

MM06C
Developmental Disabilities Administration
Department of Health and Mental Hygiene

Henryton Center – Abate Asbestos and Raze Buildings
(Carroll County)

General Obligation Bonds **\$3,530,000**

Summary of Recommended Bond Actions

1. Henryton Center – Abate Asbestos and Raze Buildings
 Approve.

2. Section 12 Henryton Center
 Approve pre-authorization for the 2013 session.

Bill Text: Provide funds to design, abate asbestos, and demolish buildings at the Henryton Center, provided that notwithstanding Section 6 of this Act, work may commence on this project prior to appropriation of all the funds necessary to complete this project.

Project Description: The Henryton Center, an institutional facility for developmentally disabled individuals, has been closed since 1985, and efforts to dispose of the property have been ongoing since the closure. This project includes the demolition of all the buildings and asbestos abatement at the site. Once restored, the property will be transferred to the Department of Natural Resources (DNR) for inclusion in the Patapsco Valley State Park.

Project Summary Information

Total Project Cost:	\$6,580,000	Cost Per Square Foot – Base:	\$16
Cost Estimate Stage:	Budget	With Escalation and Contingencies:	\$17
Program Plan Status:	Approved	Gross Square Footage:	228,000
Green Building:	No	Net Usable Square Footage:	162,857
Est. Completion Date:	January 2014	Construction Contingency:	10.0%
Project Design Cost %:	7.9%	Regional Cost Factor:	90%

Project Analysis

Background

The Henryton Center is an 18-building, 46-acre facility in Carroll County, surrounded by the Patapsco Valley State Park. It was established in 1928 as a tuberculosis hospital, converted into a facility for the developmentally disabled in 1962, and permanently closed in 1985. Efforts to dispose of the property have been ongoing since 1985; however, development of the site is inconsistent with State Smart Growth policies and with county and local comprehensive plans. Carroll County has designated the area as a conservation zone, and it is outside of its designated Priority Funding Area. Since the property is not served by public water and sewer and is essentially within Patapsco Valley State Park, the site is inappropriate for intensive development. Subsequently, in July 2008, the State Clearinghouse recommended turning the property over to DNR for inclusion in the Patapsco Valley State Park; however, DNR will not include the property in the park until all of the buildings at the Henryton Center have been demolished and the land is returned to its natural state.

The security of the property has been an ongoing concern. Since the facility's closure in 1985, there have been over 100 complaints and break-ins. Furthermore, in the past five years, there have been arrests made on four different occasions, leading to public safety concerns. For instance, in December 2007, a two-alarm fire at the facility required 80 fire fighters from three jurisdictions to control the fire. The risk of additional fires, break-ins, and other incidents persist despite year-round security and DNR police patrolling the property during the day. Break-ins have also led to additional environmental concerns with the facility. A total of 15 electrical poles were cut down by trespassers to gain access to the copper wiring in the transformers. In the process of removing the wiring, oil from the transporters spilled onto the ground. In accordance with State and federal regulations, the Department of Health and Mental Hygiene must remove the contaminated soil and dispose of it properly. Furthermore, there are two 15,000-gallon oil tanks on the site that need to be removed.

Fiscal 2013 Capital Support

As reflected in the 2011 *Capital Improvement Program (CIP)*, this project was not included in the five-year forecast; however, it was added to the 2013 capital budget due to safety concerns raised by the State Fire Marshal. Total estimated project costs are \$6.58 million, and the fiscal 2013 budget includes \$3.53 million of general obligation bond funds for project design, asbestos/hazardous materials abatement work, and demolition of the 18 buildings at the Henryton Center. Of this amount, \$0.5 million is included in the budget for project design. The Department of General Services advises it will be submitting a request for design proposal for Architectural and Engineering services by the end of March 2012 and submitting a design contract approval request to the Board of Public Works in June 2012.

The remaining \$3.0 million included in the fiscal 2013 capital budget will be used for asbestos abatement and demolition of all building structures at the Henryton Center. Construction is anticipated to begin in March 2013, and continue into fiscal 2014. Additional construction funding is pre-authorized for the 2013 session in the amount of \$3.05 million. The pre-authorization included in the 2012 capital budget bill will allow the project to be bid for construction in fiscal 2013 without all the funds needed to award the construction contract made available in fiscal 2013.

Construction costs include asbestos abatement and demolition of all building structures at the Henryton Center, as well as the removal and disposal of all building debris, including all transformers and both oil tanks. This project also includes funding for the termination, disconnection, and capping or removal of utility infrastructures; securing of all tunnels; demolition, removal, and disposal of asphalt parking areas, concrete sidewalks, an in-ground pool, overhead poles and electrical lines; removal and disposal of poles and telephone lines; demolition, removal and disposal of boilers; and back filling, leveling, and compaction of the soil. The project cost estimate prepared by the Department of General Services includes a 10% construction contingency rather than the customary 5% for projects that are scheduled to receive construction funding. For a project of this nature that entails a greater amount of potential unforeseen conditions and hazardous abatement, a 10% construction contingency is acceptable. In addition, the cost estimate includes a 90% regional cost factor which serves to reduce the total estimated project cost and reflects consideration of differences in construction costs in regions of the State. In order to transfer the property to DNR for inclusion in the Patapsco Valley State Park, this project also includes funding for landscaping, grading and restoration of the site, as well as erosion control measures. The project is scheduled for completion in January 2014, and once the property is restored, it will be transferred to DNR.

Prior Authorization and Capital Improvement Program

**Authorization Uses
(\$ in Millions)**

<i>Description</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
Acquisition	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Planning	0.000	0.486	0.000	0.000	0.000	0.000
Construction	0.000	3.044	3.050	0.000	0.000	0.000
Equipment	0.000	0.000	0.000	0.000	0.000	0.000
Total	\$0.000	\$3.530	\$3.050	\$0.000	\$0.000	\$0.000

**Authorization Sources
(\$ in Millions)**

<i>Description</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
GO Bond	\$0.000	\$3.530	\$3.050	\$0.000	\$0.000	\$0.000
Total	\$0.000	\$3.530	\$3.050	\$0.000	\$0.000	\$0.000

GO Bond Recommended Actions

1. Approve.
2. Approve pre-authorization for the 2013 session.

Capital Project Cost Estimate Worksheet

Department: Department of Health and Mental Hygiene
Project Number: MM06C
Project Title: Henryton Center – Abate Asbestos and Raze Building
Analyst: Erin K. McMullen

Structure

New Construction:	228,000 Sq. Ft. X	\$16.00 Sq. Ft. =	\$3,648,000
New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Built-in Equipment:			0
Demolition:			0
Information Technology:	228,000 GSF X	\$0.00 GSF =	0
Telecommunications:			0
Miscellaneous – Other:	Asbestos Removal		1,100,000
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Subtotal			\$4,748,000
Regional Factor:	90.0%		-474,800
Subtotal			\$4,273,200
Escalation to Mid-point:	0.00 Yrs. X	=	9.83% 420,056
Total Cost of Structure (Bid Cost)			\$4,693,256

Site Work and Utilities

Site Improvements:	400,000 + regional factor + mid-point escalation	\$395,388
Utilities:	200,000 + regional factor + mid-point escalation	197,694
Project Subtotal (Bid Cost)		\$5,286,338

Fees and Miscellaneous Costs

Green Building Premium:	0.0%	\$0
Total Construction Contingency:	10.0%	528,634
Inspection Cost:	4.6%	243,172
Miscellaneous:	CPM Schedule	30,000
Miscellaneous:	Permits	50,000
Miscellaneous:		0
A/E Fee through Construction Phase @	7.5%	436,123
Total Cost of Project		\$6,574,267

Base Cost Per New Square Foot	\$16
Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)	\$17
Base Cost Per Renovated Square Foot	\$0
Adjusted Cost Per Renovated Square Foot (incl. escalation, conting., and Green Bldg.)	\$0