

**BOARD OF DIRECTORS**

Joel Broida
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December 28, 2022

Columbia Association Board of Directors
Columbia Association, Inc.
6310 Hillside Court, Suite 100
Columbia, MD 21046

COLUMBIA COUNCIL

Lin Eagan

RE: Funding Request for An Elevator for Historic Oakland FY 2024, FY2025 and Beyond

Dear Columbia Association Board of Directors:

The Board of the Town Center Community Association (TCCA) is asking for budgetary support in the current CA fiscal year and upcoming years to install an elevator in Historic Oakland. This request dates to roughly 2010 (see attached TCCA Board letter of November 13, 2018). Since that letter was submitted, TCCA as the managing agent of Historic Oakland was able to secure State of Maryland grant funding for **\$300,000** of the nearly \$1 million (or more) needed to complete the elevator project.

The last rough estimate that the Columbia Association provided to TCCA for the full project was in May 13, 2022, and amounted to **\$964,331 (see attached)**. **The shortfall in funding is at least \$664,331 based on May's construction cost estimate.**

We encourage CA to expeditiously get new construction cost estimates on the project and ensure that the State of Maryland funding is not lost for this important project.

The upper level of Historic Oakland is not accessible to the mobility challenged. This level includes a Ballroom (900 SQF), a Board Room (350 SQF) and a Meeting Room (350 SQF). The installation of an elevator will help all those in the community, the County, and the State to enjoy all our events on ALL levels of the building. These community and County events have included celebrations such as Juneteenth, Kwanzaa, craft shows, weddings, vintage car shows and much more. The historic building completed in 1811, is one of Howard County's oldest buildings and should be **fully accessible on all levels**.

We respectfully submit our request to help fund the installation of an elevator that will assist those with mobility challenges to access all floors of the manor. Each group or organization that has events at Historic Oakland has individuals that are mobility challenged and the layout of the building prevents them from accessing the second-floor historic ballroom and two meeting rooms. In addition, we are also not able to offer the full facility to groups and organizations whose members are 100% mobility challenged.

Your approval of this request will give access to EVERYONE so that they can enjoy one of Howard County's most historic buildings.

Thank you for considering our request. Please feel free to reach out to us with any questions.

Sincerely,

Lynn Foehrkolb

Lynn Foehrkolb
Chairperson, TCCA Board of Directors



Town Center Community Association

BOARD OF DIRECTORS

Lynn Foehrkolb
Joel Broida
Kirsten Coombs
Kevin Fitzgerald
Geoffrey Klopp

COLUMBIA COUNCIL

Lin Eagan

Good afternoon,

November 13, 2018

The Town Center Community Association would like to request an elevator for Historic Oakland. We've been requesting an elevator each year since at least 2010 and the need for one was even mentioned in the transition documents of 2002.

Some Historical requests:

- 2012
"The Historic Oakland Manor facility should be handicapped accessible on all of its levels to provide optimum programs to the senior and physically disabled population in Town Center and to be able to utilize all of the rental space in the facility to provide funds for programs and services.

We therefore request that a feasibility study be funded for handicapped access with the addition of an elevator to the second floor of the Historic Oakland Manor facility. The CA staff responses for the budget state that a feasibility study would be an operating expense and we believe it should be funded. Despite meeting the minimum requirements of ADA regulations, an entire floor is not accessible to the many senior residents and physically disabled residents in our community. In fact, there have been condominium associations in Town Center that hold their member meetings in other villages due to the lack of handicapped accessible space in Historic Oakland Manor. We believe that the Columbia Association should be at the forefront of responsiveness to issues of accessibility and aging in our community."

- 2015
"Over twenty-one percent of Town Center's population over the age of sixty-five, an entire floor of the facility is not accessible to the many senior residents as well as physically disabled residents in our community. We believe that the Columbia Association should be at the forefront of responsiveness to issues of accessibility and aging in our community. "
- 2018
Town Center residents are aging, and the population of Town Center is growing rapidly.

Just last weekend we had two guests livid because they could not access the entire Craft Fair. These annual fairs draw 700 people and we feel helpless that we get people mad.



We only have one handicapped accessible bathroom and so if we have a full house of 200 guests, that is not enough. It is located in a small hallway, that gets very crowded with catering equipment and people coming and going.

At almost every event, we have someone ask our facility coordinators if there is an elevator, so they don't have to climb the stairs and they are angry when told there is nothing. At almost every tour the question is asked as well. I'm sure we have lost many contracts due to this, but that is data that is impossible to get.

The Kittamaqundi Community Church next door had a beautiful elevator installed adjacent to the building a few years back, it looks like part of the building and works great.

Note this review we just received just this week from Trip Advisor.



61rhondag
Little River P.o.
82 20



Reviewed 1 week ago via mobile

Historic

I visited this mansion the other night for an evening wedding. This is an older establishment and as a recently disabled wheelchair user, I personally found this establishment to not be disability mobility friendly. Here are my issues, you had to use a 3 level ramp on the side of the building, which is also used by the kitchen. The hallway off the ramp is very narrow, making it difficult to push a wheelchair. The bathroom is located in a corner off from the kitchen and very small. If the kitchen is bringing in things on the ramp, there is no other entrance for the disabled. The other restrooms are located on the second floor. I also did not see any elevators to reach the top level. Another issue was the tent arrangement. It was located at the back of the building. It was a cool breezy evening and there were no heaters. Therefore, quite uncomfortable. Only way for a disabled person to get there was to go back through the narrow hallways and down the ramps. Trying to get to the rear is not brightly lit and the walkway was very narrow. Personally, this mansion has its beauty as far as the steps, high ceilings for pictures taking. disability accessibility could be improved.



Ask 61rhondag about Historic Oakland Mansion

Thank 61rhondag

Respond

Thank you for your understanding and please let me know if there is anything, we can do to further the discussion about getting at the very least, a feasibility study regarding adding an elevator.

OAKLAND MANOR ELEVATOR ADDITION				
				5/13/2022
				Rev 3
DIVISION	ITEM			
1	GENERAL REQUIREMENTS			80,959.37
2	SITE WORK & TEMPORARY			90,000.00
3	CONCRETE			9,680.00
4	MASONRY			21,550.00
5	METALS			26,100.00
6	CARPENTRY			12,000.00
7	THERMAL & MOISTURE			40,750.00
8	DOORS & WINDOWS			5,700.00
9	FINISHES			14,050.00
10	SPECIALTIES			162,000.00
11	EQUIPMENT			N/A
12	FURNISHINGS			N/A
13	SPECIAL CONSTRUCTION			N/A
14	CONVEYING SYSTEMS	See Specialties		N/A
15	MECHANICAL			35,000.00
16	ELECTRICAL			104,580.00
17	DESIGN FEES / SDP REDLINE FEES			125,000.00
18	PERMIT FEES			20,000.00
SUBTOTAL				747,369.37
19	INSURANCES	2.00%	percent	14,947.39
21	OVERHEAD & FEE	10.00%	percent	76,231.68
	CA OHD & CONTINGENCY	15.00%	percent	125,782.26
TOTAL BUDGET				964,330.70
VERIFY FORMATT				

DIV	ITEM	#	DESCRIPTION	QNTY	UNIT	UNIT COST	TOTAL
00100			GENERAL REQUIREMENTS				
00101		1	Project Management	1.50	mnths	10,825.00	16,237.50
00102		2	Supervision	4.00	mnths	10,392.00	41,568.00
		3	Taxes & insurances on payroll	0.34	*pct*	57,805.50	19,653.87
00160		4	Small tools & supplies	10.00	wks	350.00	3,500.00
00190		5	Travel Expenses		each	300.00	0.00
00180		6	Project Completion Manuals		each	100.00	0.00
			TOTAL GENERAL REQUIREMENTS				80,959.37
00200			SITE WORK & TEMPORARY				
00150		1	Temporary Office	4.00	mos	650.00	2,600.00
00150		2	Temporary Fencing	200.00	lf	15.00	3,000.00
00150		3	Temporary Electrical BY OWNER		mos		0.00
00150		4	Temporary Water BY OWNER		mos		0.00
00150		5	Temporary Sanitary	4.00	mos	250.00	1,000.00
00170		6	Final Clean	1.00	al	750.00	750.00
00150		10	Temporary labor	240.00	hr	25.00	6,000.00
00150		11	Testing Services	1.00	al	5,500.00	5,500.00
		12	Survey / Layout	1.00	ls	4,500.00	4,500.00
00250		13	Building Demolition	1.00	ls	7,500.00	7,500.00
			Flooring				0.00
			Ceiling plaster				0.00
			Electrical fixtures / wiring				0.00
			Exterior masonry walls	70.00	sf	95.00	6,650.00
			Exterior Misc sidewalks / patio	1.00	al	2,000.00	2,000.00
			Shoring of existing walls ramp	1.00	ls	25,000.00	25,000.00
00170		14	Trash Removal	10.00	each	550.00	5,500.00
		15	Sitework				
			Site Demolition	1.00	al	3,500.00	3,500.00
			SCE	1.00	al	2,500.00	2,500.00
			Excavate for elevator pit	1.00	ls	4,500.00	4,500.00
		20	Landscaping	1.00	ls	3,500.00	3,500.00
		21	Sidewalks / patch and repair	1.00	ls	3,500.00	3,500.00
		25	Seeding	1.00	ls	2,500.00	2,500.00
			TOTAL SITE WORK & TEMPORARY				90,000.00
00300			CONCRETE				
00330		1	Elevator Pit slab	80.00	sf	35.00	2,800.00
			Elevator Pit walls	64.00	sf	45.00	2,880.00
		2	Ramp slab	1.00	ls	1,500.00	1,500.00
		3	Misc patch / repair	1.00	ls	2,500.00	2,500.00
			TOTAL CONCRETE				9,680.00

00004		MASONRY				
		1 CMU walls for shaft	560.00 sf	30.00		16,800.00
		2 Patch and repair	1.00 ls	1,250.00		1,250.00
		3 Infills	1.00 ls	2,000.00		2,000.00
		7 Rebar	1.00 ls	1,500.00		1,500.00
		TOTAL MASONRY				21,550.00

00005	METALS					
	1	Elevator Steel Beam	1.00	ca	1,200.00	1,200.00
	2	Roof joists	1.00	ls	3,500.00	3,500.00
		Base plates	1.00	al	550.00	550.00
		Bearing plates	1.00	al	550.00	550.00
		Lintels	3.00		450.00	1,350.00
	3	Erection	3.00	dy	5,500.00	16,500.00
	4	Steel Decking	1.00	ea	1,500.00	1,500.00
	5	Pit ladder	1.00	ea	950.00	950.00
	TOTAL METALS					26,100.00
00006	CARPENTRY					
	1	Rough Carpentry	1.00	ls	2,500.00	2,500.00
		Wall Framing	1.00	ls	2,500.00	2,500.00
	2	Roof Trusses modifications	1.00	ls	3,500.00	3,500.00
	10	Millwork Trim	1.00	ls	3,500.00	3,500.00
	TOTAL CARPENTRY					12,000.00
00007	THERMAL & MOISTURE					
	1	Metal roofing / elevator shaft	100.00	sf	55.00	5,500.00
		Rework roofing / flashing at addition	1.00	ls	5,000.00	5,000.00
	2	Gutters and downspouts	1.00	ls	2,500.00	2,500.00
	3	EIFS for elevator Shaft	700.00	sf	25.00	17,500.00
	4	Wall insulation	1.00	ls	2,500.00	2,500.00
		Roof Insulation	1.00	ls	2,500.00	2,500.00
	5	Exterior Caulking	1.00	al	1,500.00	1,500.00
		Waterproofing elevator pit	1.00	ls	3,000.00	3,000.00
		Interior caulking	1.00	ls	750.00	750.00
	TOTAL THERMAL & MOISTURE					40,750.00
00008	DOORS & WINDOWS					
	1	Doors Frames and Hardware	3.00	ea	1,150.00	3,450.00
		Hardware	3.00	ea	750.00	2,250.00
	TOTAL DOORS & WINDOWS					5,700.00

00009	FINISHES				
	1 Drywall				
	Interior partitions - Elevator Lobbys	30.00 lf	55.00	1,650.00	
	Drywall Ceilings	100.00 sf	12.00	1,200.00	
	4 Flooring	1.00 al	2,500.00	2,500.00	
	6 Painting	4.00 dy	1,050.00	4,200.00	
	Walls			0.00	
	Ceilings			0.00	
	Doors and frames			0.00	
	Wood base			0.00	
	Plaster repairs	1.00 ls	4,500.00	4,500.00	
	TOTAL FINISHES				14,050.00

00010	SPECIALTIES					
	1	Elevator	1.00 ea	155,000.00	155,000.00	
	2	Awning at Ramp	1.00 ls	5,500.00	5,500.00	
	3	FE Cabinets	3.00 ea	500.00	1,500.00	
	TOTAL SPECIALTIES					162,000.00
00015	MECHANICAL					
A	PLUMBING					
	1	Plumbing Sump pit	1.00 ea	5,000.00	5,000.00	
		Trench drain	1.00 ea	3,500.00	3,500.00	
		Misc items	1.00 al	2,500.00	2,500.00	
	SUBTOTAL PLUMBING		11,000.00 <verify			
B	HVAC					
	1	Temp Relocate of existng units	1.00 ls	15,000.00	15,000.00	
	2	Machine Room unit	1.00 ea	5,500.00	5,500.00	
	SUBTOTAL HVAC		20,500.00 <verify			
C	SPRINKLER					
	1	Wet System modificatin	1.00 al	3,500.00	3,500.00	
	SUBTOTAL SPRINKLER		3,500.00 <verify			
	TOTAL MECHANICAL		ALL			35,000.00
00016	ELECTRICAL					
	1	Electrical				
	2	Upgrade service	1.00 al	75,000.00	75,000.00	
	3	Fire Alarm System upgrades	1.00 ls	10,000.00	10,000.00	
	4	Wiring for new elevator	1.00 ls	5,000.00	5,000.00	
	5	Power for new HVAC in Machine room	1.00 ls	2,500.00	2,500.00	
	6	Labor to disconnect / reconnect extg HVA	48.00 hr	85.00	4,080.00	
	7	Temp feeds for relocated HVAC equip	1.00 ls	2,500.00	2,500.00	
	8	Misc elec	1.00 ls	5,500.00	5,500.00	
	TOTAL ELECTRICAL					104,580.00