signage throughout the building was not illuminated and should be replaced with internally illuminated exit signs per NFPA 101. In general, the interior fluorescent lighting in the day camp and storage area is in working condition and should be replaced with LED fixtures in the future. Many of the light fixtures in the maintenance area were missing lamps and flickering. These should be replaced with LED fixtures in the next 1-3 years.



Room 401 - Non-Illuminated Exit Sign



Room 401 - Typical Light Fixtures



Room 402 - Typical Light Fixture



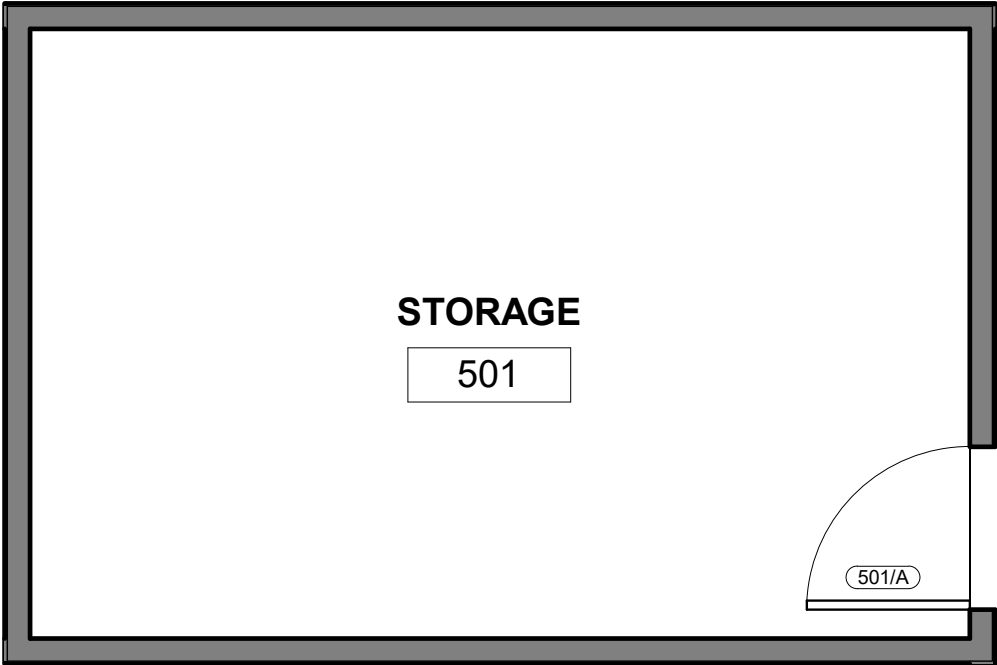
Room 407 - Typical Light Fixture

Recommendations - Lighting			
Item	Description	Condition	Action Required
4.8.14	Lighting Controls	POOR	Relocate light switches to associated room. Provide occupancy sensor controls for the day camp area in the future. If building is to be made ADA accessible, lower mounting height of all switches to 46" above finished floor.
4.8.15	Exit Sign Illumination	IMME	Replace non-illuminated exit signs with white thermoplastic, internally illuminated exit signs and battery backup.
4.8.16	Egress Illumination	IMME	Install new lighting fixture(s) to provide required egress illuminance throughout building.
4.8.17	Interior Lighting	POOR	Replace all lighting fixtures with LED in the next 1-3 years. The light fixtures in the maintenance area (east) are in very poor shape and should take priority.
4.8.18	Shop lights with damaged receptacles and not guarded	IMME	Have a qualified electrician inspect and replace light fixtures with damaged bulb receptacles in compliance with NEC. Provide guards or bulb protectors for light fixtures.

5.0

Storage 1 (Water Sports)

Building ID: 1710



GROSS SQUARE FOOTAGE:
222 SF

BUILDING 5 - STORAGE 1 (WATER SPORTS)
FLOOR PLAN

5.0 STORAGE 1 (WATER SPORTS): BUILDING ID# 1710

The Storage Building 1 (Water Sports) is located directly to the north of Building No.2 - Park Offices. It is oriented towards the Chesapeake Bay to the east. This one story, one room building serves as a secure storage for kayaks, life vests and other aquatic equipment and operates as an independent structure. It is accessed by walking across the grass lawn to the east-facing front access door.

The Storage Building 1 was likely constructed in the first half of the 20th C when part of Mayo Beach Club (c.1939) and as such pre-dates the County's acquisition of the Park in 1976.

Construction Type*: 5-B

Occupancy*: Storage

**Refer to Occupancy and Construction Type Designations as explained on Page 8 of this report.*



South Elevation



East Elevation



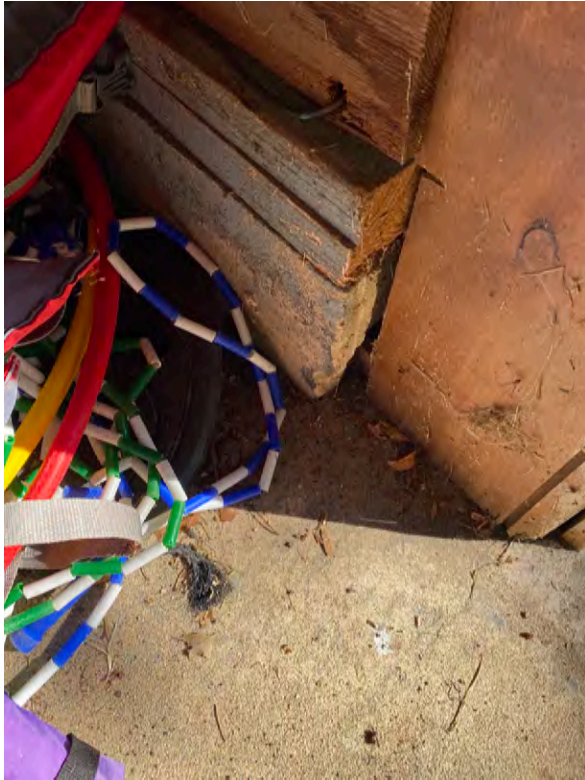
North Elevation



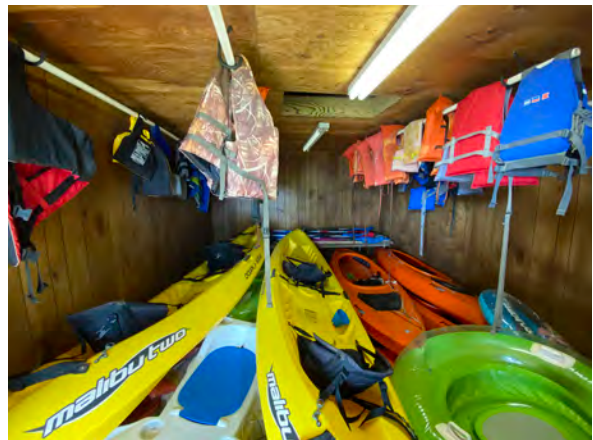
West Elevation

Functional Deficiencies

This structure was an earlier building and its current use appears to have been adaptive for aquatic sports equipment storage. The structure was not originally designed for this purpose. Its interior is not organized for maximum efficient organization of the current use. Kayaks and other large items are haphazardly placed about the room rendering it difficult to move about inside. Unclear if the current use has outgrown the limits of the existing space.



Interior View



Interior View

5.1 Exterior Envelope

The slab-on-grade, 2x4 wood framed structure has no documented construction date.

Roofing:

The roof is stick-framed with wood rafters. The roof is framed as a hip roof with symmetrical building of deep overhangs of 3'-0". The solid soffit is painted plywood with seven 12" x 18" vents placed randomly around the four sides of the structure. The roof is a replacement asphalt shingle (date unknown) with no ridge vent and no gutters and downspouts. It appears in good condition, although it is not a higher quality roof recommended to weather the exposure of being directly on the Chesapeake Bay. There is a 4'-0" wide concrete apron around the perimeter of the structure that receives the runoff from the hip roof and discharges it into the surrounding grass. The concrete is cracked at the corners of the structure and other areas show uneven settlement.

Siding:

The siding is a replacement vertical T-11 wood panel system with 1x wood corner boards. It has received many coats of paint over the years. It is in fair/poor condition depending upon location. The siding sits directly upon the concrete apron, creating direct contact with the wet grade during rain events. Lower sections of siding is deteriorating from this existing condition.



Concrete Apron and Siding



Siding and Roof Vent

Recommendations - Exterior Envelope			
Item	Description	Condition	Action Required
5.1.1	Concrete Apron	WORK/ POOR	Repair concrete apron to create positive drainage away from base of structure.
5.1.2	Siding	WORK/ POOR	Remove lower 4 inches of siding to avoid direct contact with concrete apron, parge or epoxy paint exposed CMU foundation block.

5.2 Doors

Door 501/A is 3'-0" wide x 6'-8" high patchwork of wood. It has separated from the top hinge and binds against the interior concrete slab when attempting to open it. The door, frame & hardware are deteriorated and in poor condition.



Door 501/A detail



Door 501/A from exterior

Recommendations - Door			
Item	Description	Condition	Action Required
5.2.1	Door 501/A	POOR	Demo existing door, frame and all hardware and replace with new 18 Gauge Galvannealed Door and 16 Gauge Galvannealed Frame with lever hardware, heavy duty hinges, dead bolt, kick plate and closer. Install 18" x 24" architectural louver in lower part of new door to aid in introducing ventilation air into the storage room, Paint door and frame when installed.

5.3 Windows

There are no windows in this structure.

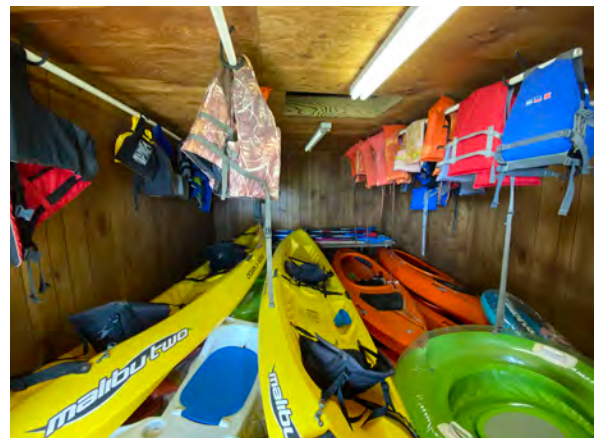
5.4 Interior Finishes

Interior finishes in the one room structure are exposed concrete floor, 4 x8 sheets of 1/8" luan pre-finished wood grained interior wall paneling over wood wall framing members. The ceiling is stained plywood sheets nailed to the underside of roof rafters. There is a 2'-0" x 2'-6" access panel leading to the roof space above the ceiling. The space is utilitarian and the finishes appear to be c.1970.

There is no ventilation in the space and one assumes the kayaks and other aquatic equipment could be stored wet at the end of the day.



Interior View



Interior View

Recommendations - Interior Finishes			
Item	Description	Condition	Action Required
5.4.1	Concrete Floor	Unknown (Covered with stacked equipment)	Clean floor and coat with epoxy paint. away from base of structure.
5.4.2	Paneled Walls	WORK/ POOR	Remove and install impact resistance drywall or sheets of 1/2" plywood painted to provide more abuse-resistance storage
5.4.3	Equipment	POOR	Consider adding racks and/or other organizational features with better store the kayaks and equipment off the floor.

5.5 Structural

The small storage building adjacent to the Park Offices building is a wood framed single story structure.

Most of the existing wall and roof framing is concealed by plywood wall and ceiling finishes except for a limited view of the attic access hatch.

The roof is wood framed with a hip form system.

We noted the roof has newer shingles although there are no gutters at the eaves.

The floor of the structure is a concrete slab on grade.

Access to the interior of the building was limited due to the extent of stored materials.

We observed no issues or condition that would be of a structural concern.



Exterior Elevation



Interior View



Exterior Elevation

Recommendations - Storage 1 (Water Sports) Building Structure			
Item	Description	Condition	Action Required
5.5.1	No Noted Structural Concerns	GAN	Continued maintenance, improve guttering.

5.6 Mechanical Systems

There is no Mechanical systems in the building.

5.7 Plumbing Systems

There is no Plumbing systems in the building.

5.8 Electrical Systems

This building is a single storage room for water activities. As part of this section's review, lighting, associated controls, and the power distribution system will be evaluated.

Distribution System:

This storage building contains a 100-ampere main lug, 1-phase, 3-wire, 120/240V load center. The load center is manufactured by Square D and it could not be determined when it was installed. This load center receives power from the Maintenance Building main electrical room. Working clearance in front of the load center should be maintained per NEC 110.26. The life expectancy of a typical panelboard is 30-40 years. Load center is on the verge of being in poor condition but assuming it is at least 30 years old, like all the other electrical equipment on site, it is recommended that a replacement is budgeted for in the next 1-3 years.



Load Center



Load Center Working Clearance

Recommendations - Distribution System			
Item	Description	Condition	Action Required
5.8.1	Load Center	POOR	Assumed to be 30+ years old. Replace in next 1-3 years.
5.8.2	Load Center Working Clearance	POOR	Remove all items up to 36" in front of the load center. Maintain working clearance per NEC 110.26.
5.8.3	Building Grounding System	POOR	Replace building grounding system with distribution replacement in next 1-3 years.

Miscellaneous Electrical:

There are multiple outdoor receptacles that do not have GFCI protection or a weatherproof cover. Using a receptacle tester, it was discovered that there is no power coming from these receptacles. If they are not used, they should be removed. There is also an old, rusted disconnect mounted on the exterior wall of the building. This should be replaced if still in use.



Disconnect and Outdoor Receptacles



Existing Disconnect

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
5.8.4	Outdoor Receptacles	IMME	Remove all outdoor receptacles that are no longer being used. If outdoor receptacles are still in use, provide GFCI protection and a weatherproof cover.
5.8.5	Outdoor Disconnect	POOR	Existing aged and rusted disconnect. Replace disconnect in next 1-3 years.
5.8.6	Branch Circuit Wiring	WORK	Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.

Lighting:

Storage building has two fluorescent lighting fixtures with one of the lighting fixtures is missing a lamp and the other lamp is flickering. Provide new lamps for existing light fixture. Lamps should be replaced for now and fixtures should be replaced with LED in the future.



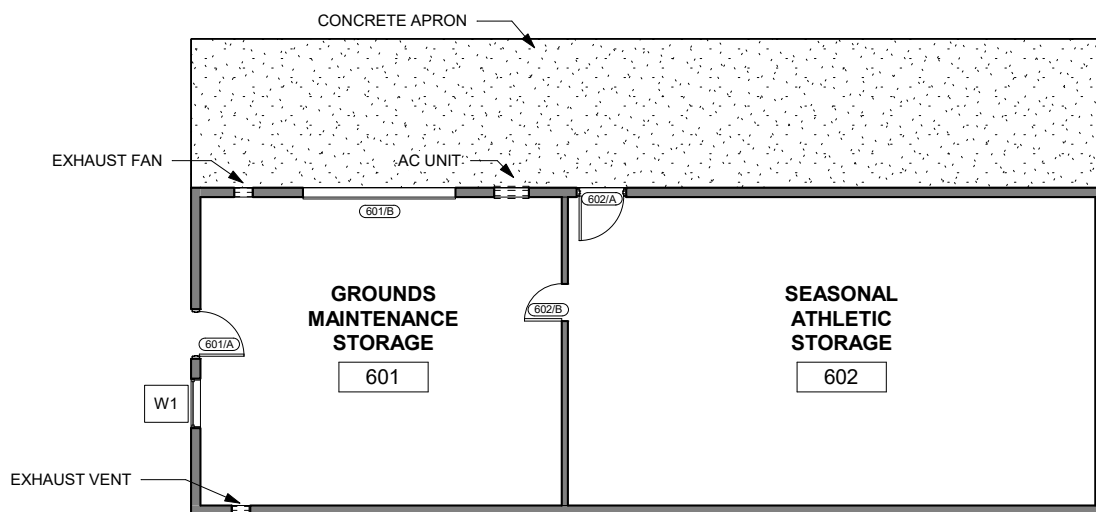
Interior Lighting

Recommendations - Lighting			
Item	Description	Condition	Action Required
5.8.7	Interior Lighting	WORK	Provide new lamps for non-working lighting fixture. Replace with LED in future.

6.0

**Storage Building 2
(Grounds Maintenance and Mayo Athletic Sports)**

Building ID: 1705



GROSS SQUARE FOOTAGE:
1,351SF

BUILDING 6 - STORAGE 2 (GROUNDS MAINTENANCE/MAYO ATHLETIC SPORTS)
FLOOR PLAN

6.0 STORAGE BUILDING 2: BUILDING ID# 1705

The Storage Building 2 is located to the southwest of the main building compound near the athletic fields and Building 7 – Public Restrooms. It is oriented northeast facing the Building 3 – Open Air Pavilion and views of the Chesapeake Bay. This one story, two room building serving as a secure storage for Grounds Maintenance Equipment in Room 601 and Mayo Athletic Sports Storage in Room 602. It is accessed by walking across the grass lawn to the north and northeast-facing doors.

The Storage Building 2 was likely constructed in the first half of the 20th C when part of Mayo Beach Club (c.1939) and as such pre-dates the County's acquisition of the Park in 1976.

There was no evidence that the Park's Phase 1 Construction Scope c.1980 contained any work carried out at Building 6, however the current condition of the building indicates it was renovated at some point after that time.

Construction Type*: 5-B

Occupancy*: Storage

**Refer to Occupancy and Construction Type Designations as explained on Page 8 of this report.*



North Elevation



West Elevation



East Elevation



South Elevation

Functional Deficiencies

This structure was an earlier building and it appears the space was adapted over time to accommodate the current uses. The structure was not originally designed for this purpose. Depending on the proposed use and occupancy, it should be verified with the Authority Having Jurisdiction (AHJ) if a second egress door is needed from Room 602 to the exterior. Its interior is organized with shelving to address the current use. It appears the uses fill the space provided by the building. There is no paved access to this building connecting it to the hard surface walks and roads of the building compound. It is a building location that could be re-purposed for other uses or program needs of the Park, although due to the work involved in renovating the structure, the building might be demolished and replaced with a new structure that could house the Day Camp use.



Interior Room 601



Interior Room 602

6.1 Exterior Envelope

The slab-on-grade, painted CMU bearing walls with stick-framed wood rafters supporting a hip roof. The exterior walls do not appear to be insulated. There is an existing door 601/A and a boarded up window in the northwest wall and an overhead garage door 601/B along the northeast facing wall serving Room 601. There is an existing door 602/A along the northeast facing wall serving Room 602. Running along the entire length of the northeast facing building façade is a 10'-0" wide concrete pad that provides access to the overhead garage door and door 602/A. The condition of the pad shows evidence of cracks, heaving and settlement in numerous locations.

Roofing:

The roof is stick-framed with wood rafters. The roof is framed as a hip roof with gable end louvers and with symmetrical building overhangs of 12". The roof rafters are exposed on the exterior. There is no soffit or insect screening. The roof is a replacement asphalt shingle (date unknown) that matches the roofs on Buildings 1, 2, 4, 5 & 6 with a ridge vent but no gutters and downspouts. It appears in good condition, although it is not a higher quality roof, as exists on Building 3, which is recommended to weather the exposure of being directly on the Chesapeake Bay.

Exterior Walls:

The exterior walls are painted CMU bearing walls. There are numerous infill masonry patches where earlier openings were closed in to make the building secure. The overhead door 601/B is a replacement fiberglass manually operated door which was installed into the wall, as were two exhaust fans and a thru wall portable window A/C unit used to condition Room 601.



Exterior Elevation - North



Exterior Elevation - South

Recommendations - Exterior Envelope			
Item	Description	Condition	Action Required
6.1.1	Concrete Pad	POOR	Replace concrete apron with new to create positive drainage away from base of structure.
6.1.2	Roof	WORK	Replace per normal maintenance cycle or if the building is re-purposed for a new use.
6.1.3	CMU Walls	WORK/ POOR	Repair/infill cracks in walls where evident at numerous infill masonry areas.

6.2 Doors

Door 601/A is 3'-0" wide x 6'-8" painted hollow metal door & frame with a 30 minute fire-rating. Lever lockset is damaged. Deadbolt is functional. No closer. The door is in working condition except for lockset.

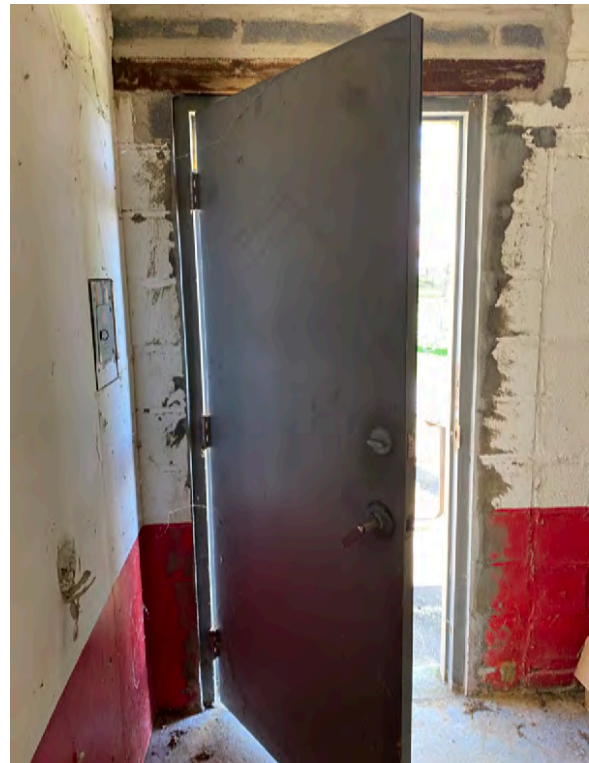
Door 601/B is a 7'-0" high x 10'-0" wide uninsulated pre-finished metal overhead door with a panel of vision lights. The door is manually operated. It is in working condition.

Door 602/A is 3'-0" wide x 6'-8" painted hollow metal door & frame with a 30 minute fire-rating. Lever lockset is damaged. Deadbolt is functional. No closer. The door is in working condition except for lockset.

Door 602/B is a salvaged wood door inserted into a wood framed partition. It is secured by a hasp & padlock. It is not a functioning door by conventional standards. It is not rated. It is not consistent with the other doors which are H. M. doors and frames.



Door 601/A



Door 602/A



Door 602/B



Door 602/B



Doors 602/B and 602/A

Recommendations - Door			
Item	Door #	Condition	Action Required
6.2.1	601/A	WORK	Repair/replace lockset.
6.2.2	601/B	WORK	Continue routine maintenance.
6.2.3	602/A	WORK	Repair/replace lockset.
6.2.4	602/B	POOR	The salvage door was installed as a means of communicating between rooms 601 & 602. It should be replaced with a 3'-0" wide x 6'-8" high Hollow Metal Door & Frame rated as required along with the partition it is set in (See 6.5.1 below). Hardware should be consistent with its use.

6.3 Windows

There is one boarded over window opening on the northwest wall next to Door 601/A in room 601.

Recommendations - Windows			
Item	Window #	Condition	Action Required
6.3.1	Window Opening	POOR	If current use of this room to continue, demo wood barrier and infill the opening with masonry to close off the opening and paint to match building exterior. Alternately, if new use for this space is considered, possible to install new pre-finished window & frame in opening.



Exterior view of entombed window opening



Interior view of entombed window opening

6.4 Interior Finishes

Room 601:

Floor is a patchwork of painted concrete slab and what appears to be sections of slate or flagstone from a previous use of the building. Cracks are evident. The concrete floor in the northwest corner of the room has separated from the CMU wall and settled 4 to 5 inches down at the worst location. Interior face of painted CMU walls show signs of moisture damage from rising damp along the northwest and southwest exposures. There is a wood partition separating rooms 601 and 602. It was constructed of salvaged materials and is not a consistent construction type. It provides no rated separation between the uses in the rooms. The ceiling is painted plywood sheets nailed to the underside of the roof framing. Evidence of water staining is visible but unable to discern if recent. Could have been present prior to most recent re-roofing installation

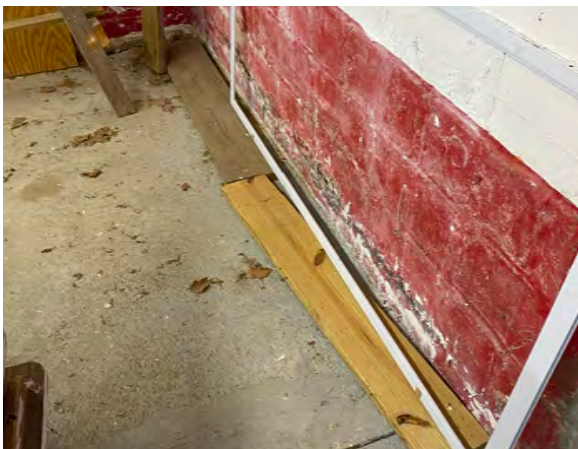
There are two thru-wall motorized exhaust fans and a thru-wall portable window A/C unit in the space.



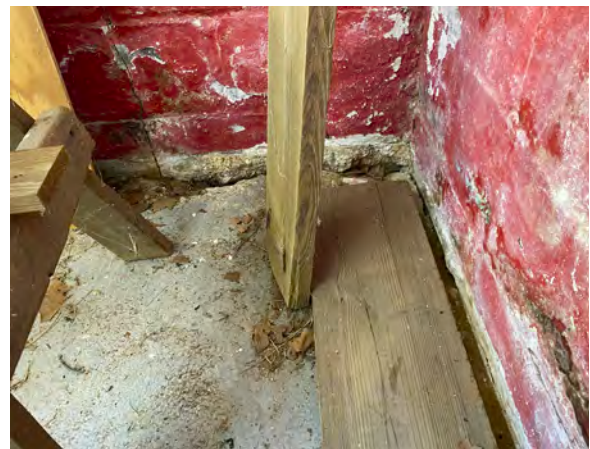
Interior Room 601



Interior Room 601



Interior Room 601



Interior Room 601

Room 602:

Floor is a patchwork of painted concrete slab and what appears to be sections of slate or flagstone from a previous use of the building. Cracks are evident. Interior face of painted CMU walls show signs of moisture damage from rising damp along the northwest and southwest exposures. There is a wood partition separating rooms 601 and 602. It was constructed of salvaged materials and is not a consistent construction type. It provides no rated separation between the uses in the rooms. The ceiling is painted plywood sheets nailed to the underside of the roof framing. Evidence of water staining is visible but unable to discern if recent. Could have been present prior to most recent re-roofing installation.

There is no ventilation in the space.



Interior Room 602



Interior Room 602



Interior Room 602

Recommendations - Interior Finishes			
Item	Description	Condition	Action Required
6.4.1	Wood Partition between rooms	POOR	Demo existing partition and door. Construct new metal stud and GWB partition, fire-rated as necessary or a new 6" CMU partition if floor slab is capable of supporting the load. Extend partition to underside of roof deck or provide draft stopping in lieu if required by current uses. Paint new wall below the ceiling line and new door & frame .
6.4.2	Plywood Ceilings in both rooms	WORK/ POOR	Consistent with a determination of the use and ratings in the rooms, demo existing plywood sheathing and install new fire-rated GWB ceiling to achieve the necessary rating. Paint when completed.

Recommendations - Room 601			
Item	Description	Condition	Action Required
6.4.3	Concrete Floor	WORK/ POOR	Demo damaged sections for concrete floor and after providing suitable sub-base material pour new concrete floor. When complete install coats of epoxy paint.
6.4.4	CMU Walls	WORK/ POOR	Examine causes of rising damp along the northwest wall and address with the necessary remedial action. Examine outside drainage patterns to see if water was ponding along the wall at this location.
6.4.5	Walls	WORK/ POOR	After repairs are completed, repaint existing CMU walls.

Recommendations - Room 602			
Item	Description	Condition	Action Required
6.4.6	Concrete Floor	WORK/ POOR	Floor is cracked and uneven in certain locations. Determine if the existing floor conditions affects the beneficial use of the space. Repair those areas as necessary.
6.4.7	CMU Walls	WORK/ POOR	Fill voids and cracks in walls where observed. Repaint all CMU walls.

6.5 Structural

The storage building structure is a single-story masonry exterior bearing wall building with wood framing for the roof. The roof framing is concealed by plywood ceiling panels except for the exposed rafter tails.

The structure serves as a storage building for sports equipment on one end, and a work zone storage space on the opposite side.

We noted the roof has newer shingles although there are no gutters at the eaves.

The floor of the structure is a concrete slab on grade. We observed sloping and settlement of the slab at the sports equipment storage portion. Since it is on grade, it is not a structural concern. Although we understand the slab may be undermined by groundhogs burrowing below the slab as evidenced by the raised hill of soil and access hole visible along the back elevation,

No visible condition was observed to indicate a structural concern with the building.



Exterior Elevation - North



Exterior Elevation - West



Exterior Elevation - South; note the mounded dirt.



View of access hole for groundhogs



View of the interior at the sports equipment storage.



View of settled floor slab in the storage area.



Interior view of work zone area.



Minor vertical cracking distress in work zone wall.



Exterior view of concrete apron slab.

Recommendations - Storage 2 Building Structure			
Item	Description	Condition	Action Required
6.5.1	General Building	GWC	Continued maintenance
6.5.2	Investigate controlling groundhog infestation and ongoing slab undermining.	WORK	Remove access to sub-slab area to prevent slab undermining.
6.5.3	Install gutters/downspouts	WORK	Install gutters to protect building perimeter and enhance service life.

6.6 Mechanical Systems

HVAC System:

The storage building contains a unit heater and two exhaust fans which look to be in good working condition. The building also has a sleeve through the wall from an old AC unit.



Exhaust Fan



Through the Wall Unit Sleeve



Unit Heater and Exhaust Fan

Recommendations - Mechanical Systems			
Item	Description	Condition	Action Required
6.6.1	Unit Heater	WORK	No Action Required
6.6.2	Exhaust Fans	WORK	No Action Required
6.6.3	AC unit sleeve		The AC unit sleeve shall be removed and the existing opening shall be properly closed up.

6.7 Plumbing Systems

There is no plumbing systems in the building.

6.8 Electrical Systems

This building contains two separate rooms (one storage and one garage). As part of this section's review, lighting, associated controls, and the power distribution system will be evaluated.

Distribution System:

This storage building contains a 1-phase, 3-wire, 120/240V load center. The load center is manufactured by Cutler-Hammer and it could not be determined when it was installed. This load center receives power from the Maintenance Building main electrical room. The life expectancy of a typical panelboard is 30-40 years. Load center is in poor condition and assuming it is at least 30 years old, like all the other electrical equipment on site, it is recommended that a replacement is budgeted for in the next 1-3 years.

The building grounding system is partially exposed and seems to be in poor condition and should be replaced in the next 1-3 years with the load center. Ground rod(s) should be installed per NEC 250.53.



Load Center



Building Grounding System

Recommendations - Distribution System			
Item	Description	Condition	Action Required
6.8.1	Load Center	POOR	Assumed to be 30+ years old. Replace in next 1-3 years.
6.8.2	Building Grounding System	POOR	Ground rod is corroded. Replace grounding system in next 1-3 years.

Miscellaneous Electrical:

Building construction appears to be Type 3 which is a combination of combustible and non-combustible material. NEC 334.10 only allows Type NM cable in Type 3 building construction if it is concealed within walls, floors, or ceilings. Type NM cabling is exposed throughout the entire building and should be replaced immediately.

Some lighting control switches and receptacles are hanging by the cabling used to wire them and are not properly secured on the wall. All indoor receptacles in the garage area should be GFCI protected per NEC 210.8. There is an outdoor receptacle that is not GFCI protected or has a weatherproof cover. If this receptacle is abandoned and not in use, it should be removed. Otherwise, provide receptacle with GFCI protection or GFCI circuit breaker for safety. The receptacle and its associated conduit are also not secured to the wall it's mounted on. There is an exterior wall mounted junction box with cut and abandoned wiring inside and no cover. Wiring should be properly terminated and covered. If it is no longer used, it should be removed.



Hanging Receptacle and Switch



Typical Indoor Receptacle



Outdoor Receptacle



Exposed Wiring



Typical Indoor Wiring



Typical Indoor Wiring

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
6.8.3	Hanging Light Switch and Receptacle	POOR	Secure light switch and receptacle backboxes to the wall.
6.8.4	Indoor Receptacles	IMME	Provide GFCI protection for all indoor receptacles per NEC 210.8.
6.8.5	Indoor Wiring	IMME	Replace all indoor wiring and provide rigid conduit. Type NM not permitted to be exposed in this building.
6.8.6	Outdoor Receptacle	POOR	Remove if not in use. If still being used, needs GFCI protection and weatherproof cover immediately. Receptacle backbox and conduit should be properly secured to the wall.
6.8.7	Outdoor Exposed Wiring	POOR	Unused wiring should be removed back to source.

Lighting:

All interior lighting flickers with one of the fixtures not turning on at all. Lighting should be replaced with LED fixtures in next 1-3 years.



Non-working Lighting Fixture



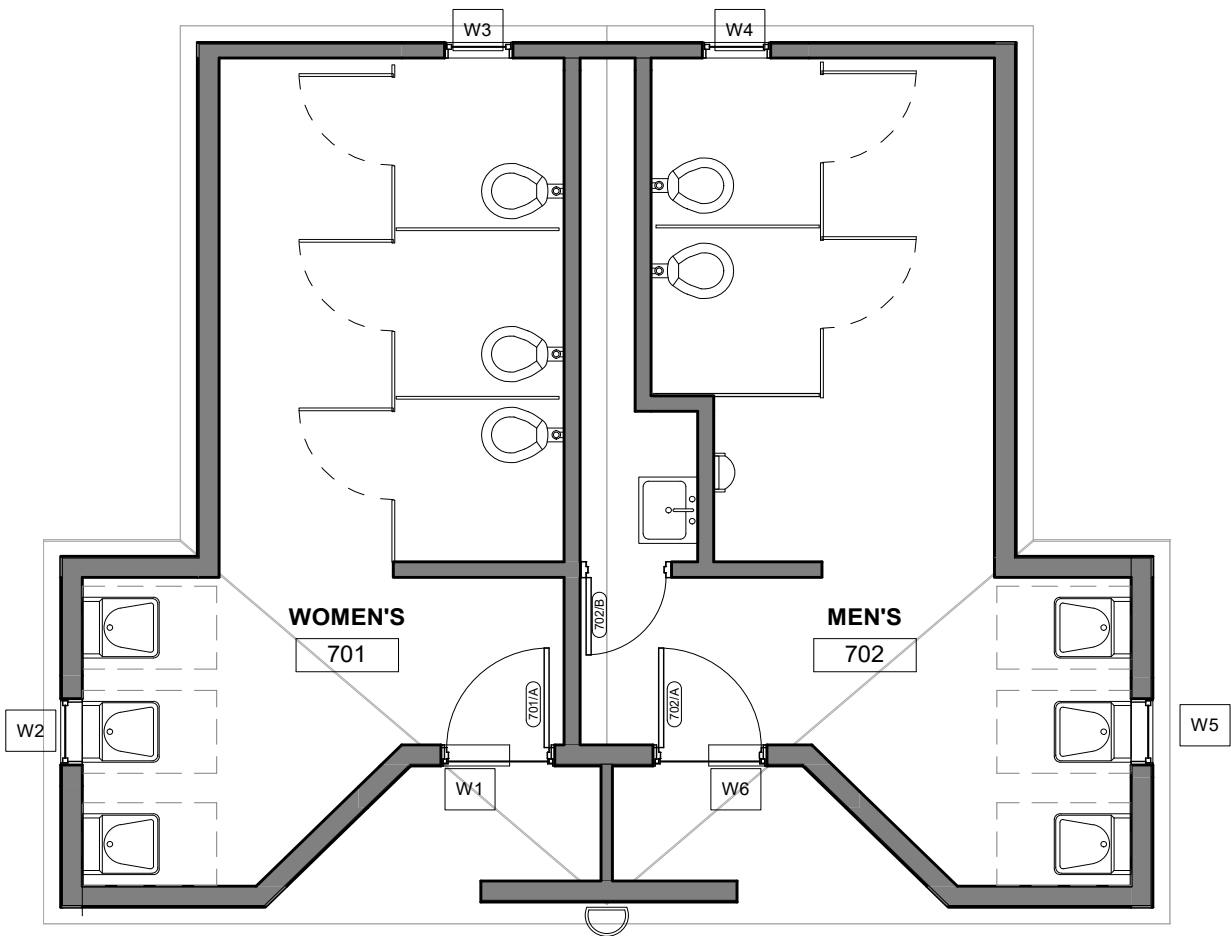
Typical Interior Lighting

Recommendations - Lighting			
Item	Description	Condition	Action Required
6.8.8	Interior Lighting	POOR	Replace with LED fixtures in next 1-3 years.
6.8.9	Lighting Fixture Bulbs not guarded.	IMME	Provide bulb protectors or install guards on light fixtures.

7.0

Public Restrooms/Exterior Shower Building

Building ID: 1708



GROSS SQUARE FOOTAGE:
710 SF

BUILDING 7 - PUBLIC RESTROOMS/EXTERIOR SHOWER BUILDING
FLOOR PLAN

7.0 PUBLIC RESTROOMS: BUILDING ID# 1708

Building 7 – Public Restrooms/Exterior Shower Building was constructed new as part of the series of improvement carried out in 1978. It is located apart from the existing building compound to the southwest. The front entrances are oriented towards the south and face Building 6 – Storage Building 2. This one story, two room building serves as men and women’s public restrooms. Its location serves the beach goers as well as those attending other recreational and athletic oriented activities. It is accessed by a paved surface from the main building compound and the general parking areas.

It is the last new free-standing building constructed by Anne Arundel County at Mayo Beach Park as part of Park’s Phase 1 Construction series of upgrades carried out c.1980.

Construction Type*: 5-B

Occupancy*: Utility

**Refer to Occupancy and Construction Type Designations as explained on Page 8 of this report.*



South Elevation



East Elevation



West Elevation



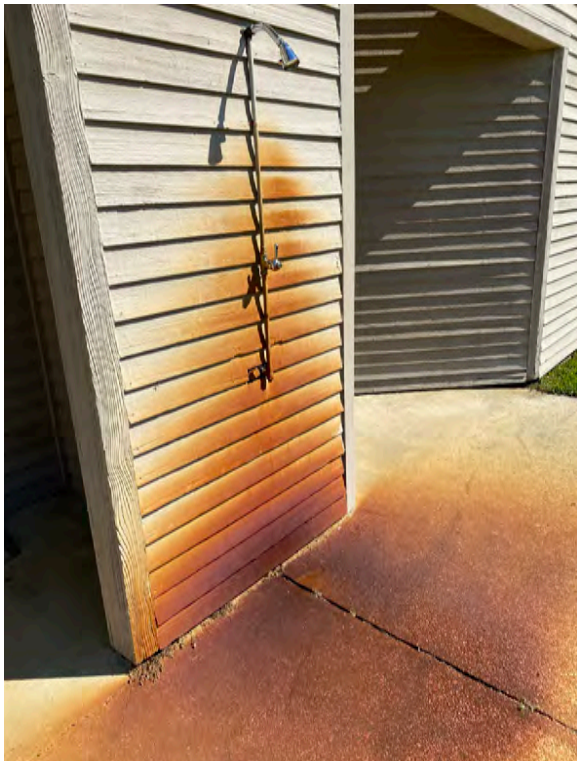
North Elevation

Functional Deficiencies

This structure was the last major new building constructed at the Park in c.1980. Even though at least 40 years old, it appears is in good working condition and generally functions as anticipated. A single exterior shower for washing off beach sand is located at the entrance to the building. Mounted on a backdrop of stained wood siding, it has accumulated a rust-stained patina from the heavy iron and minerals from the campus water supply.

For a new building created specifically for a water-oriented /access Park, it lacks the expected segregated indoor changing and shower areas for men and women. The shared janitor's closet in the plumbing chase would not meet current codes, but is assumed grandfathered in at this time.

Please refer to *Appendix D - Worksite Inspection and Assessment Report* for specific actions regarding this building.



Exterior Shower and View of Rust-stained Patina on Wood Siding



Exterior Wood Siding

7.1 Exterior Envelope

The slab-on-grade, CMU bearing wall structure with painted wood lap siding on 2" x 2" furring strips and 5/4" painted wood corner boards. The building is not conditioned and is winterized during the off season. Ventilation is achieved by large thru wall louvers on the sides and rear of the building that allow outside air directly into the area housing the toilets. There are six windows on the building, three in each restroom. Except for the wood lap siding and corner boards which are showing the signs of weathering from the salt air exposure along the Bay and deterioration close the ground contact, the building is in good condition for its age. The exterior shower mounted on the wood siding has stained the section of the front entrance with the heavy iron and other minerals from the water supply.



Exterior detail view



Exterior detail view

Roofing:

The roof is stick-framed with wood rafters. The roof is framed as a front shed roof section intersecting with a rear gable roof section. The roofs are steeply pitched. The roof is a replacement asphalt shingle (age unknown) matching Buildings 1, 2, 4, 5, & 6 with roof vent and metal valley flashing. The overhangs are minimal with painted wood fascia board and soffits having a continuous metal venting strip. The roofing appears in good condition due to its steep pitch.



Interior View of Wood Rafters and Leak Stain



Exterior View of Stick-Framed Roof

Siding:

The siding is wood lap siding with 5/4" wood corner boards. It has received many coats of paint over the years. It is in fair condition with some areas near ground contact that show rotted or deteriorated conditions. The area around the exterior shower is further stained by heavy iron content in the water supply.



Wood Lap Siding



Wood Lap Siding



Wood Lap Siding - Prior Repair (Dutchman)

Recommendations - Exterior Envelope			
Item	Description	Condition	Action Required
7.1.1	Siding	WORK/ POOR	Repair/replace deteriorated sections of siding and wood corner boards where deterioration/rot is evident.
7.1.2	Siding	WORK/ POOR	Unless another location can be found for the exterior shower, recommend overlaying a water resistant panel on the siding to keep water and continuing staining from occurring on this section of siding.

7.2 Doors

There are three painted hollow metal doors and frames on the building. Door 701/A and 702/A are 3'-0" wide x 6'-8" high and serve as entry doors to the restrooms. These doors each have an ADA transition ramp on the exterior (believed to have been added during an ADA upgrade in 1997), aluminum threshold, push/pull hardware, a deadbolt and closer. All in working condition. There is evidence of surface pitting and rust at some locations. Door 702/B is 2'-4" x 6'-8" leading into the plumbing chase/janitor's area. Hardware is a cylinder lockset with positive latching at the chase entrance.



Door 701/A from exterior



Door 702/A from interior

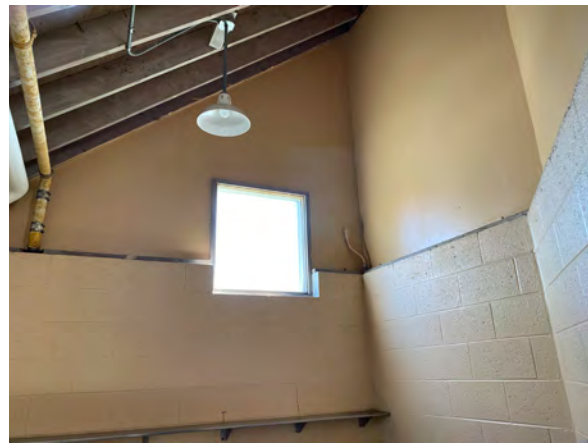
Recommendations - Door			
Item	Door #	Condition	Action Required
7.2.1	701/A	WORK	Continue routine maintenance.
7.2.2	702/A	WORK	Repair pitted areas showing rust and repaint with rust preventive primer and finish coat.
7.2.3	702/B	WORK	Continue routine maintenance.

7.3 Windows

There are six windows in this structure, three in each restroom. They are wood framed and are glazed with single pane 1/8" tempered glass, although the weathering on the glass may indicate they were replaced with Lexan security panels at some point. In the men's restroom the glass was loose in the frame and had dropped down approximately 1 inch, leaving an opening at the head of the window.



Wood-framed Window, Interior View



Wood-framed Window, Interior View



Wood-framed Window, Exterior View

Recommendations - Windows			
Item	Window #	Condition	Action Required
7.3.1	W1	WORK	Inspect windows for air gaps and deteriorated frames/sills and repair/replace as necessary.
7.3.2	W2	WORK	Inspect windows for air gaps and deteriorated frames/sills and repair/replace as necessary.
7.3.3	W3	WORK	Inspect windows for air gaps and deteriorated frames/sills and repair/replace as necessary.
7.3.4	W4	WORK	Inspect windows for air gaps and deteriorated frames/sills and repair/replace as necessary.
7.3.5	W5	WORK	Inspect windows for air gaps and deteriorated frames/sills and repair/replace as necessary.
7.3.6	W6	WORK	Inspect windows for air gaps and deteriorated frames/sills and repair/replace as necessary.

7.4 Interior Finishes

The concrete floors are sealed. Interior CMU walls are painted. The wood rafters and roof deck are exposed as are the large thru wall metal louvers used for ventilation. The toilet partitions were replaced in 1997 with phenolic resin panels offering high durability and vandal resistance. They were in good condition. Amenities include a large wall mounted mirror, a wall mounted baby changing station and a wall mounted electric hand drying unit in each restroom.



Bathroom sinks



Toilet partitions



Bathroom detail



Bathroom detail

Recommendations - Interior Finishes			
Item	Description	Condition	Action Required
7.4.1	Women's 701	WORK	Continue routine maintenance.
7.4.2	Men's 702	WORK	Continue routine maintenance.
7.4.3	Janitor's Closet	WORK	The arrangement of the Janitor's Closet in the plumbing chase would not likely be permitted under today's codes, however it is assumed grandfathered at this stage.

7.5 Structural

The bathhouse building structure is a single-story load bearing masonry exterior wall building with wood framing for the roof. The roof framing is 2x8 rafters with timber decking and typical asphalt shingles.

The structure serves as a bathroom facility for park users.

We noted the roof has newer shingles although there are no gutters at the eaves.

The floor of the structure is a concrete slab on grade. We observed minor cracking distress in the concrete floor slab although not a structural concern.

We observed prior damage at the roof valley areas in both sides of the structure. We are of the opinion that this condition was likely addressed with the newer roof installation.

We observed some deterioration of the wood siding along the base of the exterior walls, likely attributable to the lack of a gutter and downspout system.

No visible condition was observed to indicate a structural concern with the building.



Front Exterior Elevation



Exterior Side Elevation.



Exterior Elevation -Note the damage to the siding.



Interior view of the valley with replaced sheathing, Located on the Women's side.



View of the valley conditions of Men's Room side.



View of minor shrinkage cracking in floor slab.

Recommendations - Public Restrooms Building Structure			
Item	Description	Condition	Action Required
7.5.1	General Building	GWC	Continue routine maintenance.
7.5.2	Damaged areas of roof valleys	GWC	Investigate and confirm valley flashing installed and repaired during re-roofing
7.5.3	Install gutters/downspouts	WORK	Install gutters to protect building perimeter and enhance service life.

7.6 Mechanical Systems

The building walls are louvered to allow airflow in and out of the bathroom. There is no other mechanical systems in the building.

7.7 Plumbing Systems

The restroom building contains a men's and women's bathroom, with a janitor closet in the men's bathroom. The building domestic water cold service comes from the campus well system and the hot water is from an electric tank water heater.

Plumbing Fixtures:

The Men's and Women's Bathroom contain metered lavatory, and flush valve water closets and the Men's Bathroom also contain flush valve urinal. The outside of the building has an exterior shower. The plumbing fixtures look like they are in good condition without any crack or damages. Their operation cannot be verified because building is winterized for the winter. The lavatory and shower only receive domestic cold water. The lavatory, water closets and urinal are stained from water hardness.

The domestic water piping is exposed in the building with insulation and jackets. The insulation and associated jackets are starting to deteriorate and rusting.

The janitor closet is located in the men's bathroom and contains a sink that looks to be in working order.



Men's Bathroom Lavatory



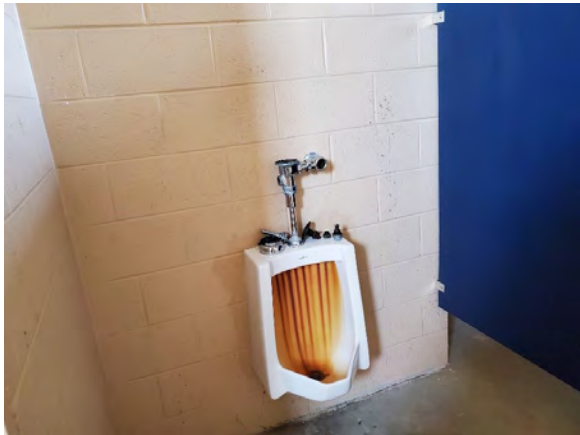
Outside Shower



Janitor Closet Sink



Men's Bathroom Water Closet



Men's Bathroom Urinal

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
7.7.1	Water Closet	WORK	Should be replaced after campus water hardness is resolved
7.7.2	Urinal	WORK	Should be replaced after campus water hardness is resolved
7.7.3	Lavatory	WORK	Should be replaced after campus water hardness is resolved
7.7.4	Shower	WORK	No action required.
7.7.5	Piping insulation	IMME	The domestic water pipe insulation and jackets shall be replaced.

Domestic Water Heater:

The janitor sink is served a by a 30 gallon 4.5 KW domestic water heater. The water heater is manufactured by Vanguard and is starting to rust.



Domestic Water Heater



Domestic Water Heater

Recommendations - Plumbing Systems			
Item	Description	Condition	Action Required
7.7.6	Domestic Water Heater	IMME	The water heater shall be replaced in kind and an expansion tank shall be added to the system.

7.8 Electrical Systems

This building contains a set of men's and women's restrooms. As part of this section's review, lighting, associated controls, and the power distribution system will be evaluated.

Distribution System:

The restroom building contains a 50-ampere main breaker, 1-phase, 3-wire, 120/240V panelboard in the men's restroom. The panelboard is manufactured by Federal Pacific (FPE) and it could not be determined when it was installed. The main panel is fed from a disconnect in the Maintenance Building main electrical room. The latch for the front cover seemed to be broken and it would not close properly. The life expectancy of a typical panelboard is 30-40 years. The panel is in poor condition, and it is recommended that a replacement for the distribution equipment to be budgeted for in the next 1-3 years.



Main Panelboard

Recommendations - Distribution System			
Item	Description	Condition	Action Required
7.8.1	Main Panelboard	POOR	Assumed to be 30+ years old. Replace in next 1-3 years.
7.8.2	Building Grounding System	POOR	Replace building grounding system with distribution replacement in next 1-3 years.

Miscellaneous Electrical:

There is an old, rusted time clock for the exterior lighting in the mechanical chase. This should be replaced in the next 1-3 years.

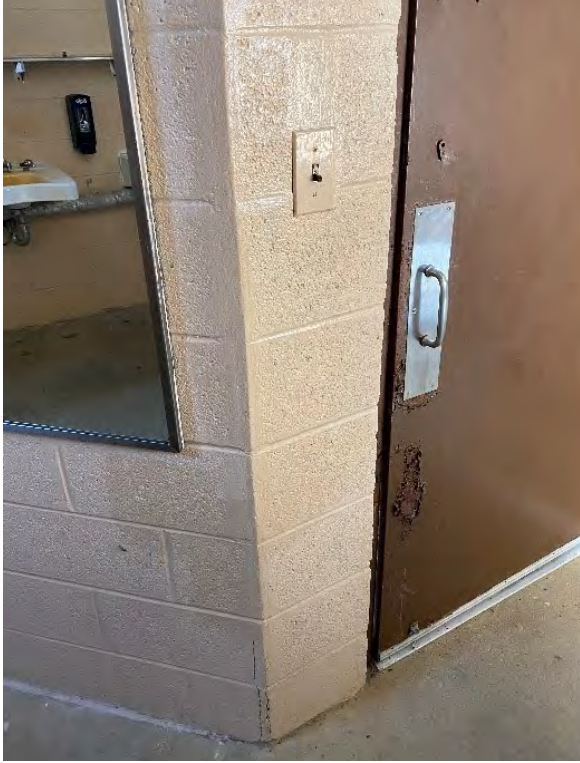


Time Clock / Unprotected Receptacle

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
7.8.3	Time Clock	POOR	Old, rusted time clock in mechanical chase. Replace with new in next 1-3 years.
7.8.4	Branch Circuit Wiring	WORK	Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.
7.8.5	Non-GFCI receptacle in cleaning closet	IMME	Have a qualified electrician inspect for and install GFCI protection in compliance with NEC.

Lighting:

Lighting switches in both restrooms do not comply with ADA mounting height requirements. Interior lighting should be replaced with LED fixtures in the future. Exterior lighting is in poor condition and should be replaced with LED fixtures in next 1-3 years. Exterior lighting would not turn on and it is assumed to be because of the time clock in the mechanical chase.



Restroom Light Switches



Interior Lighting



Exterior Lighting

Recommendations - Lighting			
Item	Description	Condition	Action Required
7.8.6	Interior Lighting	WORK	Replace with LED in future.
7.8.7	Restroom Light Switches	WORK	Lower light switches in restrooms to 46" above finished floor to comply with ADA requirements.
7.8.8	Exterior Lighting	POOR	Replace with LED in next 1-3 years.

8.0

SITE AND SITE AMENITIES: VARIOUS

8.0 SITE ASSESSMENT

Mayo Beach Park is located at 4150 Honeysuckle Drive and is approximately 25.7 acres. The park is located at the mouth of the South River as it enters into the Chesapeake Bay. The site is accessed from MD Route 214 (Central Avenue) via Shoreham Beach Road and Honeysuckle Drive.

Additional Site Information is as follows:

- Property Owner:
 - Anne Arundel County
Arundel Center
PO Box 1831
Annapolis, MD 21404
- Site Address:
 - 4150 Honeysuckle Drive
Mayo, MD 21106
- The Property is located at:
 - Tax Map 61, Grid 19, Parcel 4
- Tax Account Number:
 - 01-000-03599460
- Existing Zoning: OS (Open Space)
- The property is located entirely in the RCA – Resource Conservation Area of the Chesapeake Bay Critical Area.
- The property lines shown on the attached Site Plan exhibits are based on available tax map records and does not reflect a boundary survey.
- The site is currently served by well and septic (see section 8.3) for additional information.
- The site is located within Zone X (areas determined to be outside the 0.2% annual chance flood hazard, Zone VE (El. 7 Feet), and Zone AE (El. 5 Feet) as shown on the FEMA Flood Plain Map 24003C0263F dated February 18, 2015.
- The predominate soil on site is Udorthents – characterized as having 0-5% slopes and well drained sandy loam.

There have been two recent studies prepared that include Mayo Beach Park:

1. “Mayo Peninsula Parks Master Plans”, prepared by Human & Rhode, Inc. dated January 2018.
2. “Accessibility Assessment Conditions Report”, prepared by Skulski Consulting LLC dated September 2019.

This assessment does not supersede the findings of the those reports and may refer to their findings as required.

The Big Pond, Flagg Pond and Cartop\Swimming\Beach areas are not included in the scope of this Assessment.

Any recommended improvements that will result in a Limit of Disturbance in excess of 5,000 sf will require an Anne Arundel County Grading Permit and must comply with current Anne Arundel County Stormwater Management (SWM) requirements, as well as the 10% Pollutant Reduction requirements set forth by the Chesapeake Bay Critical Area Commission.



8.1 PARKING AND PAVEMENT

Access:

The site is accessed from MD Route 214 (Central Avenue) via Shoreham Beach Road and Honeysuckle Drive. The entrance drive into the Park is approximately 24 feet wide and paved. At the entrance to the Park from Honeysuckle Drive an existing wood\timber bridge spans the inlet from the Bay into Big Pond. The paved Park entry road terminates into a gravel parking area and gravel service driveways.

Parking:

The existing parking area is a predominantly gravel lot for approximately 25 – 30 vehicles delineated by a wood split rail fence. There appears to be 4 designated accessible parking spaces within the gravel parking lot. The ADA signs are antiquated, and the accessible spaces and aisles are not delineated, and do not meet ADA Guidelines. Please see *Appendix A - ADA Survey* for additional information.

Truck Access:

The existing gravel areas provide adequate areas to accommodate truck turning movements. The existing dumpsters are accessed via a long gravel driveway of insufficient width with no stabilized turn-around areas.



8.1.1 Cracked asphalt pavement at entrance road.



8.1.2 Alligator cracking in pavement.



8.1.3 Transition from paved entrance drive to gravel parking area.



8.1.4. Transition from paved entrance drive to gravel parking area.



8.1.5. Example of gravel service drive.



8.1.6. Accessible Parking spaces.



8.1.7 Gravel drive serving as the exit point from the parking area.



8.1.8 Existing gravel drive to service dumpsters.



8.1.9 Area currently used for trucks servicing the dumpsters.



8.1.10 Existing gravel drive to service dumpsters.



8.1.11 Existing bridge at Park Entrance.



8.1.12 Existing bridge at Park Entrance.

Recommendations - Pavement / Parking			
Item	Description	Condition	Action Required
8.1.1	Cracked pavement at entrance.	WORK	Mill and overlay existing drive aisle, re-stripe and repair any subbase as needed.
8.1.2	Alligator cracking in pavement.	WORK	Mill and overlay cracked areas, and repair any subbase as needed.
8.1.3-4	Gravel parking in poor condition.	POOR	Add addition gravel material (or asphalt), compact and grade to provide positive drainage. Add wheel stops to delineate parking spaces.
8.1.5 & 7	Gravel services drives in poor condition.	POOR	Add addition gravel material (or asphalt), compact and grade to provide positive drainage.
8.1.6	Accessible parking spaces.	IMME	Grade, resurface with pavement\concrete, stripe spaces and aisles, and replace signage. All work shall be in accordance with ADA regulations.
8.1.8-10	Gravel service drive to dumpster area.	POOR	Add addition gravel material (or asphalt), compact and grade to provide positive drainage. Add adequate T-turnaround in front of dumpster area.
8.1.11-12	Existing bridge at Park Entrance.	WORK	No Action Required

8.2 SIDEWALKS AND TRAIL SYSTEMS

Existing Sidewalk and Trails:

There are minimal existing concrete and asphalt sidewalks and paths connecting the various park structures and amenities.

As noted in the 2018 Master Plan, no marked or delineated trails exist along the perimeter pond areas.



8.2.1 Existing ADA pathway and ramp towards the beach area (accessible route).



8.2.2 Example of concrete sidewalks around pavilion structures.



8.2.3 Existing stairs leading to playground.



8.2.4 Existing asphalt pathway to Pavilion and Storage buildings (accessible route).



8.2.5 Existing asphalt pathway to playground area (accessible route).



8.2.6 Existing asphalt pathway to playground area.

Recommendations - Sidewalks and Trail Systems			
Item	Description	Condition	Action Required
8.2.1	Existing pathway and ramp towards the beach area.	POOR	While the ramp and rails appear in good condition it appears that there are areas of the ramp that exceed 8.33% (1:12). The ramp should be resurfaced such that the running slope does not exceed 8.33% with a cross slope not to exceed 2.0% (1:50).
8.2.2	Example of concrete sidewalks around pavilion structures.	IMME	In general, all sidewalks should be free of tripping hazards. In this particular case the concrete drain trough should be cut out and replaced with a trench drain with a pedestrian friendly style grate flush with the adjacent sections of concrete.
8.2.3	Existing stairs leading to playground.	POOR	Handrails should be installed on both sides of the stairs. It appears that there is room enough to construct an accessible ramp adjacent to the stairs.
8.2.4	Existing asphalt pathway to Pavilion and Storage buildings.	WORK	The existing asphalt sidewalk should be reconstructed as to not exceed a running slope of 5.0% (1:20) and be free of heaving and other tripping hazards.
8.2.5	Existing asphalt pathway to playground area.	WORK	The existing asphalt sidewalk should be reconstructed as to not exceed a running slope of 5.0% (1:20) and be free of heaving and other tripping hazards.

8.3 WATER AND SEWER SYSTEM

Potable Water system:

The park buildings are fed by an existing domestic well (AA-95-0282). The buildings are not sprinklered. The well meets the setback requirements from the existing septic system and existing structures.

The site is shown on Anne Arundel County's Water Master Plan W-10 as "No Public Service".

Sewer/Septic System:

The park buildings are served by an existing septic field via a pumped system. Records obtained from the Anne Arundel County Department of Health show that the current systems was applied for in 1991 and was sized for approximately 1,624 gal/week. The capacity of the existing system will limit the ability to host events and camps at the site. Public sewer service would also allow for improved kitchen options at the Park.

The site is shown on Anne Arundel County's Sewer Master Plan S-10 as within the "Existing Service Area". Low pressure sewer force mains are installed just north of the Park Entrance in Honeysuckle Drive (600 LF +/- from the bridge) and south of the Park property within Ridgely Drive and Carver Lane. Removing and converting septic systems to public sewer is a TMDL goal of the County and should be considered.

It may be possible to tie into these lines should adequate capacity exist which would require a detailed engineering hydraulic analysis and approval from Anne Arundel County Department of Public Works. Other issues that may need to be addressed with a public connection are environmental permitting and easements over adjacent properties.



8.3.1 Existing domestic well.



8.3.2 Existing domestic well.



8.3.3 Existing septic area.



8.3.4 Existing septic pump.

Recommendations - Water / Sewer			
Item	Description	Condition	Action Required
8.3.1-2	Existing domestic well.	GWC	None required.
8.3.3	Existing septic area.	GWC	None required, however connection to public sewer service should be considered.
8.3.4	Existing septic pump.	GWC	None required, however connection to public sewer service should be considered.

BUILDING

- New
- Addition
- Remodel
- Existing

SEWAGE DISPOSAL

- Public Sewer
- Replace Septic System
- Replace Septic Tank Only
- Proposed Septic System
- Existing Septic System

WATER SUPPLY

- Public Water
- Proposed Drilled Well
- Existing Drilled Well
- Existing Well - dug, bored or driven

5-13-91

Applicant: Complete all applicable spaces: ALL COPIES MUST BE LEGIBLE

1. OWNER A.A.C. Rec - Parks ADDRESS P.O. Box 2700
 CITY Annapolis STATE MD ZIP CODE 21401 PHONE: HOME _____ WORK 222-3524

2. BUILDING ADDRESS Honorsville Road, Edgewater 21027
 (House Number, Street, Town)
 A. N.S.W. Side of Honorsville B. 2000 Feet N.S.W. from intersection with Shoreham

3. SUBDIVISION _____ LOT NO. _____ BLOCK _____ SECTION _____
 or ACREAGE 25.7 TAX MAP NO. 61 PARCEL NO. 4 BLOCK 19

4. DIMENSIONS (in square feet)
 Unfinished Basement _____ Lot Size 25.7 acrs
 Finished Basement _____ Total Lot Area _____
 First Floor _____ Corner Lot YES NO
 Second Floor _____ Waterfront Lot YES NO
 Total Floor Area 1624 gallons/week Name of Waterway SOUTH RIVER

Closest distance between any part of sewage disposal system and any water well 100'
 Garbage grinders not permitted on sewage disposal system. (Anne Arundel County Plumbing Code 1600.1e)

FOR NEW CONSTRUCTION the following must be carried out. Non-compliance or inaccurate information will result in denial of percolation test and/or final approval.

1. Attach a copy of plat showing the true size and shape of the property and the proposed house location to scale (1 inch = 10, 20, 30 feet, etc.)
2. The corners of the property and of the proposed house must be staked and identified prior to percolation tests.
3. After conducting the percolation tests, final site plans (6 copies) fulfilling the requirements of Sec. 1600.1 (b) of the Anne Arundel County Plumbing Code must be submitted.

NOTE: Only after the review of the final site plan will approval of a septic system be considered.

The applicant hereby certifies and agrees as follows:

- (1) that he is authorized to make this application;
- (2) that the information is correct;
- (3) that he will comply with all regulations of Anne Arundel County which are applicable hereto;
- (4) that he will perform no work on the above property not specifically described in the application;
- (5) that he grants County officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices.

SIGNED Jack Adamec
 DATE 5/9/91 PHONE 222-3524

NAME AND ADDRESS OF APPLICANT: PRINT or TYPE
JACK ADAMEC / A.A.C.
P.O. Box 2700
ANNAPOLIS, MD 21401

DO NOT WRITE BELOW THIS LINE

SPF INFORMATION

Previous Perc No. _____ Type _____
 Reason _____ Hook Up _____
 Wet/Dry _____ Date _____

Present Application
 Type _____ Reason _____
 Hook Up _____ Wet/Dry _____

MINIMUM YARD REQUIREMENTS

Main Structure
 Front _____ ft. Rear _____ ft.
 Side _____ min. _____ ft. acmb. total
 Side Street _____ ft.
 Major Arterial _____ ft. side/rear

Accessory Structures
 Front _____ ft. Side _____ ft.
 Rear _____ ft. Side St. _____ ft.

HEALTH DEPT. MINIMUM RECOMMENDATIONS

Septic tank size, liquid capacity Existing gallons
 Tile Field: Total length 20 No. of trenches 1 Length 20 Width 15 Depth 9'
 Pipe in trenches no deeper than 2 Trenches separated by _____ ft. from edge to edge
 Seepage Pit: Total depth _____ ft., Diameter _____ ft., No. of pits _____ Gravel pack from _____
 to _____ ft., Block from _____ to _____ Effec. depth _____ Effec. area _____ square ft.
 Other: Use top half of a 2000 gal septic tank to distribute flow over the trench surface

The house, well and septic system must be located as shown on the site plans submitted by _____ on _____
Any deviations from these plans must have prior approval of the Health Department or the building permit may be revoked.

8.4 DRAINAGE

Drainage for the site is predominately overland sheet flow toward Big Pond, Flag Pond and the Bay. There are existing point discharges at the buildings down spouts and within a closed storm drain system conveying run-off from some of the service areas.

There is no evidence of any structural or non-structural storm water quality facilities on the property.



8.4.1 Example of downspout discharge.



8.4.2 Example of downspout discharge.



8.4.3 Example of downspout discharge.



8.4.4 Pipe discharge with no outfall protection.



8.4.5 Storm inlet structure within the pavilion.



8.4.6 Drainage trough in sidewalk.

Recommendations - Drainage			
Item	Description	Condition	Action Required
8.4.1-3	Example of downspout discharge.	WORK	Install consistent outlet protection via splash blocks, etc. Potential opportunity for rain gardens, rain barrels, or other non-structural water quality devices that would not be intrusive which could additionally serve as educational examples of stormwater management practices.
8.4.4	Pipe discharge with no outfall protection.	WORK	Install rock outlet protection, a bioretention or similar water quality device at the outlet which could additionally serve as educational examples of stormwater management practices.
8.4.5	Storm inlet structure within the pavilion.	POOR	Replace existing grate with a pedestrian friendly-type, accessible grate.
8.4.6	Concrete trough drain.	IMME	The concrete drain trough should be cut out and replaced with a trench drain with a pedestrian friendly style grate flush with the adjacent sections of concrete.

8.5 PLAYGROUND AND BALLFIELD AMENITIES

There are two existing playground areas with existing play equipment. The areas are bordered by timber edging and retaining walls. The existing surface is engineered wood fiber. Please see *Appendix A - ADA Survey* for additional information.

There is a grassed recreational area with an existing baseball backstop in a grassed area that is unlined and not maintained, nor appears to be regularly used. The backstop is antiquated.



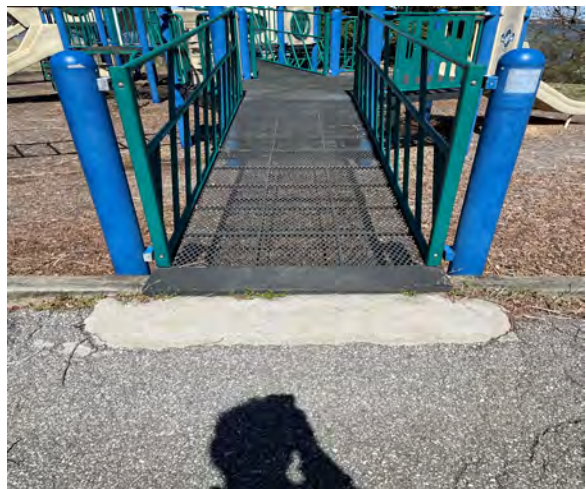
8.5.1 Existing playground area #1.



8.5.2 Existing playground area #1.



8.5.3 Existing playground area #1.



8.5.4 Existing playground area #1.



8.5.5 Pathways leading to playground area #1.



8.5.6 Path leading to playground area #2.



8.5.7 Grassed play field and backstop.



8.5.8 Existing backstop.

Recommendations - Playground \ Ballfields			
Item	Description	Condition	Action Required
8.5.1-6	Existing playground area #1.	WORK	Repair existing walkway to remove tripping hazards. Refurnish engineered wood fiber play area material. Both play areas appear to have walls requiring a railing. A railing or fencing should be installed where the vertical change in grade is greater than 30" (IBC 1003.2.11.1).
8.5.7-8	Existing ballfield and backstop.	WORK	Replace backstop with current standards or treat corroded metal as needed.

8.6 SITE LIGHTING

The Park utilizes several light poles for the concrete driveway entry from the gravel parking. Spotlights on existing utility poles provide light for the existing parking areas.



8.6.1 Existing site light poles.



8.6.2 Existing spotlights on wooden pole



8.6.3 Existing site lighting on BGE pole.

Recommendations - Site Lighting			
Item	Description	Condition	Action Required
8.6.1	Example of existing site light poles.	WORK	If the parking area is improved and paved, additional and upgraded light poles would be recommended.
8.6.2-3	Example of existing spotlights.	WORK	None required.

8.7 SITE - ELECTRICAL SYSTEMS

As part of this section's review, lighting, associated controls, and the incoming electrical service will be evaluated.

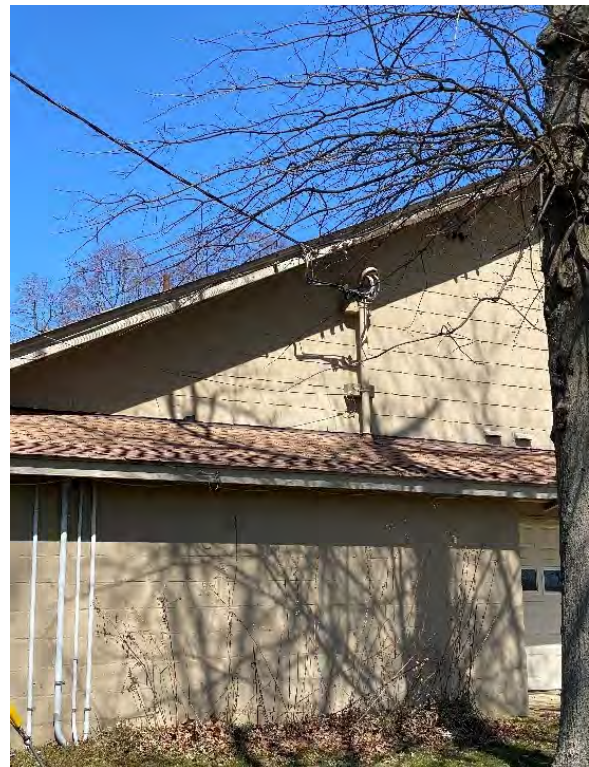
Incoming Electrical Service:

The electrical service enters the park from the west side via utility poles. On the southwest corner of the main parking lot there is a utility pole with 3-25KVA pole-mounted transformers which supply power to the park. Service is delivered via overhead lines and drop down to the 400-ampere service disconnect in the Maintenance Building main electrical room.

We recommend installing an emergency generator in the future to account for power loss during peak usage. At a minimum, the generator should provide power for all egress and exit lighting. Generator size depends on the Park's preferences of what optional items are to be supported. A minimum of two automatic transfer switches must be provided per NEC if optional electrical loads are requested. One transfer switch for life safety items and the other for optional equipment loads.



Pole-Mounted Utility Transformers



Electrical Service Drop

Recommendations - Electrical Service			
Item	Description	Condition	Action Required
8.7.1	Electrical Service	GWC	No issues were found with the incoming electrical service.
8.7.2	Generator	N/A	Install emergency generator in next 1-3 years for life safety and backup power needs.

Miscellaneous Electrical:

There is currently no lightning detection system provided in the beach area. For the protection of all visitors and staff, we recommend adding a lightning detection system in the next 1-3 years with visible and audible alarms to provide continuous monitoring for potential lightning strikes in the area.

Recommendations - Miscellaneous Electrical			
Item	Description	Condition	Action Required
8.7.3	Lightning Detection System	N/A	Provide lightning detection system for beach area in next 1-3 years.

Lighting:

There were two post lights seen on site adjacent to the Maintenance Building. The posts seem to be in good working condition and should not need to be replaced in next 1-3 years. The condition of the light fixture heads and illumination output could not be determined during the day assessment, but the fixtures should be replaced with LED in the future. Additional lighting should be provided at the courtyard and playground per Illuminating Engineering Society (IES) recommendations. Only one of the post lights is illuminating the courtyard with minimal lighting coming from the buildings.



Existing Post Light



Existing Post Light

Recommendations - Lighting			
Item	Description	Condition	Action Required
8.7.4	Post Lights	WORK	Replace light fixtures heads with LED in future. Posts may be replaced for aesthetic purposes.
8.7.5	General Site Lighting	POOR	Provide additional post lights or building fixtures for illumination in the courtyard. Provide post light(s) for illumination of the playground. All new light fixtures should be LED. Provide time clock and photocell for all site lighting.

8.8 MISCELLANEOUS SITE FURNISHINGS

Fencing:

There are existing wood gates at the Park entrance. The majority of fencing within the park is split rail wood fence used primarily to delineate the parking fields and vehicular circulation.

Signage:

There is a multitude of different signage currently at the park including interpretive waysides, information kiosks, as well as typical directional signage. Most of the signage is not consistent in material type, text size, etc. Many of signs are also located outside of ADA accessible routes. Please see *Appendix A - ADA Survey* for additional information.

Benches:

There are two main styles of benches found within the Park, backless benches at the play areas, and benches with back supports located along the beach. Recommend replacing over time the benches that do not have back supports. Benches should be located along an accessible route with adequate clear ground space. Please see *Appendix A - ADA Survey* for additional information.

Tables:

There are a combination of standard picnic tables and picnic units with mobility features. Many of the tables are not located along an ADA accessible route. Please see *Appendix A - ADA Survey* for additional information.

Trash \ Recycling:

There are no trash or recycling containers located within the Park (save for the dumpsters used by Park staff), which is consistent with the “carry in / carry out” policy many parks have adopted. Recycling facilities at the park structures may be beneficial.



8.8.1 Wood gate at park entrance



8.8.2 Example of split rail wood fencing



8.8.3 Existing entrance signage



8.8.4 Existing miscellaneous signage



8.8.5 Examples of benches adjacent to play areas



8.8.6 Examples of benches along beach areas



8.8.7 Examples of existing tables



8.8.8 Existing Park dumpsters

Recommendations - Miscellaneous Site Furnishings			
Item	Description	Condition	Action Required
8.8.1-2	Existing fencing	WORK	Recommend inspecting split rail fence and replace any rotting posts and/or damaged rails.
8.8.3-4	Existing signage	POOR	Recommend establishing a signage program to eliminate the consistency and ADA accessibility issues.
8.8.5-6	Existing benches	WORK	Over time, replace benches with back support type benches and provide access per the ADA survey.
8.8.7	Existing tables	WORK	Over time, replace standard tables with picnic units with mobility features provide access per the ADA survey.
8.8.8	Existing dumpsters	WORK	Over time, consider adding concrete dumpster pad and enclosure with gates.

COST ESTIMATE

Mayo Beach Park

Estimate of Probable Construction Costs – Pre-Design Phase

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 a unit of measure identified by the following abbreviations:

EA = Each

FT = Linear Foot

LS = Lump Sum

SF = Square Foot

The unit prices in the estimate is based upon Q3 2021 cost data.

Clarifications

1. Cost figures listed in the estimate are based upon General Contractor's pricing, including general conditions, insurance, bond, 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, Contingency, Escalation, Inspection, County Overhead, Furniture, Fixtures & Equipment, BGE Utility Service Upgrades, Off-Site Water & Sewer Connections or Environmental/Regulatory Fees.
3. In addition to the cost estimates linked to the Assessment narratives, Appendix A includes both narrative description and budgets for ADA related upgrades prepared by Skulski Consulting LLC in September 2020. They are not included anywhere else in the estimate.

Alternative Improvements

County Recreation & Parks requested an alternative option for Building No. 4 that would propose a new construction solution for those program needs in lieu of a renovation of existing. That alternative optional improvements description and pricing can be found in Section 4.9 of this estimate under the "Optional Improvements" column. The above clarifications apply to the alternative estimates as well.

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
1.0 Glass Pavilion												
1.1 Exterior Envelope												
1.1.1	Roofing-Further inspections of the asphalt roofing shingles to determine age of roof. Repair/replace sections of gutter and downspouts that are damaged remove and replace roof	sf	5555	12.00	66,660.00	67,910.00	3			67910.00		
	replace gutters	ft	50	15.00	750.00							
	replace downspouts	ft	25	20.00	500.00							
1.1.2	Siding-Repair/replace deteriorated sections of siding and wood corner boards where deterioration/rot is evident.					25,650.00	3			25650.00		
	remove and replace damaged siding	sf	200	15.00	3,000.00							
	remove and install damaged corner boards	sf	100	15.00	1,500.00							
	prep and paint building	sf	4230	5.00	21,150.00							
1.1.3	Sealant at windows and doors are deteriorated in some areas and need to be replaced.	ft	500	15.00	7,500.00	7,500.00	2		7500.00			
1.2 Doors												
1.2.1	101/A-storefront door	no cost	0	0.00	0.00	0.00	3			0.00		
1.2.2	101/B-storefront door	no cost	0	0.00	0.00	0.00	3			0.00		
1.2.3	101/C-Repair is needed so door can operate correctly	ls	1	500.00	500.00	500.00	3			500.00		
1.2.4	101/D-storefront door is weathered but in working condition	no cost	0	0.00	0.00	0.00	3			0.00		
1.2.5	101/E-storefront door is weathered but in working condition	no cost	0	0.00	0.00	0.00	3			0.00		
1.2.6	101/F-Requires regular maintenance	no cost	0	0.00	0.00	0.00	4				0.00	
1.2.7	101/G-Requires regular maintenance-replace screen door-Screen door was damaged and needs to be replaced.	ls	1	568.00	568.00	568.00	4				568.00	
1.2.8	101/H-Requires regular maintenance- Screen door missing.	ls	1	568.00	568.00	568.00	4				568.00	
1.2.9	101/I-Requires regular maintenance- Screen door missing.	ls	1	568.00	568.00	568.00	4				568.00	
1.2.10	101/J-Requires regular maintenance	no cost	0	0.00	0.00	0.00	4				0.00	
1.2.11	102/A	no cost	0	0.00	0.00	0.00	3			0.00		
1.2.12	103/A	no cost	0	0.00	0.00	0.00	3			0.00		
1.2.13	103/B	no cost	0	0.00	0.00	0.00	3			0.00		
1.3.14	104/A-Paint door and frame	ls	1	175.00	175.00	175.00	3			175.00		
1.2.15	104/B-Requires regular maintenance	no cost	0	0.00	0.00	0.00	3			0.00		
1.2.16	104/C-Requires regular maintenance	no cost	0	0.00	0.00	0.00	3			0.00		
1.2.17	105/A-paint door and frame	ls	1	175.00	175.00	175.00	3			175.00		
1.2.18	105/B-Paint door	ls	1	125.00	125.00	125.00	3			125.00		
1.3 Windows												
1.3.1	Regular Maintenance	no cost	0	0.00	0.00	0.00	4				0.00	

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
1.4 Interior Finishes												
1.4.1	Vestibule 1 & 2-Repaint walls, ceiling, and base trim					717.00	3			717.00		
	paint walls	sf	206	2.00	412.00							
	paint ceiling	sf	82	2.50	205.00							
	paint trim	ls	1	100.00	100.00							
1.4.2	Glass Pavilion-Repaint walls, ceiling, and wood base trim. Replace flooring and vinyl base.					44,146.00	3			44146.00		
	paint walls	sf	2551	2.00	5,102.00							
	paint ceiling	sf	3854	2.50	9,635.00							
	paint trim	sf allow	2551	1.00	2,551.00							
	remove and replace flooring	sf	3654	7.00	25,578.00							
	remove and replace vinyl base	ft	320	4.00	1,280.00							
1.4.3	Men's -Repaint walls and ceiling. Replace flooring and vinyl base. Additional soap dispenser needed					4,651.50	3			4651.50		
	paint walls	sf	698	2.00	1,396.00							
	paint ceiling	sf	265	2.50	662.50							
	paint trim	sf allow	265	1.00	265.00							
	remove and replace flooring	sf	265	7.00	1,855.00							
	remove and replace vinyl base	ft	87	4.00	348.00							
	add soap dispenser	ea	1	125.00	125.00							
1.4.4	Women's -Repaint walls and ceiling. Replace flooring and vinyl base. Install a mirror.					5,736.00	3			5736.00		
	paint walls	sf	804	2.00	1,608.00							
	paint ceiling	sf	320	2.50	800.00							
	paint trim	sf allow	320	1.00	320.00							
	remove and replace flooring	sf	320	7.00	2,240.00							
	remove and replace vinyl base	ft	92	4.00	368.00							
	install a mirror	ea	1	400.00	400.00							
1.4.5	Kitchen -Repaint walls and ceiling. Replace flooring and vinyl base with a more durable and slip resistant product. Replace base & wall cabinets and countertops. For additional action refer to kitchen assessment on page 37 of this report.					27,311.50	2		27311.50			
	paint walls	sf	538	2.00	1,076.00							
	paint ceiling	sf	187	2.50	467.50							
	paint trim	sf allow	187	1.00	187.00							
	remove and replace flooring	sf	187	7.00	1,309.00							
	remove and replace vinyl base	ft	68	4.00	272.00							
	replace base, wall cabinets and countertops	ft	30	800.00	24,000.00							
5.0 Structural												
1.5.1	Foundation Wall Slab Joints-Clean and fill with backer rod and sealant.	ft	100	10.00	1,000.00	1,000.00	2		1000.00			
1.5.2	Shallow Stepped Footings-Monitor for any distress, consider adding fill to protect from frost.	ft	100	50.00	5,000.00	5,000.00	3				5000.00	
1.5.3	Bathroom Column Corrosion-Clean and paint to minimize deterioration.	ls	1	500.00	500.00	500.00	3				500.00	

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
1.5.4	Exterior slab cracking-Rout and fill with sealant to prevent water infiltration and deterioration.	ft	100	15.00	1,500.00	1,500.00	3			1500.00		
1.6 Mechanical												
1.6.1	Ducted Oil Fired Furnace-No space cooling. Shall be replaced with cooling unit.	sf allow	5206	50.00	260,300.00	260,300.00	3			260300.00		
1.6.2	Bathroom Exhaust Fan-No Action Required	no cost	0	0.00	0.00	0.00	3			0.00		
1.6.3	Mechanical Room Unit Heater-The unit heater shall remain in place	no cost	0	0.00	0.00	0.00	3			0.00		
1.6.4	Kitchen Unit Heater-The unit heater can be removed with the installation of branch ductwork from the split system heat pump.	ls	1	1,500.00	1,500.00	1,500.00	3			1500.00		
1.6.5	Corridor Unit Heater-The unit heater can be removed with the installation of branch ductwork from the split system heat pump.	ls	1	300.00	300.00	300.00	3			300.00		
1.6.6	Men's Unit Heater-No Action Required	no cost	0	0.00	0.00	0.00	4				0.00	
1.6.7	Mechanical Room Exhaust Fan-No Action Required	no cost	0	0.00	0.00	0.00	4				0.00	
1.6.8	Janitor Closet Exhaust Fan-No Action Required	no cost	0	0.00	0.00	0.00	2		0.00			
1.7 Plumbing												
1.7.1	Water Closet-Should be replaced after campus water hardness is resolved	ea	6	2,000.00	12,000.00	12,000.00	3			12000.00		
1.7.2	Urinal-Should be replaced after campus water hardness is resolved	ea	2	1,500.00	3,000.00	3,000.00	3			3000.00		
1.7.3	Lavatory-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
1.7.4	Janitor Sink-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
1.7.5	Kitchen Sink-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
1.7.6	Domestic Water Heater-No action required.	no cost	0	0.00	0.00	0.00	4				0.00	
1.7.7	Expansion Tank-No action required.	no cost	0	0.00	0.00	0.00	4				0.00	
1.7.8	Recirculating pump-The recirculating pump shall be replaced in kind.	ls	1	5,000.00	5,000.00	5,000.00	4				5000.00	
1.8 Electrical												
1.8.1	Main Panelboard-Over 40 years old. Replace with service entrance rated main breaker panelboard.	EA	1	12,000.00	12,000.00	12,000.00	2		12000.00			
1.8.2	Service Disconnect-Over 40 years old. Remove disconnect when new service entrance rated panelboard is provided.	EA	1	5,000.00	5,000.00	5,000.00	2		5000.00			
1.8.3	Building Grounding System -Replace building grounding system with distribution replacement in next 1-3 years.	LS	1	1,000.00	1,000.00	1,000.00	2		1000.00			
1.8.4	Receptacle(s) in Kitchen-All receptacles in kitchen to be GFCI protected prior to use.	ls	1	1,500.00	1,500.00	1,500.00	1	1500.00				
1.8.5	Branch Circuit Wiring-Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.	sf allow	5015	10.00	50,150.00	50,150.00	3			50150.00		
1.8.6	Exit Signs-Repair/replace non-illuminated exit sign	ea	1	750.00	750.00	750.00	3			750.00		

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
1.8.7	Restroom Light Switches-Lower light switches in restrooms to 46" above finished floor to comply with ADA requirements. Refer to ADA report in Appendix A for additional information.	ea	2	750.00	1,500.00	1,500.00	3			1500.00		
1.8.8	Interior Lighting-Replace with LED fixtures in future.	sf allow	5015	4.00	20,060.00	20,060.00	3			20060.00		
1.8.9	Egress Lighting-Replace existing emergency battery packs with LED. Install new lighting fixture(s) to provide required egress illuminance throughout building	sf allow	5015	2.00	10,030.00	10,030.00	1	10030.00				
1.9 Kitchen												
1.9.1	Existing Induction Range-Replace with a warming cabinet, no exhaust hood or fire protection required.	ls	1	5,000.00	5,000.00	5,000.00	3			5000.00		
1.9.2	Floor: Refer to page 21, Section 1.4 Interior Finishes	see above	0	0.00	0.00	0.00	3			0.00		
1.9.3	Lighting-Provide shielded LED light fixtures for illumination.	sf allow	192	6.00	1,152.00	1,152.00	3			1152.00		
1.9.4	Existing Counters & Cabinets-Replace with durable stainless steel serving counter, back counter and wall cabinets for ease of maintenance and cleaning.	ft	30	1,200.00	36,000.00	36,000.00	3			36000.00		
1.9.5	Existing Kitchen Equipment-Replace all old, outdated equipment with new energy efficient equipment and to meet current code standards. We recommend the following equipment: - 2-door Reach-in Refrigerator, Mobile - Heated Cabinet, Mobile, Full Height - Ice Machine/Bin, 400-500# capacity - Security Shelving, Mobile - Hand Sink with Soap & Paper Towel Dispenser - Three-Compartment Sink	allow	1	50,000.00	50,000.00	50,000.00	3			50000.00		
1.9.6	Mechanical Room-Provide mop sink and rack in boiler room.					3,900.00	2		3900.00			
	install mop sink	ls	1	3,500.00	3,500.00							
	install mop rack	ls	1	400.00	400.00							
1.9.7	Plumbing Requirements-The new 3-compartment sink for ware washing requires indirect waste lines with 1" air gap above the rim of the floor sink. The hand sink will require direct waste.	ea	1	2,500.00	2,500.00		3			0.00		
1.9.8	Electrical Requirements-Provide 120 volts, 20.0 amp. circuit each for new heated cabinet and ice machine.	ea	2	1,200.00	2,400.00	2,400.00	3			2400.00		

2.0 Park Offices

2.1 Exterior Envelope

2.1.1	Roofing-Further inspections of the asphalt roofing shingles to determine age of roof. -replace entire roof	sf	3926.1	12.00	47,113.20	47,113.20	3			47113.20		
2.1.2	Siding-Repair/replace deteriorated sections of siding and wood corner boards where deterioration/rot is evident.					19,750.00	3			19750.00		

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
	remove and replace damaged siding	sf	200	15.00	3,000.00							
	remove and install damaged corner boards	sf	100	15.00	1,500.00							
	prep and paint building	sf	3050	5.00	15,250.00							
2.1.3	Siding - Sealant at Windows and Doors-Sealant at windows and doors are deteriorated in some areas and need to be replaced.	ft	474	15.00	7,110.00	7,110.00	2		7110.00			
2.2 Doors												
2.2.1	201/A-Basement Bilco door is in good working condition.	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.2	201/B-Lower corner of frame is rotted out and door is damaged. Door and frame should be replaced.	ls	1	1,000.00	1,000.00	1,000.00	2		1000.00			
2.2.3	202/A-Door finish and hardware are very worn and aged. Door jambs and trim are damaged and worn in several places. Door and frame should be replaced in the near term.	ls	1	1,000.00	1,000.00	1,000.00	3			1000.00		
2.2.4	202/B-Door finish and hardware are worn and aged. Door latch is cracked. Door and frame should be replaced in the near term.	ls	1	1,400.00	1,400.00	1,400.00	3			1400.00		
2.2.5	202/C-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.6	202/D-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.7	203/A-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.8	204/A-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.9	204/B-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.10	204/C-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.11	205/A-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.12	205/B-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.13	206/A-Door finish and hardware are worn and aged. Doorknob and deadbolt area is cracked. Door and frame should be replaced in the near term.	ea	1	3,500.00	3,500.00	3,500.00	3			3500.00		
2.2.14	206/B-Paint on door and trim could be lead based and should be tested. Door finish and hardware are very worn and aged. Doorknob is missing. Door was blocked by furniture, consider removing door and infilling with studs and GWC.	ls	1	1,000.00	1,000.00	1,000.00	2		1000.00			
2.2.15	206/C-Finish on door has been removed. Paint door, frame and trim.	ls	1	250.00	250.00	250.00	3			250.00		
2.1.16	206/D-Paint on door and trim could be lead based and should be tested. Door finish and hardware are very worn and aged. Door was blocked by file cabinet, consider removing door and infilling with studs and GWC. Door accesses stairs that are no longer in use.	ls	1	1,000.00	1,000.00	1,000.00	2		1000.00			
2.2.17	207/A-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.18	207/B-GWC	no cost	0	0.00	0.00	0.00	4				0.00	
2.2.19	208/A-Door frame is worn and needs to be painted.	ls	1	175.00	175.00	175.00	4				175.00	
2.2.20	208/B-GWC	no cost	0	0.00	0.00	0.00	4				0.00	

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
2.2.21	208/C-Door finish and hardware are worn, aged, and rusting. Door and frame should be replaced in the near term.	ea	1	3,500.00	3,500.00	3,500.00	3			3500.00		
2.2.22	208/D-Door finish and hardware are worn and aged. Paint door, frame, and trim.	ea	1	250.00	250.00	250.00	3			250.00		
2.2.23	208/E-Door is damaged and needs to be replaced.	ea	1	3,500.00	3,500.00	3,500.00	1	3500.00				
2.2.24	208/F-GWC	no cost	0	0.00	0.00	0.00	4					
2.2.25	209/A-Door finish and hardware are worn and aged. Door should be refinished.	ea	1	175.00	175.00	175.00	3			175.00		
2.2.26	210/A-Door finish and hardware are worn and aged. Refinish door, frame, and trim.	ea	1	250.00	250.00	250.00	3			250.00		
2.2.27	210/B-Door finish and hardware are worn and aged. Bottom door panel is damaged. Paint door and panel should be replaced in the near term.	ea	1	3,500.00	3,500.00	3,500.00	3			3500.00		
2.2.28	211/A-Door finish and hardware are worn and aged.	ea	1	250.00	250.00	250.00	3			250.00		
2.2.29	213/A-Door finish and hardware are worn and aged. Paint door, frame, and trim.	ea	1	250.00	250.00	250.00	3			250.00		
2.2.30	213/B-Door finish and hardware are worn and aged. Paint door, frame, and trim.	ea	1	250.00	250.00	250.00	3			250.00		
2.2.31	213/C-Door finish and hardware are worn and aged. Paint door, frame, and trim.	ea	1	250.00	250.00	250.00	3			250.00		
2.2.32	213/D-Door finish and hardware are worn and aged. Paint door, frame, and trim.	ea	1	250.00	250.00	250.00	3			250.00		
2.2.33	214/A-Door finish and hardware are worn and aged. Paint door, frame, and trim.	ea	1	250.00	250.00	250.00	3			250.00		
2.2.34	214/B-Door finish and hardware are worn and aged. Paint door, frame, and trim.	ea	1	250.00	250.00	250.00	3			250.00		
2.3 Windows												
2.3.1	All-Regular Maintenance	no cost	0	0.00	0.00	0.00	4				0.00	
2.3.2	W8-Install screen	ea	1	600.00	600.00	600.00	3			600.00		
2.3.3	W12-Replace damaged screen	ea	1	700.00	700.00	700.00	3			700.00		
2.3.4	W23-Replace wood sill and surrounding trim	ea	1	400.00	400.00	400.00	3			400.00		
2.4 Interior Finishes												
2.4.1	Basement-Remove old equipment.	ls	1	2,500.00	2,500.00	2,500.00	3			2500.00		
2.4.2	Office 202-Add base molding where missing. Remove exposed PVC water lines.					595.00	3			595.00		
	base molding	ft	47	10.00	470.00							
	remove exposed pvc lines	ls	1	125.00	125.00							
2.4.3	Office 204-Repaint walls and replace ceiling grid and ACT. Replace light switch cover					2,216.00	3			2216.00		
	paint walls	sf	471	2.00	942.00							
	paint trim	sf allow	109	1.00	109.00							
	remove and replace act ceiling and grid	sf	109	10.00	1,090.00							
	replace light switch cover	ea	1	75.00	75.00							
2.4.4	Bathroom 205-Replace toilet, sink, and cabinet. Replace all walls and ceilings with new GWB and WD trim. Cabinets could be reused.					8,105.00	3			8105.00		

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
	remove and replace toilet	ea	1	1,300.00	1,300.00							
	remove and replace sink	ea	1	1,250.00	1,250.00							
	remove cabinets-reinstall	ft	4	50.00	200.00							
	remove and replace act ceiling and grid	sf	90	10.00	900.00							
	new gwb-walls	sf	495	6.00	2,970.00							
	new trim	sf allow	495	1.00	495.00							
	paint walls	sf	495	2.00	990.00							
2.4.5	Kitchen 206 -Replace all walls and ceilings with new GWB and WD trim. Cabinets could be reused.					9,099.00	2		9099.00			
	remove and replace act ceiling and grid	sf	236	10.00	2,360.00							
	new gwb-walls	sf	831	4.00	3,324.00							
	wood trim	sf allow	236	1.00	236.00							
	remove cabinets-reinstall	ft	10	75.00	750.00							
	paint walls	sf	831	2.00	1,662.00							
	paint ceilings	sf	236	2.25	531.00							
	paint trim	sf allow	236	1.00	236.00							
2.4.6	Bridal Suite 208-Repair stains under windows.	ls	1	500.00	500.00	500.00	3			500.00		
2.4.7	Sitting 209-Replace walls and ceiling with new GWB and WD trim. Replace flooring and base. Replace cabinets, sink, and countertop.					12,927.25	3			12927.25		
	remove and replace flooring-wd	sf	273	20.00	5,460.00							
	remove and replace gwb ceiling	sf	273	7.00	1,911.00							
	new gwb-walls- remove and replace	sf	628	5.00	3,140.00							
	wood trim	sf allow	273	1.00	273.00							
	remove cabinets-install new cabinets. Sink and countertop	na	0	0.00	0.00							
	paint walls	sf	628	2.00	1,256.00							
	paint ceilings	sf	273	2.25	614.25							
	paint trim	sf allow	273	1.00	273.00							
2.4.8	Office 210 -Replace ceiling with new GWB.					1,642.50	3			1642.50		
	remove and replace gwb ceiling	sf	182.5	7.00	1,277.50							
	paint ceiling	sf	182.5	2.00	365.00							
2.4.9	Kitchen 211 -Replace walls and ceiling with new GWB and WD trim. Replace flooring and base. Replace cabinets, sink, and countertop					8,951.00	3			8951.00		
	Remove and replace gwb on walls	sf	575	5.00	2,875.00							
	remove and replace gwb ceiling	sf	575	7.00	4,025.00							
	wd trim	sf allow	212	1.00	212.00							
	replace cabinets, sink and countertop	na	0	0.00	0.00							
	paint walls	sf	575	2.00	1,150.00							
	paint ceilings	sf	212	2.25	477.00							
	paint trim	sf allow	212	1.00	212.00							
2.4.10	Dining 212 -Replace ceiling with new GWB.					3,398.00	3			3398.00		
	remove and replace act w/gwb ceiling	sf	191	7.00	1,337.00							

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
	paint walls	sf	440	2.00	880.00							
	paint ceilings	sf	440	2.25	990.00							
	paint trim	sf allow	191	1.00	191.00							
2.4.11	Bathroom 213 -Replace ceiling with new GWB and re-grout wall tile. Alternative option is to remove all wall tile and replace with new tile					2,694.50	3			2694.50		
	remove and replace gwb ceiling	sf	106	7.00	742.00							
	re-grout wall tile	ls	1	600.00	600.00							
	paint walls	sf	504	2.00	1,008.00							
	paint ceilings	sf	106	2.25	238.50							
	paint trim	sf allow	106	1.00	106.00							
2.4.12	Dressing 214 -Replace walls and ceiling with new GWB and WD trim.					4,218.00	3			4218.00		
	remove and replace gwb ceiling	sf	152	7.00	1,064.00							
	Remove and replace gwb on walls	sf	380	5.00	1,900.00							
	paint walls	sf	380	2.00	760.00							
	paint ceilings	sf	152	2.25	342.00							
	paint trim	sf allow	152	1.00	152.00							
2.4.13	Balcony 215 -Replace all decking boards and railings.					4,018.00	2		4018.00			
	remove and replace decking boards and finish	sf	239	12.00	2,868.00							
	remove and replace railings and finish	ft	46	25.00	1,150.00							
2.5 Structural												
2.5.1	Twisted deck column-Replace with new column	ls	1	1,000.00	1,000.00	1,000.00	3				1000.00	
2.5.2	Foundation wall top wash surface-Recommend reworking detail to install flashing and provide guttering below deck.	ft	25	125.00	3,125.00	3,125.00	2		3125.00			
2.5.3	Exterior slabs-Replace areas to provide positive drainage away from structure.	sf	50	20.00	1,000.00	1,000.00	3				1000.00	
2.5.4	Column base at roof overhang-Correct slab depression to protect column base from moisture damage.	ls	1	1,000.00	1,000.00	1,000.00	3				1000.00	
2.5.5	Second Floor Deck-Evaluate design capacity for use, improve railing to meet code					4,950.00	3				4950.00	
	Second Floor Deck-Evaluate design capacity for use.	na	0	0.00	0.00	0.00					0.00	
	Improve railing to meet code	ft	45	110.00	4,950.00	4,950.00					4950.00	
2.6 Mechanical												
2.6.1	Electric Baseboard Heater -The unit heater can be removed with the installation of the split system heat pump	sf allow	4631	35.00	162,085.00	162,085.00	3				162085.00	
2.6.2	Fan-The Fan shall be removed.	ls	1	250.00	250.00	250.00	1	250.00				
2.6.3	Radiant Heater-The unit heater can be removed with the installation of the split system heat pump.-demo	ls	1	100.00	100.00	100.00	3				100.00	
2.6.4	Portable Space AC Unit-The portable ac units shall be replaced with a cooling system.-demo	ls	1	100.00	100.00	100.00	3				100.00	
2.6.5	Hot Water Boiler-No Action Required	no cost	0	0.00	0.00	0.00	4				0.00	

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
2.6.6	Hot Water Pump-No Action Required	no cost	0	0.00	0.00	0.00	4				0.00	
2.6.7	Hot Water Expansion Tank-No Action Required	no cost	0	0.00	0.00	0.00	4				0.00	
2.7 Plumbing												
2.7.1	Water Closet-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
2.7.2	Lavatory-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
2.7.3	Tub and Shower-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
2.7.4	Kitchen Sink-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
2.7.5	Laundry Sink-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
2.7.6	Domestic Water Heater-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
2.7.7	Booster Pump-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
2.8 Electrical												
2.8.1	Panelboards-Over 30 years old and undersized for the demand of the building. Replace panelboards in next 1-3 years to accommodate current electrical loads and future washer/dryer.	ls	1	13,500.00	13,500.00	13,500.00	3			13500.00		
2.8.2	Building Grounding System -Replace building grounding system with distribution replacement in next 1-3 years.	ls	1	1,500.00	1,500.00	1,500.00	2		1500.00			
2.8.3	Receptacles in Basement-All receptacles in basement to be GFCI prior to use	sf allow	1207	1.50	1,810.50	1,810.50	1	1810.50				
2.8.4	Receptacle in 2nd Floor Kitchen- Kitchen countertop receptacle to be GFCI prior to use	ea	1	300.00	300.00	300.00	1	300.00				
2.8.5	Outdoor Receptacle-All outdoor receptacles to be GFCI with weatherproof cover.	ls	1	1,500.00	1,500.00	1,500.00	1	1500.00				
2.8.6	Receptacle in Floor Molding, Office 202-Remove or raise receptacle.	ls	1	750.00	750.00	750.00	2		750.00			
2.8.7	Branch Circuit Wiring-Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.	LS	1	78,000.00	78,000.00	78,000.00	3			78000.00		
2.8.8	Obsolete electrical devices throughout building.- Remove all obsolete electrical devices and equipment per owner request. Exact quantities and locations could not be confirmed via visual site observation	ea	10	75.00	750.00	750.00	2		750.00			
2.8.9	Basement Lights-Repair/replace non-working lights. Replace all lighting fixtures in first floor with LED in next 1-3 years.					5,828.00	2		5828.00			
	repair and replace non working lights	ls	1	1,000.00	1,000.00							
	Replace all lighting fixtures in first floor with LED in next 1-3 years.	sf allow	1207	4.00	4,828.00							
2.8.10	1st Floor Lighting-Repair/replace non-working lights. Replace all lighting fixtures in first floor with LED in next 1-3 years.					6,892.00	2		6892.00			
	repair and replace non working lights	ls	1	1,200.00	1,200.00							
	Replace all lighting fixtures in first floor with LED in next 1-3 years.	sf allow	1423	4.00	5,692.00							

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
2.8.11	1st Floor Restroom-Restroom vanity light was dim/flickering and should be replaced with LED in next 1-3 years. Lower light switches in restroom to 46" above finished floor to comply with ADA requirements. Refer to ADA report in Appendix A for additional information					1,500.00	2		1500.00			
	lower light switches	ls	1	1,500.00	1,500.00							
	replace led fixtures- see 2.8.10	see above	0	0.00	0.00							
2.8.12	1st Floor Egress and Exit Lighting-Install new lighting fixture(s) to provide required egress illuminance throughout first floor. Install new white thermoplastic exit signs at all exits.					9,557.50	1	9557.50				
	Install new lighting fixture(s) to provide required egress illuminance throughout first floor	sf allow	1423	2.50	3,557.50							
	Install new white thermoplastic exit signs at all exits.	ea	8	750.00	6,000.00							
2.8.13	2nd Floor Lighting-2nd floor lighting seemed aged. Replace 2nd floor lighting fixtures with LED in next 1-3 years.	sf allow	2001	4.00	8,004.00	8,004.00	2		8004.00			
2.8.14	2nd Floor Exit Sign-Exit sign was not illuminated. Test and repair immediately. Exit sign should be replaced if it is not illuminated and the remote heads do not turn on	ls	1	750.00	750.00	750.00	1	750.00				
2.8.15	2nd Floor ADA Requirements-If the second floor bridal suite is provided with ADA access in the future, modify all electrical installations to comply with ADA requirements. Lower all light switches and countertop receptacles in the kitchen to 46" above finished floor. Refer to ADA report in Appendix A for additional information	sf allow	670	5.00	3,350.00	3,350.00	2		3350.00			
2.8.16	2nd Floor Main Stair Exit not marked-Mark the exit entrance, route, and discharge with compliant exit signs. Ensure any doors that do not lead to exits in exit route are marked "Not an Exit".	ls	1	1,000.00	1,000.00	1,000.00	1	1000.00				

3.0 Open Air Pavilion / Water Treatment

3.1 Exterior Envelopment

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
3.1.1	Wood Outdoor Shower Enclosures-The three outdoor shower enclosures appear to be carryovers to the days before the other buildings were constructed in c.1978 to bring more amenities to the Park. The location of these showers adjacent to an amenity area seems awkward. Could they be replaced by the outdoor shower at Building No. 7 - Restroom Building- retain existing shower stalls. modify one stall to be ada accessible. repair and replace deteriorated wood and repaint all stalls. replace locks and hinges	ea	3	3,000.00	9,000.00	9,000.00	2		9000.00			
3.1.2	Wood Paneled Walls at Equipment room-If any large scale replacement of the water treatment equipment is to occur, recommend demolition of the wood framed enclosure and the two associated doors and replace with a new insulated CMU walls, painted, with appropriate doors as referenced.	sf allow	343	150.00	51,450.00	51,450.00	2		51450.00			
3.2 Doors												
3.2.1	302/A-Demo existing door, frame and all hardware and replace with new 18 Gauge Galvannealed Door and 16 Gauge Galvannealed Frame with lever hardware, heavy duty hinges, dead bolt, kick plate and closer. Paint door and frame when installed.	ea	1	4,000.00	4,000.00	4,000.00	2		4000.00			
3.2.2	303/A-This door is a pair of wood fabricated leaves, it lacks many features of a contemporary door, including weatherstripping and insulating value. Demo existing door, frame and all hardware and replace with a pair of new Hollow Metal doors & frame with lever hardware, heavy duty hinges, dead bolt, kick plate and closer. Paint door and frame when installed.	ea	1	6,500.00	6,500.00	6,500.00	2		6500.00			
3.2.3	303/B-Door finish and hardware are very worn and aged. Door jambs and trim are damaged and worn in several places. Door and frame should be replaced in the near term.	ea	1	3,500.00	3,500.00	3,500.00	2		3500.00			
3.4 Interior Finishes												
3.4.1	Countertop-To improve functional use of this amenity space, demolished a large section of the stainless steel countertop and wood knee wall support to create a reduced sized countertop that would be more in keeping with the Park's programmatic needs.					15,200.00	3			15200.00		
	demo existing countertop	ft	65	40.00	2,600.00							
	install new countertop and low wall	ft	36	350.00	12,600.00							

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
3.4.2	Concrete Floor-In concert with the reduction of the size of the countertop, removed those sections of damaged or cracked concrete and place new concrete with positive draining characteristics and integrated linear slot drains at the perimeter edges to carry stormwater away.	sf	1491	12.00	17,892.00	17,892.00	2		17892.00			
3.4.3	Wood Paneled Walls at Equipment Room-Fill voids in walls with foam insulation to maintain thermal enclosure.	ls	1	500.00	500.00	500.00	2		500.00			
3.5 Open Air Pavilion Structure												
3.5.1	Distressed wood beam header in enclosed area. - Design and repair to the header to be investigated.	ls	1	3,500.00	3,500.00	3,500.00	2		3500.00			
3.5.2	Column base repairs where corroded.-Repairs to stabilize and restore column bases.	ea	4	2,500.00	10,000.00	10,000.00	2		10000.00			
3.5.3	Investigate and improve detail of spray-foam wall base.- Investigate a permanent repair.	see 3.1.2	0	0.00	0.00	0.00	3			0.00		
3.5.4	Steel roof beam connection enhancement.- Recommend enhancing the connection detail of the steel beam to column.	ls	1	3,500.00	3,500.00	3,500.00	3			3500.00		
3.6 Mechanical												
3.6.1	Electric Unit Heaters-No Action Required	no cost	0	0.00	0.00	0.00	3			0.00		
3.6.2	Exhaust Fan-No Action Required	no cost	0	0.00	0.00	0.00	3			0.00		
3.7 Plumbing												
3.7.1	Shower heads and trench drains-The showers shall be replaced in kind and the trench drains shall be cleaned out.					15,500.00	2		15500.00			
	replace showers	ea	3	5,000.00	15,000.00							
	clean trench drains	ls	1	500.00	500.00							
3.7.2	Well Booster Pump-No action required.	no cost	0	0.00	0.00	0.00	4				0.00	
3.7.3	Campus Water Filtration System-Based on the hardness which is observed in the campus plumbing fixture the well water shall be tested for hardness levels by a certified professional and the water filtration system shall be adjusted based the measured levels.	no cost	0	0.00	0.00	5,200.00	3			5200.00		
	install chemical feed injection system	ls	1	3,000.00	3,000.00							
	water treatment for second well	ls	1	2,200.00	2,200.00							
3.8 Electrical												
3.8.1	Outdoor Receptacles-Remove all outdoor receptacles that are no longer being used. If outdoor receptacles are still in use, provide GFCI protection and a weatherproof cover.	ls	1	5,000.00	5,000.00	5,000.00	1	5000.00				
3.8.2	Branch Circuit Wiring-Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.	ls	1	33,000.00	33,000.00	33,000.00	3			33000.00		

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
3.8.3	Interior Lighting-Replace with LED in future.	sf allow	471	4.00	1,884.00	1,884.00	3			1884.00		
3.8.4	Light in Water Treatment Equipment Room- Repair/replace non-working light. Replace with LED in future.☒					500.00	2		500.00			
	Repair/replace non-working light	ls	1	500.00	500.00							
	Replace with LED in future.	see above	0	0.00	0.00							
3.8.5	Exterior Lighting-replace with led in future	sf allow	2258	4.00	9,032.00	9,032.00	3			9032.00		
3.8.6	Well Control Room Lighting Fixture Bulbs not guarded.- Provide bulb protectors or install guards on light fixtures.	ls	1	500.00	500.00	500.00	1	500.00				

4.0 Day Camp and Grounds Maintenance Building (with General Storage)

4.1 Exterior Envelope

4.1.1	Exterior Envelope improvements and repairs. Architectural only.	ls	1	50,000.00	50,000.00	50,000.00	2		50000.00			
4.1.2	South Gable End Siding-Although in fair condition, the cementitious shingle siding should be tested for asbestos content and then a HAZMAT plan put in place to address corrective action.	na	0	0.00	0.00	0.00	3			0.00		

4.2 Doors

4.2.1	General: All doors and frames and hardware are in poor condition, wrong size or swing or do not meet the intended use of the space and should be replaced in their entirety, with the exception of the following doors: Door 401/A, Door 401/B, Door 402/C, and Door 407/B	ea	13	3,500.00	45,500.00	49,500.00	2		49500.00			
	replace oh door	ea	1	4,000.00	4,000.00	4,000.00	2		4000.00			

4.3 Windows

4.3.1	Window W1-Verify the sliding pane is operable	no cost	0	0.00	0.00	0.00	3			0.00		
4.3.2	Window W2-Verify the sliding pane is operable	no cost	0	0.00	0.00	0.00	3			0.00		
4.3.3	Window W3-Verify the sliding pane is operable	no cost	0	0.00	0.00	0.00	3			0.00		
4.3.4	Window W4-Verify the sliding pane is operable	no cost	0	0.00	0.00	0.00	3			0.00		
4.3.5	Window W5-Verify the sliding pane is operable	no cost	0	0.00	0.00	0.00	3			0.00		
4.3.6	Window W6-Verify the sliding pane is operable	no cost	0	0.00	0.00	0.00	3			0.00		
4.3.7	Window W7-Leaving this window in place may allow water infiltration in the future due to continuing deterioration. Options are replace the window with a Window type W1 or W4 based upon the desired exterior appearance or infill the opening with masonry after removing the existing window	ls	1	1,500.00	1,500.00	1,500.00	2		1500.00			

4.4 Interior Finishes

4.4.1	Interior Improvements/Upgrades/Repairs (Arch Only)	sf allow	5104	90.00	459,360.00	459,360.00	1	459360.00				
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Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
4.4.2	Life Safety Upgrades (Fire Alarm/Fire Suppression/Fire Pump) tied to new Underground Drafting Tank (See new 8.3.5 – Priority 1 and back-up generator (see 8.7.2)	ls	1	150,000.00	150,000.00	150,000.00	1	150000.00				
4.5 Structural												
4.5.1	No Noted Structural Concerns-Continued Maintenance, improve guttering.	no cost	0	0.00	0.00	0.00	4				0.00	
4.6 Mechanical												
4.6.1	Window AC units-The window AC units shall be replaced with a cooling system	sf allow	4742	50.00	237,100.00	237,100.00	1	237100.00				
4.6.2	Exhaust Fan-The exhaust fans can be removed with the installation of the split system heat pump.	see above	0	0.00	0.00	0.00	1	0.00				
4.6.3	Electric Unit Heaters-The unit heater can be removed with the installation of the split system heat pump.	see above	0	0.00	0.00	0.00	1	0.00				
4.6.4	Bathroom Exhaust Fan-No Action Required	see above	0	0.00	0.00	0.00	1	0.00				
4.7 Plumbing												
4.7.1	Water Closet-Should be replaced after campus water hardness is resolved	ea	1	1,800.00	1,800.00	1,800.00	3			1800.00		
4.7.2	Lavatory-No action required.	no cost	0	0.00	0.00	0.00	3			0.00		
4.7.3	Domestic water heater-No action required.	no cost	0	0.00	0.00	0.00	4				0.00	
4.8 Electrical												
4.8.1	Distribution Equipment-All electrical equipment is at least 30-40 years old and should be replaced in next 1-3 years. This includes wiring, conduit, junction boxes, wire troughs, etc.	LS	1	120,700.00	120,700.00	120,700.00	2			120700.00		
4.8.2	Aged Electrical Equipment-This equipment appears to be 50+ years old and should be removed or replaced immediately.	see above	0	0.00	0.00	0.00	1	0.00				
4.8.3	Building Grounding System -Replace building grounding system with distribution replacement in next 1-3 years.	ls	1	4,500.00	4,500.00	4,500.00	2			4500.00		
4.8.4	Abandoned Cabling in Main Elec Rm-Remove accessible portion of abandoned cables per NEC 725.25.	see above	0	0.00	0.00	0.00	2			0.00		
4.8.5	Abandoned Cabling in Building-Remove accessible portion of abandoned cables per NEC 725.25.	see above	0	0.00	0.00	0.00	2			0.00		
4.8.6	Exposed Live Wiring in Panelboard-Provide a cover for the panelboard to prevent access to electrified parts.	see above	0	0.00	0.00	0.00	1	0.00				
4.8.7	Grounding System-Replace grounding system simultaneously with the distribution equipment.	ls	1	4,500.00	4,500.00	4,500.00	2			4500.00		

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
4.8.8	Outdoor Receptacles-Provide GFCI protection for all outdoor receptacles rated 50-amperes or less. This includes the 30-ampere receptacle in the picture above.	ls	1	3,000.00	3,000.00	3,000.00	1	3000.00				
4.8.9	Light Switch Mounting-Mount light switch backbox to associated wall. Remove excess conduit as required.	ls	1	1,000.00	1,000.00	1,000.00	2		1000.00			
4.8.10	Branch Circuit Wiring-Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.	ls	1	37,000.00	37,000.00	37,000.00	3			37000.00		
4.8.11	Unused opening in and missing covers on electrical equipment-Have a qualified electrician inspect and install knockout plug and junction box covers in compliance with NEC.	ls	1	2,000.00	2,000.00	2,000.00	1	2000.00				
4.8.12	Metal clad wiring pulling away from receptacle box, exposing inner conductors-Have a qualified electrician inspect and install knockout plug and junction box covers in compliance with NEC.	ls	1	1,000.00	1,000.00	1,000.00	1	1000.00				
4.8.13	Extension cord used like permanent wiring and running through doorways unprotected.-Extension cord should be removed and put away at the end of each shift to prevent damage.	no cost	0	0.00	0.00	0.00	1	0.00				
4.8.14	Lighting Controls-Relocate light switches to associated room. Provide occupancy sensor controls for the day camp area in the future. If building is to be made ADA accessible, lower mounting height of all switches to 46" above finished floor.	ea	14	750.00	10,500.00	10,500.00	2		10500.00			
4.8.15	Exit Sign Illumination-Replace non-illuminated exit signs with white thermoplastic, internally illuminated exit signs and battery backup	ls	1	1,500.00	1,500.00	1,500.00	1	1500.00				
4.8.16	Egress Illumination-Install new lighting fixture(s) to provide required egress illuminance throughout building.	sf allow	4720	2.50	11,800.00	11,800.00	1	11800.00				
4.8.17	Interior Lighting-Replace all lighting fixtures with LED in the next 1-3 years. The light fixtures in the maintenance area (east) are in very poor shape and should take priority.	sf allow	4720	4.00	18,880.00	18,880.00	2		18880.00			
4.8.18	Shop lights with damaged receptacles and not guarded-Have a qualified electrician inspect and replace light fixtures with damaged bulb receptacles in compliance with NEC. Provide guards or bulb protectors for light fixtures.	ls	1	2,000.00	2,000.00	2,000.00	1	2000.00				
4.9 Optional Replacement Buildings												
4.9.1	Construct New 4,000 GSF Buildings & Grounds Operations Building with Site Work	ls	1	825,000.00	825,000.00							825000.00
4.9.2	Demolish Existing Building 4	ls	1	35,000.00	35,000.00							35000.00

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
4.9.3	Construct New 2,000 GSF Building to house Day Camp, Main Campus Electric Room & Back-Up Generator (Building Only - see Main Electrical Distribution System 4.8.1 & 4.8.2 and 8.7.2 for Generator)	ls	1	625,000.00	625,000.00							625000.00
5.0 Storage 1 (Water Sports)												
5.1 Exterior Envelope												
5.1.1	Concrete Apron-Repair concrete apron to create positive drainage away from base of structure.	sf	100	20.00	2,000.00	2,000.00	2		2000.00			
5.1.2	Siding-move lower 4 inches of siding to avoid direct contact with concrete apron, parge or epoxy paint exposed CMU foundation block.	ft	61	30.00	1,830.00	1,830.00	2		1830.00			
5.2 Doors												
5.2.1	Door 501/A-Demo existing door, frame and all hardware and replace with new 18 Gauge Galvannealed Door and 16 Gauge Galvannealed Frame with lever hardware, heavy duty hinges, dead bolt, kick plate and closer. Install 18" x 24" architectural louver in lower part of new door to aid in introducing ventilation air into the storage room, Paint door and frame when installed away from base of structure.	ls	1	4,000.00	4,000.00	4,000.00	2		4000.00			
5.4 Interior Finishes												
5.4.1	Concrete Floor-Clean floor and coat with epoxy paint. away from base of structure.	sf	4742	3.50	16,597.00	16,597.00	2		16597.00			
5.4.2	Paneled Walls-Remove and install impact resistance drywall or sheets of 1/2" plywood painted to provide more abuse-resistance storage					4,248.00	2		4248.00			
	remove panels and install plywood or impact resistant gwb	sf	472	7.00	3,304.00							
	paint walls	sf	472	2.00	944.00							
5.4.3	Equipment-Consider adding racks and/or other organizational features with better store the kayaks and equipment off the floor.	ls	1	10,000.00	10,000.00	10,000.00	2		10000.00			
5.8 Electrical												
5.8.1	Load Center-Assumed to be 30+ years old. Replace in next 1-3 years	ls	1	6,000.00	6,000.00	6,000.00	2		6000.00			
5.8.2	Load Center Working Clearance-Remove all items up to 36" in front of the load center. Maintain working clearance per NEC 110.26	ls	1	3,750.00	3,750.00	3,750.00	2		3750.00			
5.8.3	Building Grounding System-Replace building grounding system with distribution replacement in next 1-3 years.	ls	1	1,500.00	1,500.00	1,500.00	2		1500.00			

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
5.8.4	Outdoor Receptacles -Remove all outdoor receptacles that are no longer being used. If outdoor receptacles are still in use, provide GFCI protection and a weatherproof cover.	ls	1	2,000.00	2,000.00	2,000.00	1	2000.00				
5.8.5	Outdoor Disconnect-Existing aged and rusted disconnect. Replace disconnect in next 1-3 years.	ls	1	750.00	750.00	750.00	2		750.00			
5.8.6	Branch Circuit Wiring-Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures.	ls	1	4,000.00	4,000.00	4,000.00	3			4000.00		
5.8.7	Interior Lighting-Provide new lamps for non-working lighting fixture. Replace with LED in future.	sf allow	4742	4.00	18,968.00	18,968.00	3			18968.00		

**6.0 Storage Building 2
(Grounds Maintenance and Mayo Athletic Sports)**

6.1 Exterior Envelope

6.1.1	Concrete Pad-Replace concrete apron with new to create positive drainage away from base of structure.	sf	603	15.00	9,045.00	9,045.00	2		9045.00			
6.1.2	Roof-Replace per normal maintenance cycle or if the building is re-purposed for a new use.					19,449.00	3			19449.00		
	install new roof	sf	1362	12.00	16,344.00							
	install gutters	ft	167	15.00	2,505.00							
	install downspouts	ea	4	150.00	600.00							
6.1.3	CMU Walls-Repair/infill cracks in walls where evident at numerous infill masonry areas.	sf	400	10.00	4,000.00	4,000.00	2		4000.00			

6.2 Doors

6.2.1	601/A-Repair/replace lockset.	ls	1	300.00	300.00	300.00	3			300.00		
6.2.2	601/B-Work	no cost	0	0.00	0.00	0.00	3			0.00		
6.2.3	602/A-Repair/replace lockset.	ls	1	300.00	300.00	300.00	3			300.00		
6.2.4	602/B-The salvage door was installed as a means of communicating between rooms 601 & 602. It should be replaced with a 3'-0" wide x 6'-8" high Hollow Metal Door & Frame rated as required along with the partition it is set in (See 6.5.1 below). Hardware should be consistent with its use.	ea	1	3,500.00	3,500.00	3,500.00	2		3500.00			

6.3 Windows

6.3.1	Window Opening-If current use of this room to continue, demo wood barrier and infill the opening with masonry to close off the opening and paint to match building exterior. Alternately, if new use for this space is considered, possible to install new pre-finished window & frame in opening.	ls	1	1,500.00	1,500.00	1,500.00	2		1500.00			
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6.4 Interior Finishes

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
6.4.1	Wood Partition between rooms-Demo existing partition and door. Construct new metal stud and GWB partition, fire-rated as necessary or a new 6" CMU partition if floor slab is capable of supporting the load. Extend partition to underside of roof deck or provide draft stopping in lieu if required by current uses. Paint new wall below the ceiling line and new door & frame					7,532.00	2		7532.00			
	demo existing partition and door	sf	165	4.00	660.00							
	new 6" cmu partition to us of roof deck	sf	207	30.00	6,210.00							
	paint new wall below the ceiling line	sf	331	2.00	662.00							
6.4.2	Plywood Ceilings in both rooms-Consistent with a determination of the use and ratings in the rooms, demo existing plywood sheathing and install new fire-rated GWB ceiling to achieve the necessary rating. Paint when completed.					12,833.00	2		12833.00			
	demo ceiling plywood sheathing	sf	1252	1.00	1,252.00							
	install new fire rated gwb ceiling	sf	1252	7.00	8,764.00							
	paint ceiling	sf	1252	2.25	2,817.00							
6.4.3	Rm 601-Concrete Floor-Demo damaged sections for concrete floor and after providing suitable sub-base material pour new concrete floor. When complete install coats of epoxy paint					11,703.00	2		11703.00			
	remove and replace floor	sf	498	20.00	9,960.00							
	epoxy painted floor	sf	498	3.50	1,743.00							
6.4.4	Rm 601-Concrete Floor-Demo damaged sections for concrete floor and after providing suitable sub-base material pour new concrete floor. When complete install coats of epoxy paint-CMU Walls-Examine causes of rising damp along the northwest wall and address with the necessary remedial action. Examine outside drainage patterns to see if water was ponding along the wall at this location.					27,360.00	2		27360.00			
	new foundation drain	ft	108	200.00	21,600.00							
	repoint cmu walls	sf	720	6.00	4,320.00							
	repaint walls	sf	720	2.00	1,440.00							
6.4.5	Rm 601-Walls-After repairs are completed, repaint existing CMU walls.	sf	1297	2.00	2,594.00	2,594.00	2		2594.00			
6.4.6	Rm 602-Concrete Floor-Floor is cracked and uneven in certain locations. Determine if the existing floor conditions affects the beneficial use of the space. Repair those areas as necessary.	sf	100	20.00	2,000.00	2,000.00	2		2000.00			
6.4.7	Rm 602-CMU Walls -Fill voids and cracks in walls where observed. Repaint all CMU walls.					7,224.00	2		7224.00			
	repoint cmu walls	sf	903	6.00	5,418.00							
	repaint walls	sf	903	2.00	1,806.00							

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
6.5 Structural												
6.5.1	General Building-Continued maintenance	no cost	0	0.00	0.00	0.00	4					
6.5.2	Investigate controlling groundhog infestation and ongoing slab undermining-undermining.-Fill Void with lean concrete, volume unknown	ls	1	7,500.00	7,500.00	7,500.00	3			7500.00		
6.5.3	Install gutters/downspouts-Install gutters to protect building perimeter and enhance service life.					3,020.00	3			3020.00		
	install gutters	ft	168	15.00	2,520.00							
	install downspouts	ea	4	125.00	500.00							
6.6 Mechanical												
6.6.1	Unit Heater-No Action Required	no cost	0	0.00	0.00	0.00	3				0.00	
6.6.2	Exhaust Fans-No Action Required	no cost	0	0.00	0.00	0.00	3				0.00	
6.6.3	AC unit sleeve-The AC unit sleeve shall be removed and the existing opening shall be properly closed up.	ls	1	750.00	750.00	750.00	3				750.00	
6.8 Electrical												
6.8.1	Load Center-Assumed to be 30+ years old. Replace in next 1-3 years.	ls	1	6,000.00	6,000.00	6,000.00	2		6000.00			
6.8.2	Building Grounding System-Ground rod is corroded. Replace grounding system in next 1-3 years.	ls	1	1,500.00	1,500.00	1,500.00	2		1500.00			
6.8.3	Hanging Light Switch and Receptacle-Secure light switch and receptacle backboxes to the wall.	ls	1	100.00	100.00	100.00	2		100.00			
6.8.4	Indoor Receptacles-Provide GFCI protection for all indoor receptacles per NEC 210.8-Provide GFCI protection for all indoor receptacles per NEC 210.8	ls	1	1,500.00	1,500.00	1,500.00	1	1500.00				
6.8.5	Indoor Wiring-Replace all indoor wiring and provide rigid conduit. Type NM not permitted to be exposed in this building	ls	1	4,800.00	4,800.00	4,800.00	1	4800.00				
6.8.6	Outdoor Receptacle-Remove if not in use. If still being used, needs GFCI protection and weatherproof cover immediately. Receptacle backbox and conduit should be properly secured to the wall.	ls	1	1,500.00	1,500.00	1,500.00	2		1500.00			
6.8.7	Outdoor Exposed Wiring-Unused wiring should be removed back to source	ls	1	500.00	500.00	500.00	2		500.00			
6.8.9	Interior Lighting-Replace with LED fixtures in next 1-3 years.	sf allow	1252	4.00	5,008.00	5,008.00	2		5008.00			
6.8.10	Lighting Fixture Bulbs not guarded.-Provide bulb protectors or install guards on light fixtures.	ls	1	2,000.00	2,000.00	2,000.00	1	2000.00				
7.8 Public Restrooms/Exterior Shower Building												
7.1 Exterior Envelope												
7.1.1	Siding-Repair/replace deteriorated sections of siding and wood corner boards where deterioration/rot is evident	sf	150	20.00	3,000.00		2		0.00			

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
7.1.2	Siding-Unless another location can be found for the exterior shower, recommend overlaying a water resistant panel on the siding to keep water and continuing staining from occurring on this section of siding.	sf	100	30.00	3,000.00		2		0.00			
7.2 Doors												
7.2.1	701/A-Work-paint door and frame	ea	1	175.00	175.00	175.00	3			175.00		
7.2.2	702/A-Repair pitted areas showing rust and repaint with rust preventive primer and finish coat.	ls	1	500.00	500.00	500.00	3			500.00		
7.2.3	702/B-Work-door and frame	ea	1	175.00	175.00	175.00	3			175.00		
7.3 Windows												
7.3.1	W1-Inspect windows for air gaps and deteriorated frames/ sills and repair/replace as necessary.	ls	1	750.00	750.00	750.00	3			750.00		
7.3.2	W2-Inspect windows for air gaps and deteriorated frames/ sills and repair/replace as necessary.	ls	1	750.00	750.00	750.00	3			750.00		
7.3.3	W3-Inspect windows for air gaps and deteriorated frames/ sills and repair/replace as necessary.	ls	1	750.00	750.00	750.00	3			750.00		
7.3.4	W4-Inspect windows for air gaps and deteriorated frames/ sills and repair/replace as necessary.	ls	1	750.00	750.00	750.00	3			750.00		
7.3.5	W5-Inspect windows for air gaps and deteriorated frames/ sills and repair/replace as necessary.	ls	1	750.00	750.00	750.00	3			750.00		
7.3.6	W6-Inspect windows for air gaps and deteriorated frames/ sills and repair/replace as necessary.	ls	1	750.00	750.00	750.00	3			750.00		
7.4 Interior Finishes												
7.4.1	Women's 701	no cost	0	0.00	0.00	0.00	4				0.00	
7.4.2	Men's 702	no cost	0	0.00	0.00	0.00	4				0.00	
7.4.3	Janitor's Closet-The arrangement of the Janitor's Closet in the plumbing chase would not likely be permitted under today's codes, however it is assumed grandfathered at this stage.	no cost	0	0.00	0.00	0.00	3		0.00			
7.5 Structural												
7.5.1	General Building-Continued maintenance	no cost	0	0.00	0.00	0.00	4				0.00	
7.5.2	Evidence of damaged plywood at roof valleys-park staff to confirm that there is no leaking since previous re-roofing.	ls	1	2,000.00	2,000.00	2,000.00	4				2000.00	
7.5.3	Install gutters/downspouts-Install gutters to protect building perimeter and enhance service life.					1,500.00	3			1500.00		
	remove and install new gutters	ft	36	25.00	900.00							
	remove and install new downspouts	ea	4	150.00	600.00							
7.7 Plumbing												
7.7.1	Water Closet-Should be replaced after campus water hardness is resolved	ea	5	2,000.00	10,000.00	10,000.00	3			10000.00		
7.7.2	Urinal-Should be replaced after campus water hardness is resolved	ea	1	1,500.00	1,500.00	1,500.00	3			1500.00		

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
7.7.3	Lavatory-Should be replaced after campus water hardness is resolved	ea	6	1,500.00	9,000.00	9,000.00	3			9000.00		
7.7.4	Shower-No Action Required	no cost	0	0.00	0.00	0.00	3			0.00		
7.7.5	Piping Insulation-The domestic water pipe insulation and jackets shall be replaced.	ls	1	2,500.00	2,500.00	2,500.00	1	2500.00				
7.8 Electrical												
7.8.1	Main Panelboard-Assumed to be 30+ years old. Replace in next 1-3 years.	LS	1	6,000.00	6,000.00	6,000.00	2		6000.00			
7.8.2	Building Grounding System-Replace building grounding system with distribution replacement in next 1-3 years.	LS	1	1,500.00	1,500.00	1,500.00	2		1500.00			
7.8.3	Time Clock-Old, rusted time clock in mechanical chase. Replace with new in next 1-3 years.	ls	1	1,200.00	1,200.00	1,200.00	2		1200.00			
7.8.4	Branch Circuit Wiring-Replace all branch circuit wiring in future, ideally at the same time as the associated devices and/or fixtures	ls	1	6,000.00	6,000.00	6,000.00	3			6000.00		
7.8.5	Non-GFCI receptacle in cleaning closet-Have a qualified electrician inspect for and install GFCI protection in compliance with NEC.	ls	1	500.00	500.00	500.00	1	500.00				
7.8.6	Interior Lighting-Replace with LED in future	sf allow	575	4.00	2,300.00	2,300.00	3			2300.00		
7.8.7	Restroom Light Switches-Lower light switches in restrooms to 46" above finished floor to comply with ADA requirements.	ea	2	750.00	1,500.00	1,500.00	3			1500.00		
7.8.8	Exterior Lighting-Replace with LED in next 1-3 years.	ls	1	1,500.00	1,500.00	1,500.00	2		1500.00			
8.0 SITE AND SITE AMENITIES: VARIOUS												
8.1 Pavement / Parking												
8.1.1	Cracked pavement at entrance.-Mill and overlay existing drive aisle, re-stripe and repair any subbase as needed					17,200.00	3			17200.00		
	Pavement Milling - 2" Depth	sy	700	3.50	2,450.00							
	Overlay-2"	sy	700	20.00	14,000.00							
	Pavement Markings	ft	1000	0.75	750.00							
8.1.2	Alligator cracking in pavement.-Mill and overlay cracked areas, and repair any subbase as needed	see 8.1.1 above	0	0.00	0.00	0.00	3			0.00		
8.1.3-4	Gravel parking in poor condition.-Add addition gravel material (or asphalt), compact and grade to provide positive drainage. Add wheel stops to delineate parking spaces					21,400.00	2		21400.00			
	2" Gravel Surface Course	sy	1600	10.00	16,000.00							
	Pre-cast Wheel Stops	ea	36	150.00	5,400.00							
8.1.5-7	Gravel services drives in poor condition-Add addition gravel material (or asphalt), compact and grade to provide positive drainage.	see 8.1.5-7 above	0	0.00	0.00	0.00	2		0.00			

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
8.1.6	Accessible parking spaces.-Grade, resurface with pavement\concrete, stripe spaces and aisles, and replace signage. All work shall be in accordance with ADA- regulations. Accessible Parking Space Pavement (Minimum 2 spaces required)					3,412.50	1	3412.50				
	Accessible Parking Space Pavement (Minimum 2 spaces required)	sy	56	50.00	2,800.00							
	New HC Signs	ea	2	250.00	500.00							
	New HC Striping	lf	150	0.75	112.50							
8.1.8-10	Gravel service drive to dumpster area.-Add addition gravel material (or asphalt), compact and grade to provide positive drainage. Add adequate T-turnaround in front of dumpster area.					25,800.00	2		25800.00			
	Replenish additional gravel to service drive.	sy	300	60.00	18,000.00							
	Install gravel T-turnaround	sy	130	60.00	7,800.00							
8.1.11-2	Existing bridge at Park Entrance.-No Action Required	no cost	0	0.00	0.00	0.00	3				0.00	
8.2 Sidewalks and Trail Systems												
8.2.1	Existing pathway and ramp towards the beach area- While the ramp and rails appear in good condition it appears that there are areas of the ramp that exceed 8.33% (1:12). The ramp should be resurfaced such that the running slope does not exceed 8.33% with a cross slope not to exceed 2.0% (1:50).	lf	200	30.00	6,000.00	6,000.00	2		6000.00			
8.2.2	Example of concrete sidewalks around pavilion structures-In general, all sidewalks should be free of tripping hazards. In this particular case the concrete drain trough should be cut out and replaced with a trench drain with a pedestrian friendly style grate flush with the adjacent sections of concrete.	sy	50	100.00	5,000.00	5,000.00	1	5000.00				
8.2.3	Existing stairs leading to playground.-Handrails should be installed on both sides of the stairs. It appears that there is room enough to construct an accessible ramp adjacent to the stairs.	ft	60	200.00	12,000.00	12,000.00	2		12000.00			
8.2.4	Existing asphalt pathway to Pavilion and Storage buildings.-The existing asphalt sidewalk should be reconstructed as to not exceed a running slope of 5.0% (1:20) and be free of heaving and other tripping hazards.-Repair/Replace Concrete Sidewalks					23,750.00	3			23750.00		
	Repair/Replace Concrete Sidewalks	sy	50	75.00	3,750.00							
	Remove trough / install Trench Drain	ft	100	200.00	20,000.00							

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
8.2.5	Existing asphalt pathway to playground area-The existing asphalt sidewalk should be reconstructed as to not exceed a running slope of 5.0% (1:20) and be free of heaving and other tripping hazards.	see 8.2.4 above	0	0.00	0.00		3			0.00		
8.3 Water / Sewer Systems												
8.3.1-2	Existing Domestic Well-Non Required	no cost	0	0.00	0.00	0.00	4				0.00	
8.3.3	Existing Septic Area-None required, however connection to public sewer service should be considered.					180,250.00	4				180250.00	
	2" Low Pressure Sewer Force Main	lf	650	85.00	55,250.00							
	4" on-site gravity collection	lf	1200	75.00	90,000.00							
	other items	ls	1	50,000.00	35,000.00							
8.3.4	Existing Septic Pump-None required, however connection to public sewer service should be considered.-complete	ls	1	100,000.00	100,000.00	100,000.00	4				100000.00	
8.3.5	Underground Fire Suppression Drafting Tank – required when public water is not available 20,000 gallons + connections	ls	1	45,000.00	45,000.00	45,000.00	1	45000.00				
8.4 Drainage												
8.4.1-3	Example of downspout discharge.-Install consistent outlet protection via splash blocks, etc. Potential opportunity for rain gardens, rain barrels, or other non-structural water quality devices that would not be intrusive which could additionally serve as educational examples of stormwater management practices.-allow for splash blocks only					50,600.00	3			50600.00		
	Downspout locations	ea	24	150.00	3,600.00							
	Bioretention Areas	cy	470	100.00	47,000.00							
8.4.4	Pipe discharge with no outfall protection.-Install rock outlet protection, a bioretention or similar water quality device at the outlet which could additionally serve as educational examples of stormwater management practices	see 8.4.1-3 above	0	0.00	0.00	0.00	3			0.00		
8.4.5	Storm inlet structure within the pavilion-Replace existing grate with a pedestrian friendly-type, accessible grate	ea	1	600.00	600.00	600.00	2		600.00			
8.4.6	Concrete trough drain-The concrete drain trough should be cut out and replaced with a trench drain with a pedestrian friendly style grate flush with the adjacent sections of concrete.	see 8.2.2 above	0	0.00	0.00	0.00	1	0.00				
8.5 Playground / Ballfields												

Item Ref. Number	Description	Units	Quantity	Unit Price	Cost	Total for Task	Priority Ranking	Priority 1	Priority 2	Priority 3	Priority 4	Optional Improvements
	Existing playground area #1.-Repair existing walkway to remove tripping hazards. Refurnish engineered wood fiber play area material. Both play areas appear to have walls requiring a railing. A railing or fencing should be installed where the vertical change in grade is greater than 30" (IBC 1003.2.11.1). Repair Walkways - Included Above	see above	0	0.00	0.00	31,000.00	3			31000.00		
	Replenish wood fiber play area material	sf	5000	5.00	25,000.00							
	Install railing/fence	ft	50	120.00	6,000.00							
8.5.7-8	Existing ballfield and backstop.-Replace backstop with current standards.	ls	1	10,000.00	10,000.00	10,000.00	3			10000.00		
8.6 Site Lighting												
8.6.1	Example of existing site light poles.-If the parking area is improved and paved, additional and upgraded light poles would be recommended	ls	1	75,000.00	75,000.00		3			0.00		
8.6.2-3	Example of existing spotlights.-None required.	not required	0	0.00	0.00	0.00	3			0.00		
8.7 Electrical Service												
8.7.1	Electrical Service-No issues were found with the incoming electrical service.	no cost	0	0.00	0.00	0.00	4				0.00	
8.7.2	Generator-Install emergency generator in next 1-3 years for life safety and backup power needs.-100 kw					144,000.00	1	144000.00				
	concrete slab for transformer	ls	1.00	3,000.00	3,000.00							
	screening wall around generator	allow	1.00	15,000.00	15,000.00							
	emergency generator and weatherproof enclosure	ls	1.00	100,000.00	100,000.00							
	automatic transfer switch	ea	2.00	8,000.00	16,000.00							
	feeder to building	ls	1.00	10,000.00	10,000.00							
8.7.3	Lightning Detection System-Provide lightning detection system for beach area in next 1-3 years.	ls	1	15,000.00	15,000.00	15,000.00	1	15000.00				
8.7.4	Post Lights-Replace light fixtures heads with LED in future. Posts may be replaced for aesthetic purposes.	see 8.6.1		0.00	0.00	0.00	3			0.00		
8.7.5	General Site Lighting-Provide additional post lights or building fixtures for illumination in the courtyard. Provide post light(s) for illumination of the playground. All new light fixtures should be LED. Provide time clock and photocell for all site lighting.	see 8.6.1		0.00	0.00	0.00	2		0.00			
TOTALS						\$3,479,003.95		\$1,129,170.50	\$730,633.50	\$1,330,070.95	\$289,129.00	\$1,485,000.00

APPENDIX A:

ADA Survey by Skulski Consulting, LLC

Mayo Beach Park

Assessment Date: 9/30/2019

Anne Arundel County Recreation and Parks

Accessibility Assessment Conditions Report

Location	Solution / Description and Recommendation	Priority	CPC <small>New Impervious Area - sq ft</small>
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Parking

Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles

Priority 1 - \$18,000
Critical

There are 4 designated accessible parking spaces. The parking lot is a combination of grass and gravel. The pavement is not striped and the access aisles are not delineated. The signs lack information on the maximum fine.

Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles. Surface alternatives to asphalt could include decomposed granite or a 50-50 limestone mix with stone less than 1/4 inch and dust.

Restripe for a minimum of one van accessible parking space (132 inches wide), 3 car accessible parking spaces (96 inches wide) and access aisles (60 inches wide). Alternatively, all accessible parking spaces could be striped as universal with 96 inch width for each accessible space and 96 inch width for each access aisle. Install signs designating the reserved accessible parking spaces including the International Symbol of Accessibility and maximum fine. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 84 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Estimate to grade and install decomposed granite for 4 accessible parking spaces.

Reference: ADA 502, MDAC .07-D

Photo: MayoBeachPark-002

Record #: 1869

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Park

Provide interpretive wayside content in multiple modes including text, graphics, audio and tactile opportunities

Priority 1 -
Critical

\$5,000

Interpretive waysides are located throughout the park. Many are set back in the landscape or grass, lacking connection to an accessible route and clear ground space for a forward approach to read the content. The text is too small for the viewing distance and many signs are faded and illegible.



Evaluate the current interpretive content to develop a comprehensive plan for the waysides and other interpretive signs where content is provided in multiple modes including text, graphics, aural, audio and tactile experiences. Waysides should be installed on the accessible route with clear floor space for a forward approach at the fixture. Text is recommended as sans serif at a font sized appropriately for the viewing distance. Consider developing a tactile map or model to orientate visitors to the site and other tactile features with significant relevance to the story. The interpretive content and tactile features should be accompanied by an audio description component.


Estimate to develop interpretive sign plan for this park.

Reference: ADA Program Access 35.149

Photo: MayoBeachPark-032

Record #: 1888

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
	<p><u>Open Picnic Area at Playground</u> Provide picnic units with mobility features</p> <p>There are 11 standard picnic tables in grass. There is no accessible route to the open picnic area.</p> <p>Design a new accessible open space picnic area. Alternatively, replace the existing picnic tables with accessible models such that at least 20 percent of the total number of units are accessible, having at least one wheelchair seating space a minimum of 30 by 48 inches for each 24 linear feet of usable space around the perimeter of a tabletop and placed on an accessible route with a minimum 36 inch clear floor space around usable sides . Select units with a minimum 27 inch knee clearance under the table for a depth of a minimum 17 inches. Table tops shall be 28 to 34 inches above the floor or ground surface.</p> <p><i>Estimate for open space picnic area with 3 accessible tables, new asphalt path 50 ft x 6 ft.</i></p> <p>Reference: <i>ABAS-Outdoor F245.2, 1011</i> Photo: MayoBeachPark-099 Record #: 1896</p>	<p>Priority 1 - Critical</p>	<p>\$7,500</p>	<p>300</p>	
	<p><u>Ramp to Beach</u> Modify existing pathway</p> <p>There are 2 sections of the concrete ramp to the beach that have a running slope up to 10.3%.</p> <p>Resurface the concrete ramp not to exceed a running slope of 8.33% and a cross slope of 2.08% measured on every section of the walking surface.</p> <p><i>Estimate to install top finish concrete 50 ft x 6 ft</i></p> <p>Reference: <i>ADA 402</i> Photo: MayoBeachPark-091 Record #: 1899</p>	<p>Priority 1 - Critical</p>	<p>\$1,500</p>		

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
	<p><u>Beach</u></p>	<p><i>Provide accessible route at beach to water</i></p>	<p>Priority 1 -</p>	<p>\$5,000</p>	
	<p>There is no accessible route over the beach sand surface to the high tide level along the shoreline which stretches 1/4 mile.</p>	<p>Critical</p>			
	<p>Provide at least one beach access route for each one-half mile of beach shoreline managed by the County. The beach access routes must coincide with or be located in the same general area as pedestrian access points that serve the beach. The beach access routes must connect an entry point to the beach to the high tide level at tidal beaches. The beach access route should be a minimum 60 inch clear width and running slope preferably no greater than 5%, but up to 8-10% with resting intervals in accordance with the accessibility standards.</p>				
	<p><i>Estimate portable path system 200 ft.</i></p>				
	<p>Reference: <i>ABAS-Outdoors F248, 1018</i></p>				
	<p>Photo: MayoBeachPark-102</p>				
	<p>Record #: 1900</p>				

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Parking at Cartop Boat Launch

Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles

Priority 1 -
Critical

\$5,000

The parking for the cartop boat launch is in grass. There is no designated accessible parking space.

Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles. Surface alternatives to asphalt could include decomposed granite or a 50-50 limestone mix with stone smaller than 1-4 inch diameter and dust.

Stripe for a minimum of one van accessible parking space (132 inches wide) and access aisle (60 inches wide). Alternatively, all accessible parking spaces could be striped as universal with 96 inch width for each accessible space and 96 inch width for each access aisle. Install signs designating the reserved accessible parking spaces including the International Symbol of Accessibility and maximum fine. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 84 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Estimate to grade and install decomposed granite for 1 accessible parking space.

Reference: ADA 502, MDAC .07-D

Photo: MayoBeachPark-100

Record #: 1901



Cartop Boat Launch

Provide accessible canoe/kayak launch

Priority 1 -
Critical

\$25,000

There is no accessible route to the water's edge for launching a canoe/kayak. The current path from the parking to the water is through grass, sand and dirt.


Provide accessible route and location for an accessible canoe/kayak launch.

Estimate EZ Dock Kayak launch.

Reference: ADA Program Access 35.149

Photo: MayoBeachPark-101

Record #: 1902

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
<p>No Photo Available</p>	<p><u>Open Picnic Area South of Pavilion</u> Provide picnic units with mobility features</p> <p>There are 5 standard picnic tables in grass. There is no accessible route to the open picnic area.</p> <p>Design a new accessible open space picnic area. Alternatively, replace the existing picnic tables with accessible models such that at least 20 percent of the total number of units are accessible, having at least one wheelchair seating space a minimum of 30 by 48 inches for each 24 linear feet of usable space around the perimeter of a tabletop and placed on an accessible route with a minimum 36 inch clear floor space around usable sides . Select units with a minimum 27 inch knee clearance under the table for a depth of a minimum 17 inches. Table tops shall be 28 to 34 inches above the floor or ground surface.</p> <p><i>Estimate for open space picnic area with 2 accessible tables, new asphalt path 30 ft x 6 ft.</i></p> <p>Reference: ABAS-Outdoor F245.2, 1011</p> <p>Photo:</p> <p>Record #: 1905</p>	<p>Priority 1 - Critical</p>	<p>\$5,500</p>	<p>180</p>	
	<p><u>Parking to Playground and Beach - North</u> Install/extend accessible route</p> <p>There is no continuous accessible route connecting the site arrival point/parking to the park amenities north of the banquet facility. The current path from the park drive is through gravel and asphalt in poor condition with excessive heaves and a running slope up to 11.3%. There is no accessible route from the playground to the waterfront, beach or open space picnic area.</p> <p>Install a continuous accessible route connecting the site arrival point/parking with the park amenities on the north side of the banquet facility, including the open picnic area, playground, and waterfront features.</p> <p><i>Est asphalt path 300 ft x 6 ft</i></p> <p>Reference: ADA 402</p> <p>Photo: MayoBeachPark-128</p> <p>Record #: 1906</p>	<p>Priority 1 - Critical</p>	<p>\$7,000</p>	<p>1,800</p>	

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Playground

Modify accessible route to playground/play components

There are 2 wood ramps that have been purposed to provide an accessible route into the play surface, however, they are not anchored and have moved from the path now creating tripping hazards in the play area. There is a wood border around the playground perimeter and up to a 3 inch change in level from the asphalt path to the play surface.

Remove the 2 wood ramps. At the play areas into the composite play structure and the swings, remove a minimum 36 inch wide, preferably 60 inches, section of wood border and install concrete blended transitions into the play surface, preferably not to exceed 5%, but allowable up to 6.025%

Estimate to remove wood ramps and install blended transition.

Reference: ADA 206.2.17

Photo: MayoBeachPark-117

Record #: 1908

Priority 1 -
Critical

\$2,500



Approach from Parking Lot

Provide accessible approach to read signage/information kiosk

The information kiosk is located outside of the accessible route in grass. The information is all text and posted too high to read from a seated position. The sign is not cane detectable with the bottom leading edge higher than 27 inches above the ground surface.

Extend the accessible surface for clear ground space for viewing the sign. Install a horizontal cross bar between the sign support posts to provide cane detection with the bottom edge no higher than 27 inches above the ground. Consider presentation of visitor orientation and wayfinding information. Develop a tactile map and/or model to effectively communicate locations of attractions, topography, features, and points of interest to orientate visitors with visual or cognitive impairments.

Estimate to install decomposed granite 10 ft x 10 ft; and horizontal wood cross bar.

Reference: ADA 305, 402



Photo: MayoBeachPark-030



Record #: 1887

Priority 2 -
Serious

\$1,200

100

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
	<p><u>Entry to Cartop Boat Launch</u></p>	<p>Provide accessible approach to read signage/information kiosk</p>	<p>Priority 2 -</p>	<p>\$1,200</p>	<p>100</p>
	<p>The information kiosk is located outside of the accessible route in grass. The sign is not cane detectable with the bottom leading edge higher than 27 inches above the ground surface.</p> <p>Either relocate the sign to an accessible route or extend the accessible surface for clear ground space for viewing the sign. Install a horizontal cross bar between the sign support posts to provide cane detection with the bottom edge no higher than 27 inches above the ground. Consider presentation of visitor orientation and wayfinding information. Develop a tactile map and/or model to effectively communicate locations of attractions, topography, features, and points of interest to orientate visitors with visual or cognitive impairments.</p> <p><i>Estimate to install decomposed granite 10 ft x 10 ft; and horizontal wood cross bar.</i></p> <p>Reference: ADA 305, 402 Photo: MayoBeachPark-140 Record #: 1889</p>	<p>Serious</p>			
	<p><u>Exterior Stairs to Playground</u></p>	<p>Install handrails at stairs</p>	<p>Priority 2 -</p>	<p>\$1,200</p>	
	<p>The wood stairs to the playground only have a handrail on one side.</p> <p>Install handrails on both sides of stairs. Handrails shall be continuous within the full length of each stair flight or ramp run. Top of gripping surfaces of handrails shall be 34 inches to 38 inches maximum vertically above walking surfaces or stair nosings. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches. At the bottom, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing.</p> <p><i>Estimate to install metal handrail 30 ft.</i></p> <p>Reference: ADA 504, 505 Photo: MayoBeachPark-098 Record #: 1904</p>	<p>Serious</p>			

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
	<p><u>Playground</u></p>	<p>Provide clear ground space adjacent to bench</p>	<p>Priority 2 -</p>	<p>\$5,800</p>	
		<p>Wood benches are provided throughout the park.</p>	<p>Serious</p>		
		<p>Where provided at parks, it is recommended at least 20 percent of outdoor constructed features shall be accessible. For benches, provide styles with back supports and at least one armrest along with a minimum clear ground space 36 x 48 inches positioned near the bench with one side of the space adjoining an accessible route, outdoor recreation access route or trail. The clear ground space shall not overlap the accessible route or trail, or another clear ground space. As benches are installed, repaired or replaced, ensure a minimum of 20 percent are accessible, adjacent to the accessible route with clear ground space for wheelchair seating.</p>			
		<p><i>Estimate 2 new benches and adjacent 3 ft x 4 ft clear floor space.</i></p>			
	<p>Reference: ABAS-Outdoor 1011</p>				
	<p>Photo: MayoBeachPark-115</p>				
	<p>Record #: 1907</p>				
	<p><u>Playground - Ramp to Composite Structure</u></p>	<p>Correct changes in level/openings for accessible route</p>	<p>Priority 2 -</p>	<p>\$400</p>	
		<p>There is up to a 2 inch change in level from the asphalt and concrete walkway to the metal ramp at the composite play structure.</p>	<p>Serious</p>		
		<p>Patch concrete and feather to provide a smooth transition from the path to the metal ramp, not to exceed a change in level of 1/4 inch vertical or 1/2 inch beveled.</p>			
		<p><i>Estimate install concrete 5 ft x 2 ft at 2 inch depth.</i></p>			
	<p>Reference: ADA 302.3, 303, 403.4</p>				
	<p>Photo: MayoBeachPark-113</p>				
	<p>Record #: 1909</p>				

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Playground

Provide accessible play surface

The playground is surfaced with engineered wood fiber with areas overgrown by vegetation. Lack of maintenance of the loose fill surface has resulted in a change in level at the clear floor space for play components. The undulation of the surface material exceeds the maximum allowable 6.25% slope for the accessible route to play components and the maximum allowable 2.08% clear floor space at play components.

Rake the engineered wood fiber level, replenish the surface material as necessary and compact the surface system to eliminate the undulation. Refer to the manufacturer's recommendations for installation and maintenance to ensure a level, accessible play surface not to exceed 6.25% for the accessible route and 2.08% in the clear floor spaces for accessible play components.

Estimate top dress EWF for 3,000 sq ft with compaction.

Reference: ADA 240, 1008

Photo: MayoBeachPark-120

Record #: 1910

Priority 2 -
Serious

\$2,500

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
1709	Hall (banquet) with Caretaker Residence / office				



Main Entrance

Install an automatic/power-assisted door system

The double doors in a series at the main entrance have an opening force of 12-19 lbs. The maneuvering space at the door has a running slope up to 5.7% which exceeds the required level landing of 2.08% in all directions.

Install an automatic or power assisted door system. The control to open the door shall be installed on a level surface at the approach to the door, not to exceed a slope of 2.08% in all directions.

Estimate for power assisted door system x 2 doors.

Reference: ADA 404

Photo: MayoBeachPark-044

Record #: 1890

Priority 1 -
Critical

\$10,000



Sliding Doors to Patio

Install new door

The frame of the sliding doors present a 2-3 inch change in level at the threshold impeding access to the patio.

Replace one of the sliding doors with a 36 inch wide framed door with a minimum 32 inch clear width. The threshold should not to exceed a change in level 1/4 inch vertical or 1/2 inch beveled.

Estimate to section of sliding door, reframe and install new exterior door.

Reference: ADA 404.2.3

Photo: MayoBeachPark-051

Record #: 1892

Priority 1 -
Critical

\$3,000

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Bride's Room

Relocate program, service, activity or experience to an accessible location

The bride's room is located on the second floor, up stairs and over the ranger office. There is no vertical access to the room.

Staff should be prepared to relocate any programs, services and activities that may have been conducted on the second floor to an accessible location upon assessment of need or request from an individual with a disability.

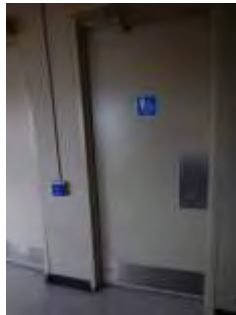
Priority 1 -
Critical

\$0

Reference: ADA Program Access P35.149, 35.150

Photo: MayoBeachPark-105

Record #: 1893



Men's Restroom

Install an automatic/power-assisted door system

While a power assisted door system has been installed for the interior door, it was not operational at the time of the assessment.

Repair power assisted door system or replace so the manual operation opening force for the interior door does not exceed 5 lbs.

Priority 1 -
Critical

\$500

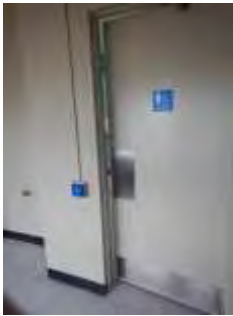
Estimate to repair power assisted door.

Reference: ADA 404

Photo: MayoBeachPark-063

Record #: 1916

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Women's Restroom

Install an automatic/power-assisted door system

While a power assisted door system has been installed for the interior door, it was not operational at the time of the assessment.

Repair power assisted door system or replace so the manual operation opening force for the interior door does not exceed 5 lbs.

Estimate to repair power assisted door.

Reference: ADA 404

Photo: MayoBeachPark-052

Record #: 1918

Priority 1 -
Critical

\$500



Meeting/Banquet Room

Remove/relocate source of protruding object

The 7 angled support posts project into the overhead clearance at 75 inches above the finish floor.

Install fixtures or treatments such as widening the base post or setting up floor based decorative planters at each of the 7 angled support post so that there is a minimum 80 inches overhead clearance from the finish floor to the bottom of the exposed angle.

Estimate to install large potted plants x 7.

Reference: ADA 307

Photo: MayoBeachPark-048

Record #: 1891

Priority 2 -
Serious

\$280

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Open Plaza Between Main Entrance and Pavilion

Correct changes in level/openings for accessible route

There are gaps, cracks and openings in ground concrete surface greater than 1/2 inch diameter.

Patch and fill the gaps, cracks and openings in the concrete ground surface not to exceed an opening of 1/2 inch diameter.

Estimate patch concrete 5 sq ft.

Reference: ADA 302.3, 303, 403.4

Photo: MayoBeachPark-076

Record #: 1895

Priority 2 -
Serious

\$200



Exterior Stairs to Beach

Install handrails at stairs

The wood stairs lack handrails with compliant gripping surface.

Install handrails on both sides of stairs. Handrails shall be continuous within the full length of each stair flight or ramp run. Top of gripping surfaces of handrails shall be 34 inches to 38 inches maximum vertically above walking surfaces or stair nosings. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches. At the bottom, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing.

Estimate to install metal handrails 35 ft x 4.




Reference: ADA 504, 505

Photo: MayoBeachPark-097

Record #: 1903

Priority 2 -
Serious

\$5,600

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
	<p><u>Men's Restroom</u></p>	<p>Insulate exposed pipes at lavatory</p>	<p>Priority 2 -</p>	<p>\$75</p>	
		<p>The lavatory pipes are exposed.</p>	<p>Serious</p>		
		<p>Insulate the exposed pipes at the lavatory to protect from burn or abrasion.</p>			
		<p><i>Estimate install lavatory pipe cover.</i></p>			
		<p>Reference: ADA 606.5</p>			
		<p>Photo: MayoBeachPark-064</p>			
		<p>Record #: 1912</p>			
	<p><u>Men's Restroom</u></p>	<p>Install/lower for accessible shelves</p>	<p>Priority 2 -</p>	<p>\$50</p>	
		<p>A courtesy shelf is provided above the lavatories, however the unit is outside of the reach range at 55 inches above the finish floor.</p>	<p>Serious</p>		
		<p>Either lower the shelf to within the accessible reach range or install an additional accessible shelf. Accessible shelves shall be 40 to 48 inches above the finish floor.</p>			
		<p><i>Estimate to install lower shelf.</i></p>			
		<p>Reference: ADA 222, 803, 903</p>			
		<p>Photo: MayoBeachPark-064</p>			
		<p>Record #: 1913</p>			
	<p><u>Women's Restroom</u></p>	<p>Insulate exposed pipes at lavatory</p>	<p>Priority 2 -</p>	<p>\$75</p>	
		<p>The lavatory pipes are exposed.</p>	<p>Serious</p>		
		<p>Insulate the exposed pipes at the lavatory to protect from burn or abrasion.</p>			
		<p><i>Estimate install lavatory pipe cover.</i></p>			
		<p>Reference: ADA 606.5</p>			
		<p>Photo: MayoBeachPark-054</p>			
		<p>Record #: 1919</p>			

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Women's Restroom

Install/lower for accessible shelves

A courtesy shelf is provided above the lavatories, however the unit is outside of the reach range at 55 inches above the finish floor.

Either lower the shelf to within the accessible reach range or install an additional accessible shelf. Accessible shelves shall be 40 to 48 inches above the finish floor.

Estimate to install lower shelf.

Reference: ADA 222, 803, 903

Photo: MayoBeachPark-054

Record #: 1920

Priority 2 -
Serious

\$50



Women's Restroom

Provide directional signage to accessible features

There are 2 wheelchair accessible toilet stalls and 2 ambulatory toilet stalls in the women's restroom. The furthest wheelchair accessible toilet stall has a flush control on the closed wall side of the stall.

Designate the preferred compliant wheelchair accessible toilet compartment. Mount a sign of the International Symbol of Accessibility on the second stall on the approach of stalls as the designated wheelchair accessible stall with the flush control on the open side of the stall.

Estimate directional sign.

Reference: ADA 216

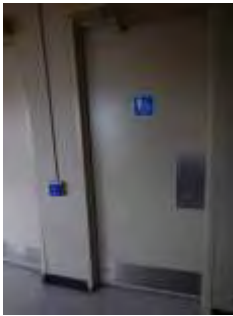
Photo: MayoBeachPark-056

Record #: 1923

Priority 2 -
Serious

\$40

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Men's Restroom

Install/remount restroom identification signage with braille and raised characters

Priority 3 -
Moderate

\$25

The restroom identification sign is mounted on the door.

Install new signage or relocate the existing restroom identification sign to the wall adjacent to the latch side of the door. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Estimate relocate sign.

Reference: ADA 703

Photo: MayoBeachPark-063

Record #: 1911



Men's Restroom

Install door pull

Priority 3 -
Moderate

\$25

The accessible toilet stall door lacks a door pull on the interior.

Install a door pull on the interior. A door pull shall be placed on both sides of the door near the latch. Handles, pulls, latches, locks, and other operable parts on doors shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds. The loop pull handle shall be installed 34 inches minimum to 48 inches maximum above the finish floor.

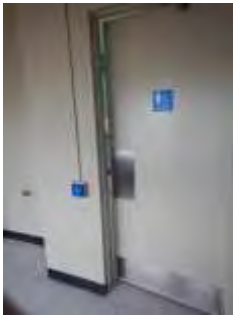
Estimate install door pull.

Reference: ADA 604.8.1.2, 404.2.7

Photo: MayoBeachPark-069

Record #: 1915

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Women's Restroom

Install/remount restroom identification signage with braille and raised characters

Priority 3 -
Moderate

\$25

The restroom identification sign is mounted on the door.

Install new signage or relocate the existing restroom identification sign to the wall adjacent to the latch side of the door. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Estimate relocate sign.

Reference: ADA 703

Photo: MayoBeachPark-052

Record #: 1917

Women's Restroom

Install door pull

Priority 3 -
Moderate

\$25

The accessible toilet stall door lacks a door pull on the interior.

Install a door pull on the interior. A door pull shall be placed on both sides of the door near the latch. Handles, pulls, latches, locks, and other operable parts on doors shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds. The loop pull handle shall be installed 34 inches minimum to 48 inches maximum above the finish floor.

Estimate install door pull.

Reference: ADA 604.8.1.2, 404.2.7

Photo:

Record #: 1922

No
Photo
Available

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
<p>No Photo Available</p>	<p><u>Men's Restroom</u> Lower light switch</p> <p>The light switch is 50 inches above the finish floor.</p> <p>When the control is altered or replaced, relocate the light switch so that the operating mechanism is within the reach range and does not exceed 48 inches above the finished floor.</p> <p><i>Estimate to lower light switch.</i></p> <p>Reference: ADA 308 Photo: Record #: 1914</p>	<p>Priority 4 - Minor</p>	<p>\$100</p>		
<p>No Photo Available</p>	<p><u>Women's Restroom</u> Lower light switch</p> <p>The light switch is 50 inches above the finish floor.</p> <p>When the control is altered or replaced, relocate the light switch so that the operating mechanism is within the reach range and does not exceed 48 inches above the finished floor.</p> <p><i>Estimate to lower light switch.</i></p> <p>Reference: ADA 308 Photo: Record #: 1921</p>	<p>Priority 4 - Minor</p>	<p>\$100</p>		

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
1706	Multipurpose - Pavilion, Storage				



Outdoor Rinsing Showers at Pavilion

Modify shower controls, faucets, shower spray

There are 3 outdoor rinsing showers. The controls are too high at 60 inches above the ground surface in each shower.

Designate at least one outdoor rinsing shower at this location as the accessible unit. Install a hand held shower spray and relocate the shower controls. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches minimum and 48 inches maximum above the shower floor and shall be located on the control wall 15 inches maximum from the centerline of the seat toward the shower opening. A shower spray unit with a hose 59 inches long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum.

Estimate to lower shower control; and install accessible shower spray.

Reference: ADA 608.5, 608.6

Photo: MayoBeachPark-083

Record #: 1897

Priority 1 -
Critical

\$500

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Building Exterior

Correct changes in level/openings for accessible route

There is a 15-20 inch wide drain gutter on the ground surface of patio at the pavilion. The drain gutter has up to a 20% running slope resulting in up to a 4 inch change in level that could be a tipping or tripping hazard for people with mobility or visual impairments.

Install furnishings such as planters along the gutter to prevent people from falling into it and designate a minimum of 2 points of access between the patio and entry to the pavilion. The accessible points of entry should provide a minimum 36 inch clear width, preferably 60 inches where the concrete surface is level and the slope does not exceed 2.08% in all directions. Furnishings such as fixed benches or planters could be installed to prevent people from walking, backing into, or falling into the gutter. Another option could include installing a metal drain grate in the concrete surface over the gutter.

Patch and fill concrete 10 ft x 2 ft. Install 10 x 5 ft long concrete planters.

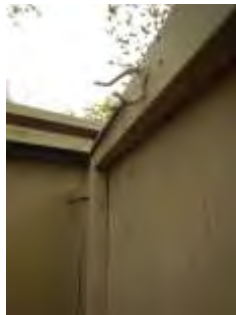
Reference: ADA 302.3, 303, 403.4

Photo: MayoBeachPark-073

Record #: 1894

Priority 2 -
Serious

\$1,000



Outdoor Rinsing Showers at Pavilion

Install coat hook within reach range

The hooks in the outdoor rinsing showers are mounted too high at 70 inches above the ground surface.

At a minimum in the designated accessible shower for this location, install coat hook within reach range not to exceed 48 inches above the floor.

Estimate install coat hook.

Reference: ADA 308, 604.8.3

Photo: MayoBeachPark-086

Record #: 1898

Priority 2 -
Serious

\$25

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
1708	Restroom / Bathhouse				



Men's Restroom

Adjust door opening force and/or evaluate for installation of automatic/power-assisted door system

Priority 1 - Critical

\$100

The opening force for the exterior door is 15 lbs.

Adjust the closer on the exterior door to reduce the opening force to as close to 5-8 lbs as possible. If this is not practical, evaluate this entrance for the installation of an automatic or power assisted door system.

Estimate adjust door closer.

Reference: ADA 206.4, 206.5, 404

Photo: MayoBeachPark-006

Record #: 1873



Women's Restroom

Adjust door opening force and/or evaluate for installation of automatic/power-assisted door system

Priority 1 - Critical

\$100

The opening force for the exterior door is 18 lbs.

Adjust the closer on the exterior door to reduce the opening force to as close to 5-8 lbs as possible. If this is not practical, evaluate this entrance for the installation of an automatic or power assisted door system.

Estimate adjust door closer.

Reference: ADA 206.4, 206.5, 404

Photo: MayoBeachPark-019

Record #: 1880

Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Approach to Restrooms

Modify existing pathway

There is up to a 1 1/2 inch change in level at the door into each restroom. A temporary metal threshold has been installed, however it is not compliant with the minimum accessibility standards as the length is too long and it impeded on what should be a level maneuvering space in front of the door that should have a slope less than 2.08% in all directions.

Resurface the concrete walkway approaching both doors so the change in level at the thresholds does not exceed 1/4 inch vertical or 1/2 inch beveled and so the maneuvering space has a slope less than 2.08% in all directions.

Estimate to install concrete top finish 5 ft x 10 ft.

Reference: ADA 402

Photo: MayoBeachPark-016

Record #: 1871

Priority 2 -
Serious

\$800



Men's Restroom

Insulate exposed pipes at lavatory

The lavatory pipes are exposed. The self metering faucet does not stay on for at least 10 seconds.

Insulate the exposed pipes at the lavatory to protect from burn or abrasion. Adjust the lavatory metering faucet to stay open for a minimum of 10 seconds.

Estimate install lavatory pipe cover and adjust faucet meter.

Reference: ADA 606.5

Photo: MayoBeachPark-007

Record #: 1874

Priority 2 -
Serious

\$100

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Men's Restroom

Install/lower for accessible shelves

A courtesy shelf is provided above the lavatories, however the unit is outside of the reach range at 56 1/2 inches above the finish floor.

Either lower the shelf to within the accessible reach range or install an additional accessible shelf. Accessible shelves shall be 40 to 48 inches above the finish floor.

Estimate to install lower shelf.

Reference: ADA 222, 803, 903

Photo: MayoBeachPark-007

Record #: 1875

Priority 2 -
Serious

\$50



Men's Restroom

Install/replace/relocate toilet for accessible toilet compartment

While there are 2 accessible toilet compartments in the restroom, each wall mounted toilet is too high at 20 inches above the finish floor and the centerline is too far from the side wall/partition. In the far toilet compartment, the flush control is outside of the reach range on the closed wall side of the toilet.

Make corrective actions in at least one of the accessible toilet compartments to be completely compliant with the accessibility standards and mount a sign with the International Symbol of Accessibility on that stall door. The toilet shall be positioned with a wall or partition to the rear and to one side. The centerline shall be 16 to 18 inches maximum from the side wall. The seat height shall be 17 to 19 inches maximum above the finish floor measured to the top of the seat. Relocate the flush control to the open side of the water closet.

Estimate to move toilet.

Reference: ADA 604

Photo: MayoBeachPark-010

Record #: 1876

Priority 2 -
Serious

\$600

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
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Men's Restroom

Raise/lower or relocate the diaper changing table

The diaper changing table is mounted too high with the handle at 58 inches and the work surface at 42 inches above the finish floor.

Lower the diaper changing table such that the handle is within the reach range, 48 inches maximum from the floor, and the work surface is maximum 34 inches with knee clearance.

Estimate to relocate diaper changing table and patch/paint wall.

Reference: ADA 308, 902.3

Photo: MayoBeachPark-008

Record #: 1878

Priority 2 -
Serious

\$50



Women's Restroom

Insulate exposed pipes at lavatory

The lavatory pipes are exposed. The self metering faucet does not stay on for at least 10 seconds.

Insulate the exposed pipes at the lavatory to protect from burn or abrasion. Adjust the lavatory metering faucet to stay open for a minimum of 10 seconds.

Estimate install lavatory pipe cover and adjust faucet meter.

Reference: ADA 606.5

Photo: MayoBeachPark-023

Record #: 1881

Priority 2 -
Serious

\$100

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
--	----------	---	----------	-----	-----------------------------



Women's Restroom

Install/lower for accessible shelves

A courtesy shelf is provided above the lavatories, however the unit is outside of the reach range at 56-58 inches above the finish floor.

Either lower the shelf to within the accessible reach range or install an additional accessible shelf. Accessible shelves shall be 40 to 48 inches above the finish floor.

Estimate to install lower shelf.

Reference: ADA 222, 803, 903

Photo: MayoBeachPark-023

Record #: 1882

Priority 2 -
Serious

\$50



Women's Restroom

Raise/lower or relocate the diaper changing table

The diaper changing table is mounted too high with the handle at 58 inches and the work surface at 42 inches above the finish floor.

Lower the diaper changing table such that the handle is within the reach range, 48 inches maximum from the floor, and the work surface is maximum 34 inches with knee clearance.

Estimate to relocate diaper changing table and patch/paint wall.

Reference: ADA 308, 902.3

Photo: MayoBeachPark-025

Record #: 1884

Priority 2 -
Serious

\$50

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
--	----------	---	----------	-----	-----------------------------



Outdoor Rinsing Shower - Building Exterior

Modify shower controls, faucets, shower spray

The operating control for the outdoor rinsing shower is outside of the reach range at 51 inches above the ground surface.

Lower the operating control to within the reach range and not to exceed 48 inches above the ground surface.

Estimate to lower shower control

Reference: ADA 608.5, 608.6

Photo: MayoBeachPark-005

Record #: 1870

Priority 3 -
Moderate

\$200



Men's Restroom

Install/remount restroom identification signage with braille and raised characters

The restroom identification sign is mounted on the door.

Install new signage or relocate the existing restroom identification sign to the wall adjacent to the latch side of the door. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Estimate relocate sign.

Reference: ADA 703

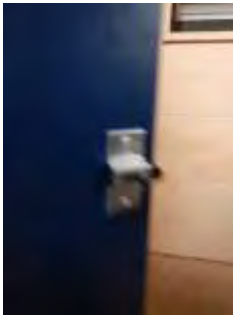
Photo: MayoBeachPark-006

Record #: 1872

Priority 3 -
Moderate

\$25

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
--	----------	---	----------	-----	-----------------------------



Men's Restroom

Install door pull

While 2 accessible toilet compartments are provided, both toilet stall doors lack a door pull on the interior.

Install a door pull on the interior. A door pull shall be placed on both sides of the door near the latch. Handles, pulls, latches, locks, and other operable parts on doors shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds. The loop pull handle shall be installed 34 inches minimum to 48 inches maximum above the finish floor.

Estimate install door pull.

Reference: ADA 604.8.1.2, 404.2.7

Photo: MayoBeachPark-012

Record #: 1877

Priority 3 -
Moderate

\$25



Women's Restroom

Install/remount restroom identification signage with braille and raised characters

The restroom identification sign is mounted on the door.

Install new signage or relocate the existing restroom identification sign to the wall adjacent to the latch side of the door. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Estimate relocate sign.

Reference: ADA 703

Photo: MayoBeachPark-019

Record #: 1879

Priority 3 -
Moderate

\$25

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
--	----------	---	----------	-----	-----------------------------



Women's Restroom

Install door pull

While 2 accessible toilet compartments are provided, both toilet stall doors lack a door pull on the interior.

Install a door pull on the interior. A door pull shall be placed on both sides of the door near the latch. Handles, pulls, latches, locks, and other operable parts on doors shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds. The loop pull handle shall be installed 34 inches minimum to 48 inches maximum above the finish floor.

Estimate install door pull.

Reference: ADA 604.8.1.2, 404.2.7

Photo: MayoBeachPark-029

Record #: 1883

Priority 3 -
Moderate

\$25



Women's Restroom

Lower light switch

The light switch is 50 inches above the finish floor.

When the control is altered or replaced, relocate the light switch so that the operating mechanism is within the reach range and does not exceed 48 inches above the finished floor.

Estimate to lower light switch.

Reference: ADA 308

Photo: MayoBeachPark-025

Record #: 1885

Priority 4 -
Minor

\$100

	Location	Solution / Description and Recommendation	Priority	CPC	New Impervious Area - sq ft
<p>No Photo Available</p>	<p><u>Men's Restroom</u> Lower light switch</p>	<p>The light switch is 50 inches above the finish floor. When the control is altered or replaced, relocate the light switch so that the operating mechanism is within the reach range and does not exceed 48 inches above the finished floor. <i>Estimate to lower light switch.</i> Reference: ADA 308 Photo: Record #: 1886</p>	<p>Priority 4 - Minor</p>	<p>\$100</p>	

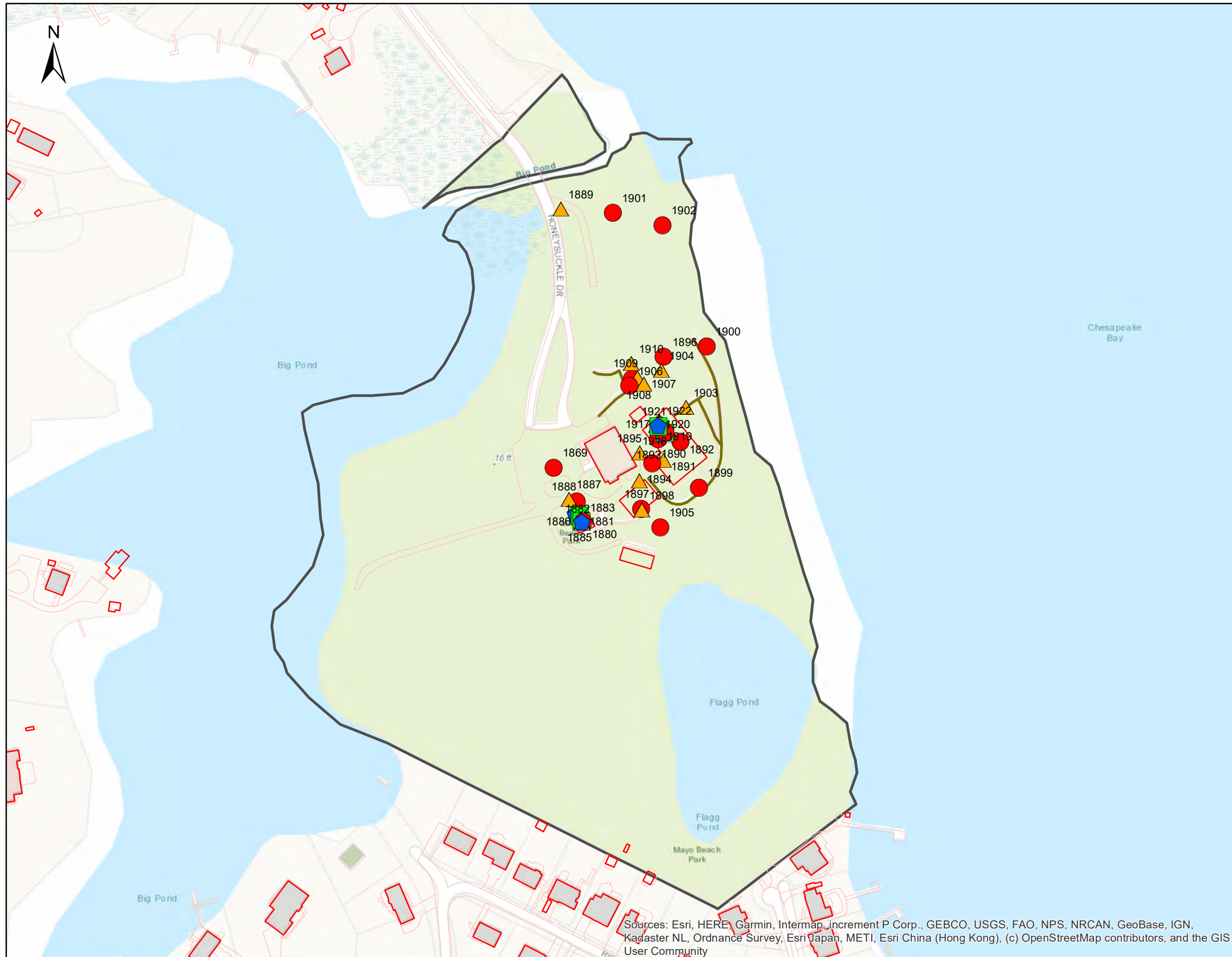
Anne Arundel County ADA Accessibility Deficiencies

Mayo Beach Park

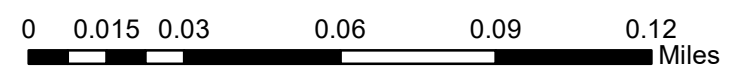
4150 Honeysuckle Drive, Edgewater, MD 21037
26 acres
Large Urban/Regional Park

Legend

- Priority 1 - Critical
- ▲ Priority 2 - Serious
- ◆ Priority 3 - Moderate
- Priority 4 - Minor
- Updated Trails
- Building
- Impervious Surface 2017
- Park Boundary



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Solution Cost Summary

SOLUTION COST SUMMARY

RECORD #	PRIORITY	CONCEPTUAL PROJECTION OF COST (CPC)
1869	1-Critical	\$18,000
1888	1-Critical	\$5,000
1896	1-Critical	\$7,500
1899	1-Critical	\$1,500
1900	1-Critical	\$5,000
1901	1-Critical	\$5,000
1902	1-Critical	\$25,000
1905	1-Critical	\$5,500
1906	1-Critical	\$7,000
1908	1-Critical	\$2,500
1890	1-Critical	\$10,000
1892	1-Critical	\$3,000
1916	1-Critical	\$500
1918	1-Critical	\$500
1897	1-Critical	\$500
1873	1-Critical	\$100
1880	1-Critical	\$100
	Priority 1 Subtotal	\$96,700
1887	2- Serious	\$1,200
1889	2- Serious	\$1,200
1904	2- Serious	\$1,200
1907	2- Serious	\$5,800
1909	2- Serious	\$400
1910	2- Serious	\$2,500
1891	2- Serious	\$280
1895	2- Serious	\$200

1903	2- Serious	\$5,600
1912	2- Serious	\$75
1913	2- Serious	\$50
1919	2- Serious	\$75
1920	2- Serious	\$50
1923	2- Serious	\$40
1894	2- Serious	\$1,000
1898	2- Serious	\$25
1871	2- Serious	\$800
1874	2- Serious	\$100
1875	2- Serious	\$50
1876	2- Serious	\$600
1878	2- Serious	\$50
1881	2- Serious	\$100
1882	2- Serious	\$50
1884	2- Serious	\$50
Priority 2 Subtotal		\$21,495
1911	3-Moderate	\$25
1915	3-Moderate	\$25
1917	3-Moderate	\$25
1922	3-Moderate	\$25
1870	3-Moderate	\$200
1872	3-Moderate	\$25
1877	3-Moderate	\$25
1879	3-Moderate	\$25
1883	3-Moderate	\$25
Priority 3 Subtotal		\$400
1914	4-Minor	\$100
1921	4-Minor	\$100

1885	4-Minor	\$100
1886	4-Minor	\$100
	Priority 4 Subtotal	\$400
	CPC Total	\$118,595

Stormwater Management Summary**STORMWATER MANAGEMENT SUMMARY**

ITEM	DATA
New Impervious Area-Total	2,480 Square Feet
ESDv Required	811 Cubic Feet
Estimated LOD for Improvements	14,000 Square Feet
BMP Recommendation	Infiltration Berm
Estimated BMP for Construction Cost	\$10,000

APPENDIX B:
HAZMAT Report by County



6304 Blair Hill Lane / Baltimore, MD 21209
www.greenstreet-environmental.com

Environmental Building Assessment Lead-Based Paint Asbestos-Containing Materials

Mayo Beach Park
4150 Honeysuckle Drive
Edgewater, MD 21037

GSE Project No. 210125-1

Prepared For

Anne Arundel County Department of Public Works
2662 Riva Road, MS-7301
Annapolis, Maryland 21401

Date of Report

February 11, 2021

TABLE OF CONTENTS

TABLE OF CONTENTS	2
1.0 Introduction	3
1.1 Purpose and Scope of Services	3
2.0 Asbestos	4
2.1 Asbestos Methods	4
2.2 Asbestos Findings & Recommendations	5
3.0 Lead-Based Paint	7
3.1 Lead-based Paint Methods	7
3.2 Lead-Based Paint Findings & Recommendations	8

List of Figures

Figure 1 Site Boundaries

List of Appendices

Appendix A Site Photographs

Appendix B Asbestos Bulk Data Sheets, Lab Results and Chain of Custody

Appendix C Lead-Based Paint XRF Data Sheets

1.0 Introduction

The Site is located at Mayo Beach Park 4150 Honeysuckle Drive, Edgewater, MD 21037 on the southern outlet of South River in Mayo, Maryland. The Site is the location of a county state park with six structures and a playground. It contains a two-story and basement Hall with banquet room and caretaker residence/office, a multipurpose pavilion/storage building, a mechanical building w/ shop (camp), a restroom/bathhouse, a storage building 1 (dog house), and another storage building 2 (Mayo athletic group) (see **Fig. 1** and **Appendix A Pic #'s 1-13**). The hall was constructed in 1950, the multipurpose room in 1975, the mechanical building in 1975, the restroom in 1985, the storage building 1 in 1985, and storage building 2 in 1985.

1.1 Purpose and Scope of Services

With regards to possible future substantial renovation of entire building(s): The purpose of the Environmental Building Assessment (EBA) was to evaluate lead-based paint and asbestos containing materials in the context of renovation activities to ensure safety and compliance with local, state, and Federal regulations. This EBA was conducted on February 5, 2021.

The scope of work for this EBA included the following for the six buildings on Site:

- Conduct a comprehensive non-intrusive/non-destructive asbestos inspection.
- Conduct representative x-ray fluorescence (XRF) lead-based paint inspection.

2.0 Asbestos

2.1 Asbestos Methods

The purpose of the asbestos inspection was to identify whether building materials at the Site are asbestos-containing materials (ACMs) that may be subject to National Emission Standards for Hazardous Air Pollutants (NESHAP) requirements during any future planned renovation activities. An ACM is a building material that contains greater than 1% asbestos.

This inspection was conducted by a Maryland licensed Asbestos Building Inspector (Cert. # 09012020) and adhered to sampling requirements outlined in the Asbestos Hazard Emergency Response Act (AHERA) and Occupational Safety and Health Act (OSHA), as applicable. This inspection included only materials that were accessible and available for sampling (e.g. this sampling event was non-destructive).

Hall with banquet room and caretaker residence/office (~ 8,360 sf, constructed circa 1950): A total of 20 building material samples were collected and shipped to an accredited laboratory (SanAir Technologies Laboratory, Inc. in Powhatan, Virginia) for analysis using polarized light microscopy (PLM) by EPA Method 600. A total of 30 PLM analyses were required due to material layering. Samples that present two or more distinct layers of building materials are considered to be heterogeneous, and each layer or distinct material is analyzed and reported separately.

Multipurpose pavilion/storage (~ 600 sf, constructed circa 1975): A total of 2 building material samples were collected and shipped to SanAir for analysis using PLM by EPA Method 600. A total of 2 PLM analyses were required due to material layering.

Mechanical building w/ shop (camp) (~ 4,941 sf, constructed circa 1975): A total of 5 building material samples were collected and shipped to SanAir for analysis using PLM by EPA Method 600. A total of 8 PLM analyses were required due to material layering.

Restroom/bathhouse (~ 400 sf, constructed circa 1985): A total of 3 building material samples were collected and shipped to SanAir for analysis using PLM by EPA Method 600. A total of 5 PLM analyses were required due to material layering.

Storage building 1 (dog house) (~ 800 sf, constructed circa 1985): A total of 1 building material samples were collected and shipped to SanAir for analysis using PLM by EPA Method 600. A total of 1 PLM analyses were required due to material layering.

Storage building 2 (mayo athletic group) (~ 1900 sf, constructed circa 1985): A total of 1 building material samples were collected and shipped to SanAir for analysis using PLM by EPA Method 600. A total of 1 PLM analyses were required due to material layering. NOTE: GSE was only given access to the west side of Storage building 2. The east side was inaccessible (locked). It is GSE’s opinion that the samples taken on the west side are representative of the entire building.

2.2 Asbestos Findings & Recommendations

This section provides the results of the asbestos inspection (visual inspection, sampling and analyses) for the six buildings.

It is important to note that not all building material types were sampled. The inspection was limited to building materials that were accessible and suspected to contain asbestos at the time of the inspection. Furthermore, no destructive sampling (e.g. in chases, behind walls or above ceilings) was conducted. The asbestos bulk data sheets and laboratory analytical results are provided in **Appendix B**.

No building material types that were sampled were identified to be ACMs at the **Multipurpose Pavilion/Storage, Mechanical Building w/ shop (camp), Restroom/Bathhouse, Storage Building 1 (dog house), or Storage Building 2 (mayo athletic group)**. NOTE: GSE was only given access to the west side of Storage Building 2. The east side was inaccessible (locked). It is GSE’s opinion that the samples taken on the west side are representative of the entire building.

The table below provides a list of ACMs identified at the **Hall with Banquet Room and Caretaker Residence/Office**:

Homogeneous Material (Asb. % and Type)	Location (estimated quantity)
Old boiler gasket material (70% and 65% Chrysotile)	Hall basement
Flu parging (cementitious) - Mudded fitting (65% Chrysotile)	Hall basement

Floor tile (under vinyl planking) (4% Chrysotile)	Hall 1st floor kitchen (possible tile exists under remainder of 1st floor vinyl planking)
12 x 12 floor tile & mastic (5% Chrysotile)	Hall 2nd floor kitchen

Regulated asbestos-containing materials (RACMs) must be removed if they will be impacted by renovation or demolition. RACM means a) Friable asbestos material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading, or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

- Friable asbestos material means any material containing more than one percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.
- Category I nonfriable asbestos-containing material (ACM) means asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than one percent asbestos.
- Category II nonfriable ACM means any material, excluding Category I nonfriable ACM that, when dry, cannot be crumbled, pulverized, or reduced to powder by hand pressure.

3.0 Lead-Based Paint

3.1 Lead-based Paint Methods

GSE is a Maryland-licensed Lead Inspection Contractor (# 12857) and maintains a Maryland Radioactive Material License (#MD-07-228-01). XRF analysis was conducted using a Thermo Scientific™ Niton™ XLp 300A XRF analyzer by a Maryland licensed Lead Inspector Technician (Cert. #18025).

Prior to and subsequent to each inspection event, “validation checks” were performed to ensure that the XRF measurements taken during the inspection truly reflect lead levels at the inspection sample points. Validation check measurements were performed on the National Institute of Standards and Technology (NIST) Standard Reference Material using the nominal 1.0 mg/cm² paint film. In accordance with the manufacturer’s recommendations, each validation check was a 20-second nominal sample of the NIST Standard Reference Material. Validation checks should be within 0.8 mg/cm² to 1.2 mg/cm². All validation check readings were within this range and are recorded on the attached XRF Sampling Data sheets for this inspection.

The purpose of the lead-based paint inspection was to gain a general understanding of whether painted surfaces at the Site contain lead-based paint (> 0.7 mg/cm² by x-ray fluorescence XRF analysis), and if so, what types of components contain lead-based paint. Representative interior and exterior painted components at the **Hall, Multipurpose Pavilion/Storage, Mechanical Building, Restroom/Bathhouse, Storage Building 1, Storage Building 2**, and an outdoor **Playground** were selected for testing at the discretion of the inspector (See **Fig. 1** and **Pics 1 - 13**).

- 63 interior and 11 exterior XRF readings were taken at the **Hall with banquet room and caretaker residence/office**
- 0 interior and 10 exterior XRF readings were taken at the **Multipurpose pavilion/storage**
- 32 interior and 0 exterior XRF readings were taken at the **Mechanical building w/ shop (camp)**
- 5 interior and 6 exterior XRF readings were taken at the **Restroom/bathhouse**

- 0 interior and 5 exterior XRF readings were taken at the **Storage building 1 (dog house)**
- 8 interior and 6 exterior XRF readings were taken at the **Storage building 2 (mayo athletic group)**
- 5 total XRF readings were taken at the **Playground**

See **Appendix C - Lead XRF Data Sheets** for all XRF readings and validation checks.

3.2 Lead-Based Paint Findings & Recommendations

No tested painted building component types at the **Restroom/Bathhouse, Storage Building 1, Storage Building 2, or Playground** contained lead-based paint.

The following painted building component types at the **Hall** contain lead-based paint: interior metal pipes, yellow, white, and tan wood doors, door frames, and baseboards, exterior metal poles, and steel beams.

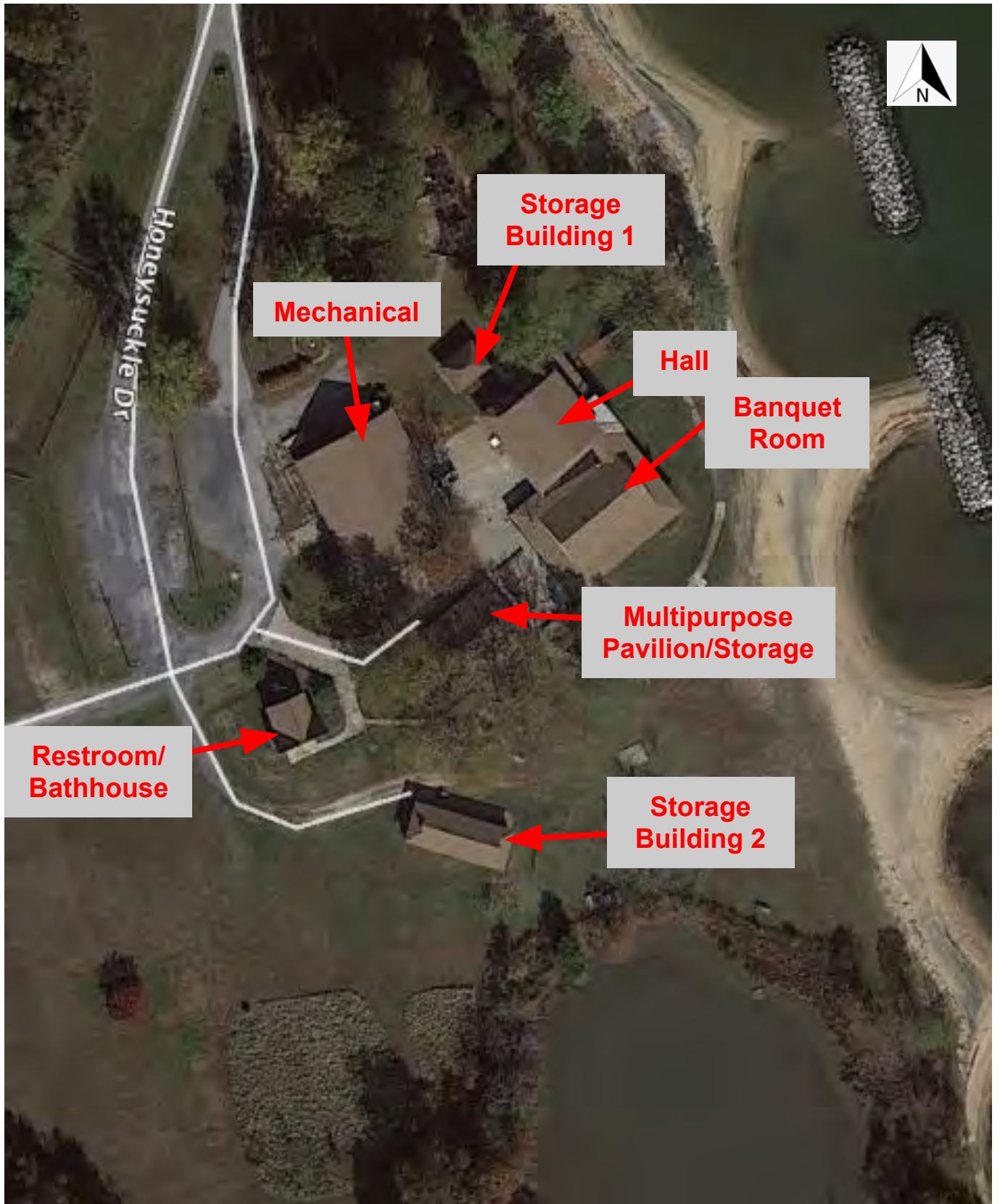
The following painted building component types at the **Multipurpose Pavilion/Storage** contain lead-based paint: exterior tan wood door and metal doorframe.

The following painted building component types at the **Mechanical Building** contain lead-based paint: grey concrete floor in the health room and restroom and white metal window.

Contractors impacting surfaces containing lead must adhere to OSHA's Lead in Construction Standard (19 CFR 1926.62). Contractors should also ensure proper waste segregation and disposal of lead-containing waste, as may be applicable (COMAR 26.13.02.14). Also, pre-1978 construction, used for residential rental property, must comply with Maryland's Reduction of Lead Risk in Housing law.

GREEN STREET
ENVIR  **NMENTAL**

Figures





Appendices

Appendix A

Site Photographs

Site Photographs



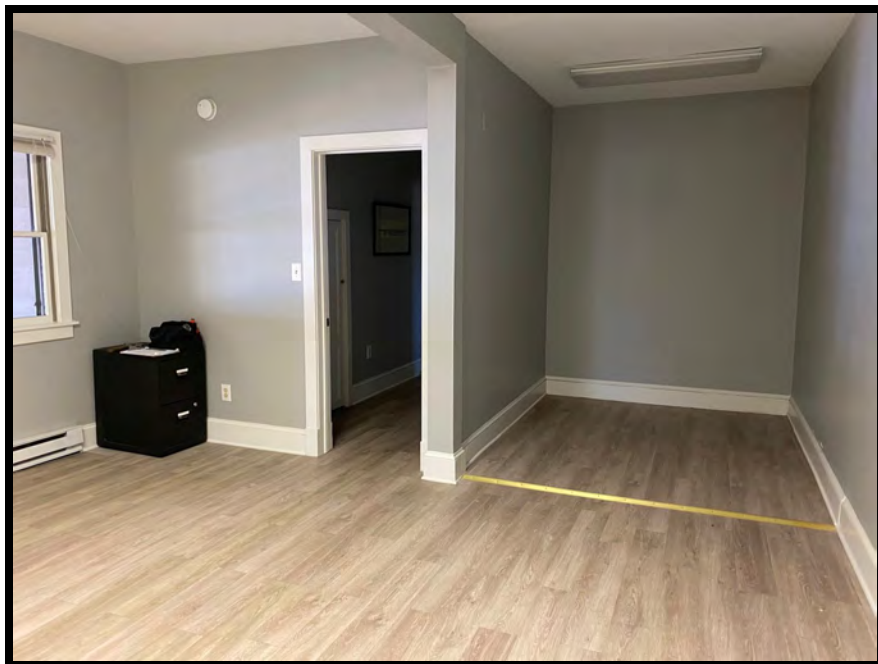
1. Hall main section exterior



2. Hall banquet room exterior



3. Hall 1st floor interior



4. Hall 1st floor interior



5. Hall 2nd floor interior



6. Hall banquet room interior



7. Multipurpose Pavilion/Storage



8. Mechanical exterior



9. Mechanical interior



10. Restroom/Bathhouse



11. Storage Building 1 (dog house)



12. Storage Building 2 (Mayo Athletic Group)



13. Playground

Appendix B

Asbestos Bulk Data Sheets, Lab Results and Chain of Custody

ASBESTOS BULK DATA:

Mayo Beach Park

Date: 02/05/21

Project #: 210125-1

No.	Suspect Asbestos Containing Material (ACM)	Friable (Y/N)	Approx. Quantity	Locations / Notes
-----	--	---------------	------------------	-------------------

Hall (banquet) with caretaker residence/ office:				
1	Old boiler debris (cementitious)	N		Hall basement
2	Old boiler debris (cementitious)	N		Hall basement
3	Old boiler debris (cementitious)	N		Hall basement
4	Oil boiler gasket material (70% Chrysotile)	Y		Hall basement
5	Oil boiler gasket material (65% Chrysotile)	Y		Hall basement
6a	Flu parging (cementitious) - Caulk	N		Hall basement
6b	Flu parging (cementitious) - Mudded fitting (65% Chrysotile)	N		Hall basement
7a	Tan/white wall plaster	N		Hall basement stairs wall
7b	Tan/white wall plaster skim coat	N		Hall basement stairs wall

* Asbestos Containing Material (ACM) highlighted in yellow (> 1% asbestos)

ASBESTOS BULK DATA:

Mayo Beach Park

Date: 02/05/21

Project #: 210125-1

No.	Suspect Asbestos Containing Material (ACM)	Friable (Y/N)	Approx. Quantity	Locations / Notes
8a	Vinyl planking -Linoleum	N		Hall 1st floor kitchen floor
8b	Floor tile (under vinyl planking) (4% Chrysotile)	N		Hall 1st floor kitchen floor
8c	Floor tile - Mastic	N		Hall 1st floor kitchen floor
8d	Floor tile - Vapor barrier	N		Hall 1st floor kitchen floor
9	Yellow fiberboard tile wall	N		Hall 1st floor kitchen wall
10a	Drywall/Joint Compound - Drywall	N		Hall 1st floor waterfront entry room
10b	Drywall/Joint Compound - Texture	N		Hall 1st floor waterfront entry room
11	White fiberboard ceiling tile	N		Hall 1st floor kitchen ceiling
12a	Plaster above fiberglass tile - Plaster	N		Hall 1st floor waterfront office
12b	Plaster above fiberglass tile - Skim coat	N		Hall 1st floor waterfront office

* Asbestos Containing Material (ACM) highlighted in yellow (> 1% asbestos)

ASBESTOS BULK DATA:

Mayo Beach Park

Date: 02/05/21

Project #: 210125-1

No.	Suspect Asbestos Containing Material (ACM)	Friable (Y/N)	Approx. Quantity	Locations / Notes
13	Fiberboard ceiling tile	N		Hall 2nd floor dining area
14	12 x 12 floor tile & mastic (5% Chrysotile)	N		Hall 2nd floor kitchen
15a	Ceiling DW/JC - Drywall	N		Hall 2nd floor middle sitting room ceiling
15b	Ceiling DW/JC - Texture	N		Hall 2nd floor middle sitting room ceiling
16	12 x 12 grey VCT & mastic	N		Hall banquet room kitchen floor
17a	DW/JC - Drywall	N		Hall banquet room kitchen wall
17b	DW/JC - JC	N		Hall banquet room kitchen wall
17c	DW/JC - Texture	N		Hall banquet room kitchen wall
18	Cove base mastic	N		Hall banquet room mens room
19	Window glazing caulk	N		Hall exterior basement window

* Asbestos Containing Material (ACM) highlighted in yellow (> 1% asbestos)

ASBESTOS BULK DATA:

Mayo Beach Park

Date: 02/05/21

Project #: 210125-1

No.	Suspect Asbestos Containing Material (ACM)	Friable (Y/N)	Approx. Quantity	Locations / Notes
20	Asphalt shingle roofing	N		Hall roof
Multipurpose pavilion/storage:				
21	Wall caulk	N		Multipurpose mech room wall
22	Asphalt roof shingle	N		Multipurpose roof
Mechanical building w/ shop (camp):				
23	2 x 4 SCT old	Y		Mech kids room
24	2 x 4 SCT new	Y		Mech kids room
25a	DW/JC - Drywall	N		Washer/dryer room
25b	DW/JC - JC	N		Washer/dryer room
25c	DW/JC - Texture	N		Washer/dryer room
26a	DW/JC - Drywall	N		Patch ceiling main store room

* Asbestos Containing Material (ACM) highlighted in yellow (> 1% asbestos)

ASBESTOS BULK DATA:

Mayo Beach Park

Date: 02/05/21

Project #: 210125-1

No.	Suspect Asbestos Containing Material (ACM)	Friable (Y/N)	Approx. Quantity	Locations / Notes
26b	DW/JC - Texture	N		Patch ceiling main store room
27	Asphalt shingle roofing	N		Mech roof
Restroom/bathhouse:				
28a	DW/JC - Drywall	N		Restroom men's wall
28b	DW/JC - Texture	N		Restroom men's wall
29a	DW/JC - Drywall	N		Restroom women's wall
29b	DW/JC - Texture	N		Restroom women's wall
30	Asphalt shingle roofing	N		Restroom roof
Storage building 2 (mayo athletic group):				
31	Asphalt shingle roofing	N		SB2 roof
Storage building 1 (dog house):				

* Asbestos Containing Material (ACM) highlighted in yellow (> 1% asbestos)

ASBESTOS BULK DATA:

Mayo Beach Park

Date: 02/05/21

Project #: 210125-1

No.	Suspect Asbestos Containing Material (ACM)	Friable (Y/N)	Approx. Quantity	Locations / Notes
32	Asphalt shingle roofing	N		SB1 roof

* Asbestos Containing Material (ACM) highlighted in yellow (> 1% asbestos)



SanAir ID Number
21006062
 FINAL REPORT
 2/10/2021 2:53:04 PM

Name: Green Street Environmental
Address: 6304 Blair Hill Lane
 Ste 2
 Baltimore, MD 21209
Phone: 410-296-8800

Project Number: 210125-1
P.O. Number:
Project Name: Mayo Beach Park Lead & Asb
Collected Date: 2/5/2021
Received Date: 2/8/2021 8:45:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Components			Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
1 / 21006062-001	Black Non-Fibrous Heterogeneous		100% Other	None Detected
2 / 21006062-002	Black Non-Fibrous Heterogeneous		100% Other	None Detected
3 / 21006062-003	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
4 / 21006062-004	White Fibrous Homogeneous	20% Cellulose	10% Other	70% Chrysotile
5 / 21006062-005	Tan Non-Fibrous Homogeneous		35% Other	65% Chrysotile
6 / 21006062-006 , Caulk	Grey Non-Fibrous Homogeneous		100% Other	None Detected
6 / 21006062-006 , Mudded Fitting	White Fibrous Homogeneous		35% Other	65% Chrysotile
7 / 21006062-007 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other	None Detected
7 / 21006062-007 , Skim Coat	White Non-Fibrous Homogeneous		100% Other	None Detected
8 / 21006062-008 , Linoleum	Grey Non-Fibrous Heterogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 2/10/2021

Date: 2/10/2021



SanAir ID Number
21006062
 FINAL REPORT
 2/10/2021 2:53:04 PM

Name: Green Street Environmental
Address: 6304 Blair Hill Lane
 Ste 2
 Baltimore, MD 21209
Phone: 410-296-8800

Project Number: 210125-1
P.O. Number:
Project Name: Mayo Beach Park Lead & Asb
Collected Date: 2/5/2021
Received Date: 2/8/2021 8:45:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
8 / 21006062-008 , Floor Tile	Yellow Non-Fibrous Homogeneous		96% Other		4% Chrysotile
8 / 21006062-008 , Mastic	Brown Non-Fibrous Homogeneous		100% Other		None Detected
8 / 21006062-008 , Vapor Barrier	Black Fibrous Homogeneous	65% Cellulose	35% Other		None Detected
9 / 21006062-009	Yellow Fibrous Homogeneous	99% Cellulose	1% Other		None Detected
10 / 21006062-010 , Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected
10 / 21006062-010 , Texture	White Non-Fibrous Homogeneous		100% Other		None Detected
11 / 21006062-011	White Fibrous Homogeneous	99% Cellulose	1% Other		None Detected
12 / 21006062-012 , Plaster	Grey Non-Fibrous Heterogeneous		100% Other		None Detected
12 / 21006062-012 , Skim Coat	White Non-Fibrous Homogeneous		100% Other		None Detected
13 / 21006062-013	Brown Fibrous Homogeneous	99% Cellulose	1% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 2/10/2021

Date: 2/10/2021



SanAir ID Number
21006062
 FINAL REPORT
 2/10/2021 2:53:04 PM

Name: Green Street Environmental
Address: 6304 Blair Hill Lane
 Ste 2
 Baltimore, MD 21209
Phone: 410-296-8800

Project Number: 210125-1
P.O. Number:
Project Name: Mayo Beach Park Lead & Asb
Collected Date: 2/5/2021
Received Date: 2/8/2021 8:45:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous		
14 / 21006062-014	Tan Non-Fibrous Heterogeneous		95% Other		5% Chrysotile
15 / 21006062-015 , Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected
15 / 21006062-015 , Texture	White Non-Fibrous Homogeneous		100% Other		None Detected
16 / 21006062-016 , Floor Tile	Grey Non-Fibrous Homogeneous		100% Other		None Detected
16 / 21006062-016 , Mastic	Yellow Non-Fibrous Homogeneous		100% Other		None Detected
17 / 21006062-017 , Drywall	White Non-Fibrous Homogeneous	5% Cellulose	95% Other		None Detected
17 / 21006062-017 , Joint Compound	White Non-Fibrous Homogeneous		100% Other		None Detected
17 / 21006062-017 , Texture	White Non-Fibrous Homogeneous		100% Other		None Detected
18 / 21006062-018	White Non-Fibrous Homogeneous		100% Other		None Detected
19 / 21006062-019	White Non-Fibrous Homogeneous		100% Other		None Detected

Analyst:

Approved Signatory:

Analysis Date: 2/10/2021

Date: 2/10/2021



SanAir ID Number
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Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
20 / 21006062-020	Green Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
21 / 21006062-021	White Non-Fibrous Homogeneous		100% Other	None Detected
22 / 21006062-022	Tan Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
23 / 21006062-023	White Fibrous Homogeneous	40% Cellulose 30% Glass	30% Other	None Detected
24 / 21006062-024	White Fibrous Homogeneous	70% Cellulose 5% Glass	25% Other	None Detected
25 / 21006062-025 , Drywall	Grey Non-Fibrous Homogeneous		100% Other	None Detected
25 / 21006062-025 , Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
25 / 21006062-025 , Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
26 / 21006062-026 , Drywall	White Non-Fibrous Homogeneous		100% Other	None Detected
26 / 21006062-026 , Texture	White Non-Fibrous Homogeneous		100% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 2/10/2021

Date: 2/10/2021



SanAir ID Number
21006062
 FINAL REPORT
 2/10/2021 2:53:04 PM

Name: Green Street Environmental
Address: 6304 Blair Hill Lane
 Ste 2
 Baltimore, MD 21209
Phone: 410-296-8800

Project Number: 210125-1
P.O. Number:
Project Name: Mayo Beach Park Lead & Asb
Collected Date: 2/5/2021
Received Date: 2/8/2021 8:45:00 AM

Analyst: Hogrefe, Sarah

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
27 / 21006062-027	Tan Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
28 / 21006062-028 , Drywall	Grey Non-Fibrous Homogeneous		100% Other	None Detected
28 / 21006062-028 , Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
29 / 21006062-029 , Drywall	Grey Non-Fibrous Homogeneous		100% Other	None Detected
29 / 21006062-029 , Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
30 / 21006062-030	Tan Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
31 / 21006062-031	Tan Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected
32 / 21006062-032	Tan Non-Fibrous Heterogeneous	10% Glass	90% Other	None Detected

Analyst:

Approved Signatory:

Analysis Date: 2/10/2021

Date: 2/10/2021



1551 Oakbridge Dr. STE B
 Powhatan, VA 23139
 804.897.1177 / 888.895.1177
 Fax 804.897.0070
 sanair.com

Asbestos
 Chain of Custody
 Form 140, Rev 1, 1/20/2017

SanAir ID Number
 21006062

Company: Green Street Environmental		Project #: 210125-1	Collect by: Bill Montley
Address: 6304 Blair Hill Lane		Project Name: Mayo Beach Park Lead + Asb	Phone #: 410-296-8800
City, St., Zip: Baltimore, MD 21209		Date Collected: 2/5/21	Fax #:
State of Collection:	Account#: 2555	P.O. Number:	Email: srfkin@greenstreet-environmental.com

Bulk		Air		Soil	
ABB	PLM EPA 600 R-93/116 <input checked="" type="checkbox"/>	ABA	PCM NIOSH 7400 <input type="checkbox"/>	ABSE	PLM EPA 600 R-93/116 (Qual.) <input type="checkbox"/>
	Positive Stop <input type="checkbox"/>	ABA-2	OSHA w/ TWA* <input type="checkbox"/>	Vermiculite & Soil	
ABEPA	PLM EPA 400 Point Count <input type="checkbox"/>	ABTEM	TEM AHERA <input type="checkbox"/>	ABSP	PLM CARB 435 (LOD <1%) <input type="checkbox"/>
ABB1K	PLM EPA 1000 Point Count <input type="checkbox"/>	ABATN	TEM NIOSH 7402 <input type="checkbox"/>	ABSP1	PLM CARB 435 (LOD 0.25%) <input type="checkbox"/>
ABEN	PLM EPA NOB** <input type="checkbox"/>	ABT2	TEM Level II <input type="checkbox"/>	ABSP2	PLM CARB 435 (LOD 0.1%) <input type="checkbox"/>
ABBCH	TEM Chatfield** <input type="checkbox"/>	Other:	<input type="checkbox"/>	Dust	
ABBTM	TEM EPA NOB** <input type="checkbox"/>	New York ELAP		ABWA	TEM Wipe ASTM D-6480 <input type="checkbox"/>
ABQ	PLM Qualitative <input type="checkbox"/>	PLM NY	PLM EPA 600/M4-82-020 <input type="checkbox"/>	ABDMV	TEM Microvac ASTM D-5755 <input type="checkbox"/>
** Available on 24-hr. to 5-day TAT		ABEPA2	NY ELAP 198.1 <input type="checkbox"/>	Matrix <input type="checkbox"/>	
Water		ABENY	NY ELAP 198.6 PLM NOB <input type="checkbox"/>	Other <input type="checkbox"/>	
ABHE	EPA 100.2 <input type="checkbox"/>	ABBNY	NY ELAP 198.4 TEM NOB <input type="checkbox"/>		

Turn Around Times	3 HR (4 HR TEM) <input type="checkbox"/>	6 HR (8HR TEM) <input type="checkbox"/>	12 HR <input type="checkbox"/>	24 HR <input type="checkbox"/>
	<input type="checkbox"/> 2 Days	<input checked="" type="checkbox"/> 3 Days	<input type="checkbox"/> 4 Days	<input type="checkbox"/> 5 Days

Special Instructions

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
1			2/5/21		
2			↓		
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					

Relinquished by	Date	Time	Received by	Date	Time
Hannah Wertz	2/5/21	12:30 PM	WLL	2/8/21	8:45 AM

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST Friday will begin at 8 am Monday morning. Weekend or holiday work must be scheduled ahead of time and is charged for rush turnaround time. SanAir covers Standard Overnight FedEx shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

Appendix C

Lead-Based Paint XRF Data Sheets

LEAD XRF DATA Mayo Beach Park Date: 02/05/21 Project #: 210125-1

No.	Room Equivalent	Component Type / Substrate / Color (Pic. #)	WC*	Reading** mg/cm ²
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Hall (banquet) with caretaker residence/ office:				
1	Back entryway	window wash, wood, white	A	0.0
2	Back entryway	window sill, wood, white	A	0.2
3	Back entryway	wall, wood, tan	A	0.0
4	Back entryway	door, wood, white	A	0.0
5	Back entryway	baseboard, wood, white	A	0.0
6	Back entryway	ceiling, wood, white	A	0.0
7	Back entryway	metal, pipe, tan	C	1.1
8	Hallway	wall, grey, drywall	A	0.0
9	Hallway	doorframe, wood, white	A	0.0
10	Storage closet	door, wood, white	C	0.0
11	Storage closet	baseboard, wood, white	C	0.0
12	Front entryway	door, wood, teal	C	0.0
13	Front entryway	ceiling, white, drywall	-	0.0
14	Front entryway	wall, grey, drywall	B	0.0
15	Right office	wall, wood, white	C	0.0
16	Right office	doorframe, wood, grey	A	0.0
17	Right office	window sill, wood, grey	B	0.0
18	Bathroom	wall, drywall, white	A	0.0
19	Kitchen	vinyl, wall, yellow	C	0.11

Validation Checks	Validation Check Readings (mg/cm ²)
Pre: 9:15am	Reading 1: <u>0.9</u> Reading 2: <u>0.9</u> Reading 3: <u>0.10</u>
Post: 11:40am	Reading 1: <u>1.0</u> Reading 2: <u>1.0</u> Reading 3: <u>1.2</u>

*WC = Wall Code: A = bldg. entrance, B, C, D = clockwise from building entrance.

** Reading > 0.7 mg/cm² is lead-based paint highlighted in yellow.

LEAD XRF DATA Mayo Beach Park Date: 02/05/21 Project #: 210125-1

No.	Room Equivalent	Component Type / Substrate / Color (Pic. #)	WC*	Reading** mg/cm ²
20	Kitchen	wall, white, drywall	C	0.0
21	Kitchen	door, wood, yellow	A	7.7
22	Kitchen	doorframe, wood, yellow	A	10.2
23	Kitchen	baseboard, wood, yellow	B	10.3
24	Basement	door, white, wood	A	7.7
25	Basement stairs	baseboard, wood, tan	A	3.2
26	Kitchen	wall, wood, silver	B	0.0
27	Left office	grey, drywall, wall	C	0.0
28	Left office	door, white, wood	D	0.0
29	Kitchen	radiator, metal, grey	B	0.11
30	Basement boiler room	ceiling, wood, yellow	-	0.20
31	Exterior	ceiling awning, wood, tan	-	0.0
32	Exterior	door step, concrete, yellow	-	0.20
33	Exterior	pole, metal, black	-	3.3
34	Exterior	steel, column, tan	-	0.0
35	Exterior	rain gutter, metal, brown	-	0.0
36	Exterior	stair tread, wood, brown	-	0.0
37	2nd floor stairs	wood, stair tread, tan	-	0.0
38	2nd floor stairs	wood, stair riser, white	-	0.0
39	2nd floor stairs	wood, stringer, white	A	0.0

Validation Checks	Validation Check Readings (mg/cm ²)
Pre: 9:15am	Reading 1: <u>0.9</u> Reading 2: <u>0.9</u> Reading 3: <u>01.0</u>
Post: 11:40am	Reading 1: <u>1.0</u> Reading 2: <u>1.0</u> Reading 3: <u>1.2</u>

*WC = Wall Code: A = bldg. entrance, B, C, D = clockwise from building entrance.

** Reading > 0.7 mg/cm² is lead-based paint highlighted in yellow.

LEAD XRF DATA Mayo Beach Park Date: 02/05/21 Project #: 210125-1

No.	Room Equivalent	Component Type / Substrate / Color (Pic. #)	WC*	Reading** mg/cm ²
40	2nd floor	entry door, white, wood	A	0.0
41	2nd floor	wall, drywall, white	A	0.0
42	2nd floor kitchen	metal, cabinet blue	D	0.0
43	2nd floor kitchen	storage shelf, white, wood	C	0.13
44	2nd floor corridor	wood, wall, green	D	0.0
45	2nd floor corridor	wood, wall, white	D	0.0
46	2nd floor	ceiling, white, drywall	-	0.0
47	Banquet room	steel beams, brown, steel	B	1.6
48	Banquet room	wall, wood, tan	B	0.0
49	Banquet room	door, wood, tan	B	0.03
50	Banquet room	ceiling, drywall, white	-	0.0
51	Banquet room	steel, beam, tan	A	1.0
52	Banquet room	window frame, wood, tan	A	0.0
53	Banquet room	baseboard, wood, tan	D	0.0
54	Banquet room	metal, ductwork, white	-	0.0
55	Banquet restroom corridor	wall, cmu, tan	A	0.0
56	Banquet restroom corridor	door, metal, tan	A	0.0
57	Banquet restroom corridor	frame, metal, tan	A	0.0
58	Banquet women's bathroom	wall, cmu, blue	B	0.0
59	Banquet women's bathroom	ceiling, drywall, white	-	0.0

Validation Checks	Validation Check Readings (mg/cm ²)
Pre: 9:15am	Reading 1: <u>0.9</u> Reading 2: <u>0.9</u> Reading 3: <u>0.10</u>
Post: 11:40am	Reading 1: <u>1.0</u> Reading 2: <u>1.0</u> Reading 3: <u>1.2</u>

*WC = Wall Code: A = bldg. entrance, B, C, D = clockwise from building entrance.

** Reading > 0.7 mg/cm² is lead-based paint highlighted in yellow.

LEAD XRF DATA Mayo Beach Park Date: 02/05/21 Project #: 210125-1

No.	Room Equivalent	Component Type / Substrate / Color (Pic. #)	WC*	Reading** mg/cm ²
60	Banquet room	wall, cmu, tan	B	0.0
61	Banquet room	wall, cmu, white	B	0.0
62	Banquet mech closet	wall, drywall, yellow	C	0.09
63	Banquet mech closet	ceiling, drywall, white	-	0.0
64	Banquet mech closet	wall, cmu, white	B	0.0
65	Banquet mech closet	door, grey, metal	A	0.0
66	Banquet mech closet	frame, metal, yellow	A	0.0
67	Banquet kitchen	cmu, wall, tan	B	0.0
68	Banquet kitchen	cabinet, wood, grey	B	0.0
69	Banquet kitchen	overhang door, metal, tan	D	0.0
70	Exterior beam	steel, black, beam	-	0.7
71	Exterior deck	handrail, metal, black	-	0.04
72	Exterior awning	ceiling, wood, tan	-	0.0
73	Exterior	siding, wood, tan	A	0.0
74	Exterior	rain gutter, brown, metal	-	0.0
Multipurpose pavilion/storage:				
75	Exterior	wall, cmu, tan	-	0.03
76	Exterior	beam, steel, black	-	0.04
77	Exterior	wall, wood, tan	-	0.0
78	Exterior	wood, door, tan	-	1.3

Validation Checks	Validation Check Readings (mg/cm ²)
Pre: 9:15am	Reading 1: <u>0.9</u> Reading 2: <u>0.9</u> Reading 3: <u>0.10</u>
Post: 11:40am	Reading 1: <u>1.0</u> Reading 2: <u>1.0</u> Reading 3: <u>1.2</u>

*WC = Wall Code: A = bldg. entrance, B, C, D = clockwise from building entrance.

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LEAD XRF DATA Mayo Beach Park Date: 02/05/21 Project #: 210125-1

No.	Room Equivalent	Component Type / Substrate / Color (Pic. #)	WC*	Reading** mg/cm ²
79	Exterior	ceiling, wood, tan	-	0.0
80	Exterior	steel, beam, white	-	0.08
81	Exterior	bar, wood, white	-	0.01
82	Exterior	window grate, metal, tan	-	0.0
83	Interior	cmu, wall, white	-	0.04
84	Exterior	door frame, metal, tan	-	1.6
Mechanical building w/ shop (camp):				
85	Mech main room	wall, wood, blue	B	0.03
86	Mech main room	ceiling, wood, white	-	0.04
87	Mech main room	door, wood, grey	C	0.0
88	Mech main room	door, metal, tan	A	0.0
89	Mech main room	door frame, metal, tan	A	0.0
90	Mech main room	window frame, wood, grey	D	0.0
91	Mech main room	wall, cmu, blue	A	0.03
92	Mech main room	wall, cmu, green	A	0.04
93	Tool storage	cmu, wall, white	C	0.0
94	Tool storage	door, wood, white	B	0.0
95	Cleaning supplies room	wall, drywall, light blue	B	0.0
96	Cleaning supplies room	wall, drywall, dark blue	B	0.0
97	Cleaning supplies room	ceiling, drywall, light blue	-	0.0

Validation Checks	Validation Check Readings (mg/cm ²)
Pre: 9:15am	Reading 1: <u>0.9</u> Reading 2: <u>0.9</u> Reading 3: <u>0.1.0</u>
Post: 11:40am	Reading 1: <u>1.0</u> Reading 2: <u>1.0</u> Reading 3: <u>1.2</u>

*WC = Wall Code: A = bldg. entrance, B, C, D = clockwise from building entrance.

** Reading > 0.7 mg/cm² is lead-based paint highlighted in yellow.

LEAD XRF DATA Mayo Beach Park Date: 02/05/21 Project #: 210125-1

No.	Room Equivalent	Component Type / Substrate / Color (Pic. #)	WC*	Reading** mg/cm ²
98	Cleaning supplies room	door, wood, blue	C	0.0
99	Cleaning supplies room	door, wood, green	C	0.0
100	Health room	wall, wood, white	C	0.0
101	Health room	doorframe, wood, white	D	0.0
102	Health room	floor, concrete, grey	-	0.7
103	Kids room	wall, wood, blue	A	0.0
104	Kids room	wall, wood, white	B	0.0
105	Kids room	frame, wood, blue	A	0.0
106	Kids room	window frame, wood, white	B	0.0
107	Staff room	drywall, wall, green	D	0.0
108	Staff room	wall, cmu, green	A	0.0
109	Staff room	door, metal, tan	B	0.0
110	Staff restroom	drywall, wall, blue	D	0.0
111	Staff restroom	door, white, wood	D	0.0
112	Staff restroom	floor, concrete, grey	-	0.7
113	Staff restroom	drywall, tan, wall	B	0.0
114	Staff restroom	wall, cmu, tan	A	0.0
115	Staff supplies room	window, metal, white	B	1.7
116	Staff supplies room	wall, cmu, white	B	0.0
Restroom/bathhouse:				

Validation Checks	Validation Check Readings (mg/cm ²)
Pre: 9:15am	Reading 1: <u>0.9</u> Reading 2: <u>0.9</u> Reading 3: <u>0.10</u>
Post: 11:40am	Reading 1: <u>1.0</u> Reading 2: <u>1.0</u> Reading 3: <u>1.2</u>

*WC = Wall Code: A = bldg. entrance, B, C, D = clockwise from building entrance.

** Reading > 0.7 mg/cm² is lead-based paint highlighted in yellow.

LEAD XRF DATA Mayo Beach Park Date: 02/05/21 Project #: 210125-1

No.	Room Equivalent	Component Type / Substrate / Color (Pic. #)	WC*	Reading** mg/cm ²
117	Exterior	siding, wood, tan	-	0.0
118	Exterior	door, metal, brown	-	0.0
119	Exterior	frame, metal, brown	-	0.0
120	Exterior	window sill, wood, tan	-	0.0
121	Exterior	vent, metal, brown	-	0.0
122	Men's room	wall, cmu, tan	A	0.0
123	Men's room	stall, metal, blue	B	0.0
124	Men's room	sill, wood, tan	C	0.0
125	Men's room	door, metal, brown	C	0.0
126	Men's room	wall, drywall, tan	B	0.0
127	Exterior	roof flashing, metal, brown	-	0.0
Storage building 2 (mayo athletic group):				
128	Exterior	wall, cmu, tan	-	0.0
129	Exterior	door, metal, tan	-	0.0
130	Exterior	frame, metal, tan	-	0.0
131	Exterior	window, wood, white	-	0.0
132	Exterior	garage door, vinyl, white	-	0.0
133	Interior	wall, cmu, red	A	0.0
134	Interior	wall, cmu, white	A	0.0
135	Interior	ceiling, wood, white	-	0.0

Validation Checks	Validation Check Readings (mg/cm ²)
Pre: 9:15am	Reading 1: <u>0.9</u> Reading 2: <u>0.9</u> Reading 3: <u>0.10</u>
Post: 11:40am	Reading 1: <u>1.0</u> Reading 2: <u>1.0</u> Reading 3: <u>1.2</u>

*WC = Wall Code: A = bldg. entrance, B, C, D = clockwise from building entrance.

** Reading > 0.7 mg/cm² is lead-based paint highlighted in yellow.

LEAD XRF DATA Mayo Beach Park Date: 02/05/21 Project #: 210125-1

No.	Room Equivalent	Component Type / Substrate / Color (Pic. #)	WC*	Reading** mg/cm ²
136	Interior	door, metal, grey	A	0.0
137	Interior	frame, metal, grey	A	0.0
138	Interior	door, wood, white	C	0.07
139	Interior	garage door, metal, blue	B	0.0
140	Interior	wall, wood, white	C	0.0
141	Exterior	garage, metal, white	-	0.0
Storage building 1 (dog house):				
142	Exterior	wood, siding, tan	-	0.0
143	Exterior	door, wood, tan	-	0.0
144	Exterior	ceiling, wood, tan	-	0.0
145	Exterior	frame, wood, tan	-	0.0
146	Interior	wall, wood, brown	A	0.0
Playground:				
147	N/A	green, metal, handrail	-	0.0
148	N/A	slide, plastic, yellow	-	0.0
149	N/A	poles, blue, metal	-	0.0
150	N/A	swings, blue, metal	-	0.0
151	N/A	floor grate, black, metal	-	0.0

Validation Checks	Validation Check Readings (mg/cm ²)
Pre: 9:15am	Reading 1: <u>0.9</u> Reading 2: <u>0.9</u> Reading 3: <u>01.0</u>
Post: 11:40am	Reading 1: <u>1.0</u> Reading 2: <u>1.0</u> Reading 3: <u>1.2</u>

*WC = Wall Code: A = bldg. entrance, B, C, D = clockwise from building entrance.

** Reading > 0.7 mg/cm² is lead-based paint highlighted in yellow.

APPENDIX C:

Mold/Mildew Report by County

CERTIFICATE OF ANALYSIS

ASTM D7391-09 Spore Trap Analysis Report

Chain of Custody: 628122
Client: Anne Arundel County Office of Central Services
Address: 8313 Grover Road
 MS-4280
 Millersville, MD 21108
Attention: Castro Skinner

Job Name: Mayo Beach
Job Location: Not Provided
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 07/06/2021
Person Submitting: Castro Skinner
Date Analyzed: 07/08/2021
Report Date: 07/08/2021

AMA Sample # 628122-1
Client ID 32178028
Analyst ID TLW
Collection Apparatus Air-O-Cell
Sample Volume (L) 30
Sample Condition Acceptable
Debris Loading 1
Location Bath House

AMA Sample # 628122-2
Client ID 32178079
Analyst ID TLW
Collection Apparatus Air-O-Cell
Sample Volume (L) 30
Sample Condition Acceptable
Debris Loading 2
Location Outside

AMA Sample # 628122-3
Client ID 32178025
Analyst ID TLW
Collection Apparatus Air-O-Cell
Sample Volume (L) 30
Sample Condition Acceptable
Debris Loading 2
Location Ranger Office

	Raw Ct	Trav/Flds	A.S.	sp/m ³	%
Alternaria					
Ascospores	24	15	133	3192	16.8%
Basidiospores	85	15	133	11305	59.4%
Bipolaris/Drechslera/Helm.					
Chaetomium					
Cladosporium	25	15	133	3325	17.5%
Curvularia					
Penicillium / Aspergillus	1	15	133	133	0.7%
Smuts/Periconia/Myxomycetes	4	15	133	532	2.8%
Stachybotrys/Memnoniella					
Ulocladium					
Unknown					
Polythrincium	1	15	133	133	0.7%
Botrytis	2	15	133	266	1.4%
Other Colorless	1	15	133	133	0.7%
Epicoccum					
Rusts					
Bispora					
Torula					
Hyphal Fragments*	1	15	133	133	0.7%
Total Raw Ct:	143			Total sp/m³:	19019

Comments

	Raw Ct	Trav/Flds	A.S.	sp/m ³	%
Alternaria					
Ascospores	41	15	133	5453	17.3%
Basidiospores	100	15	133	13300	42.2%
Bipolaris/Drechslera/Helm.					
Chaetomium					
Cladosporium	89	15	133	11837	37.6%
Curvularia					
Penicillium / Aspergillus	2	15	133	266	0.8%
Smuts/Periconia/Myxomycetes	5	15	133	665	2.1%
Stachybotrys/Memnoniella					
Ulocladium					
Unknown					
Polythrincium					
Botrytis					
Other Colorless					
Epicoccum					
Rusts					
Bispora					
Torula					
Hyphal Fragments*					
Total Raw Ct:	237			Total sp/m³:	31521

Comments

	Raw Ct	Trav/Flds	A.S.	sp/m ³	%
Alternaria					
Ascospores	31	15	133	4123	23.5%
Basidiospores	71	15	133	9443	53.8%
Bipolaris/Drechslera/Helm.					
Chaetomium					
Cladosporium	26	15	133	3458	19.7%
Curvularia					
Penicillium / Aspergillus	1	15	133	133	0.8%
Smuts/Periconia/Myxomycetes	2	15	133	266	1.5%
Stachybotrys/Memnoniella					
Ulocladium					
Unknown					
Polythrincium	Present	15	133	<133	
Botrytis					
Other Colorless	1	15	133	133	0.8%
Epicoccum	Present	15	133	<133	
Rusts					
Bispora					
Torula					
Hyphal Fragments*					
Total Raw Ct:	132			Total sp/m³:	17556

Comments

CERTIFICATE OF ANALYSIS

ASTM D7391-09 Spore Trap Analysis Report

Chain of Custody: 628122
Client: Anne Arundel County Office of Central Services
Address: 8313 Grover Road
 MS-4280
 Millersville, MD 21108
Attention: Castro Skinner

Job Name: Mayo Beach
Job Location: Not Provided
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 07/06/2021
Person Submitting: Castro Skinner
Date Analyzed: 07/08/2021
Report Date: 07/08/2021

AMA Sample # 628122-4
Client ID 32178052
Analyst ID TLW
Collection Apparatus Air-O-Cell
Sample Volume (L) 30
Sample Condition Acceptable
Debris Loading 2
Location Maint. Shop

AMA Sample # 628122-5
Client ID 32178114
Analyst ID TLW
Collection Apparatus Air-O-Cell
Sample Volume (L) 30
Sample Condition Acceptable
Debris Loading 2
Location Glass Room

AMA Sample # 628122-6
Client ID 32178044
Analyst ID TLW
Collection Apparatus Air-O-Cell
Sample Volume (L) 30
Sample Condition Acceptable
Debris Loading 2
Location Rec Room

	Raw Ct	Trav/Flds	A.S.	sp/m ³	%
Alternaria					
Ascospores	15	15	133	1995	16.1%
Basidiospores	42	15	133	5586	45.2%
Bipolaris/Drechslera/Helm.	1	15	133	133	1.1%
Chaetomium					
Cladosporium	23	15	133	3059	24.7%
Curvularia					
Penicillium / Aspergillus	5	15	133	665	5.4%
Smuts/Periconia/Myxomycetes	2	15	133	266	2.2%
Stachybotrys/Memnoniella					
Ulocladium					
Unknown					
Polythrincium					
Botrytis					
Other Colorless					
Epicoccum	2	15	133	266	2.2%
Rusts	3	15	133	399	3.2%
Bispora					
Torula					
Hyphal Fragments*	2	15	133	266	2.2%
Total Raw Ct:	93			Total sp/m³:	12369

Comments

	Raw Ct	Trav/Flds	A.S.	sp/m ³	%
Alternaria	1	15	133	133	1.3%
Ascospores	19	15	133	2527	24.7%
Basidiospores	28	15	133	3724	36.4%
Bipolaris/Drechslera/Helm.	1	15	133	133	1.3%
Chaetomium					
Cladosporium	14	15	133	1862	18.2%
Curvularia					
Penicillium / Aspergillus	3	15	133	399	3.9%
Smuts/Periconia/Myxomycetes	2	15	133	266	2.6%
Stachybotrys/Memnoniella					
Ulocladium					
Unknown	1	15	133	133	1.3%
Polythrincium					
Botrytis					
Other Colorless					
Epicoccum	1	15	133	133	1.3%
Rusts	1	15	133	133	1.3%
Bispora	6	15	133	798	7.8%
Torula					
Hyphal Fragments*	6	15	133	798	7.8%
Total Raw Ct:	77			Total sp/m³:	10241

Comments

	Raw Ct	Trav/Flds	A.S.	sp/m ³	%
Alternaria					
Ascospores	30	15	133	3990	30.3%
Basidiospores	53	15	133	7049	53.5%
Bipolaris/Drechslera/Helm.					
Chaetomium					
Cladosporium	11	15	133	1463	11.1%
Curvularia	Present	15	133	<133	
Penicillium / Aspergillus	1	15	133	133	1%
Smuts/Periconia/Myxomycetes	1	15	133	133	1%
Stachybotrys/Memnoniella					
Ulocladium					
Unknown	1	15	133	133	1%
Polythrincium					
Botrytis					
Other Colorless	2	15	133	266	2%
Epicoccum					
Rusts					
Bispora					
Torula					
Hyphal Fragments*	1	15	133	133	1%
Total Raw Ct:	99			Total sp/m³:	13167

Comments

CERTIFICATE OF ANALYSIS

ASTM D7391-09 Spore Trap Analysis Report

Chain of Custody: 628122
Client: Anne Arundel County Office of Central Services
Address: 8313 Grover Road
 MS-4280
 Millersville, MD 21108
Attention: Castro Skinner

Job Name: Mayo Beach
Job Location: Not Provided
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 07/06/2021
Person Submitting: Castro Skinner
Date Analyzed: 07/08/2021
Report Date: 07/08/2021

AMA Sample # 628122-7
Client ID 32178018
Analyst ID TLW
Collection Apparatus Air-O-Cell
Sample Volume (L) 30
Sample Condition Acceptable
Debris Loading 1
Location Basement

	Raw Ct	Trav/Flds	A.S.	sp/m ³	%
Alternaria					
Ascospores	2	15	133	266	5.3%
Basidiospores	6	15	133	798	15.8%
Bipolaris/Drechslera/Helm.					
Chaetomium					
Cladosporium	22	15	133	2926	57.9%
Curvularia					
Penicillium / Aspergillus	4	15	133	532	10.5%
Smuts/Periconia/Myxomycetes					
Stachybotrys/Memnoniella					
Ulocladium					
Unknown					
Polythrincium					
Botrytis					
Other Colorless	1	15	133	133	2.6%
Epicoccum					
Rusts					
Bispora					
Torula	3	15	133	399	7.9%
Hyphal Fragments*					
Total Raw Ct:	38		Total sp/m³:	5054	

Comments

CERTIFICATE OF ANALYSIS

ASTM D7391-09 Spore Trap Analysis Report

Chain of Custody: 628122
Client: Anne Arundel County Office of Central Services
Address: 8313 Grover Road
 MS-4280
 Millersville, MD 21108
Attention: Castro Skinner

Job Name: Mayo Beach
Job Location: Not Provided
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 07/06/2021
Person Submitting: Castro Skinner
Date Analyzed: 07/08/2021
Report Date: 07/08/2021

Spore Comparison Guide

The criteria for these specifications are outlined, but not limited to those listed, below. Final specifications may differ from the listed criteria for certain samples. AMA Analytical Services, Inc. reserves the right to make changes to these criteria at any time without notice.



Stachybotrys / Memnoniella, and Chaetomium	Other Spores* (Control Present)	Other Spores* (No Control)
1-4 Spores: Yellow 5-9 Spores: Orange 10+ Spores: Red	< 10 Spores: Insignificant (no color) <= Control's spore count: Green Between Control and 2x Control: Yellow Between 2x Control and 3x Control: Orange 3x+ Control: Red	< 10 Spores: Insignificant (no color) 10-20 Spores: Yellow 20-50 Spores: Orange 50+ Spores: Red

*No evaluation is provided for the following spore types: Other, Other Colorless, and Unknown Fungi, and Misc

Interpretation of the data contained in this report is the sole responsibility of the client or the persons who conducted the field work. There are no federal or national standards for the number of fungal spores that may be present in the indoor environment. As a general rule and guideline that is widely accepted in the indoor air quality field, the numbers and types of spores that are present in the indoor environment should be comparable to those that are present outdoors at any given time. There will always be some mold spores present in "Normal" indoor environments. The purpose of sampling and counting spores is to help determine whether an abnormal condition exists within the indoor environment and if it does, to help pinpoint the area of contamination. Spore counts should not be used as the sole determining factor of mold contamination. There are many factors that can cause anomalies in the comparison of indoor and outdoor samples due to the dynamic nature of both of those environments.

This report is provided for informational and comparative purposes only and should not be relied upon for any other purpose. Sampling techniques, possible contaminants, unrepresentative samples and other similar or dissimilar factors may affect these results. With the statistical evaluation provided, as with all statistical comparisons and analyses, false-positive and false-negative results can and do occur. AMA Analytical Services, Inc. hereby disclaims any liability for any and all direct, indirect, punitive, incidental, special or consequential damages arising out of the use or interpretation of the data contained in, or any actions taken or omitted in reliance upon, this report.

CERTIFICATE OF ANALYSIS

ASTM D7391-09 Spore Trap Analysis Report

Chain of Custody: 628122
Client: Anne Arundel County Office of Central Services
Address: 8313 Grover Road
MS-4280
Millersville, MD 21108
Attention: Castro Skinner

Job Name: Mayo Beach
Job Location: Not Provided
Job Number: Not Provided
P.O. Number: Not Provided

Date Submitted: 07/06/2021
Person Submitting: Castro Skinner
Date Analyzed: 07/08/2021
Report Date: 07/08/2021

General Comments, Disclaimers, and Footnotes

Analytical Method: Sample are analyzed following the instructions and guidelines outlined in ASTM 7391-09.

Sample Condition: Acceptable: The sample was collected and delivered to the our location without disturbing the material on the sampling media.
Unacceptable: 1. The sample trace (TR) has been disturbed. 2. The sample was damaged or otherwise unsuitable for analysis.
0 = No particulate matter detected; 1 = >nd-~5% Particulate Loading; 2 = ~5%-25% Particulate Loading; 3 = ~25%- 75% Particulate Loading; 4 = ~75%-90% Particulate Loading; 5 = >90% Particulate Loading

Spore Notes: Based on their small size and very few distinguishing characteristics, Aspergillus and Penicillium cannot be differentiated by non-viable sampling methods. There are other types of spores whose morphology is similar to Aspergillus and Penicillium and cannot be differentiated by non-viable sampling methods. Examples of these similar spores are Acremonium, Paecilomyces, Wallemia, Trichoderma, Scopulariopsis, and Gliocladium.
Smuts, Periconia and Myxomycetes are three different types of genera that have similar morphological characteristics.
Bipolaris/Dreschlera/Helm: Bipolaris / Dreschlera / Helminthosporium are three different types of genera that have smiliar morphological characteristics.
Other Colorless represents all colorless spores that are non-distinctive and unidentifiable.
*Hyphal Fragments: A portion of the mycelium that becomes separated from the remainder of the thallus (vegetative body), each of which has the capacity to grow and form new individuals. Results for hyphal fragments are in fragments/m3 and are not incorporated in the total spore concentration.
The droplet symbol (💧) refers to water-intrusion indicator spores. These fungal spores, when found on indoor air samples, can be an indication of moisture sources and resultant fungal growth that may be problematic.

Quantification: Analytical Sensitivity (A.S.): This is dependent on the volume of air collected, size of the trace, ocular diameter, and the amount of the trace that was analyzed.
The value of "Present" indicated in the Raw Count column represents the presence of this spore type during the preliminary exam at 400x. The Raw Count converts to a whole number if the spore type is encountered again during the 600x-1,000x enumeration. The sp/m3 concentration will be reported as less than the analytical sensitivity if "Present" is reported in the Raw Count.
Results are reported to 3 significant figures. sp/m3: Spores per cubic meter.
Uncertainty: for raw count in the range of 0-50 the SR is 0.375, 51-100 SR=0.333, 101-200 SR=0.257, >200 SR=0.245
All results are to be considered preliminary and subject to change unless signed by the Technical Director or Deputy.
Analyst(s): Tristan Ward

Technical Director Tristan Ward

This report applies only to the sample, or samples, investigated and is not necessarily indicative of the quality or condition of apparently identical or similar products. As a mutual protection to clients, the public, and these Laboratories, this report is submitted and accepted for the exclusive use of the client to whom it is addressed and upon the condition that it is not to be used, in whole or in part, in any advertising or publicity matter without prior written authorization from us. Sample types, locations, and collection protocols are based upon the information provided by the persons submitting them and, unless collected by personnel of these Laboratories, we expressly disclaim any knowledge and liability for the accuracy and completeness of this information. Residual sample material will be discarded in accordance with the appropriate regulatory guidelines, unless otherwise requested by the client.

MOLD SPORE DESCRIPTIONS

Alternaria

Alternaria is ubiquitous in the environment and are normal agents of decay and decomposition. The spores are airborne and common outdoors than indoors isolated from plants, soil, and food. Indoors, the spores are found in house dust, carpets, textiles, wallboard and window frames. The production of melanin-like pigment is one of its major identifying characteristics. The club-shaped spores (conidia) are single or in long chains. They can grow thick colonies with grayish-white surfaces at the beginning which later darken to greenish black or olive brown colors. Health Effects: Allergies are common, but serious infections are rare, except in people with compromised immune systems. Certain species of this genus are often prolific producers of a variety of toxic compounds whose effects on human health are not well known.

Ascospores

Ascospores are spores formed inside an ascus (asci-plural) or sac-like cell which is contained inside a fruiting body called an ascocarp or an ascoma (ascomata-plural). An ascus typically contains a definite number of ascospores, usually eight. Ascospores are unique in shape, size, and color as to the Genus/species they represent. These spores are specific to fungi classified as Ascomycetes. They are ubiquitous in nature. Many decay organic matter, others are plant or animal pathogens. They can grow indoors on damp materials. Release of ascospores are released by forcible ejection and dispersed by wind, water, animals and other agents. Health Effects: Depending on the Genera, Ascospores may be allergenic.

Basidiospores

Basidiospores are reproductive spores produced by a group of fungi called basidiomycetes. This group includes the mushrooms, shelf fungi and various other macrofungi. Basidiospores serve as the main air (wind) dispersal units for the fungi and their release is dependent upon moisture. The structure of the spore complex can develop in various manners resulting in different appearances. It is often found growing in soil, decaying plant debris, compost piles and fruit rot. Indoors, it can be found on water damaged building materials (chipboard /OSB, plywood, wallpaper, and glue) as well as on food items (dried foods, cheeses, fruits, herbs, spices, cereals). Health effects: Some basidiospores may produce toxins and can act as allergens. They have not been reported to be pathogens.

Bip/Drech/Helminth

Bipolaris, Drechslera, and Helminthosporium are found on grasses, grains, various plants, and decaying food. They tend to grow in semi-dry environments and some species can be found indoors. Because of their microscopic similarities, these three genera are grouped together on both viable and non-viable analysis. Microscopically, the spores are cylindrical, fusiform, or club-shaped with protrusions, Health Effects: Can cause hay fever and asthma, allergic fungal sinusitis, and pathogenic sinusitis.

Bispora

Bispora is a widespread mitosporic fungus. It is found on dead wood and soil. Spores are brown, ellipsoidal, usually two-celled, with a thick dark brown septum or band.

Botrytis

Botrytis is a cosmopolitan fungus and often isolated from regions with humid climates. It is found in soil and vegetables. It is reported to be parasitic on plants and soft fruits. Colonies grow rapidly, appearing woolly, white at first and then becoming gray to brown. Microscopically, conidiophores are large with apical branches terminating in vesicles where blastoconidia are produced (tree-like branches). It is reported to be allergenic.

Cladosporium

Cladosporium is the most common indoor and outdoor mold. The spores are wind dispersed and are often extremely abundant in outdoor air. Many species are commonly found on living and dead plant material. Indoors, they may grow on surfaces with high moisture or high humidity levels such as damp window sills, poorly ventilated bathrooms and soiled refrigerators. It produces powdery or velvety olive-green to brown or black colonies. The conidia (spores) vary depending on the species and are formed in simple or branching chains with multi-attachment points. Health Effects: Cladosporium species are rarely pathogenic to humans, but have been reported to occasionally cause sinusitis and pulmonary infections as well as infections of the skin and toenails. The airborne spores are significant allergens, and in large amounts they may severely affect asthmatics and people with respiratory diseases.

Curvularia

Curvularia is a ubiquitous fungus commonly found dead plant material. It is often found outside growing in soil, seeds, plant litter, and decaying plants as well as on leaves. Indoors, it is found on a variety of building materials, especially those with cellulose surfaces. Colonies are expanding with olive-green to brown or black, with pinkish gray color and woolly or hairy in texture. The conidia (spores) are large and appear curved due to expanded central cells. This feature and the presence of edge to edge septations on the conidia walls distinguishes Curvularia from Bipolaris. Health Effects: This mold is a potential allergen. Some people may experience hay fever, asthma and or allergic fungal sinusitis.

Epicoccum

Epicoccum is a cosmopolitan fungus that is often found growing outside in soil, plant litter, decaying plants, and damaged plant tissue. Indoors, it can be found growing on a variety of building materials including paper and textiles. Colonies have a rapid growth rate with cottony texture, initially yellow or orange becoming brown to black in color. Conidiophores or fruiting bodies produce dense masses where conidia (spores) arise. Spores are round to pear-shaped, smooth to warty, brown to black in color and muriform (partitioned in both directions, like a soccer ball). Health Effects: This mold can act as a potential allergen. Some people may experience hay fever and or asthma. This mold has not been linked to any human or animal infection.

Hyphal Fragments

Hyphal Fragments are segments or pieces of hyphae or mycelium that may have broken off during sampling (air, tape, dust). The mycelium is the entire mass of hyphae that makes up the vegetative body of a fungus. The presence of hyphal fragments may indicate the presence of viable mold.

Other Colorless

- "Other Colorless" are all non-distinctive, unidentifiable, colorless spores seen on spore trap samples and include all the genera that do not have distinguishing morphology to belong to any of the other defined categories."

Penicillium/Aspergillus Like

Penicillium and Aspergillus are ubiquitous, filamentous fungi that are found in soil, decaying plant debris, compost piles, and in the air. Indoors, spores are commonly found in house dust, in water-damaged buildings (wallpaper, wallpaper glue, decaying fabrics, moist chipboards, and behind paint) as well as fruit and grains. They are the most common fungal genera, worldwide. Both produce chains of spores that are small, round to oval, colorless or slightly pigmented, and smooth to rough walled. These spores are indistinguishable between the two as well as other genera, such as Gliocladium, Trichoderma, Paecilomyces, and Scopulariopsis. They differ as to their conidiophores or fruiting bodies. While, Aspergillus spores are produced from phialides supported on conidia heads or swollen vesicles, Penicillium spores are produced on finger-like projections. Depending on species, typical colonies of Aspergillus are initially white and later turn to either shades of green, yellow, orange, brown or black. Texture is usually velvety to cottony. Typical colonies of Penicillium, other than Penicillium marneffeii (yeast-like at 37oC), grow rapidly, white in color at first, later becoming bluish green with white borders with velvety to powdery textures depending on species. Some species produce radial patterns. Health Effects: Both Aspergillus and Penicillium are potential allergens. Several species of Aspergillus (*A. flavus* and *A. parasiticus*) produce aflatoxins or naturally occurring mycotoxins that are toxic and carcinogenic. These are found in contaminated foodstuff and are hazardous to consumers. Penicillium has only one known species that is pathogenic to humans (*P. marneffeii*) that causes lethal systemic infection (Penicilliosis) in immunocompromised individuals.

Polythrincium

Polythrincium is commonly found on leaves and known to cause Black blotch or Sooty Blotch of clover plants. Its spores or conidia are singular, cuneiform (shaped like a wedge) or pyriform (pear-shaped or flask-like), uncolored to pale brown in color, and smooth to rough in texture. Colonies are in small bunches or scattered and olivaceous brown in color.

Rusts

Rusts are of the order Uredinales. Certain species produce spores that are often reddish in color and resemble the corrosion process known as rust. This is how this group derived its common name-Rusts. The spores are airborne and can travel long distances. Some spores slightly resemble Smuts. Rusts are plant parasites and may require two or more different plant hosts to complete their life cycle. Their complex life cycle includes production of five different spore stages. Their infection rate is enhanced by wet weather. Health Effects: Rusts can cause allergen type I allergies (hay fever, asthma). No human infection and known toxins have been reported.

Smuts/Periconia/Myxomycetes

Smuts, Periconia, and Myxomycetes spores are grouped together due to their similar round, brown morphology. Smuts are outdoor parasitic plant pathogens. They rarely grow indoors but may grow on host plants if appropriate conditions are present. They are parasitic plant pathogens. They can be found on cereal crops, grasses, flowering plants, weed, and other fungi. They can cause allergies. Periconia are found in soils, dead herbaceous stems and leaf spots, and grasses. They have wind dispersed dry spores. Their spores are abundant in the air but it is not known if they are allergenic. Myxomycetes are found on decaying logs, stumps and dead leaves. They have wind-dispersed dry spores and wet motile (amoebic phase) spores. During favorable conditions they move about like amoebae. They form dry airborne spores when conditions are unfavorable. They are rarely found indoors. Health Effects: They may cause Type 1 allergies (hay fever, asthma). No human infections have been reported.

Torula

Torula is a cosmopolitan, dark-walled fungus often found growing outside in soil, dead herbaceous stems, wood, grasses, and seeds. It can grow indoors on cellulose containing materials. It is frequently found in temperate regions. Torula spores are colored in shades of brown, from pale brown to reddish brown. Spores are formed in simple or branched chains, one to several cells long that are often detached. A cup-like indentation at the point of detachment is characteristic of these spores. Health Effects: Torula is an allergen, which may cause hay fever and asthma. It has not been reported to be pathogenic to humans or produce toxins.

Unknown Fungi

“Unknown Fungi” are spores that cannot be identified under direct microscopic analysis. This includes partial spores. This category also includes spores that are hidden or hard to see during microscopic examination due to heavy presence of particulate.



AMA Analytical Services, Inc.

Focused on Results www.amalab.com
AIHA-LAP (#100470) NVLAP (#101143-0) NY ELAP (10920)
4475 Forbes Blvd. • Lanham, MD 20706
(301) 459-2640 • (800) 346-0961 • Fax (301) 459-2643

(Please Refer To This Number For Inquires)

628122

CHAIN OF CUSTODY

Mailing/Billing Information:

1. Client Name: Anne Arundel County
2. Address 1: 8318 Grover rd, millerville 21108
3. Address 2:
4. Address 3:
5. Phone #: Fax #:

Submittal Information:

1. Job Name: Mayo beach
2. Job Location:
3. Job #: P.O. #:
4. Contact Person: Costo Skinner Cell: 443-336-8585
5. Collected by: Costo Skinner Cell:

Reporting Info (Results provided as soon as technically feasible). If no TAT/Reporting Info is provided, AMA will assign defaults of 5-Day and email to contacts on file.

Form with sections: AFTER HOURS (must be pre-scheduled), NORMAL BUSINESS HOURS, REPORT TO: (Email: FMSKIN00@aacounty.org)

Asbestos Analysis

*PCM Air - Please Indicate Filter Type:
- NIOSH 7400 (QTY)
- Fiberglass (QTY)
TEM Air* - Please Indicate Filter Type:
- AHERA (QTY)
- NIOSH 7402 (QTY)
- Other (specify) (QTY)

PLM Bulk

- EPA 600 - Visual Estimate (QTY) - Pos Stop
- EPA Point Count (QTY)
- NY State Friable 198.1 (QTY)
- Grav. Reduction ELAP 198.6 (QTY)
- Other (specify) (QTY)

MISC

- Asbestos Soil ASTM D7521 PLM (Qual) PLM (Quan) PLM/TEM (Qual) PLM/TEM (Quan)
*It is recommended that blank samples be submitted with all air and surface samples

TEM Bulk

- ELAP 198.4/Chatfield (QTY)
- NY State PLM/TEM (QTY)
- Residual Ash (QTY)
- Vermiculite (QTY)

TEM Dust*

- Qual. (pres/abs) Vacuum/Dust (QTY)
- Quan. (s/area) Vacuum D5755-95 (QTY)
- Quan. (s/area) Dust D6480-99 (QTY)

TEM Water

- Qual. (pres/abs) (QTY)
- ELAP 198.2/EPA 100.2 (QTY)
- EPA 100.1 (QTY)

All samples received in good condition unless otherwise noted.
Lab use only (TEM Water samples °C)

If field data sheets are submitted, there is no need to complete bottom section.

Metals Analysis

- Pb Paint Chip % by Weight (QTY) mg/cm² (QTY)
- *Pb Dust Wipe (wipe type) (QTY)
- *Pb Air (QTY)
- Pb Soil/Solid (QTY)
- Pb TCLP (QTY)
- Drinking Water Pb (QTY) Cu (QTY)
- Waste Water Pb (QTY) Cu (QTY)
- Pb Furnace (Media) (QTY)

Fungal Analysis

Collection Apparatus for Spore Traps/Air Samples:
Collection Media
- *Spore-Trap 7 (QTY) - Surface Vacuum Dust (QTY)
- *Surface Swab (QTY)
- *Surface Tape (QTY)
- Other (Specify) (QTY)

Table with columns: CLIENT ID #, SAMPLE INFORMATION (SAMPLE LOCATION/ ID), DATE/TIME, VOL (L)/ Wipe Area, ANALYSIS (TEM, PCM, PLM, LEAD, MOLD, AIR), MATRIX (BULK, DUST, WATER AND OTHER, SPORE TRAP, TAPE, SWAB), COMMENTS / SPECIAL INSTRUCTIONS. Includes handwritten entries for Bath House, Outside, Ranger office, maint shop, Glass Room, Rec Room, and Basement.

APPENDIX D:

Work Inspection and Assessment Report by The Office of Risk Management Safety Division



Risk Management Safety Division



Worksite Inspection and Assessment Report

Mayo Beach Park

Administrative Summary

On 04/09/2021 an inspection was conducted of the Mayo Beach Park, located at 4150 Honeysuckle Drive, Edgewater, MD 21037. This visit was initiated by a request by the Park Superintendent Karen Jarboe to prepare for the upcoming season. The scope of this visit covered inspection of all the building structures on the park premises to include: park office, event hall, health and recreation areas, maintenance and storage, bathrooms, and pavilion area, and a visual observation of the outside areas.

In attendance for this visit were Park Superintendent Karen Jarboe representing Recs and Parks and Local President Kevin Nethers representing AFSCME Local 582.

The personnel consist of permanent and seasonal Park Rangers, park maintenance, and seasonal recreational staff. No recreational staff were on the premises at the time of visit due to being out of season.

Review of Recs and Parks Safety Programs and policies is being done as an ongoing process and access to such are being request from various levels as the need arise.

**The Office of
Risk Management
Safety Division
P.O. Box 6675
2660 Riva Rd
Annapolis, MD 21401**

Inspector Information

Name: Dan Sawyer

Position: Safety Coordinator

Department/Division: Risk Management Safety

Phone: 410-222-1593

Email: rmsawy20@aacounty.org

Hazards and Statuses

Hazard	Status
1. Exit was not marked.	Open
2. Unsafe basement stairs.	Open
3. Electrical Equipment shall be installed in a neat and workmanlike manner	Open
4. Unused opening in and missing covers on electrical equipment.	Open
5. Rodent feces, insect carcasses, and open food.	Open
6. Unlabeled chemical containers.	Open
7. Metal Clad pulled away from receptacle.	Open
8. Improper extension cord use.	Open
9. Unsafe bench grinder.	Open
10. Shop lights with damaged receptacles and not guarded.	Open
11. Missing fuses in breakers.	Open
12. Dead front not installed on electrical panel.	Open
13. Water drainage channel.	Open
14. Unprotected receptacle in cleaning closet.	Open

Recommendations

1. Water leaks and damage



Mayo Beach Park Inspection

Introduction

The Office of Central Services Risk Management Division conducts worksite safety assessments and inspections of Anne Arundel County Government buildings, work zones and equipment. The purpose of which is, to identify potential risks, and then recommend actions necessary to abate, control, and/or minimize hazards.

To ensure compliance with the Occupational Safety and Health Act (OSHA, 29 CFR 1910/1926), as well as other applicable regulatory standards and guidelines those regulations will be identified and recommendations will be made in accordance with those regulations. When other types of hazards are open and apparent, but not OSHA, EPA, etc., violations, recommendations will be made to keep the public and employees safe from those types of hazards.

All recommendations are provided to ensure compliance with the Occupational Safety and Health Act (OSHA, 29 CFR 1910/1926), as well as other applicable regulatory standards and to keep current recognized safe work practices. Standards may have been paraphrased for clarity purposes, the official governing documents should be reviewed for official standard text.

Hazard Classification and Abatement Periods

The classification of the hazard is based on the severity of the injury or illness that could result from the hazard. This classification constitutes the first step in determining the gravity of the hazard. A classification shall be assigned to a hazard according to the most serious injury or illness which could reasonably be expected to result from an employee's exposure as follows:

1. **Imminent Danger:** Conditions or practices exist in any place of employment which could reasonably be expected to cause death or serious physical harm immediately or before the imminence of such danger can be eliminated through the enforcement procedures otherwise provided by the Act. [Typical abatement period: Immediate]
2. **High Severity:** Death from injury or illness; injuries involving permanent disability; or chronic, irreversible illnesses. [Typical abatement period: 30 days]
3. **Medium Severity:** Injuries or temporary, reversible illnesses resulting in hospitalization or a variable but limited period of disability. [Typical abatement period: 60 days]
4. **Low Severity:** Injuries or temporary, reversible illnesses not resulting in hospitalization and requiring only minor supportive treatment. [Typical abatement period: 90 days]
5. **Minimal Severity:** Other-than-serious hazards. Although such hazards reflect conditions which have a direct and immediate relationship to the safety and health of employees, the injury or illness most likely to result would probably not cause death or serious physical harm. [Typical abatement period: 120 days]

Below is a list of hazards, their classification, and recommended abatement dates for this report.

Hazard #	Severity Classification	Recommended Abatement Period
11,12	High	30 Days from Issuance
1,3,5,7,9,14	Medium	60 Days from Issuance
2,4,6,8,10,13	Low	90 Days from Issuance
n/a	Minimal	120 Days From Issuance

Mayo Beach Park Inspection



Hazard Details

Hazard 1: Exit was not marked.

The main stairway used to enter and exit the second floor bridal suite was not marked with signs identifying it as an exit from exit entrance to exit discharge. A second exit was marked.

Location / Equipment:

Bridal Suite Main Stair

Applicable Standard:

1910.37(b)(2)

Potential Effect:

Injury or death due to not being able to navigate to safety in case of fire.

Department/Division Responsibility:

Recs and Parks

Severity:

Medium

Abatement Period:

60 Days

Work Order was submitted to FMD 7-2-21

No picture Available

Corrective Action :

Recommendation:

Mark the exit entrance, route, and discharge with compliant exit signs. Ensure any doors that do not lead to exits in exit route are marked "Not an Exit".

1910.37(b)(2): Each exit must be clearly visible and marked by a sign reading "Exit."

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 2: Unsafe basement stairs.

Entrance to basement stairs is through a 3/4 door and requires leaning forward to enter and the only thing to grab is an unsteady shelf. There is no stair rail on the open side of the stairs with 7 risers.

Location / Equipment:

Interior Basement Stairs

Applicable Standard:

OSHA General Duty Clause, 1910.28(b)(11)(ii)

Potential Effect:

Injury due to falling down or off of stairs while accessing and using.

Department/Division Responsibility:

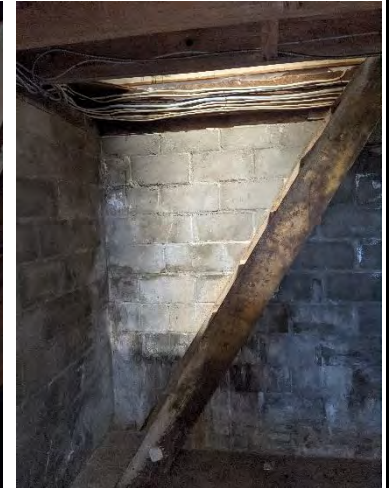
Facilities Management Division

Severity:

Low

Abatement Period:

90 Days



Top of stairs with unsteady shelf

Stairs with no stair rails

Corrective Action :

Recommendation:

Install a grab handle for accessing the stairway from interior in case of an emergency. Only use interior stairway in emergency and access the basement from the exterior door. Place signage on the door with “Emergency use only” or similar verbiage. Install a stair rail on open side of stairs.

OSHA General Duty Clause: Each employer shall furnish to each of his employees employment and a place of employment which are free from recognized hazards that are causing or are likely to cause death or serious physical harm to his employees.

1910.28(b)(11)(ii): Each flight of stairs having at least 3 treads and at least 4 risers is equipped with stair rail systems and handrails as follows: One stair rail system with handrail on open side.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

This stairwell was closed off and locked.

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 3: Electrical Equipment shall be installed in a neat and workmanlike manner.

A: Electrical conduit with live conductors and switch were not attached to wall around newly installed door.

B: Electrical conduit and switch boxes were not affixed to the wall. Romex cable was run down the block wall in multiple places to receptacles and not protected from damage.

Location / Equipment:

A: Storage Hall

B: Rec Storage Garage

Applicable Standard:

A: 1910.303(b)(2),

B: 1910.303(b)(2), NFPA 70 334.15(B)

Potential Effect:

A: Shock and or electrocution if conductors (cable) becomes damaged and/or conduit is energized.

Department/Division Responsibility:

A: Facilities Management Division

B: Recs and Parks

Severity:

All: Medium

Abatement Period:

60 Days



A: Conduit and switch laying on stack of chairs

B: Loose conduit and switch boxes

Corrective Action :

Recommendation:

A,B: Have a qualified electrician inspect and install conduit in compliance with National Electrical Code (NFPA 70).

1910.303(b)(2): Installation and use. Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling.

NFPA 70 334.15(B): Cable (Non-Metallic) shall be protected from physical damage where necessary.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Outlet was attached to the wall 5-25-21

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 4: Unused opening in and missing covers on electrical equipment.

A: Electrical junction box with unused opening was connected to the unattached conduit.

B: Electrical junction box with unused opening.

C: Multiple junction boxes were missing the cover.

Location / Equipment:

A: Storage Hall

B: Outer Maintenance Shop (Upper Left Wall)

C: Inner Maintenance Shop

Applicable Standard:

1910.303(b)(7)(i)

Potential Effect:

Fire hazard

Department/Division Responsibility:

A,B,C: Facilities Management Division

Severity:

All: Low

Abatement Period:

90 Days



A: Storage Hall
B: Outer Maintenance Shop

C: Missing junction box covers

Corrective Action :

Recommendation:

All: Have a qualified electrician inspect and install knockout plug and junction box covers in compliance with National Electrical Code (NFPA 70).

1910.305(b)(1)(ii): Unused openings in cabinets, boxes, and fittings shall be effectively closed.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

FMD completed 7-16-21

Type text here

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 5: Rodent feces, insect carcasses, and open food.

Open food containers were observed in the mini refrigerator and on the floor. Rodent feces and insect carcasses were observed on the floor and furniture to include the refrigerator, desk, and chairs. Informed that waste was left from last season.

Location / Equipment:

Health Room

Applicable Standard:

1910.141(a)(3)(i), 1910.141(a)(5)

Potential Effect:

Illness spread by rodent feces, insects, and biological growth on open food.

Department/Division Responsibility:

Recs and Parks

Severity:

Medium

Abatement Period:

60/Days



Refrigerator and open food

Food and rodent feces

Corrective Action :

Recommendation: Clean and disinfect areas where insects and rodent feces were found. Develop a plan for cleaning and securing food items and preparing room for winter storage. Develop a regular plan to deal with insects and rodents if they persist after proper preparation for winter.

1910.141(a)(3)(i): All places of employment shall be kept clean to the extent that the nature of the work allows.

1910.141(a)(5): Vermin control. Every enclosed workplace shall be so constructed, equipped, and maintained, so far as reasonably practicable, as to prevent the entrance or harborage of rodents, insects, and other vermin. A continuing and effective extermination program shall be instituted where their presence is detected.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Building was cleaned and sprayed 7-1-21

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 6: Unlabeled chemical containers.

A: Unlabeled bottle of cleaner was observed
 B: Bottles of various chemicals had labels that were near unreadable or were not labeled were observed.

Location / Equipment:

A: Craft Storage Room
 B: Supply Storage Room

Applicable Standard:

All: 1910.1200(f)(10)

Potential Effect:

All: Injury or Illness due to employee not know what chemical is being used.

Department/Division Responsibility:

All: Recs and Parks

Severity:

All: Low

Abatement Period:

90 Days

No Picture Available

Corrective Action :

Recommendation:

All: Check all chemical containers to make sure the correct labels are attached and legible, that provide at minimum the product identifier and words, pictures, symbols, or combination thereof, which provide at least general information regarding the hazards of the chemicals.

1910.1200(f)(10): The employer shall ensure that workplace labels or other forms of warning are legible, in English, and prominently displayed on the container, or readily available in the work area throughout each work shift. Employers having employees who speak other languages may add the information in their language to the material presented, as long as the information is presented in English as well.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Rangers cleaned, organized, and labeled all chemicals. Staff was retrained. 7-1-21

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 7: Metal Clad pulled away from receptacle
Metal clad wiring pulling away from receptacle box, exposing inner conductors

Location / Equipment:

Outer Maintenance Shop (Left wall)

Applicable Standard:

1910.305(b)(1)(iii)

Potential Effect:

Shock or electrocution if conductors are damaged, metal cable is not grounded, and or cable is energized.

Department/Division Responsibility:

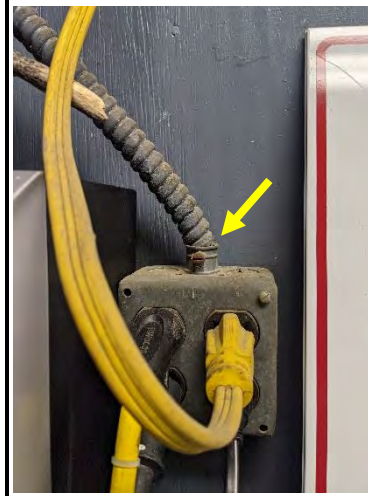
Facilities Management Division

Severity:

Medium

Abatement Period:

60 Days



Lack of strain relief

Receptacle location

Corrective Action :

Recommendation:

Have a qualified electrician inspect and reattach cable to receptacle in compliance with National Electrical Code (NFPA 70).

1910.305(b)(1)(iii): Where cable is used, each cable shall be secured to the cabinet, cutout box, or meter socket enclosure.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

FMD completed 7-16-21

Type text here

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 8: Improper extension cord use.

A: Extension cord used like permanent wiring

B: Extension cords run through doorways unprotected.

Location / Equipment:

A,B: Outer Maintenance Shop

Applicable Standard:

1910.305(g)(1)(iv)(A), 1910.305(g)(1)(iv)(C)

Potential Effect:

All: Shock or fire hazard from damaged extension cord.

Department/Division Responsibility:

All: Recs and Parks

Severity:

Low

Abatement Period:

90 Days



A: Cord used as permanent wiring

B: Unprotected Cord through door

Corrective Action :

Recommendation:

All: Extension cord should be removed and put away at the end of each shift to prevent damage, if has to be run through a door temporarily it should be protected from being pinched by the door and foot traffic. Training is recommended for all personnel on the proper use of extension cords and general electrical safety.

1910.305(g)(1)(iv)(A): Flexible cords and cables may not be used as a substitute for the fixed wiring of a structure

1910.305(g)(1)(iv)(C) : Flexible cords and cables may not be used where run through doorways, windows, or similar openings

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Electrical cord was removed

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.

Mayo Beach Park Inspection



Hazard Details

Hazard 9: Unsafe bench grinder.

The tool rests and tongue guards on the bench grinder were observed at 3/4 of an inch or more from the surface of the grinding stone.

Location / Equipment:

Outer Maintenance Shop

Applicable Standard:

1910.215(b)(9), 1910.215(a)(4)

Potential Effect:

Injury due to flying objects if caught in wheel or grinding wheel failure.

Department/Division Responsibility:

Recs and Parks

Severity:

Medium

Abatement Period:

60 Days

No Picture Available

Corrective Action :

Recommendation:

The tool rests shall be adjusted to 1/8 inch from the surface of the grinding stone and the tongue guard shall be adjusted 1/4 inch from the surface of the grinding stone. A grinder safety checklist was provided and should be placed at or near the grinder for reference.

1910.215(b)(9): The distance between the wheel periphery and the adjustable tongue (guard) or the end of the peripheral member at the top shall never exceed one-fourth inch.

1910.215(a)(4): Work rests shall be kept adjusted closely to the wheel with a maximum opening of one-eighth inch to prevent the work from being jammed between the wheel and the rest, which may cause wheel breakage.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Bench grinder was removed

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 10: Shop lights with damaged receptacles and not guarded.

A: Multiple four bulb fluorescent light fixtures had damaged bulb receptacles, only allowing 2-3 bulbs to be installed. None of the light bulbs or fixtures had guards.
 B/C: Two bulb light fixtures or bulbs not guarded.

Location / Equipment:

A: Inner/Outer Maintenance Shop
 B: Well Control Room
 C: Rec Storage Garage

Applicable Standard:

1910.303(g)(2)(ii)

Potential Effect:

Injuries from falling glass if bulbs are damaged.

Department/Division Responsibility:

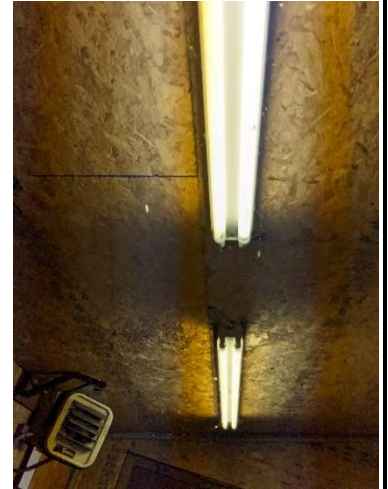
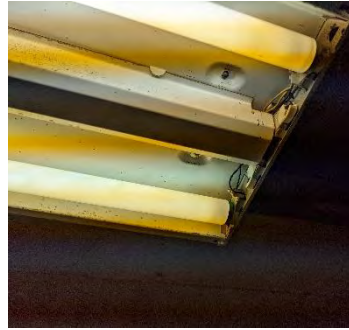
A: Facilities Management Division
 B: Recs and Parks
 C: Recs and Parks

Severity:

All: Low

Abatement Period:

90 Days



Damaged light fixture in maintenance shop

Unguarded bulbs in Well Control Room

Corrective Action :

Recommendation:

A: Have a qualified electrician inspect and replace light fixtures with damaged bulb receptacles in compliance with National Electrical Code (NFPA 70).

All: Either use bulb protectors or install guards on light fixtures.

1910.303(g)(2)(ii): In locations where electric equipment is likely to be exposed to physical damage, enclosures or guards shall be so arranged and of such strength as to prevent such damage.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Work Order was submitted to FMD 7-2-21

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.

Mayo Beach Park Inspection



Hazard Details

Hazard 11: Missing fuses in breakers.

Right side breakers were energize and the empty fuse opening were covered with duct tape. Panel and switch covers were all open.

Location / Equipment:

Inner Maintenance Shop

Applicable Standard:

1910.303(g)(2)(i)

Potential Effect:

Shock, electrocution, and/or burns due to contact with energized circuit or arc flash.

Department/Division Responsibility:

Facilities Management Division

Severity:

High

Abatement Period:

30 Days



Breaker box with empty fuse opening covered with tape

Corrective Action :

Recommendation:

Have a qualified electrician inspect and install fuses or blanks in the empty fuse openings in compliance with National Electrical Code (NFPA 70). All panel and switch boxes should be closed and latched if possible and label any unused or deenergized panels.

1910.303(g)(2)(i): Except as elsewhere required or permitted by this standard, live parts of electric equipment operating at 50 volts or more shall be guarded against accidental contact

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

FMD completed 7-16-21

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.

Mayo Beach Park Inspection



Hazard Details

Hazard 12: Dead front not installed on electrical panel. Electrical panel was missing the dead front exposing the energized buss bars. Dead front was on leaning on the wall below the panel.

Location / Equipment:

Electrical Room

Applicable Standard:

1910.305(d)(2)

Potential Effect:

Shock or electrocution from contact with exposed electrical conductors.

Department/Division Responsibility:

Facilities Management Division

Severity:

High

Abatement Period:

30 Days



Dead front below panel.

Corrective Action :

Recommendation:

Have a qualified electrician inspect and replace dead front in compliance with National Electrical Code (NFPA 70).

1910.305(d)(2): Panelboard enclosures. Panelboards shall be mounted in cabinets, cutout boxes, or enclosures designed for the purpose and shall be dead front. However, panelboards other than the dead front externally-operable type are permitted where accessible only to qualified persons.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

FMD completed 7-16-21

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 13: Water drainage channel.

A water drainage channel approximately 3-inches at its deepest by 10-inches wide ran down both sides of the pavilion for roof drainage.

Location / Equipment:

Pavilion

Applicable Standard:

1910.22(d)(1)

Potential Effect:

Tripping hazard.

Department/Division Responsibility:

Recs and Parks

Severity:

Low

Abatement Period:

90 Days



Hall side



Maintenance Shop side

Corrective Action : COMPLETED/RECOMMENDATION

Recommendation:

The drainage channel should be mark with high visibility paint across the whole width or other means of roof drainage provided and channels filled level.

1910.22(d)(1): Walking-working surfaces are inspected, regularly and as necessary, and maintained in a safe condition.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Maintenance completed 6-24-21

Per Karen Jarboe 7/16/21 the dip was painted with highly visible yellow paint.

Signature: _____

Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Hazard Details

Hazard 14: Unprotected receptacle in cleaning closet.
 A receptacle with no distinguishable ground fault circuit interrupter (GFCI) protection was observed with approximately 3.5-feet of the sink in the cleaning closet.

Location / Equipment:

Public Bathroom Building

Applicable Standard:

1910.304(b)(3)(i)

Potential Effect:

Shock or electrocution with exposed electrical equipment in close proximity to open water source.

Department/Division Responsibility:

Facilities Management Division

Severity:

Medium

Abatement Period:

60 Days



Hall side

Maintenance Shop side

Corrective Action : COMPLETED/RECOMMENDATION

Recommendation:

Have a qualified electrician inspect for and install GFCI protection in compliance with National Electrical Code (NFPA 70).

1910.304(b)(3)(i): All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms or on rooftops shall have ground-fault circuit-interrupter protection for personnel.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

Work Order was submitted to FMD 7-2-21

Signature: _____

Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.



Mayo Beach Park Inspection

Recommendation Detail

Recommendation 1: Water leaks and damage

A: Water was observed running in the basement through the blocks and streaming along floor in areas. Picture missing of larger leak.

B: Water damage and was observed to the wooden ceiling and daylight could be seen through hole in damaged ceiling.

Location / Equipment:

A: Park Office Basement (Breaker Room and Behind Boiler)

B: Rec Storage Building

Applicable Standard:

Recommendation

Potential Effect:

A: Biological growth in wet damp areas with little ventilation.

B: Possible damage to structural members and biological growth in unseen areas.

Department/Division Responsibility:

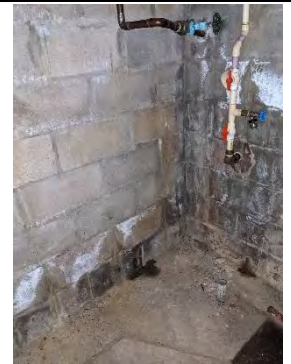
All: Recs and Parks

Severity:

Recommendation

Abatement Period:

Recommendation



Water damaged ceiling

Water leaking in block

Corrective Action :

Recommendation:

A: Have wall checked to for possibility of controlling leaking water and/or the ability to provide ventilation to the area of the leaks.

B: Have the ceiling and roof checked by a qualified person about stopping leaks.

Corrective Action Taken: Describe corrective action taken to abate this hazard. Please sign, date and return to at Risk Management, (via email or MS 9303) when the abatement has been completed.

To be completed by staff

Signature: _____ Date: _____

If there are any questions or assistance is needed please contact the Inspector or Risk Management Safety at 410-222-7630.

APPENDIX E:

**Water Quality Test & Treatment System Review
by Hague Water of Maryland**



**814 E. College Pkwy
Annapolis, Md. 21409
410-757-2992**

Wheeler Goodman Masek Architects
Ed Masek
Re: AA County Recreation and Parks
Mayo Beach Park

06/17/2021

On 06/11/2021 the system was tested and found to be in functional order with iron below the 0.3 ppm staining threshold and the pH. at an ideal 7.3. There are definite signs of iron staining at each of the shower stalls. There is a water holding tank and re-pressurization system that is currently bypassed. It is possible that the treatment system is being overworked (too high of flow rates) during peak demands, but it is equally likely that this staining is occurring as a result of the presence of iron bacteria, which did come back positive in moderate levels (Hach BART IRB test – positive in 4-5 day range).

Below is a summary of the equipment installed in the auxiliary building of Mayo Beach Park

Fleck Twin Softener

Fleck 9500/1700-120,000 Grain

SOFTENER SPECIFICATIONS			
Number of Softener Tanks	2	Quantity of Exchange Resin	4 FT ³
Tank Material	Polyglass	Exchange Value of Resin (GR/FT ³)	30,000
Diameter of Softener Tanks	16"	Exchange Capacity per Tank	150,000
Softener Tank Straight Side Height	65"	Normal Service Flow Rate Per Tank	20 GPM
Design Pressure Min / Max PSI	30 / 100 PSI	Peak Flow Rate Per Tank	40 GPM
Control Valve Manufacturer & Model	Fleck 9500	Backwash Flow Rate Per Tank	8 GPM
Quantity Salt Per Regeneration	15 LBS	Size of Brine Tank	24x50"

(2) Fleck 2510 Neutralizers (Parallel Configuration)

Fleck 2510 - 13

NEUTRALIZER SPECIFICATIONS			
Number of Softener Tanks	2	Quantity of Exchange Resin	4 FT ³
Tank Material	Polyglass	Normal Service Flow Rate Per Tank	9 GPM
Diameter of Softener Tanks	13"	Peak Flow Rate Per Tank	9 GPM
Softener Tank Straight Side Height	54"	Backwash Flow Rate Per Tank	10 GPM
Design Pressure Min / Max PSI	30 / 100 PSI	Control Valve Manufacturer & Model	Fleck 2510



Service Disabled

Veteran-Owned

814 East College Parkway, Annapolis, Md. 21409
(410) 757-2992 · 1-888-84WATER · Fax (410) 974-1821



814 E. College Pkwy
Annapolis, Md. 21409
410-757-2992

Recommendations:

The addition of a chemical feed injection system, with introduction of sodium hypochlorite (bleach) could be used to limit the growth of the iron bacteria. This would be used to reduce iron staining as a result of iron bacteria growth within the water lines. Estimate \$2700-2900.

There are two wells on site and they are cross connected, with the secondary used primarily in the winter when the water treatment is winterized. There is no treatment on the line from the secondary well. The addition of a small softener to the secondary well source would limit staining of fixtures and contamination of other lines during the off season. Estimate \$1845-2095.

Brian Edwards

WQA Certified Water Specialist V

State Certified Water Sampler

Maryland Journeyman Plumber

Certified Backflow Prevention Technician



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