Section 3

Assessment & Analysis of

Land & Facilities

Campus Locations

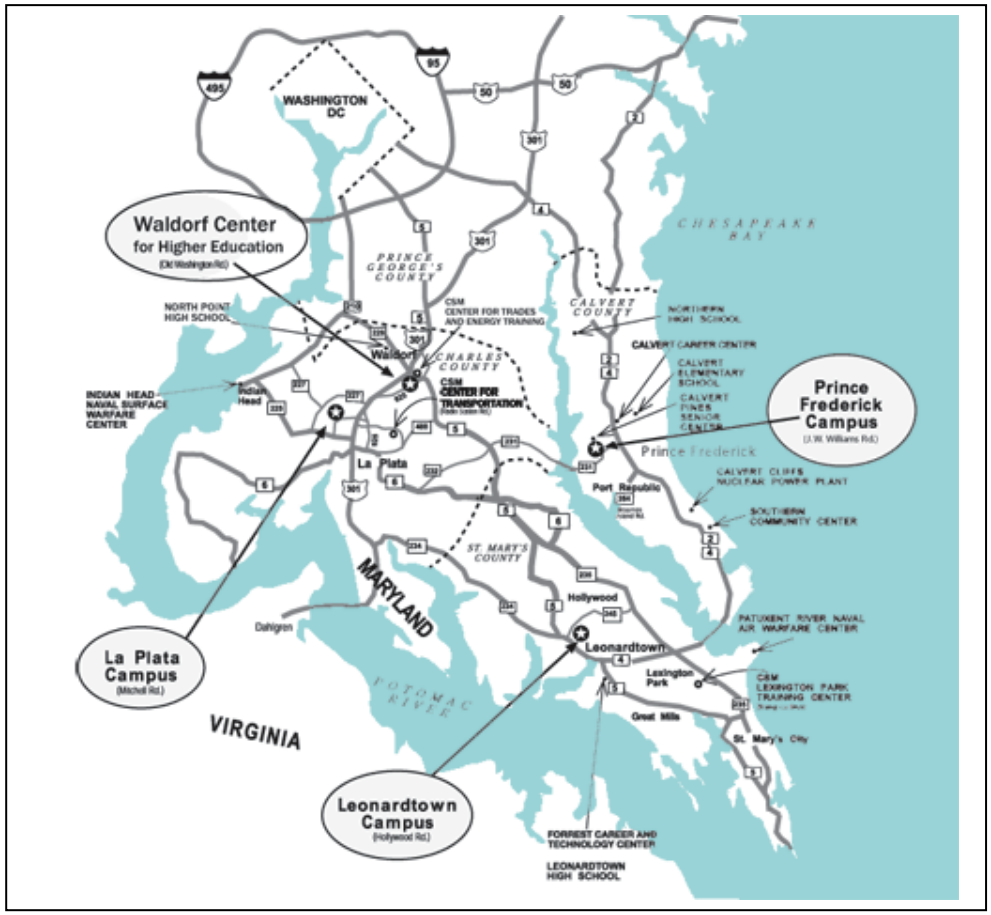
CSM operates four campuses in the tri-county area. The La Plata Campus, nestled on 173 wooded acres off of Mitchell Road and the Waldorf Center for Higher Education on Old Washington Road are both located in Charles County. The Prince Frederick Campus is located in Calvert County, and the Leonardtown Campus is situated in St. Mary's County.

CSM Campuses

- La Plata Campus
- Leonardtown Campus
- Prince Frederick Campus
- Waldorf Center for Higher Education

CSM Centers

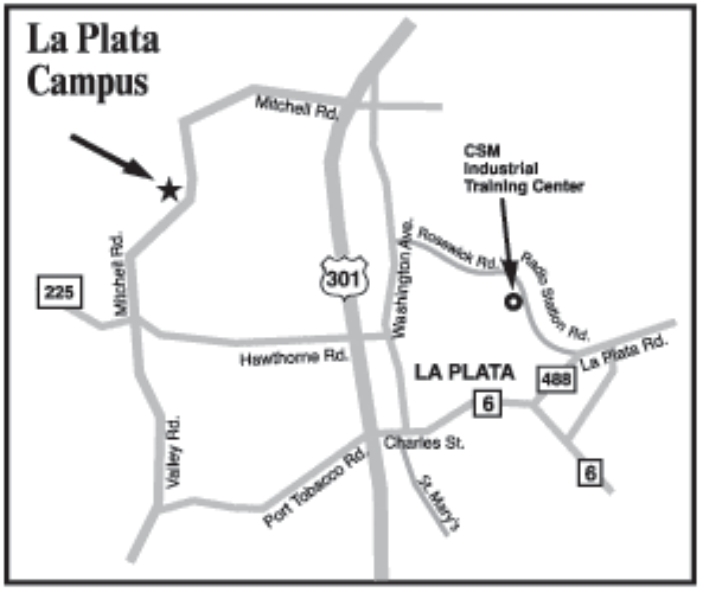
- Lexington Park Training Center
- Center for Transportation Training
- Center for Trades and Energy Training



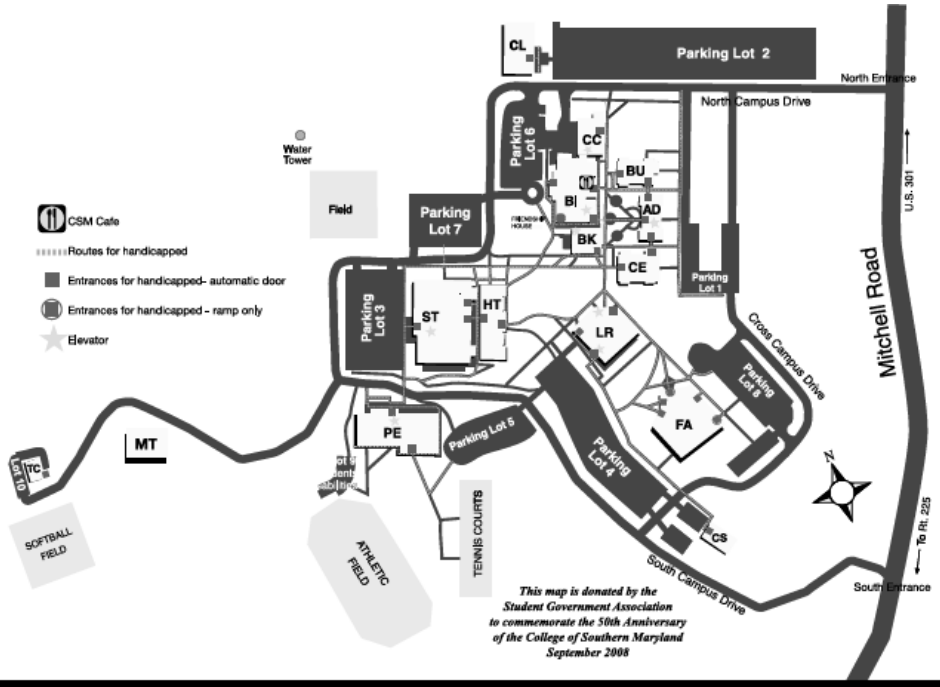
La Plata Campus

La Plata Campus

8730 Mitchell Road
La Plata, MD 20646-0910



Campus Map



Campus Guide

AD Administration Building
BI Center for Business and Industry
BK Bookstore Building
BU Business Classroom Building
CC Campus Center/CSM Cafe
CE Career Education Building
CL St. Charles Children's Learning Center
CS Campus Services Building
FA Fine Arts Center
HT James C. Mitchell Center for Health Technology
LR Learning Resource Center
MT Maintenance Building
PE Physical Education Center
ST Francis P. Chiaramonte, M.D. Center for Science and Technology
TC Maryland Center for Environmental Training

Campus Site and Parking Assessment

The La Plata Campus is located in Charles County on a 173 acre site on Mitchell Road. It serves as the central campus housing the college's main administrative functions. Much of the acreage is not buildable because of ravines and wetlands. A recent assessment of the site yielded the following:

Campus Roads

The existing network of campus roads provides a loop configuration, which appears to be adequate to serve the campus needs for the foreseeable future.

There are some areas of potential pedestrian / vehicular conflict at Lot 2 and Lot 7. A stop sign has been added at the main pedestrian crossing to Lot 2, however additional measures are recommended to alert pedestrians and slow down traffic at both Lot 2 and 7. Such measures could include raised crosswalks and landscaping that directs pedestrians to the crosswalks.

Traffic pattern at intersection of Cross Campus Drive and South Campus Drive could be eased / improved to streamline traffic on campus loop. In addition, there are pedestrian/vehicular conflicts evident between the parking lot that serves the temporary Classrooms and Lot 4.

Portions of North Campus Drive and South Campus Drive have been repaved recently and are in good condition. The remaining sections of these roads and Cross Campus Drive will require repaving in the next 5 years. The lower section of North Campus Drive and the TC building has been a recurring maintenance problem, and does not appear to have been constructed to support heavy truck loads.

Campus Parking Lots

The capacity of the existing campus parking lots is adequate to serve the existing campus needs. Additional parking will be warranted for future construction beyond the CE and BU construction projects.

Parking Lots 1, 3 and 9 have been recently paved, and are in good condition. Lots 2 and 6 require repaving within the next 1 to 2 years. Lots 4, 5, 7, and 8 will need to be repaved in the next 5 years.

Campus Site and Parking Assessment

Campus Pedestrian Pathways

We recommend improvements be made to the existing network of campus pedestrian paths to repair damaged walks, and to provide handicap accessible pathways where possible. In addition, we recommend that pedestrian circulation paths be developed on a campus-wide level to provide landscaped pedestrian boulevards for primary circulation and secondary paths that help pedestrians navigate the entire campus. An improved network of pathways will help to locate hubs and nodes to further organize the campus and provide outdoor student gathering and study areas.

Campus Amphitheater / Pavilion

A pavilion structure with 2500 seat outdoor seating area is recommended to be located to the east of the AD Building to house commencement ceremonies and other campus functions.

Campus Water Supply

The campus water tower is currently served by two wells located near the ST Building and the BU building. The well at the ST building provides a flow of 40 gallons per minute, while the well at the BU building provides a flow of 10 gallons per minute. Both of these wells are reaching the end of their useful life, and are recommended to be replaced with new wells to serve the existing campus.

A third well is recommended to accommodate future construction.

Campus Storm Water Management

The campus is currently served by three storm water management ponds. These appear to be functioning properly and receive regular maintenance. In addition to the ponds, there is a "baysaver" facility located near the PE building and an underground detention system adjacent to the ST building. According to College Facility Staff, there is some evidence that storm runoff from Lot 3 flows directly into the nearby stream from an outlet located near the TC building.

The new CE and BU buildings and all future buildings will be served by bio-retention areas as well as underground detention facilities to comply with the new MDE regulations.

Campus Site and Parking Assessment

Campus Site Lighting

The campus site lighting generally consists of pole-mounted shoebox type roadway and parking lot fixtures and decorative lantern type walkway fixtures. The standard lamping is high pressure sodium, either 480V single phase or 277V. Concrete bases for the site lighting pole bases are typically flush in grade.

The lighting varies in age and condition across the campus. Many of the parking and roadway fixtures have pole bases and bolts that are deteriorating. This could be due to the bases being installed directly on the concrete foundations, allowing prolonged contact with water. There has not been any noticeable deterioration on the walkway fixture pole bases, although the actual condition has not been verified.

The lighting systems across the campus vary in appearance as well as age. Finishes are typically black or dark bronze. The majority of the parking lot poles are square, steel. Despite the lighting systems not being perfectly matched, the differences are not objectionable as the styles are generally similar.

CSM facilities personnel have noted that foot-candle levels throughout the campus are acceptable. There have not been complaints by students or staff that safety is a concern due to inadequate lighting. The site lighting is contactor controlled via time clock and/or photocell so that roughly every other fixture turns off at 11pm, and the remaining fixtures stay on for security until dusk.

Lot 1

Roadway lighting from the north entrance and along Cross Campus Drive appears to be original to the campus, consisting of approximately 15 foot tall poles with shoebox type cutoff fixtures. The pole bases have been recently repaired, with bases reinforced and new bolts drilled and epoxied into the concrete base. This is a temporary fix deemed necessary as the condition was considered an imminent safety hazard.

A new curved parking lot has been installed in front of the BU, AD and CE buildings, with sleek profile shoebox type fixtures on poles of a comparable height to the roadway. There are several styles of lantern type walkway fixtures surrounding these buildings. The new and existing fixtures are served from the BU building.

It is recommended to replace the original roadway lighting along Cross Campus Drive to the north entrance. Concrete bases should be installed new, raised above grade to prevent water contact. Otherwise, the pole bases should be installed raised off the concrete with a sufficient gap to allow water drainage.

Lot 2

The parking lot fixtures are mounted on approximately 30 foot tall poles, in either a single or twin head configuration. The poles have the same deterioration problem noted above and have been similarly repaired. New branch circuit wiring was in the process of being installed as the existing had failed. The circuits, which had originated in the BU building, are being refed from the CL building in order to avoid being disrupted during the scheduled construction of the new BU building.

It is recommended to replace the lighting. Concrete bases should be installed new, raised above grade to prevent water contact. Otherwise, the pole bases should be installed raised off the concrete with a sufficient gap to allow water drainage. CSM facility personnel have indicated that the paving in LOT#2 is in need of replacement.

Lot 3

The original lighting system in this lot has been replaced. Fixtures are mounted to 25 foot tall, round, tapered poles. The fixtures are served from the ST building. Both the lighting and branch circuit wiring are in good condition.

Lot 4

Several of the pole bases in this lot, as well as all those located on South Campus Drive, have also been repaired due to an advanced deteriorated condition. While the remaining fixtures do not appear to require immediate attention, the actual condition is in question. Junction boxes adjacent to some of the pole bases attest to the fact that branch circuit wiring has had to be replaced.

The majority of the fixtures are served from the FA building. The fixtures at the northern most end of the lot are fed from the adjacent LR building. The portion of the parking area located adjacent to the CS building has fixtures that are newer than the rest in LOT#4.

It is recommended to replace all the lighting, with the exception of those at the CS building. Concrete bases should be installed new, raised above grade to prevent water contact. Otherwise, the pole bases should be installed raised off the concrete with a sufficient gap to allow water drainage.

Lot 5

The lighting in LOT 5 consists of a thinner profile fixture than the majority of the campus. The fixtures are served from the LR building, and are reported to be in good condition. The parking lot itself is in need of repaving according to CSM facilities personnel.

The pole mounted fixtures adjacent to the PE building are reported to be in good condition, with bases mounted raised off the concrete foundations. The finish of the walkway fixtures has faded from black to a light gray color.

Lot 6
Circular fixtures mounted to aluminum poles comprise the lighting in this lot. The lighting system was installed concurrently with the BI building, and is served from this location. The fixtures and associated branch circuit wiring are in good condition.

Lot 7
The fixtures and poles are relatively new, and are in good condition. Poles are square, aluminum, with bases mounted raised off concrete foundations installed slightly recessed below grade. The lighting is served from the BI building.

A few remnant fixtures are located between LOT#6 and LOT#7, mounted on round, tapered poles. Junction boxes adjacent to these pole bases attest to the fact that branch circuit wiring has had to be replaced. These are fed from the ST building.

Lot 8
The majority of the lighting in LOT#8 is reported to be in good condition. Poles are square, aluminum, with bases mounted raised off concrete foundations installed flush in grade. A small section of the lot, located furthest from the FA building, was used as a prototype for solar powered LED lighting. Five self-contained pole mounted fixtures are located along the perimeter. The batteries are located at the pole base in a thin, sheet metal housing. CSM facility personnel are dissatisfied with the quality of the product as well as the installation. Sections of LED lights have burned out.

One of the existing pole mounted fixtures was replaced with an LED fixture head, furnished by the manufacturer. However, the electronics failed after approximately six months, at the end of the summer.

Campus Site and Parking Assessment

Walkway Lighting
There have not been any reported problems with these fixtures, or the associated branch circuit wiring to date. Walkway lighting at the front of the BU, AD and CE buildings is served from the BU building. The main pedestrian walkway between CC and LR is fed from the BI building. Otherwise, walkway lighting is fed from adjacent buildings.

Walkway lighting is contactor-controlled via time clock and/or photocell, identical to the parking and roadway fixtures. Half the fixtures are left on from dusk to dawn for security lighting.

Athletic Field Lighting
Athletic field site lighting is reported to be in good condition, and does not require modifications.

Controls
Intermatic type time clocks are used for control of exterior lighting. There are estimated to be 15 of these located throughout the campus. These are manually programmed, which creates a maintenance issue when events on campus, such as Project Grad, require the lighting scheduling to be modified.

It is recommended that exterior lighting controls be interfaced with the automatic control system to allow remote programming. Individual labeling of exterior lighting is also recommended for a campus environment in order to facilitate identifying fixtures for repair or re-lamping. Labeling fixtures will also enable individuals to accurately pin-point their location on campus, which could be useful in security situations.

Additional Comments:
Replacement of lighting with more energy efficient systems is currently an incentive for a SMECO rebate program. However, installation of LED lighting to replace existing high pressure sodium fixtures is not recommended based on both first cost as well as the failure of LED lighting currently installed on site.

The total acreage now utilized is as follows:

Buildings	6 acres
Parking	15 acres
Roads	5 acres
Playing Fields	9 acres
Storm water Management	3 acres
Forest Conservation, Wetlands & RPZ	65 acres
Water Treatment Plant	1 acres
Open Space (on slopes)	38 acres
Open Space (courtyards, buffers, etc.)	26 acres
Sub-Total	**168 acres**
Buildable Acreage	5 acres
TOTAL	**173 Acres**

Conclusion

It is apparent from the current distribution of acreage and the future need for storm water pond expansion that the college has a significant shortage of useable land. To compensate for future needs, consideration must be given to the relocation of the athletic facilities to a location central to all three campuses. This will help the shortage of buildable acreage, but more importantly it will offer all students equal access to sports. Currently students from the Leonardtown and Prince Frederick Campuses must travel approximately fifty miles to the LaPlata Campus. This approach will provide the most economical solution since it would be too costly to build facilities at all campuses. Further this is virtually impossible since neither campus has available acreage for this purpose.

Administration Building (AD)

HEGIS:

Classroom:	0
Laboratory:	0
Office:	9,689
Study:	0
Special Use:	0
General Use:	0
Support:	140

SQUARE FOOTAGE:
Net: 9,829 Gross: 18,302

FLOORS: 2 + attic

CONSTRUCTED: 1968

RENOVATED: 2001

Status: The building, originally constructed in 1968, was redesigned and renovated to provide a centralized student registration and support services in December 2001. These offices include Admissions, Advisement and Career Services, Financial Assistance, the Registrar's Office and the Vice President for Student and Instructional Support Services. The building also houses the Vice President for Financial and Administrative Services (DFS) and a portion of the activities related to this division. Most of these DFS offices will be relocated to the BU Building when it is renovated in FY12.

Construction: Building is a brick faced wall-bearing structure with stud framing on the interior.

Mechanical: The building is heated and cooled by two (2) multi-zone air-handling units located in unfinished attic spaces. Cooling is by direct expansion coils served by packaged compressor condensing units located on the roof inside a well area. Heating is by hot water from the basement boiler plant in the Business Building. The control systems are pneumatically operated.

Deficiencies: None.

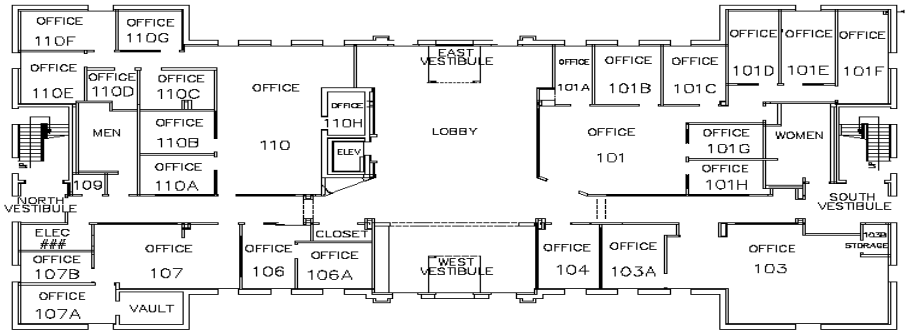
Administration Building (AD)

ADA Compliant: An elevator was installed to the second floor making the building ADA compliant. The building is accessible with electronically operated doors on the side entrances.

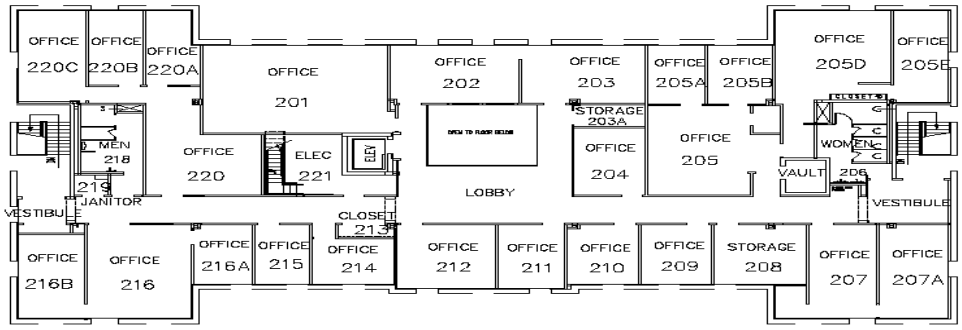
Improvements: The building was completely reprogrammed, redesigned and renovated in 2001.

10-Year CIP: No further projects are anticipated during the 10-year planning cycle.

Administration Building (AD)



1st Level



2nd Level

Bookstore (BK)

HEGIS:

Classroom:	0
Laboratory:	0
Office:	874
Study:	0
Special Use:	0
General Use:	8,402
Support:	0

SQUARE FOOTAGE:
Net: 9,276 Gross: 11,598

FLOORS: 3

CONSTRUCTED: 1991

Function: This facility houses the College Bookstore.

Construction: The building is a brick faced, steel frame structure. All three levels are connected by both an open stairway and an elevator.

Mechanical: The building is heated and cooled by a variable volume air handling system, with electric heating and direct expansion cooling. Supply air is ducted throughout the building. The return air is by ceiling plenums.

Deficiencies: The building is 20 years old and requires the following improvements: Replacement of the roof, HVAC, temperature controls, and upgrade of the lighting system with energy efficient lighting controls.

ADA Compliant: The building is handicapped accessible.

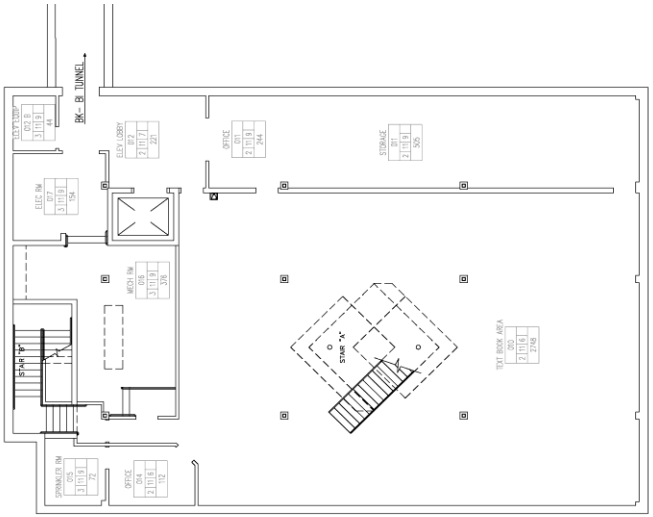
Bookstore

Improvements: No major improvements have occurred since the original construction.

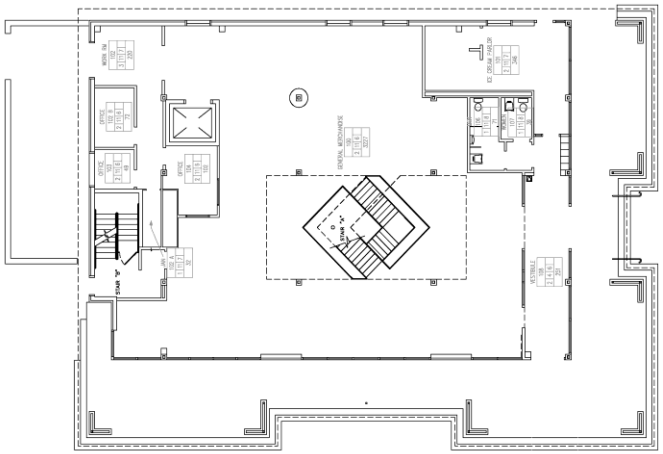
10-Year CIP: Replace roof, HVAC system, and lighting controls.

* See Appendix D for the independent detailed evaluation of the building and associated systems. The report includes specific recommendations for corrective actions.

Bookstore (BK)

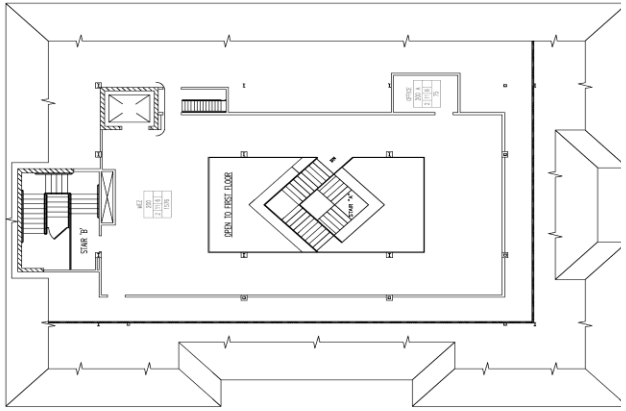


Lower Level



1st Level

2nd Level



Business Building (BU) (Under Construction)

HEGIS:

Classroom:	0
Laboratory:	0
Office:	0
Study:	0
Special Use:	0
General Use:	0
Support:	0
Alt/Conv	13,852

SQUARE FOOTAGE:
Net: 13,852 Gross: 23,472

FLOORS: 2

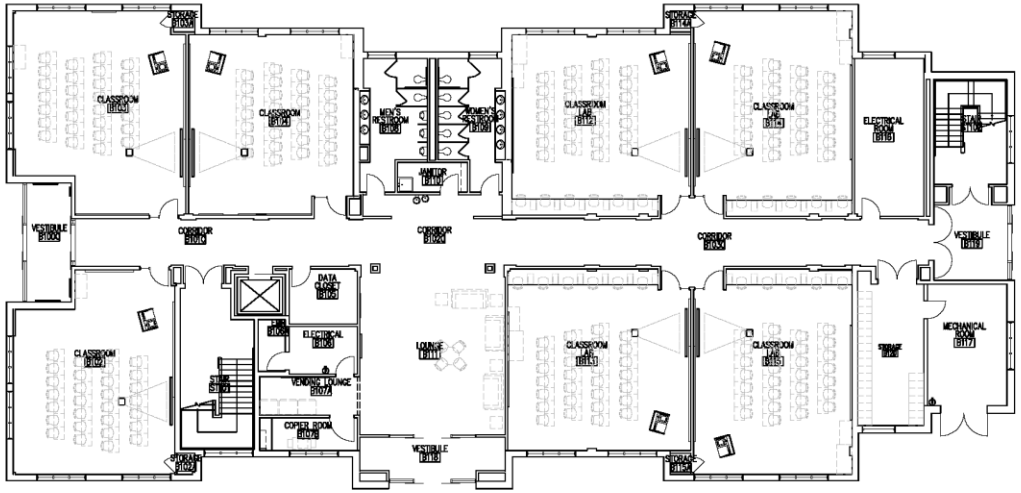
CONSTRUCTED: 1968

RENOVATED: 2011

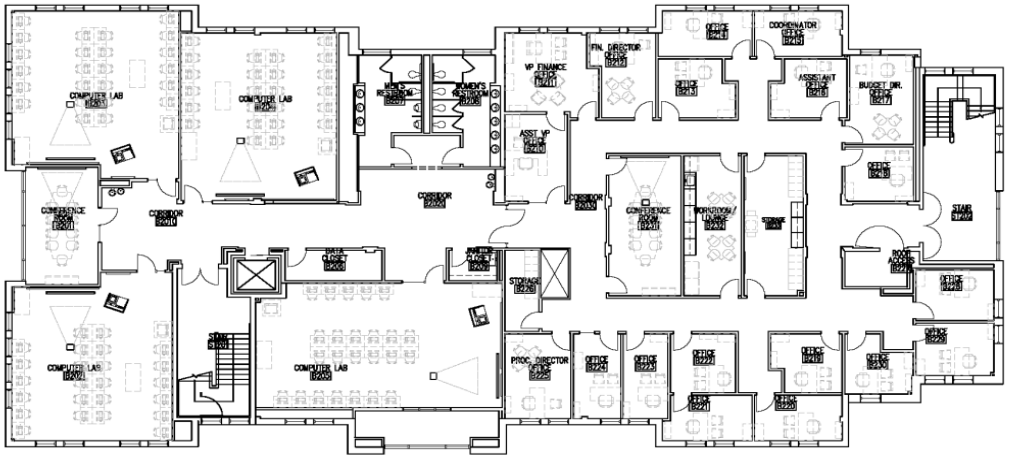
Functions: The BU is the first phase of a two phase project. The BU & CE Buildings have been completely redesigned from small inefficient one story structures to modern multi-story academic buildings. The BU design is complete and the building is in the construction phase. The BU is scheduled for opening in spring 2012. Once completed the BU Building will provide seven classrooms, four computer laboratories, and a centralized facility for the Division of Financial & Administrative Services.

Construction: Contract awarded November 23, 2010

Business Building (BU) (Under Construction)



1st Level



2nd Level

Center for Business and Industry (BI)

HEGIS:

Classroom:	1,983
Laboratory:	2,689
Office:	11,244
Study:	0
Special Use:	0
General Use:	12,040
Support:	3,169

SQUARE FOOTAGE:
Net: 31,125 Gross: 48,048

FLOORS: 2

CONSTRUCTED: 1996

Functions: The Center for Business and Industry has three levels. Level 1 provides conference and meeting spaces, and computer and interactive distance learning labs that support local economic development. In addition, a full service kitchen/dining area exist on the first level. The 2nd level provides offices for the president, support staff, and several meeting rooms including the Board Room. The lower level provides support space for procurement, printing, and the telecommunication hub.

Construction: The exterior walls of this building are bearing and are comprised of brick and block construction. The pitched roof is pre-engineered wood truss system with imitation slate over plywood. The windows are metal framed, double-glazed fixed and double hung configurations. The three levels are connected by enclosed stairways and two elevators. The building has a commercial grade kitchen.

Mechanical: The building receives hot water from the central heating plant located in the BU Building. Chilled water is from a packaged water generator utilizing semi-hermetic compressors and self-contained air-cooling condenser. Support service and special areas are heated and cooled by six single zone air handling units. The building has a number of special exhaust systems including those associated with the kitchen.

Center for Business and Industry (BI)

Deficiencies: An engineering study has determined that the HVAC system needs a major redesign due to the inability to control humidity levels. The current system does not provide sufficient control of temperature and humidity. Several fan coil units are inaccessible for maintenance and filter removal. The kitchen range and grill hood exhaust fans are located close to the outside air intakes causing food odors in the large conference room & other areas. The roof has deteriorated and requires replacement.

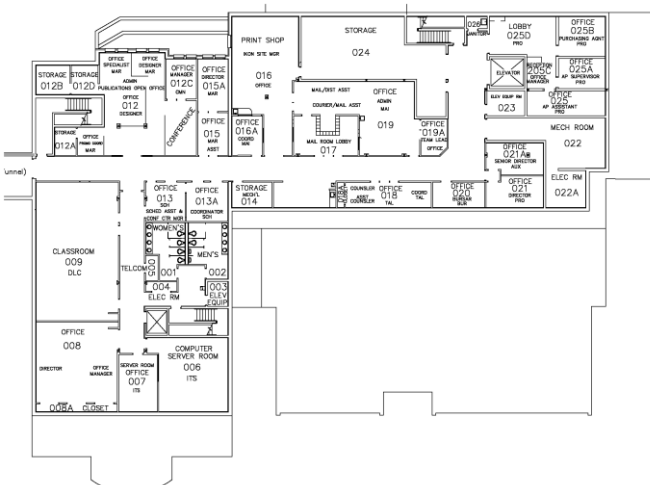
ADA Compliant: The building is compliant with current standards.

Improvements: No major improvements have occurred since the original construction.

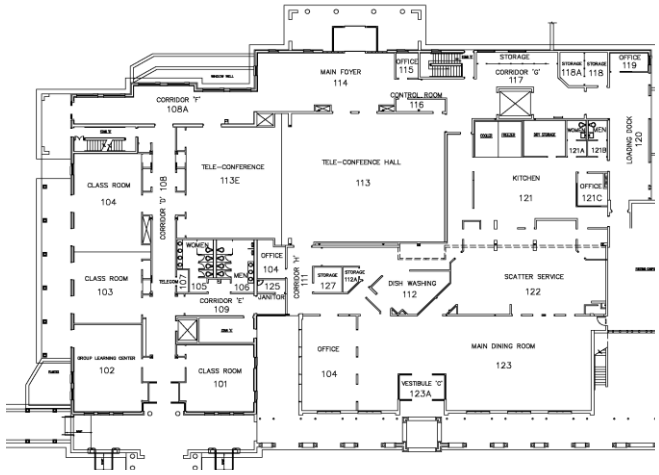
10-Year CIP: Funding will be requested during this time period to correct the deficiencies.

* See Appendix D for the independent detailed evaluation of the building and associated systems. The report includes specific recommendations for corrective actions.

Center for Business and Industry (BI)

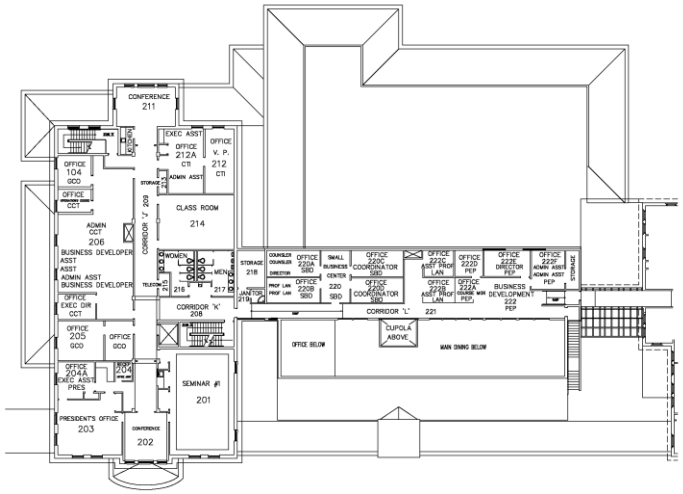


Lower Level



1st Floor

2nd Level



Campus Center (CC)

HEGIS:

Classroom:	0
Laboratory:	960
Office:	6,776
Study:	0
Special Use:	0
General Use:	2,014
Support:	384
Outside Use	0

SQUARE FOOTAGE:
Net: 10,134 Gross: 18,160

FLOORS: 2

CONSTRUCTED: 1994

Functions: The building houses the Student Life and Athletics Department, Student Government Association, a game room, TV lounge, conference rooms and general lounge/vending areas. In addition to these student-focused areas, the building also houses the following offices: Advancement; Corporate and Community Training Institute; Human Resources; Diversity and Equal Opportunity; and Planning, Institutional Effectiveness and Research. The ground floor of the Campus Center serves as a place for students to congregate between classes and as event and programming space for activities sponsored by campus clubs and organizations.

Construction: The building is a brick and block wall bearing structure with wood roof trusses. There are two enclosed stairways and a hydraulic elevator.

Mechanical: The building is heated and cooled by a variable volume air handling system, with hot water heating and chilled water-cooling. The building receives hot water from the central heating plant located in the basement mechanical area of the BU building. Supply air is ducted throughout the building and return air is by ceiling plenums.

Campus Center

Deficiencies: It is recommended that the VAV box heat coils be correctly piped and heat coils be provided for VAV boxes not currently equipped with heat coils. In addition the automatic temperature controls should be replaced with direct digital controls and tied into the Campus EMS.

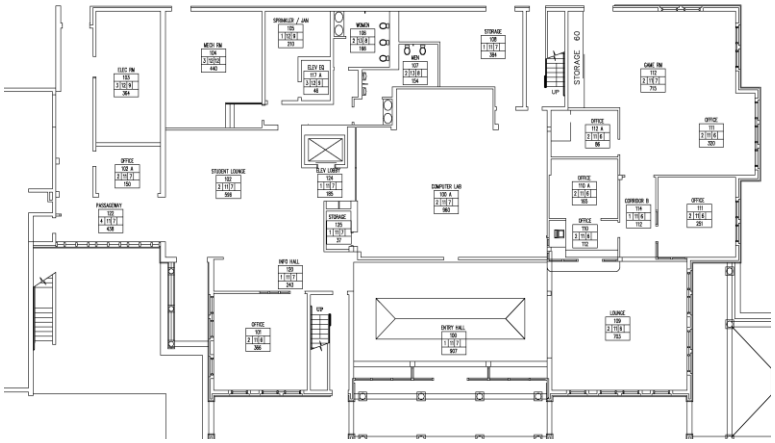
ADA Compliant: The building is handicapped accessible.

Improvements: No major improvements have occurred since the original construction.

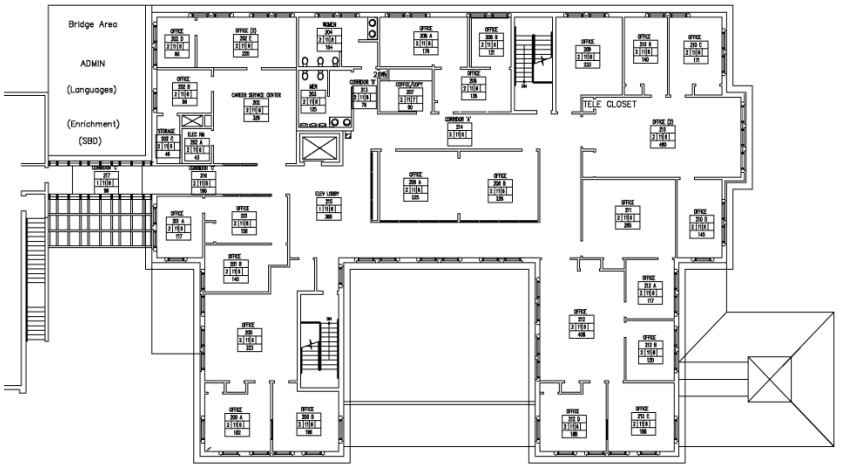
10 Year CIP: Building mechanical system is currently being reviewed to determine if items listed under *Deficiencies* can be corrected as normal maintenance or if a capital project is required.

* See Appendix D for the independent detailed evaluation of the building and associated systems. The report includes specific recommendations for corrective actions.

Campus Center



1st Level



2nd Level

Career Education Building (CE)

HEGIS:

Classroom:	6,095
Laboratory:	0
Office:	1,386
Study:	0
Special Use:	0
General Use:	0
Support:	0

SQUARE FOOTAGE:
Net: 7,481 Gross: 10,716

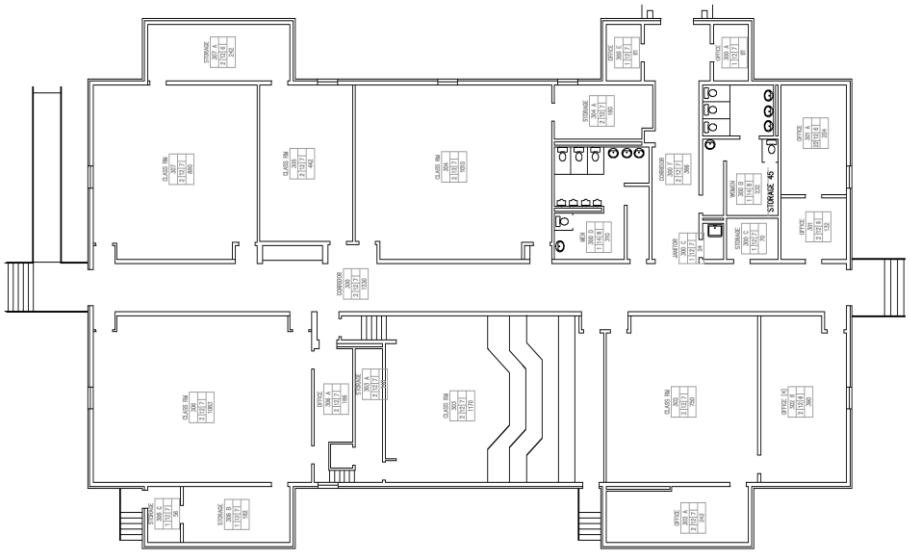
FLOORS: 1

CONSTRUCTED: 1968

Functions: The building, originally constructed in 1968, is a single story structure primarily used for continuing education and credit classes. The Occupational Training Department has their administrative offices in the building and offers drivers education classes in the facility.

Construction: The CE is the second phase of a two phase project. The BU & CE Buildings have been completely redesigned from small inefficient one story structures to modern multi-story academic buildings. The CE design is in the Design Development phase. The design is scheduled for completion in the spring 2011. The CE will remain in service until the BU construction phase is complete. Once completed, the CE Building will provide classrooms, computer laboratories, offices and conference rooms.

Career Education Building (CE)



Campus Services Building (CS)

HEGIS:

Classroom:	2,415
Laboratory:	0
Office:	1,064
Study:	0
Special Use:	0
General Use:	0
Support:	69

SQUARE FOOTAGE:

Net: 3,548 Gross: 4,995

FLOOR: 1

CONSTRUCTED: 2007

Functions: The building was constructed to provide surge space that is needed during the renovation/addition of various campus buildings. There are four general classrooms and ten office spaces in the building.

Construction: The building is a brick faced modular single story structure. There are four classrooms, nine faculty offices and support space within the building.

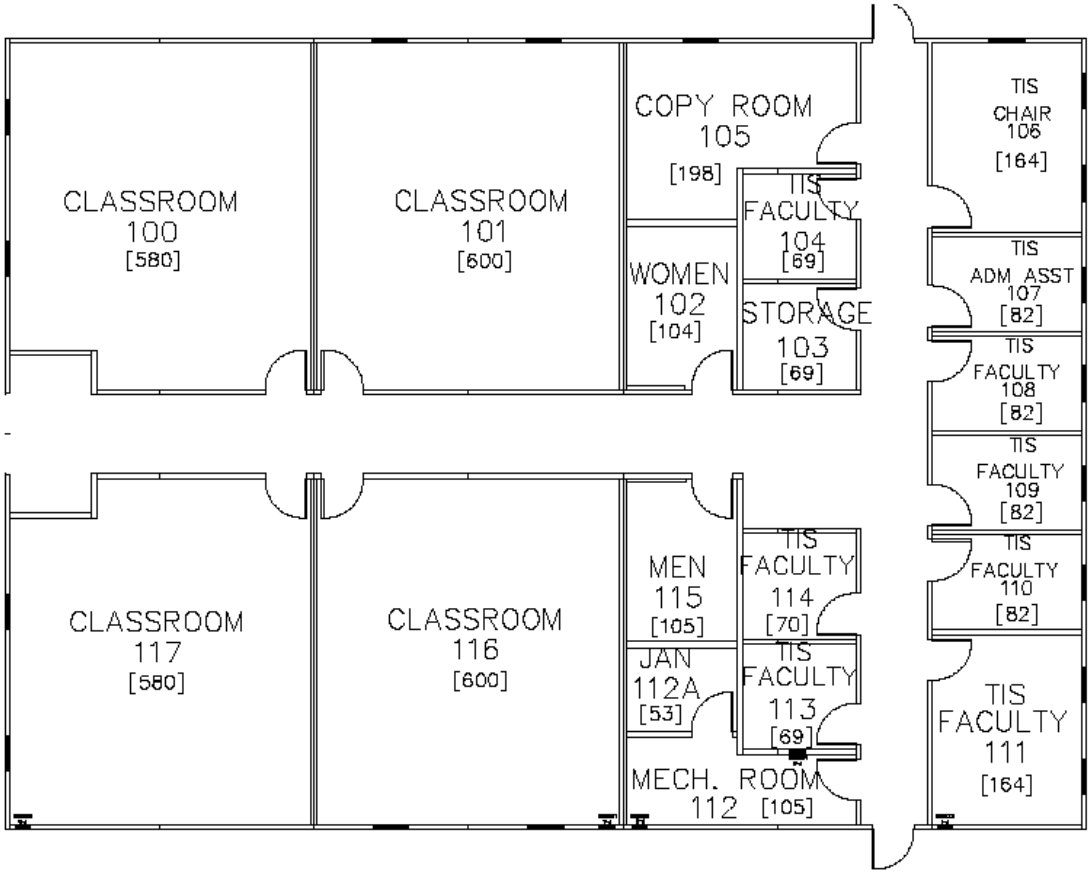
Mechanical: The temperature in the building is maintained by four Carrier roof mounted air-conditioning units that have electric heat cools for heating.

Deficiencies: None

ADA Compliant: The building is ADA compliant.

10 Year CIP: No projects are anticipated during the 10-year planning cycle.

Campus Services Building



1st Level

Fine Arts Center (FA)

HEGIS:

Classroom:	2,289
Laboratory:	5,319
Office:	2,871
Study:	0
Special Use:	0
General Use:	11,386
Support:	1,370

SQUARE FOOTAGE:
Net: 23,235 Gross: 38,687

FLOOR: 2

CONSTRUCTED: 1983

Functions: The building houses a 404-seat theatre and associated work areas; a box office; painting/digital studios; pottery studio; print making/photography laboratory; a chorus room; music rehearsal room; music practice labs; art galleries; three general purpose classrooms; the offices of the Communications, Arts, and Humanities Division; and offices of the Languages and Literature Division. The majority of the college's fine and performing arts courses are taught in this building: art, music, drama and dance. In addition, the three general classrooms and chorus room house instruction in humanities, English, speech, social sciences and general education courses. Summer youth camps and other courses for youth are taught here as well. Dramatic and music performances are offered to the community. The building has a loading dock that serves the theatre.

Construction: The building is a brick and block combination steel frame and wall bearing structure. The first floor is on a concrete slab with a sloping floor and fixed seating in the theater. The roof has three levels. Each of the three roof levels is framed by bar joist with metal deck, rigid insulation, and built-up roofing. The windows are hopper type, aluminum with insulating glass.

Fine Arts Center (FA)

Mechanical: The building is heated and cooled by small water source heat pump systems. The heat pump condenser loop is served by a water-cooling tower, through a heat exchanger, as well as by an electric water boiler.

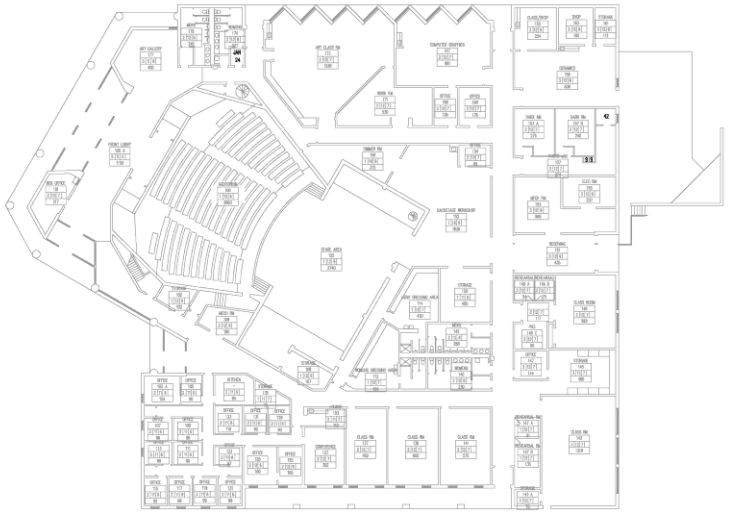
Deficiencies: The building is 27 years old. It has water leaks in the kitchen and lobby areas. HVAC needs improvement in support areas. It is not possible to expand the current faculty office space. The rear stage area needs improved egress to meet current safety standards. Building needs an addition to accommodate a 150-seat black-box theater, sculpture area, and additional offices.

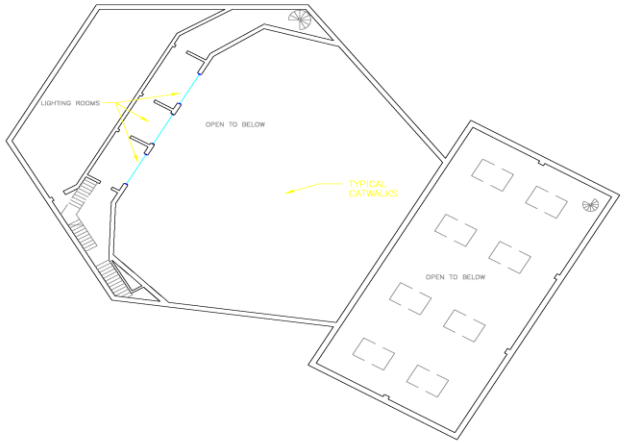
ADA Compliant: The building is ADA compliant.

Improvements: Rest rooms were recently renovated to comply with ADA requirements.

10 Year CIP: The building is currently being reviewed to determine if a major renovation and expansion should be considered. This project is a carryover from the 2000 Master Plan. The alternative would be to construct a new facility central to all campuses.

Fine Arts Center (FA)





James C Mitchell Center for Health Technology (HT)

HEGIS:

Classroom:	2,146
Laboratory:	5,129
Office:	3,853
Study:	277
Special Use:	0
General Use:	0
Support:	0

SQUARE FOOTAGE:

Net: 11,405 Gross: 18,300

FLOORS: 1

CONSTRUCTED: 1990

Functions: The building houses state-of-the-art nursing skills, clinical simulation, and paramedic laboratories. The academic departments of Nursing & Health Technology have offices and faculty workrooms in this building. Three general purpose classrooms and a conference room are also located in this facility. The clinical simulation and nursing labs support the nursing programs. The paramedic lab is used to teach pre-hospital care including first aid, CPR, emergency medical technology and cardiac rescue technology. General-purpose classrooms are used for credit and noncredit instruction in all disciplines. Faculty offices for nursing and health are housed in this building. The faculty also uses workrooms and storage areas in this building. College and community groups use a conference room for meetings. A 556-sq. ft. basement provides storage for instructional supplies and materials.

Construction: This building is a brick and block combination steel bar-joists roof structure at the flat roof and pre-engineered wood trusses at the pitched roof. The windows have aluminum frames with insulated glass.

James C Mitchell Center for Health Technology (HT)

Mechanical: The building is heated and cooled by a combination variable volume air distribution system and perimeter hot water convectors. There are two rooftop cooling air-handling units.

Deficiencies: The HVAC system needs replacement. The control system is antiquated and does not function properly. It is recommended that the control system be replaced in its entirety and be tied into the campus EMS.

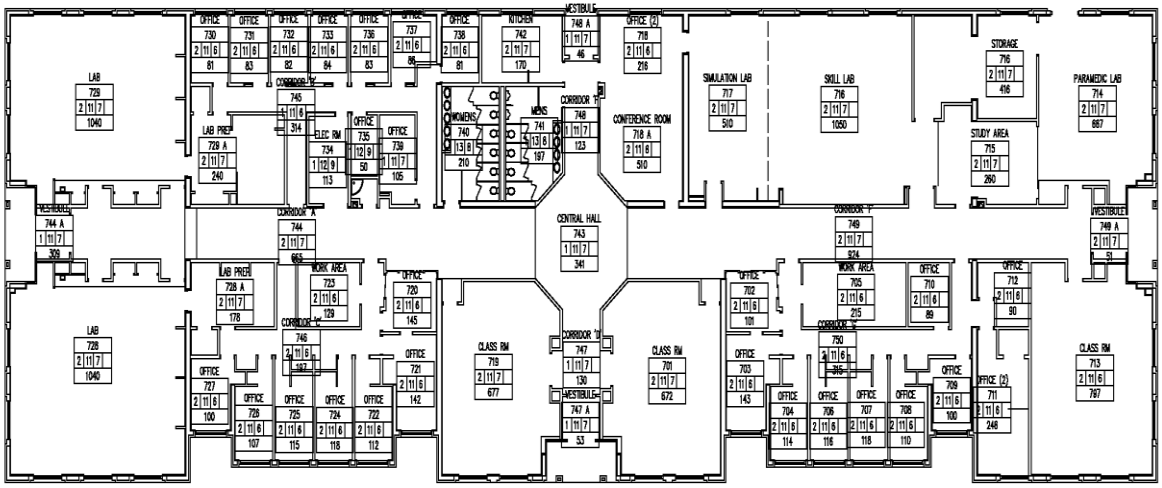
ADA Compliant: The restrooms are partially accessible. The water fountains, emergency equipment, and phones are accessible by those in wheelchairs.

Improvements: No major improvements have occurred since the original construction.

10 Year CIP: The building is currently being reviewed to determine if a major renovation and expansion should be considered. The alternative would be to construct a new facility central to all campuses.

* See Appendix D for the independent detailed evaluation of the building and associated systems. The report includes specific recommendations for corrective actions.

James C Mitchell Center for Health Technology (HT)



Learning Resource Center (LR)

HEGIS:

Classroom:	3,476
Laboratory:	1,526
Office	8,809
Study:	12,853
Special Use:	1,764
General Use:	142
Support:	200

SQUARE FOOTAGE:
Net: 28,770 Gross: 42,973

FLOORS: 2

CONSTRUCTED: 1975
RENOVATED: 1998

Functions: The building houses the Library; the Southern Maryland Studies Center; the Student Success Center; the Community Relations Department; Public Safety and Preparedness Department; the Center for Civic Engagement and Service Learning; the Distance Learning and Faculty Development Division; and the Social Sciences, Humanities, and Teacher Education Division. A faculty resource room, a photography lab, audio/visual support services, three general purpose classrooms, an open student computer lab, and a multi-media classroom with a sound booth and auditorium-style seating are also housed in this building.

Construction: The building is on grade slab with vertical supporting concrete encased steel beams and columns and horizontal support by steel beams and truss joists. The exterior walls are brick and concrete masonry units. The flat roof is built-up on rigid insulation with a parapet wall and stone coping. The pitched roof is composite slate on plywood on metal deck.

Learning Resource Center (LR)

Mechanical: The building receives heating hot water from a central heating plant located in a mechanical room on the lower level. The chiller unit is located outdoors.

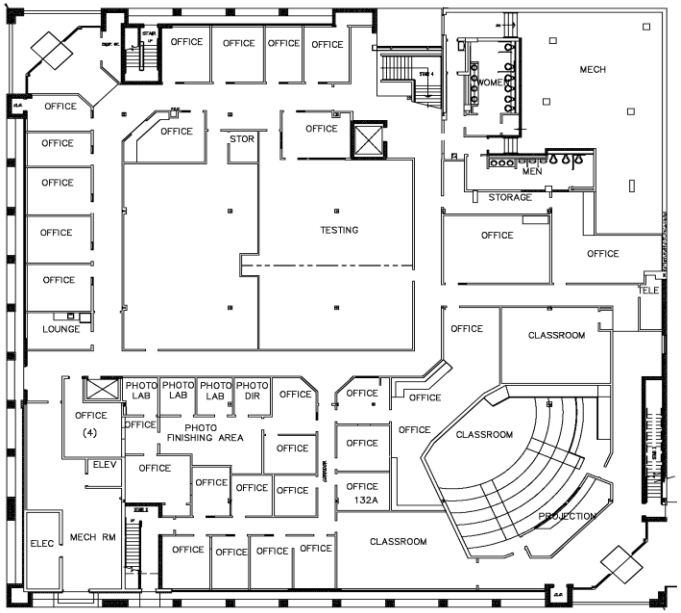
ADA Compliant: The LRC is ADA compliant.

Deficiencies: It is recommended to retrofit or replace the building T12 fluorescent lighting with energy efficient T8 lamps and electronic ballasts per the current college standards.

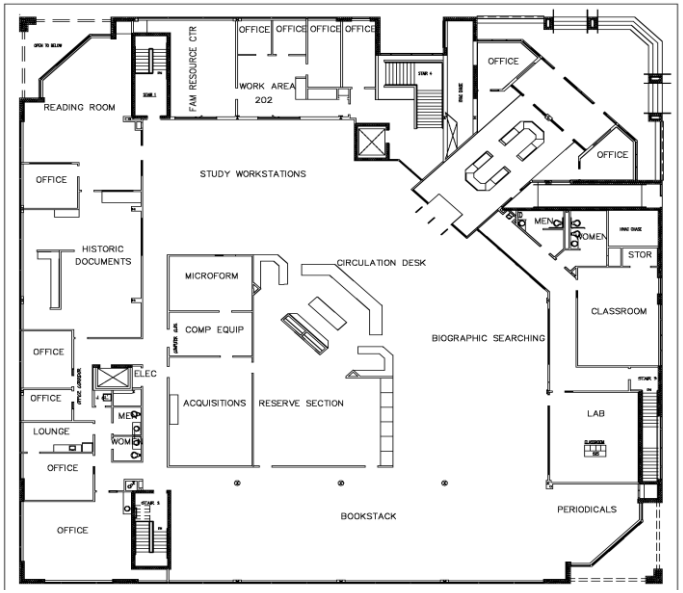
10-Year CIP: No projects are anticipated during the 10-year planning cycle.

* See Appendix D for the independent detailed evaluation of the building and associated systems. The report includes specific recommendations for corrective actions.

Learning Resource Center



1st Level



2nd Level

Physical Education (PE)

HEGIS:

Classroom:	991
Laboratory:	0
Office	2,511
Study:	0
Special Use	27,974
General Use:	228
Support:	0
Health Care	100

SQUARE FOOTAGE:
Net: 31,804 Gross: 40,842

FLOORS: 2

CONSTRUCTED: 1974
RENOVATED: 2004

Functions: The building houses the Wellness, Fitness and Sports Department offices, the Safe Communities program offices, a fitness center, a general purpose classroom, a gymnasium, a pool, and locker/shower rooms. Playing fields include baseball, softball, and soccer fields, tennis courts and track. The PE building and playing fields support physical education credit and non-credit instruction as well as intercollegiate athletics. The facilities are also used for a fitness program, intramural sports, community pool membership, USS Swim program, community indoor soccer leagues, senior swimming program, and summer youth and sports camps. Ten intercollegiate athletic teams participate in NJCAA-sponsored competition. Many credit and noncredit disciplines use the general-purpose classroom. The building houses an Olympic sized swimming pool.

Construction: The PE is a composition structure made up of double tees at the roof over the natatorium, bar joists at the roof over the gymnasium and the roof over the two story portion and double tees at the second floor level. The roof is a membrane system fully ballasted. Exterior walls are brick and block construction. The windows are aluminum framed with non-insulation glazing.

Physical Education (PE)

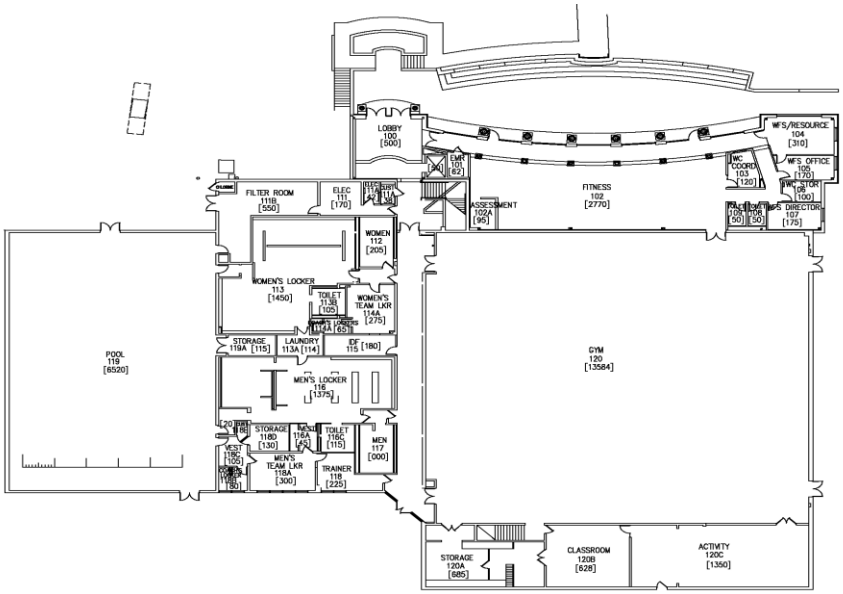
Mechanical: The building is heated and cooled by a number of air handling units located in the mechanical rooms. A new direct expansion cooling system, upgraded ductwork and other systems were recently installed. There is a penthouse boiler for hot water. Hot water from the boiler serves the heating coils in the air handling units as well as a domestic hot water converter and pool water heating systems.

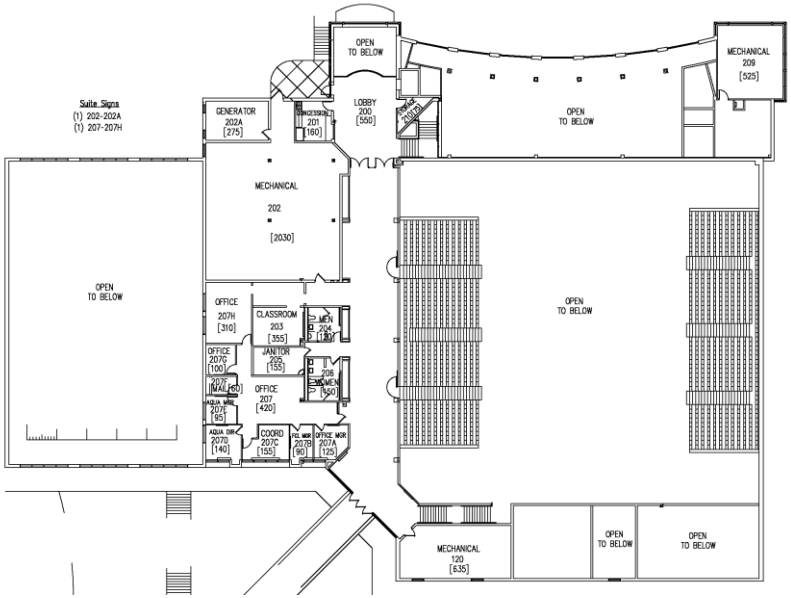
Deficiencies: Water drainage in the shower and dressing area is a problem.

ADA Compliant: The building is compliant.

10-Year CIP: No projects are anticipated during the 10-year planning cycle.

Physical Education (PE)





Francis P. Chiaramonte M.D. Center for Science & Technology (ST)

HEGIS:

Classroom	6,601
Laboratory:	18,139
Office	14,080
Study:	0
Special Use	0
General Use:	1,559
Support:	512
Health Care	0

SQUARE FOOTAGE:
Net: 40,891 Gross: 68,004

FLOORS: 2

CONSTRUCTED: 1970

RENOVATED: 2008

Functions: The Science and Technology (ST) Building houses the Academic Affairs Division administrative offices; the Math, Physics and Engineering Division; the Business and Technology Division; and the Information Technology Services Department. The building also houses physics, microbiology, and chemistry labs as well as microcomputer labs, technology labs, a drafting room, and general purpose classrooms. The majority of lab courses in chemistry, microbiology, physics, astronomy, geology and engineering are taught in this building. Specialized engineering technology courses are scheduled in the 20-station technology lab. The building contains an open student computer lab, a TV studio, a technology training room, and the college's Technology Help Desk. The building has a small loading dock to support these functions.

Construction: This building is a brick and block combination steel bar-joists roof structure at the flat roof and pre-engineered wood trusses at the pitched roof.

Mechanical: The building is heated and cooled by oiled fired boilers and chillers.

Francis P. Chiaramonte M.D. Center for Science & Technology (ST)

Deficiencies: The lower roofs need replacement.

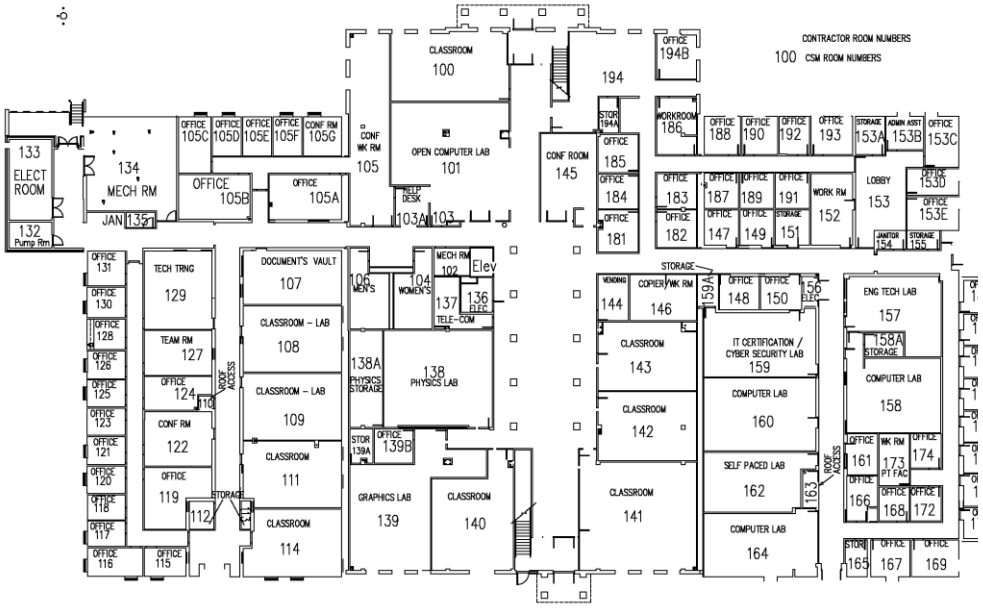
ADA Compliant: The building is handicapped accessible.

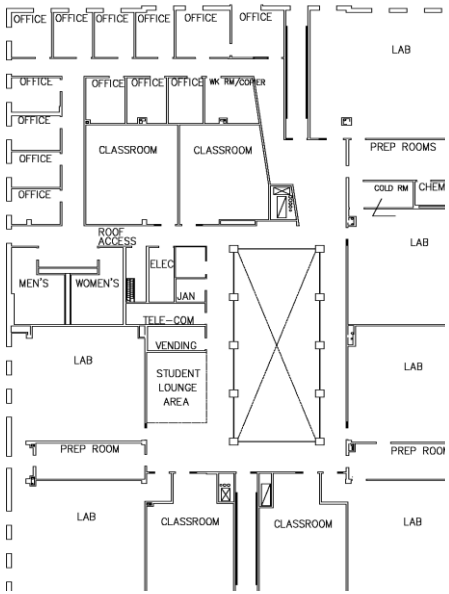
Improvements: The building was expanded and renovated in 2008.

10 Year CIP: Replacement of lower roofs.

* See Appendix D for the independent detailed evaluation of the lower roof. The report includes specific recommendations for corrective actions.

Francis P. Chiaramonte M.D. Center for Science & Technology (ST)





Maintenance Building (MT)

HEGIS:

Classroom:	0
Laboratory:	0
Office:	400
Study:	0
Special Use:	0
General Use:	0
Support:	4,237

SQUARE FOOTAGE:
Net: 4,637 Gross: 5,000

FLOORS 1

CONSTRUCTED: 1970

Functions: The building houses the offices of Building Operations and Grounds staff and areas for vehicle and equipment maintenance.

Construction: This is a brick faced building.

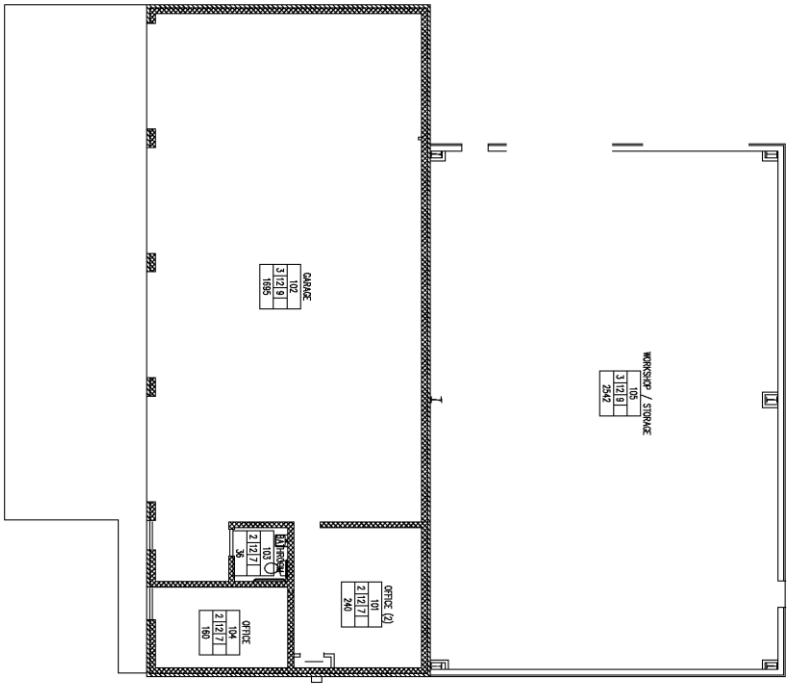
Mechanical: Heating is by ceiling-mounted, direct-fired propane heaters, plus one electric unit heater. Air conditioning is provided by window units.

Deficiencies: The building is twenty-eight years old. The size of the maintenance building is inadequate to serve the needs of the College. Building requires general renovation and modernization.

ADA Compliant: Partially – the restrooms, water fountains, emergency equipment, and phones are not accessible by those in wheelchairs.

10-Year CIP: The building is not a priority in the current CIP.

Maintenance Building (MT)



Maryland Center for Environmental Training (TC)

HEGIS:

Classroom:	1,585
Laboratory:	0
Office:	2,108
Study:	0
Special Use:	0
General Use:	0
Support:	314

SQUARE FOOTAGE:
Net: 4,007 Gross: 6,053

FLOORS: 1

CONSTRUCTED: 1983

Functions: The building houses the Maryland Center for Environmental Training Center staff offices, classrooms, a storage room and a laboratory. The building currently houses the manufacturing program on a temporary basis. Training courses in wastewater treatment, asbestos control, etc. are offered in this building. Other non-credit instruction is offered on a space-available basis. A theater style classroom with fixed seating for thirty students is available in the training center.

Construction: The roof has a steel bar-joist structure with single ply membrane over rigid insulation and a steel deck. Exterior walls are brick with block back up. The windows are wood casements with insulated glazing.

Mechanical: The building is heated and cooled by a number of electric air furnaces, with direct expansion cooling systems. There are also two Power Roof Ventilators and three inline exhaust fans. Domestic hot water is generated by an electric hot water heater.

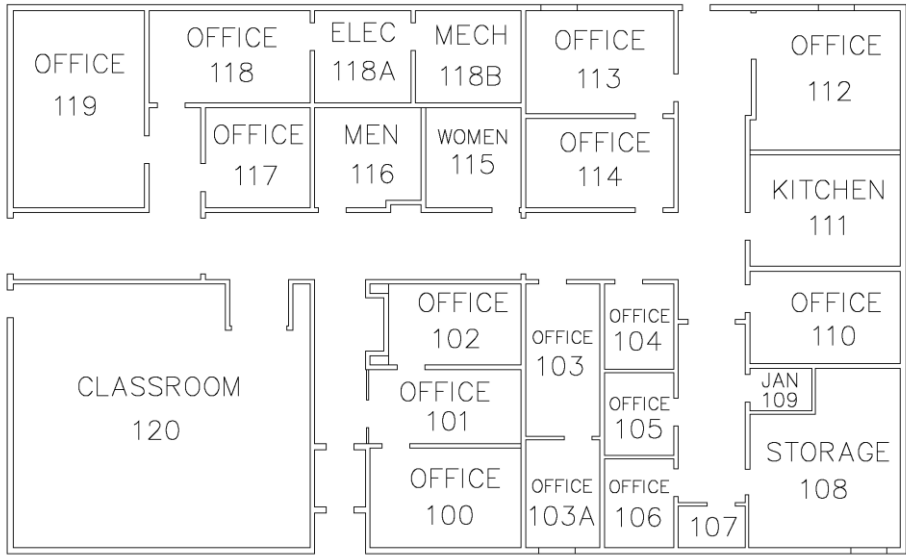
Maryland Center for Environmental Training (TC)

Deficiencies: The building is 27 years old. Classroom space is limited. There is no growth potential to accommodate additional training programs. Ceilings need replacement. Concrete floor is cracked in the vicinity of the electric room. Mechanical system and associated duct work needs updating and replacement.

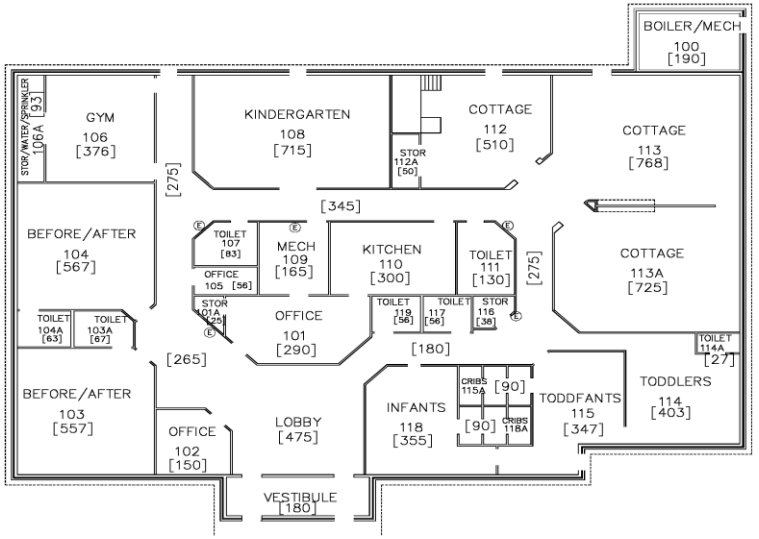
ADA Compliant: Partially – It is not ADA compliant because it lacks panic hardware and the proper dimensions. Toilet facility entrances do not meet ADA recommendations in width. The parking lot for this building is not handicapped accessible.

10-Year CIP: Building should be renovated or replaced. Given the limited amount of assignable space renovation is not advisable. Consideration should be given to relocating the TC activities and converting the building to a maintenance facility.

Maryland Center for Environmental Training (TC)



St. Charles Children's Learning Center

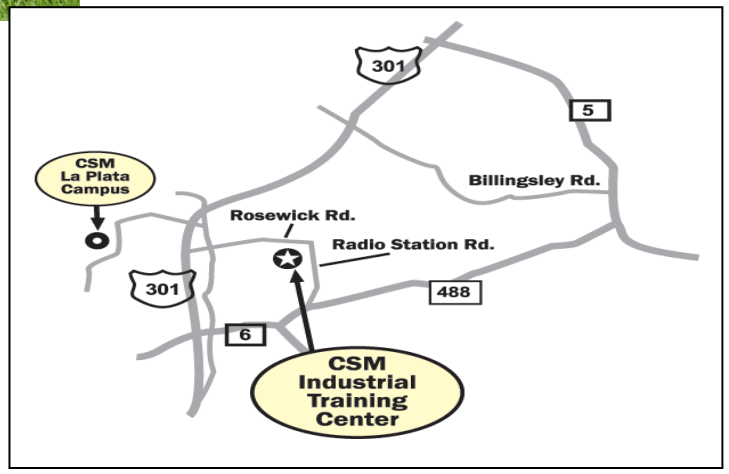


La Plata

Off Campus Centers

Center for Transportation Training

5825 Radio Station Road
La Plata, MD 20646



Center for Transportation Training

HEGIS:

Classroom:	902
Laboratory:	0
Office:	267
Study:	0
Special Use:	0
General Use:	0
Support:	0

SQUARE FOOTAGE:
Net: 1,169 Gross: 1,586

FLOORS: 1

CONSTRUCTED: 2006

Functions: The facility is located in LaPlata on a parcel of land, approximately 25 acres, provided by the county on a long-term lease (15-20 years). The property provides sufficient acreage for present and future programs. The project includes a driving range, 30 parking spaces and a small building containing a classroom, offices and restrooms.

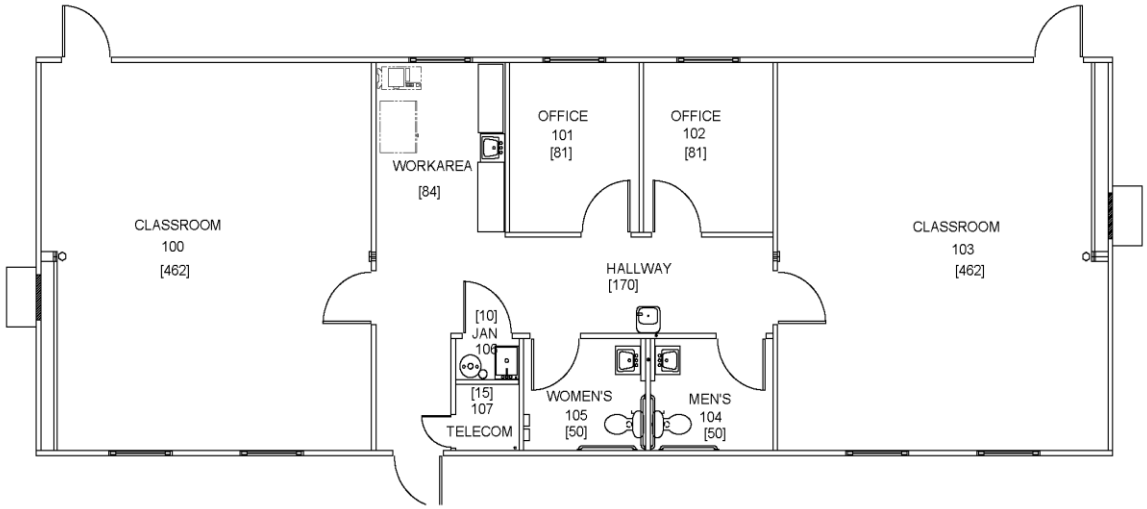
Construction: The building is a modular structure. The training facility has a custom track designed specifically for commercial vehicles.

Deficiencies: None.

ADA Compliant: The building is compliant with current standards.

Improvements: No projects are anticipated during the 10-year planning cycle.

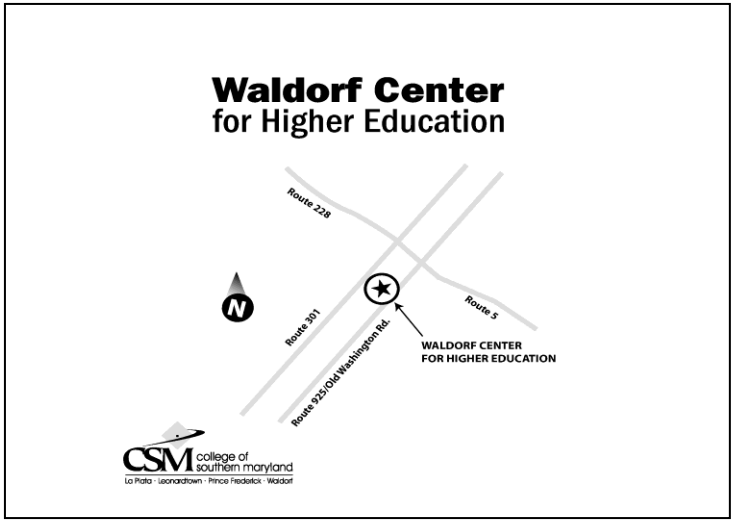
Center for Transportation Training



1st Level

Waldorf Center

3261 Old Washington Road, Suite 1020
Waldorf, MD 20602-3223



Waldorf Center

HEGIS:

Classroom:	9,500
Laboratory:	0
Office:	1,453
Study:	0
Special Use:	0
General Use:	0
Support:	0

SQUARE FOOTAGE:
Net: 10,953 Gross: 25,900

Functions: The Waldorf Center for Higher Education (Waldorf Center) was created to bring together the educational talents and resources of the College of Southern Maryland (CSM) with those of the University of Maryland University College (UMUC) and other higher education partners throughout the state to provide comprehensive, high-quality associate, bachelor, graduate, and professional programs and specialized workforce development training to the residents of central Southern Maryland.

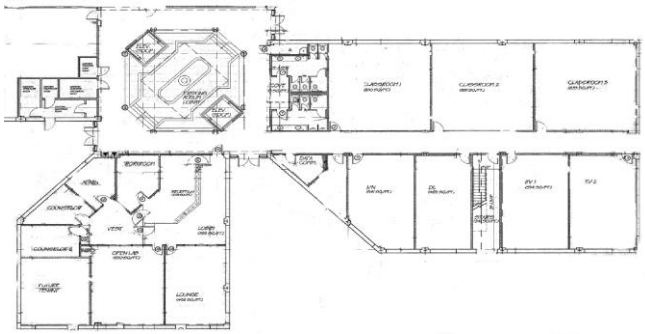
Construction: NA

Deficiencies: NA

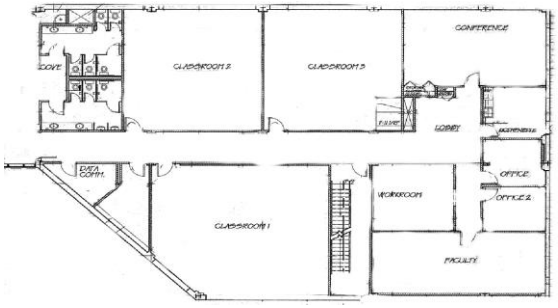
ADA Compliant: The building is in compliance.

10 - Year CIP: The College believes the most economical approach is to replace the rental facility with a permanent structure. A new college owned building would allow for expansion of advanced programs.

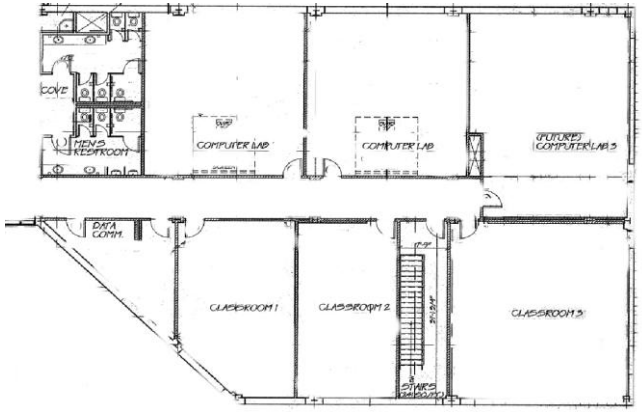
Waldorf Center



1st Level



2nd Level



3rd Level

Center for Trades & Energy Training

HEGIS:

Classroom	3,200
Laboratory:	13,788
Office:	350
Study:	0
Special Use:	0
General Use:	560
Support:	0

SQUARE FOOTAGE:
Net: 17,898 Gross: 25,000

Functions: The facility is located in Waldorf and provides training in welding, carpentry, HVAC, and electric trades.

Construction: NA

Deficiencies: NA

ADA Compliant: The building is compliant with current standards.

Improvements: The building is a leased facility.

Center for Trades & Energy Training