

## 2.2 Existing Facilities

The Chesapeake Biological Laboratory currently operates in 22 structures totaling 124,100 GSF and 77,232 NASF. See Table 2.1 for individual building gross square footage (GSF), net assignable square footage (NASF), and condition code. The condition of the physical plant ranges from a third of the structures in good condition and able to function with regular maintenance, to roughly 16% of total structures needing minor renovation and the rest needing major renovation or complete replacement.

### 450 Beaven Hall

Built in 1931, Beaven Hall is the oldest state-funded building on the CBL campus. It was rededicated in 1992 to honor George F. Beaven (1903-1964), a scholar widely recognized as Maryland's leading authority on the shellfish of Chesapeake Bay. Today, after extensive renovation, Beaven Hall houses the CBL administrative offices, including the Office of the Director, the campus library and faculty offices. The library is extremely overcrowded and needs to be relocated.

### 485 Coulon House

Built in 1940 and commonly known as the Solomons Laundromat, the property was purchased by CBL in 2000. The lower level has been renovated for community outreach and storage, while the second floor has been converted to two apartments for visiting scientists. Campus laundry occupies the back portion of the building. Also referred to as Becker House.

### 484 Carey House

In 2000 the CBL campus bought the Carey House, built in 1903 to be used as the Solomons Marine Hospital. The house has been renovated and is used as guest quarters for visiting scientists, speakers and faculty after it was moved to its current location on Solomons Point. The house sits along the side of the CBL recreational area where you can frequently find students playing volleyball or horseshoes.

### 479 Chemical Storage Building

The property that the Chemical Storage building sits on encompasses portions of the Swift property and the Carey property. The storage facility was constructed in the mid-1990s and the parking lot and loading area were finished in 2000. The Chemical Storage Building provides safe, secure storage for faculty samples, hazardous materials and lab gasses.



1. Beaven Hall



2. Coulon House



3. Coastal Technology Lab

473 Chiller Enclosure  
Open equipment structure that houses the chiller and electrical equipment.

483 Coastal Technology Lab  
Formerly a dealership and service shop for marine equipment and boats, this property was acquired by CBL in 2000. The ACT, headquartered at CBL, is a NOAA-funded partnership of research institutions, resource managers and private sector companies dedicated to fostering the development and adoption of effective and reliable sensors and platforms. ACT provides the information required to select the most appropriate tools for studying and monitoring coastal environments.

480 Bernie Fowler Lab  
Opened in 1994 and formally dedicated in honor of former Maryland State Senator C. Bernard "Bernie" Fowler in November 1998. The Bernie Fowler Laboratory (BFL) provides over 25,000 S.F. of research space for environmental chemistry, organic and trace metal geochemistry, biogeochemistry and ecotoxicology. In addition to instrumentation in individual faculty research laboratories, the building houses a shared mass spectrometry laboratory, containing instruments for structural identification (several mass spectrometers with gas and/or liquid chromatographic interfaces) and carbon/nitrogen stable isotope analyses. An additional laboratory is dedicated to trace element analysis, including elemental and methylmercury measurement. Separate organic and metal-free clean rooms for sample preparation are located on both floors of the building.

451 Cory Hall  
Built in 1960 and dedicated in 1992, Cory Hall recognizes pioneering entomologist Dr. Ernest Cory (1887-1979), who headed the University of Maryland's Entomology Department for more than 40 years. Today, Cory Hall houses offices and laboratories of faculty involved in various aspects of the Chesapeake Bay Monitoring Program, including the Nutrient Analytical Services Laboratory.

463 Kopp House  
Kopp House is believed to date from the 1870's, when it was constructed as one of a number of two-story duplex dwellings, called "company houses." Built by Isaac Solomon (from whom Solomon's Island takes its name), these buildings housed his oyster packing workers. Most of these homes were demolished in the first few decades of this century, but the Kopp House survived and became an official part of the CBL campus in 1978. The building houses several faculty offices, as well as a furnished apartment for use by visiting scientists and guests for short-term accommodations.



1. Bernie Fowler Lab



2. Cory Hall



3. Kopp House

456 Maintenance Facility

The maintenance facility was purchased in the late 1960s and has continued to serve as the center for the CBL maintenance and facility staff. Additions to the building have been built over the years.

459 Mansueti Laboratory

Mansueti Laboratory was built in 1980 and dedicated in 1992 in honor of Dr. Romeo Mansueti (1923-1964), a naturalist and scientific writer of unusual scope and proficiency. Today, Mansueti Laboratory houses offices and laboratory space for CBL faculty/students in ecology.

452 Nice Hall

Nice Hall was constructed in 1938 and recognizes Mrs. Edna Amos Nice, wife of then Maryland Governor Harry W. Nice. The building currently houses an 18-bed student/visitor dormitory, lounge, and kitchen facilities, as well as the CBL Computer Center and faculty/staff offices.

487 Northam House

The Northam property is the most recent purchase of land by the CBL campus. It was purchased in 2010 and is used as a storage area.

477 Parish House

Acquired by the Laboratory in 1990, the Parish House now houses faculty/staff offices. The original Solomons Episcopal parish rectory once stood on this site, adjacent to the two-story Parish House. Built in 1906 and used for both community and church activities, at various times the first public library, a gymnasium, a movie theatre, and later the Town Hall were housed in the spacious second floor, which also hosted Solomons High School graduations from 1927-1939. Dr. Reginald Truitt used portions of it as a research laboratory in the late 1920's before Beaven Hall was completed in 1931. Both structures were demolished in the mid-1950's, but the "new" Parish House was constructed on the same site in 1962.

474 Pump House / Research Pier

The pump house supplies water to all research laboratories on campus.

458 Research Fleet Operations Center

The UMCES Research Fleet is the backbone of the Center's coastal science research programs, providing scientists with access to the Chesapeake Bay and its rivers. The Research Fleet Operations Center, built in 2001, is home to the University's flagship R/V Rachel Carson and several smaller vessels.



1. Nice Hall



2. Research Fleet Operations



3. R.V. Truitt Extension

453 R.V. Truitt Laboratory

The R. V. Truitt Controlled Environmental Laboratory was constructed in 1973 and dedicated in honor of Dr. Reginald V. Truitt, a zoologist at the University of Maryland College Park and founder of CBL. In March of 2008 systemic system problems beset the facility and required its closure in order to protect the safety of personnel and research. The facility is not currently occupied and is not in use.

486 R.V. Truitt Extension

FRC houses CBL's recently renovated seawater and filtration system, and contains facilities for the culture and maintenance of estuarine organisms. Wet laboratories supplied with flowing, temperature-controlled seawater are utilized for ecological, behavioral, and toxicological studies on fish and invertebrates. Dry laboratory areas and walk-in environmental chambers are also available. The building also house several faculty and student offices.

481 Saunders House

Saunders House is believed to have been built in the early 1890s, and throughout much of the early part of the century was the site of a general store and ice cream parlor run by Thomas and Bertie Saunders. Sometime in the 1930's, an after-hours Men's Club was established here, a favorite gathering place for many of the local shipwrights, merchants, and fishermen. It currently houses faculty offices.

482 Solomons House

Solomons House is the oldest structure in Solomons, dating from ca. 1780, and can be identified on an 1814 map of the region compiled and drawn by Commodore Joshua Barney, renowned local naval hero of the War of 1812. Solomons House has been extensively altered in the intervening 200+ years. Purchased by the Laboratory in 1994 is today used for the CBL Visitor Center.

470 Swift House

Acquired by the Laboratory in 1969, Swift House currently houses several faculty/scientific staff offices. It was formerly known as the Yorker House. The building is believed to date from the 1870s as one of a number of two-story duplex dwellings - the "company houses." The Swift House serves as office space for faculty and students.



1. Saunders House



2. Solomons House



3. Swift House

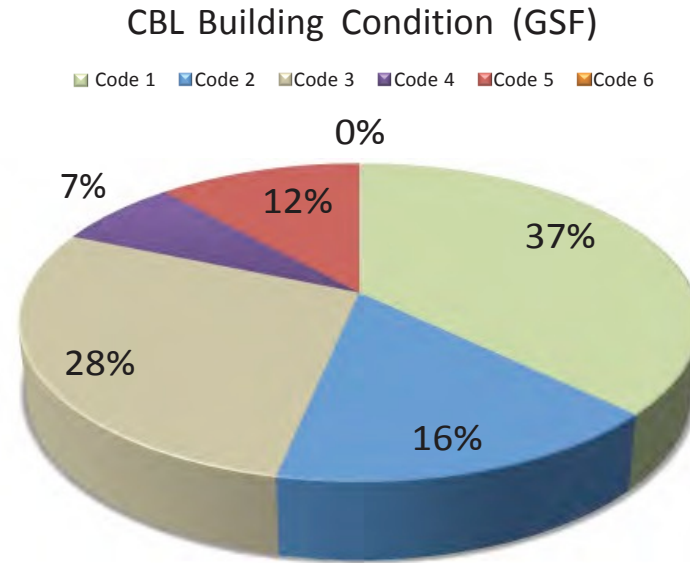
TABLE 2.1\*

Building Number	Building Name	Total GSF	Building NASF	Efficiency	Year Constructed	Replace Value	Condition Code	Renovation Cost
450	Beaven Hall	9,280	5,728	0.62	1932	2,670,696	3	1,735,952
485	Coulon House	2,417	2,059	0.85	1920	605,225	3	116,000
484	Carey House	1,100	1,030	0.94	1930	275,444	3	46,200
479	Chemical Storage	3,000	2,687	0.90	1993	796,958	2	79,696
473	Chiller Enclosure	1,544	0	0.00	1982	265,481	5	26,548
483	Coastal Technology Lab	4,500	4,366	0.97	1994	838,225	2	83,822
480	Bernie Fowler Lab	25,860	14,790	0.57	1994	13,644,147	2	1,364,415
451	Cory Hall	5,104	3,217	0.63	1961	1,468,883	3	954,774
463	Kopp House	2,245	1,749	0.78	1940	646,090	3	258,436
456	Maintenance Facility	4,412	1,812	0.41	1952	821,833	4	205,458
459	Mansueti Lab	10,176	5,299	0.52	1980	4,738,764	3	473,876
452	Nice Hall	7,200	4,902	0.68	1938	2,072,091	3	1,346,859
487	Northam House	1,440	780	0.54	1960	414,418	4	269,372
478	Parish Garage	240	175	0.73	1960	37,140	4	9,285
477	Parish House	2,001	1,382	0.69	1960	575,869	2	57,587
474	Pump House/Research Pier	433	0	0.00	1969	3,723	5	372
458	Research Fleet Operations	8,056	6,273	0.78	2001	2,059,904	1	1,338,938
453	R.V. Truitt Lab	13,911	7,771	0.56	1974	7,339,665	5	733,966
486	R.V. Truitt Extension	12,157	8,224	0.68	2007	6,414,226	1	641,423
481	Saunders House	2,570	1,533	0.60	1920	665,659	4	166,415
482	Solomons House	2,210	1,533	0.69	1880	572,415	3	143,104
470	Swift House	4,244	1,922	0.45	1930	1,099,245	3	274,811
<b>CPI</b>		<b>124,100</b>	<b>77,222</b>			<b>48,026,008</b>		<b>10,227,200</b>

\* Information for Table 2.1 was obtained from UMCES SGAP 2011.

TABLE 2.2

The table below references the building condition codes from the previous Table 2.1. The percentages shown reflect the number of buildings with that particular code assigned to it.



**Building Condition Code:**

1.	Satisfactory	Suitable for continued use with normal maintenance.
2.	Remodeling – A	Requires restoration to present acceptable standards without major room changes, alterations, or modernization. The approximate cost of remodeling is not greater than 25% of the estimated replacement cost of the building.
3.	Remodeling - B	Requires major updating and/or modernization of the building. The approximate cost of remodeling is greater than 25% but not greater than 50% of the estimated cost of the building.
4.	Remodeling - C	Requires major remodeling of the building. The approximate cost of remodeling is greater than 50% of the remodeling/replacement cost of the building.
5.	Demolition	Should be demolished or abandoned because the building is unsafe or structurally unsound, irrespective of the need for the space or the availability of funds for replacement. This category takes precedence over categories 1, 2, 3, and 4.
6.	Termination	Planned termination or relinquishing of occupancy of the building for reasons other than unsafeness or structural unsoundness, such as abandonment of the temporary units or vacating of leased space. This category takes precedence over categories 1, 2, 3, and 4.