



Department of Legislative Services Headquarters Building

Project Team

- Architect:
 - Murphy & Dittenhafer Architects
- Construction Manager:
 - The Whiting-Turner Contracting Company
- Project Manager:
 - Maryland Stadium Authority



Project Overview

- Programming and Due Diligence Phase (completed June 2020)
 - Investigate existing building conditions; determine building and user needs
- Study Design Phase (completed March 2021)
 - Develop conceptual design based on outcome of Programming and Due Diligence effort
- Project Design (March 2021 through April 2022)
 - Plans and specifications to be used for construction
- CM Bidding & Construction (May 2022 through December 2024)



Current Building

- Facility
 - Georgian Revival Style Architecture.
 - Construction completed in 1976.
 - 94,000GSF; 5-stories, with two levels below grade and three levels above grade.
 - Houses 264 permanent employees and 57 contractual employees (321 total employees).



Existing Conditions - Deficiencies

- Current building deficiencies include, but are not limited to:
 - Operational inefficiencies (e.g. space configuration and insufficient space).
 - Current building space (94,000GSF) is not sufficient to support current staff of DLS and projected 10-year growth
 - Age, conditions and deferred maintenance of facility equipment/infrastructure.
 - Mechanical, Electrical, Plumbing, and Elevator Equipment beyond useful life
 - Building envelope deficiencies
 - Mold outbreak



Project Goals and Objectives

SHORT TERM

- Correct building deficiencies.
- Correct water infiltration at building foundation and tunnel walls.
- Upgrade infrastructure & equipment to meet current technological demands.
- Address privacy concerns.
 - Current layout has a number of “pass-through” offices.

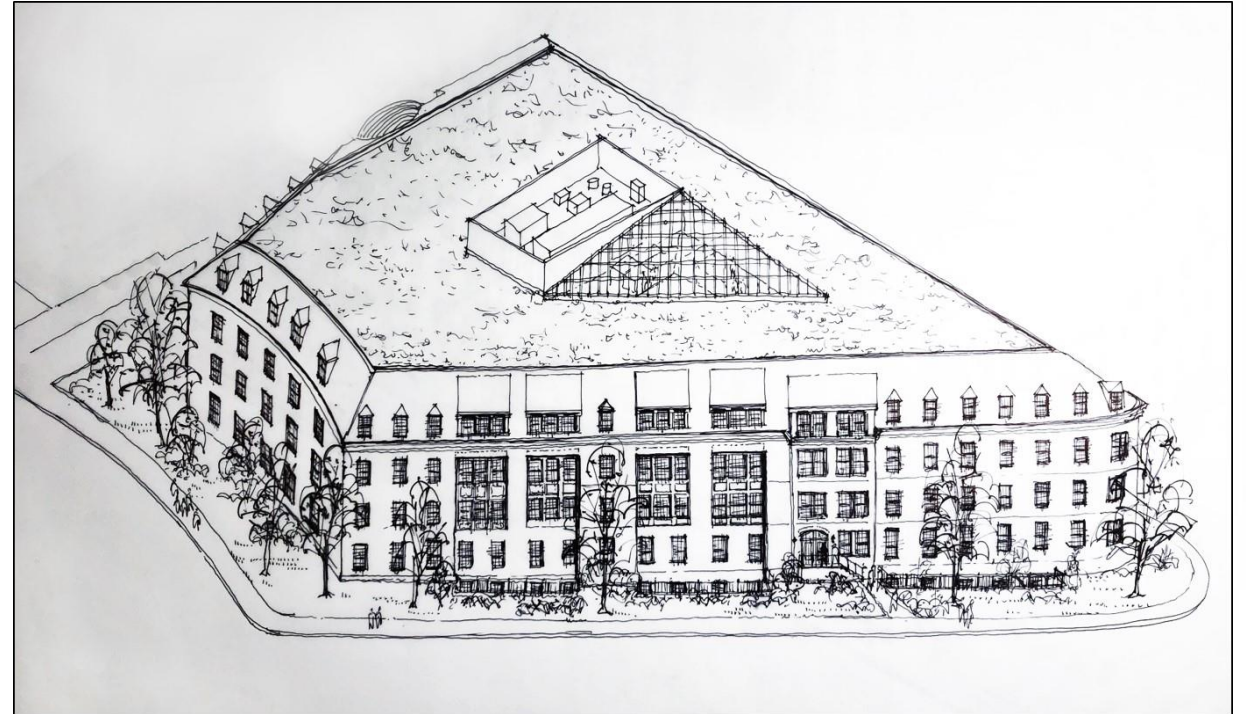
LONG TERM

- Provide space to accommodate projected growth of DLS and MGA staff.



Project Execution

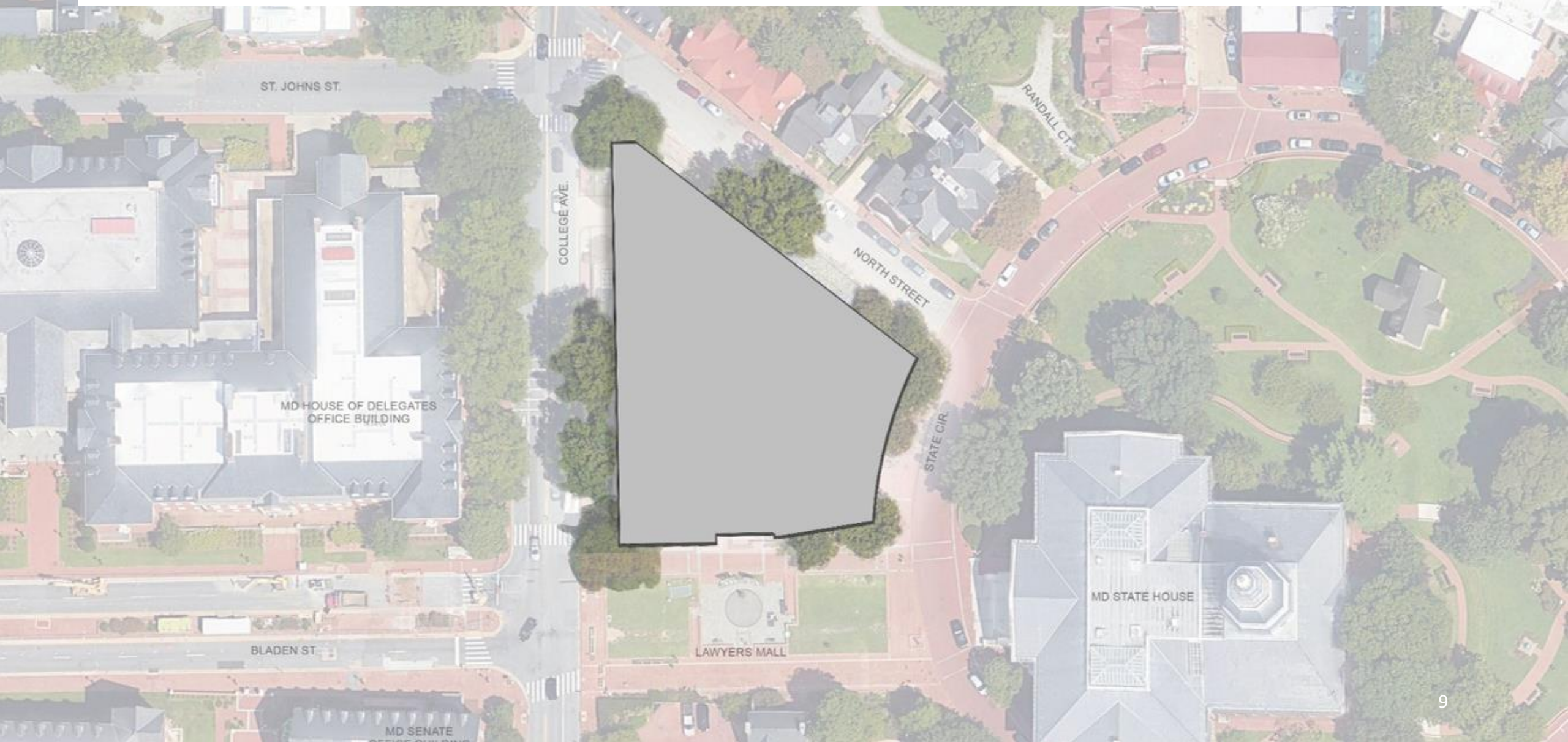
- Execution:
 - Raze existing structure
 - Excavate and waterproof both the State House and Senate/House of Delegates Tunnels.
 - Construct new 6-story building with 2-levels below grade and 4-levels above grade. Fully accommodates short term and long term programmatic needs, while maximizing property.
- Durations:
 - Design: complete April 2022
 - Construction: start after 2022 Legislative Session - *complete December 2024*
 - DLS to temporarily relocate for 2023 & 2024 Legislative sessions

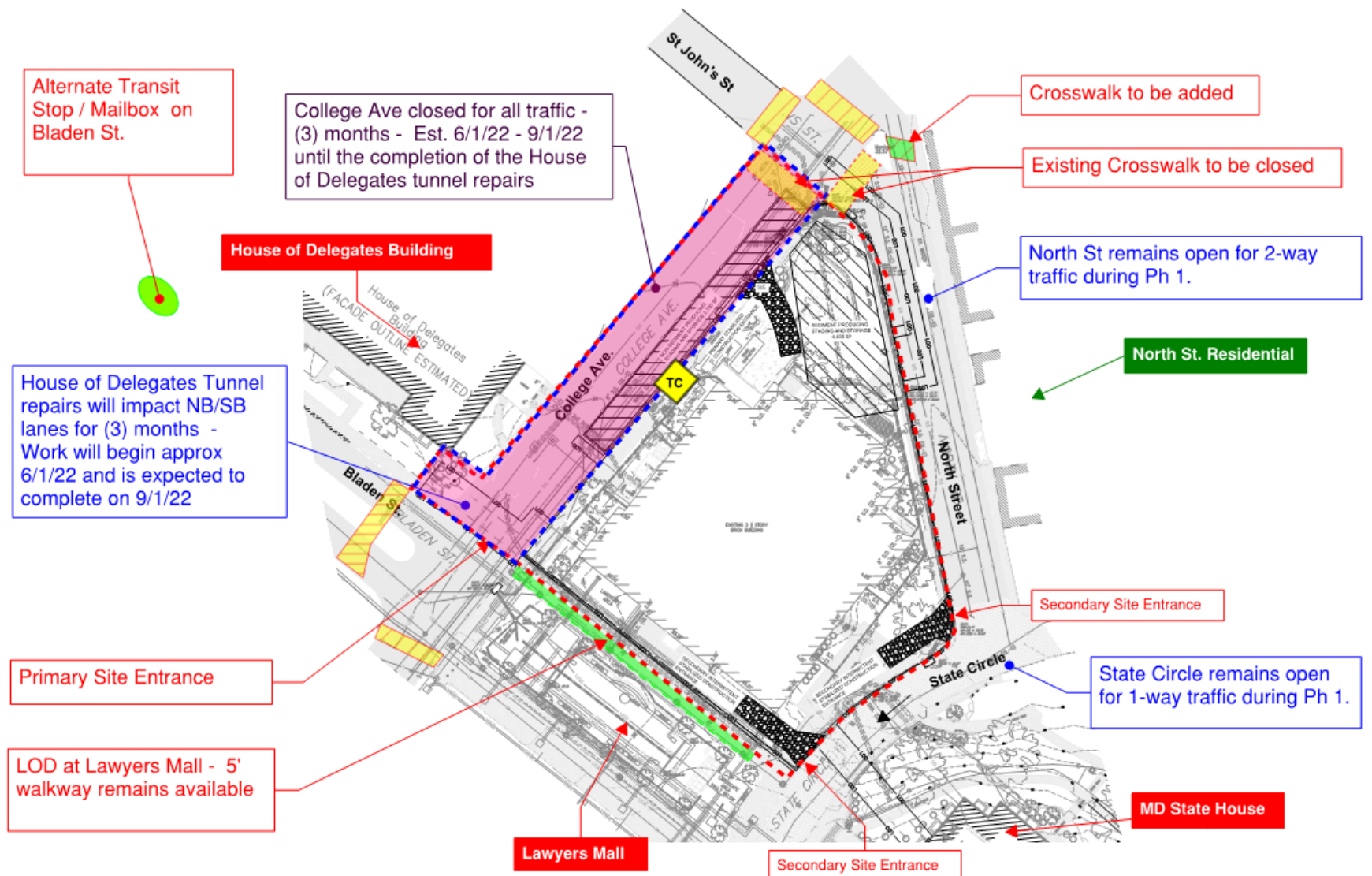


Anticipated Site Logistics Plan



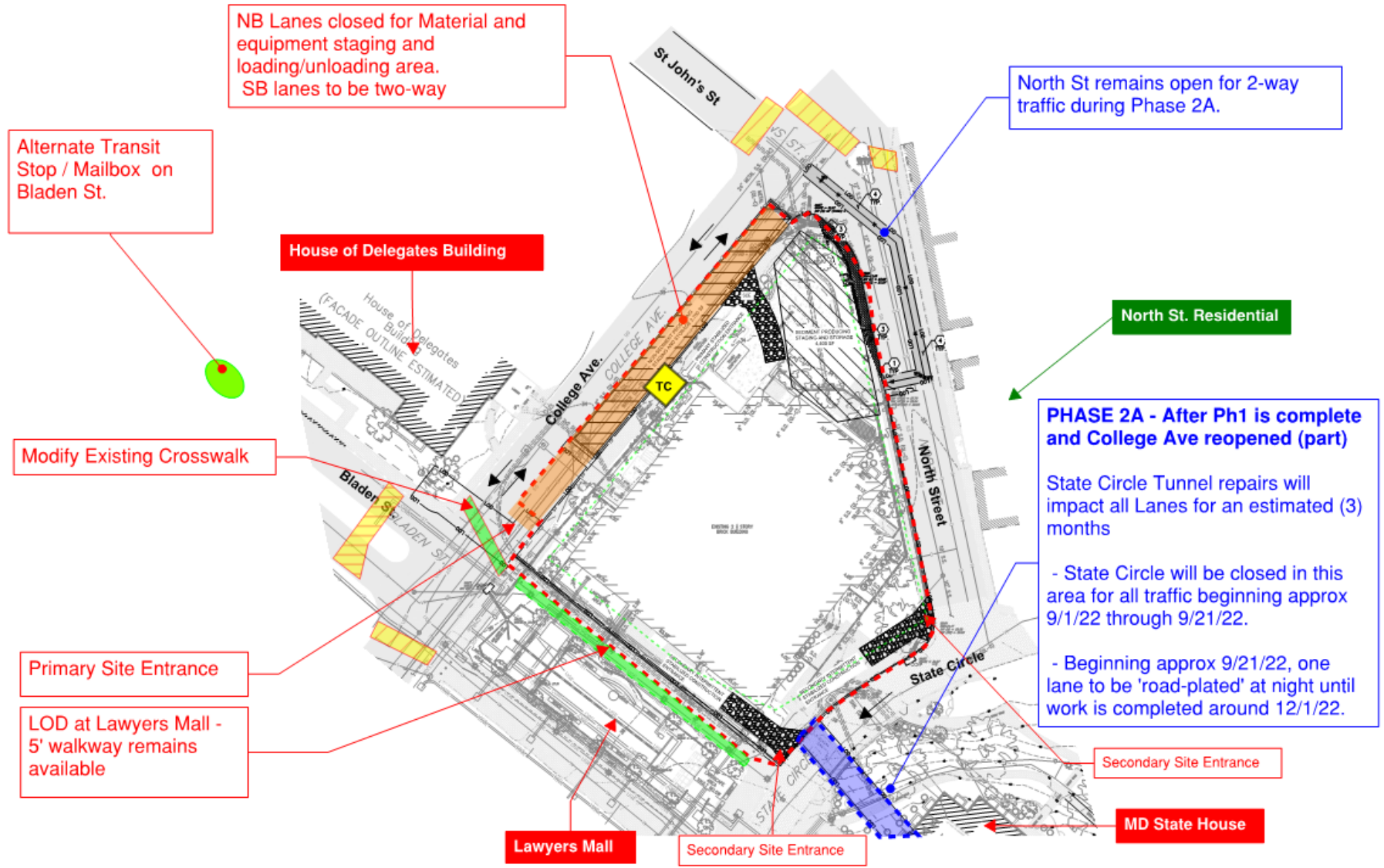
Conceptual Design: Site Plan





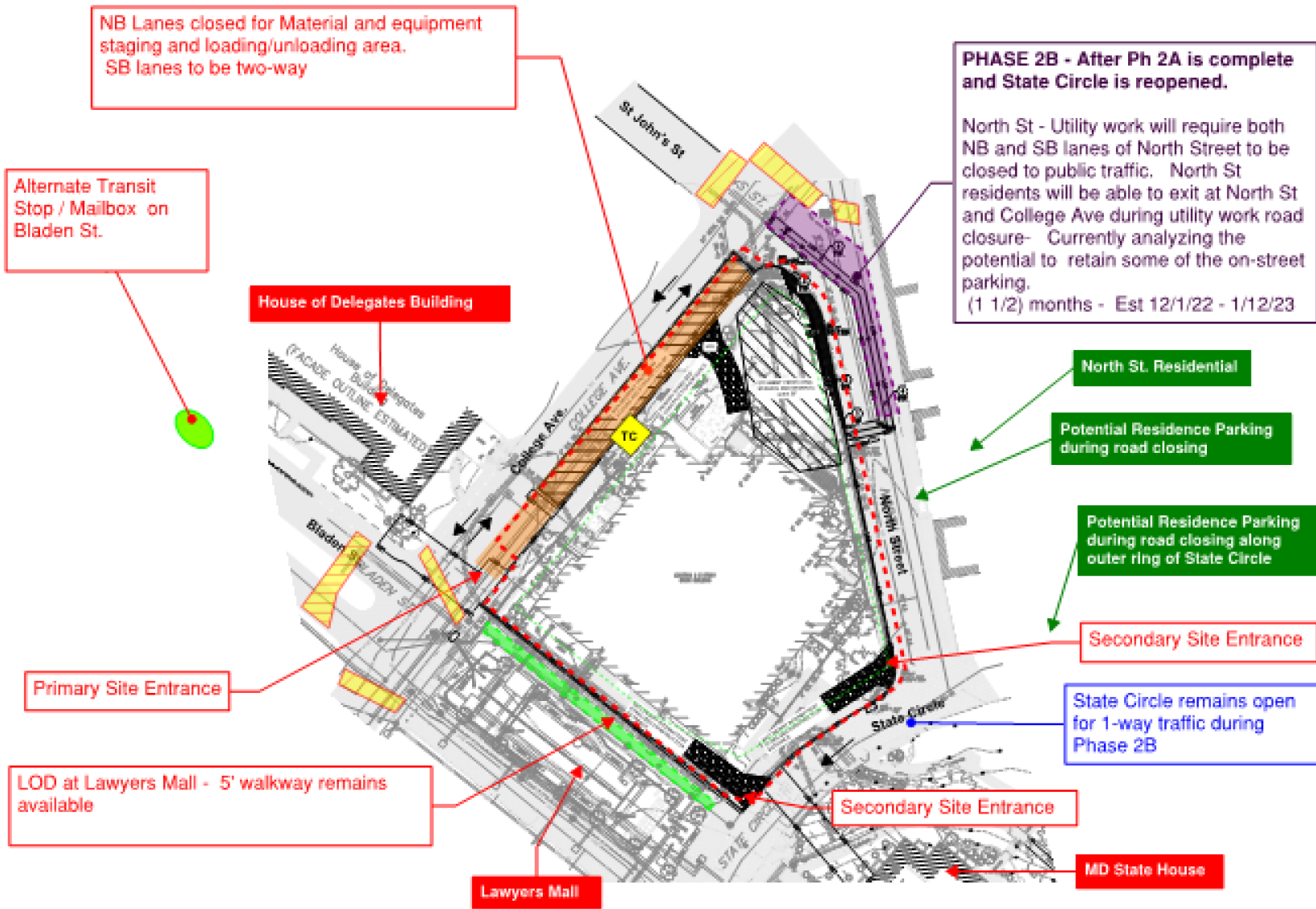
Site Logistics Plan - Ph. 1 - Est. 6/1/22 - 9/1/22 - Pedestrian and Veh. Traffic





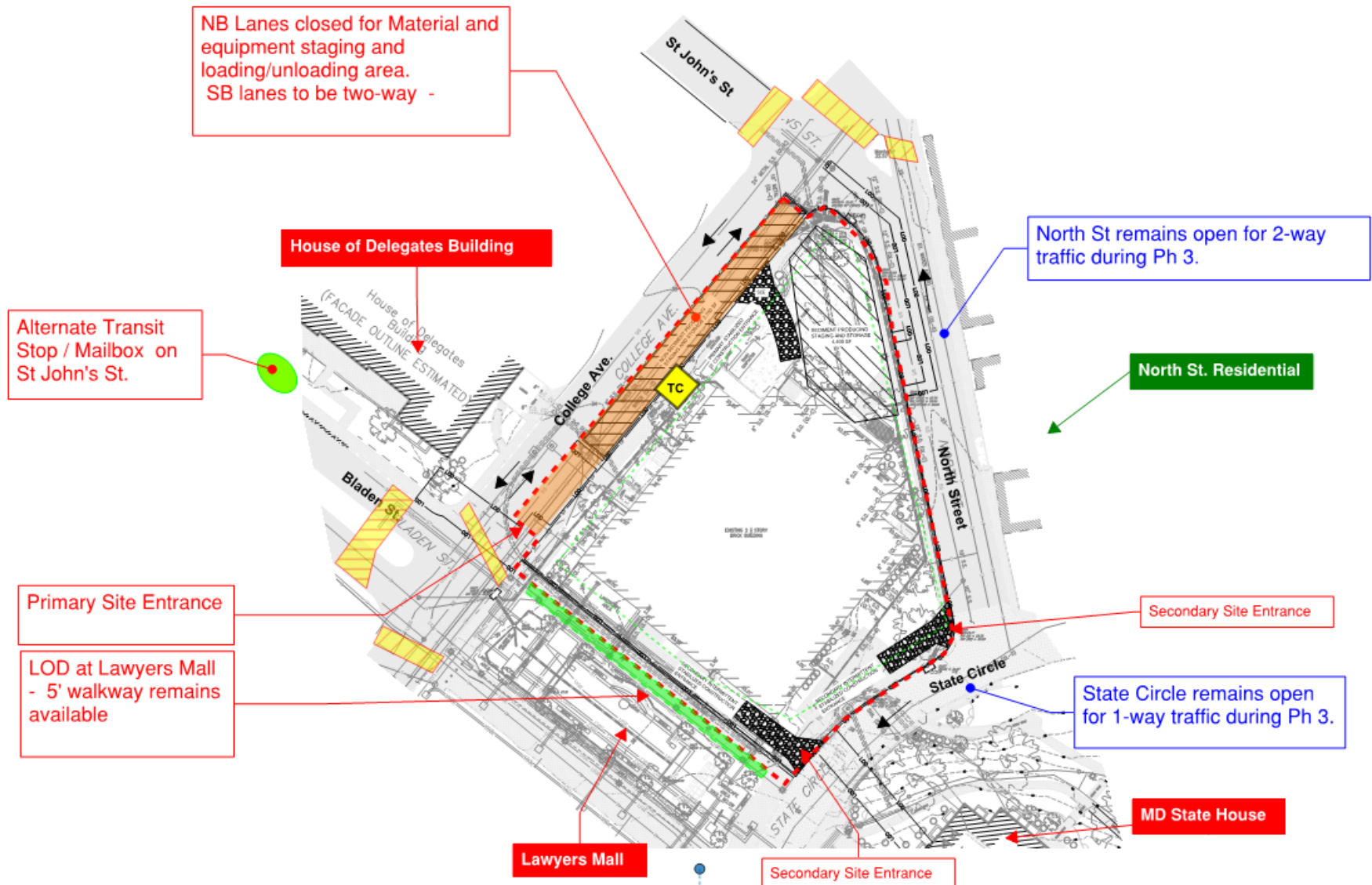
Site Logistics Plan - Ph. 2A- Est. 9/1/22 - 12/1/22 - Pedestrian and Veh. Traffic





Site Logistics Plan - Ph. 2B- Est. 12/1/22 - 1/12/23 - Pedestrian and Veh. Traffic





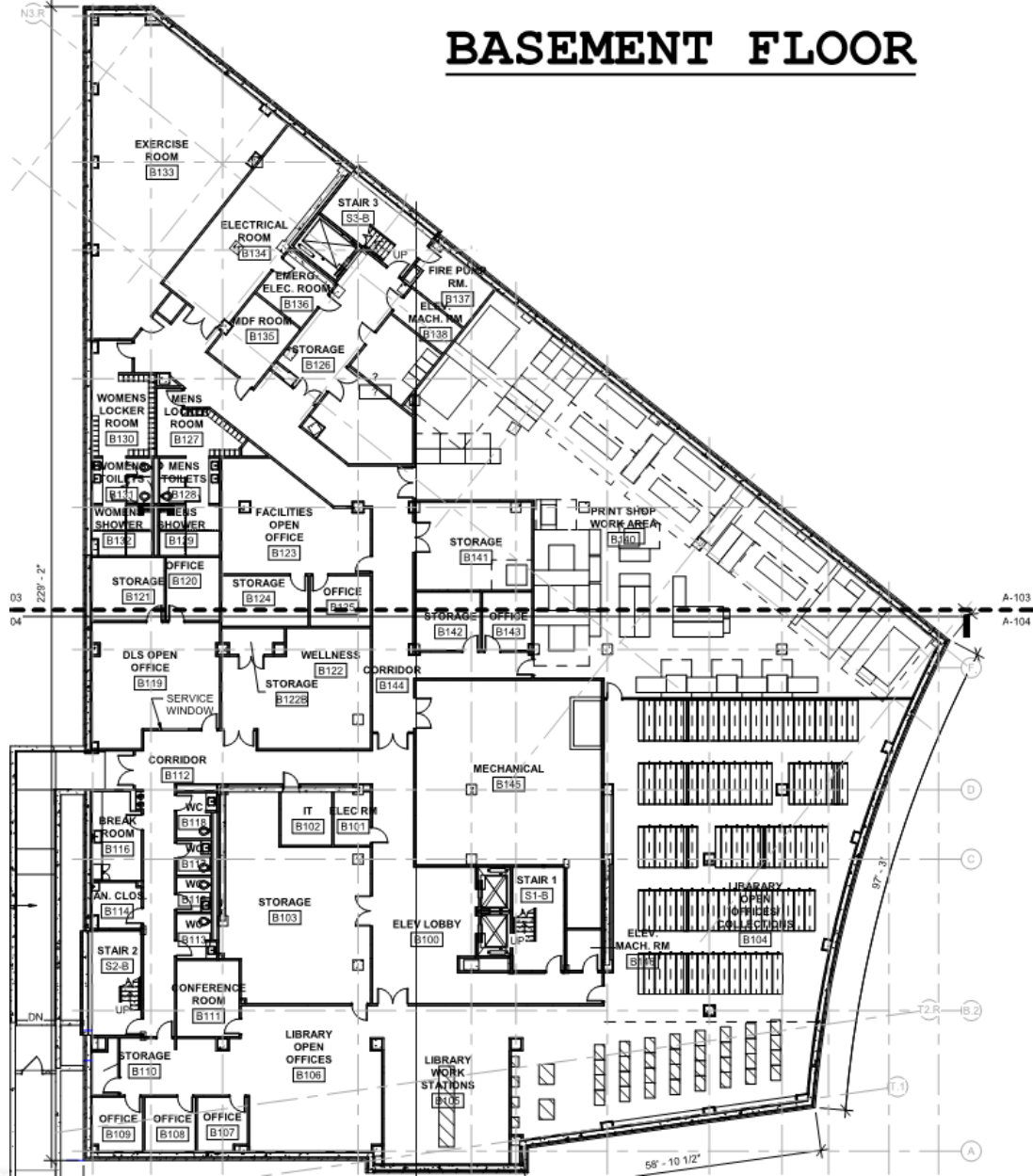
Site Logistics Plan - Ph. 3- Est. 12/1/22 - 7/1/24 - Pedestrian and Veh. Traffic



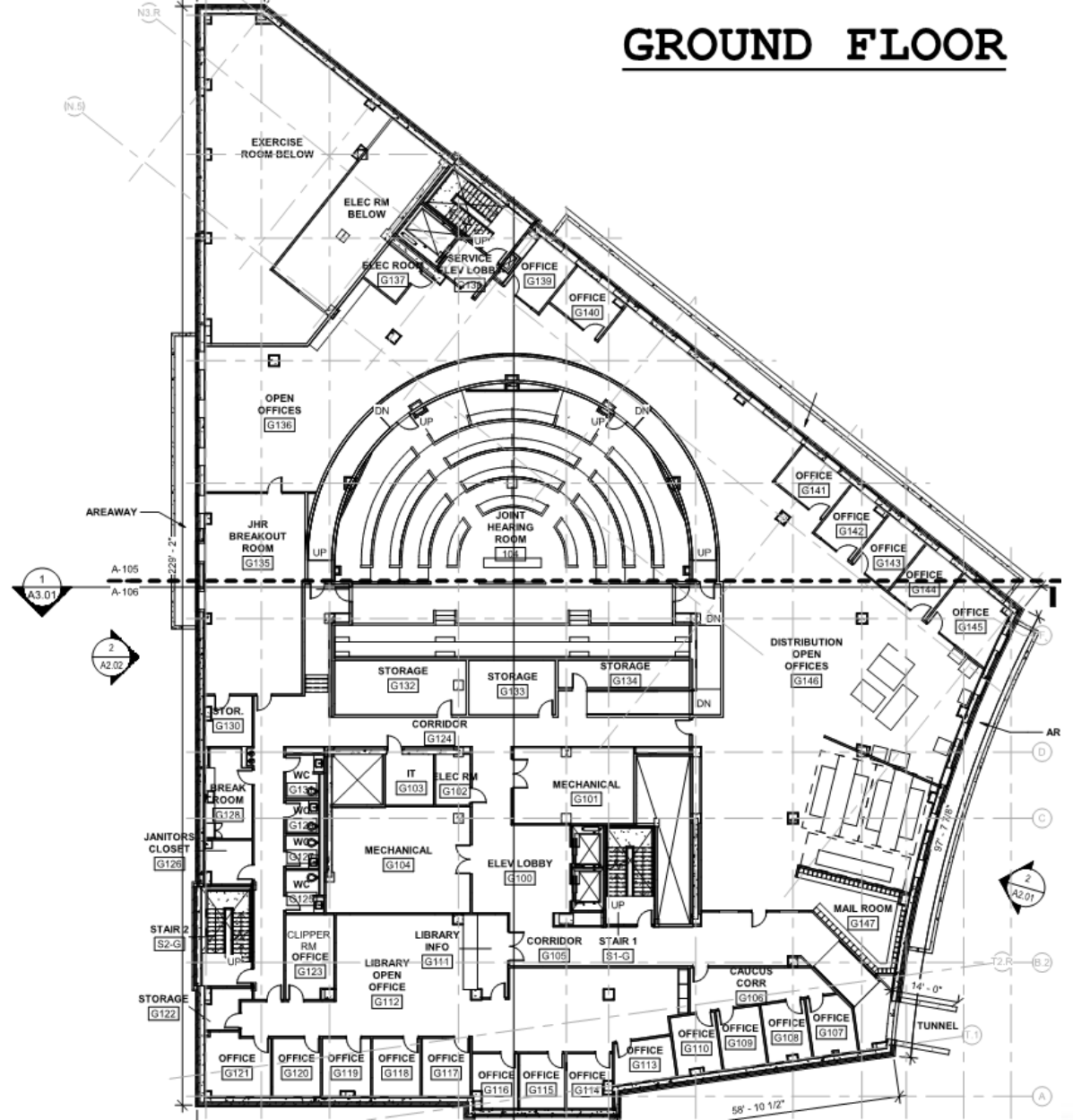
Anticipated Floor Plans and Exterior Design Features



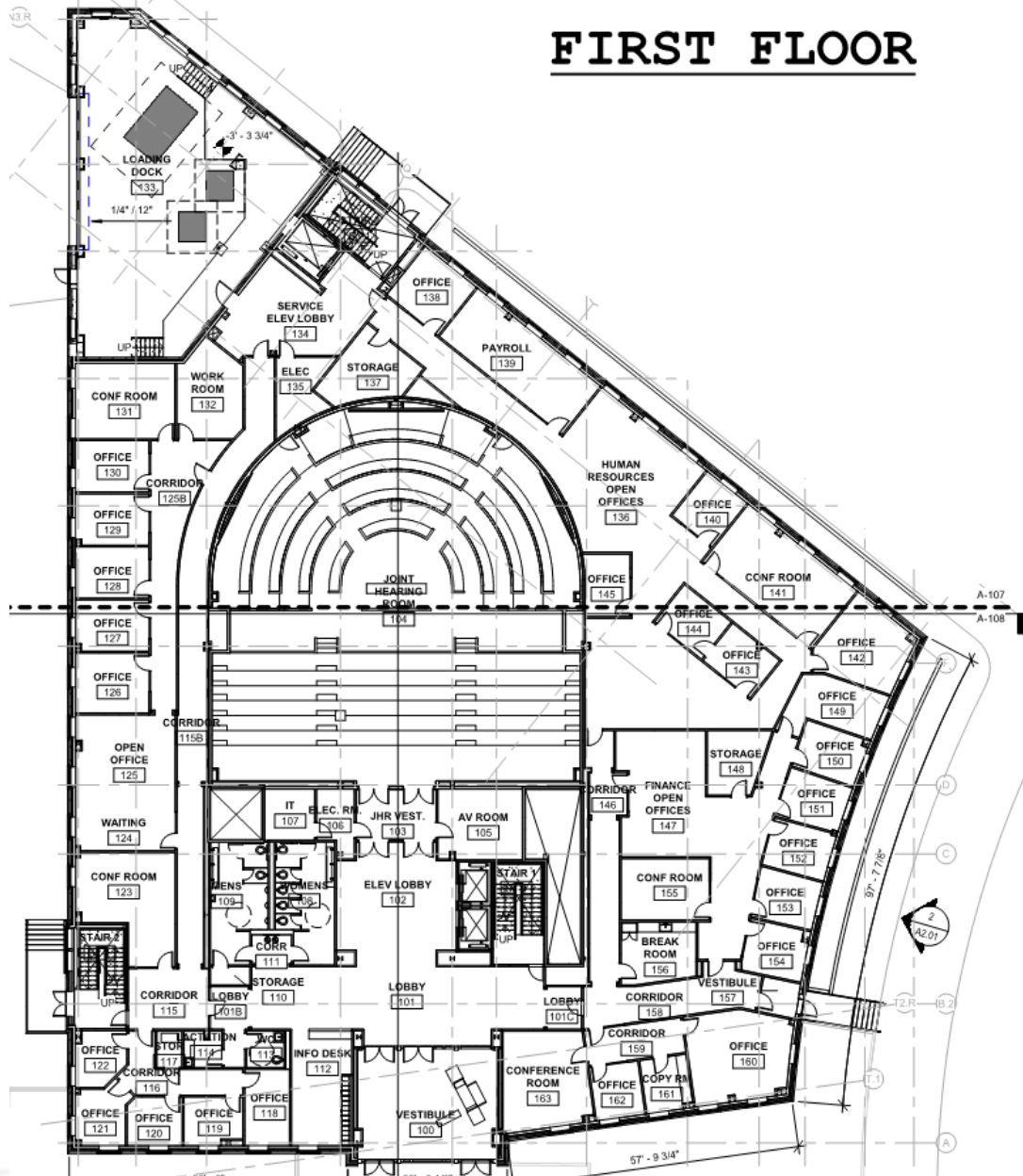
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Historical Influence

- Maryland Historical Trust (MHT) provided consultation from Programming through Design Development Documents
 - MHT found the design to have no adverse affects on the Colonial Annapolis Historic District and as such has concluded their review (barring no major changes to the design)
- Deputy State Archivist – Elaine Bachmann was consulted to ensure the relationship between the Thurgood Marshall statue and main entrance of the Department of Legislative Services Building was be designed appropriately



Defining Features of the State Capital Campus



Dormers



Cornice



Water Table

Windows



Defining Features of the State Capital Campus



[House of Delegates Building – Entrance off St. John Street](#)



[House of Delegates Building - Entrance off Bladen Street](#)



Main Entrance off Lawyers Mall



Lawyers Mall Looking North East



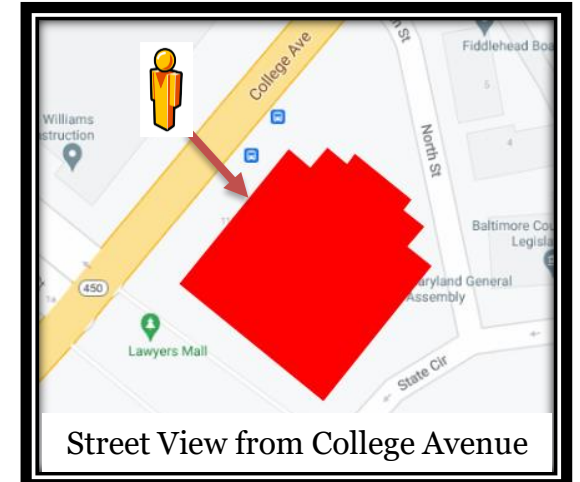
Lawyers Mall - Thurgood Marshall



Lawyers Mall Looking at the Capital



Street Views



Massing Studies



Massing - Intersection of North Street & College Ave





**Massing – Street view from
College Ave**

Massing – Comparison





90 State Cir

Massing – Aerial



Green Roof – Aerial View

Important Topics

- Point of contact and information page
- Parking
- Work hours and noise
- Demolition – Vibration Monitoring



Next Steps?

- Setup project contact and information page
- Distribute responses to questions received
- Continue to develop site logistics plan
- Continue to develop the design



Questions/Discussion

