Cheverly

Grant :#_____

GRANT ACQUISITION AGREEMENT

All grants issued by the Mayor and Cheverly Town Council are from appropriated funds of the Town of Cheverly and must be accounted for to specified auditing standards.

Name: DIANE BEEDLE **Phone:** 2024899373

Address: 6423 FOREST RD
Cheverly, MD 20785

Organization: CHEVERLY NATIVE PLANTING PROJECT

- I hereby agree NOT to expend funds allocated to the designated organization for salaries, stipends and/or personal income.
- As duly authorized by the above named organization to accept this grant, I assume full responsibility for the proper expenditure of funds for the requested expenses and will report to the town staff the manner in which expended.
- Receipts and a full accounting of all grant funds are required by the end of the given Fiscal Year ending June 30th.
- I also understand that the funds provided are not for my own personal use, and that violation of this agreement will result in the reimbursement to the Town of Cheverly of any/all funds spent outside the parameters as denoted in the grant application.

Date: 13 Oct 2021 _____
Signature of Grant Recipient

PLEASE ATTACH THE FOLLOWING:

- *THE PURPOSE OF THE GRANT REQUEST.*
- *A DETAILED DESCRIPTION OF THE PROJECT/PROGRAM YOU WISH TO EXECUTE WITH THE CHEVERLY GRANT PROGRAM FUNDING.*
- *A DETAILED ACCOUNTING OF AMOUNTS AND ACTIVITIES/ITEMS FOR WHICH THE GRANT FUNDS SHALL BE UTILIZED.*
- *A DETAILED TIMELINE FOR THE EXPENDITURE OF FUNDS.*
- *THE OVERALL BENEFIT TO THE COMMUNITY.*

Cheverly Native Planting Project Grant Request
October 13, 2021

1. Purpose of Grant: This grant is to fund the cost associated with native plant installation (perennials, shrubs, and small trees) and the removal of invasive, non-native plants in Cheverly.

2. Detailed Description of the Project: Over the past year, CNPP has converted over 10,000 square feet in town from either unused lawn or invasive-filled space to native planting sites. We also logged over 1,000 volunteer hours in Cheverly. The plan for these funds includes maintaining and expanding the current sites and adding more native sites in Cheverly. Specifically, and as previously arranged with the Town, CNPP will be removing the non-native and invasive shrubs from the raised beds around the community center and replacing them with native one. In addition, CNPP has had the honor of being asked by the town administrator to convert the planted spaces around the community center sign and the Kerley Anderson Town Park sign into native plant beds. The grant funds will be used at both the current and new site to pay for native plants, materials, and signage not funded through other sources.

3. Detailed Account of Amounts/Activities: CNPP will track the cost of plants, materials, and signage and submit detailed accounts to the Town. We also will track the amount of space converted to native planting and the volunteer hours that go into our projects and report those as well. We will submit receipts and other documentation as requested by the Town. **The Cheverly Natives Planting Project requests a grant of $2,000.00 for these purchases.**

4. Timeline of Expenditure: The funds will be used by October 1, 2022. A detailed report of expenditures will be submitted to the Mayor and Council by November 15, 2022.

5. Benefit to the Community: In addition to beautify town spaces, CNPP's work increases biodiversity, creates healthier habitats, expands sustainable landscaping, and restores ecological balance to town spaces. The CNPP sites serve as demonstration projects to the residents in town and are points of education regarding better use of green spaces. The expansion of native planting should both help the Town cut down on repeated spending on non-native annuals and should reduce maintenance of these sites by Public Works, especially after they are established. Furthermore, the town grant will help CNPP bring more money to the Town for its project since many grants require matching funds. Finally, CNPP's work helps Cheverly gain recognition as a leader and example in sustainable landscaping. For instance, the Prince Georges Audubon Society has used CNPP's work as a model of town-supported effort to of expanding native planting. Additionally, the Endangered Species Alliance's Pollinator Project, a national initiative, has invited CNPP to be a presenter on a webinar with two other groups on how communities can promote native planting.






SEWER FACILITIES REHABILITATION
BEAVERDAM BASIN– TOWN OF CHEVERLY
Project No. CI6526B18

October 28, 2021

WSSCWATER
DELIVERING THE ESSENTIAL

AGENDA

- Introduction to Project Team
- Sewer Rehabilitation Program Overview
- Project Overview
- Project Map
- Sewer Rehab Methods
- Estimated Construction Schedule
- What to Expect During Construction
- Project Summary
- Questions & Answers

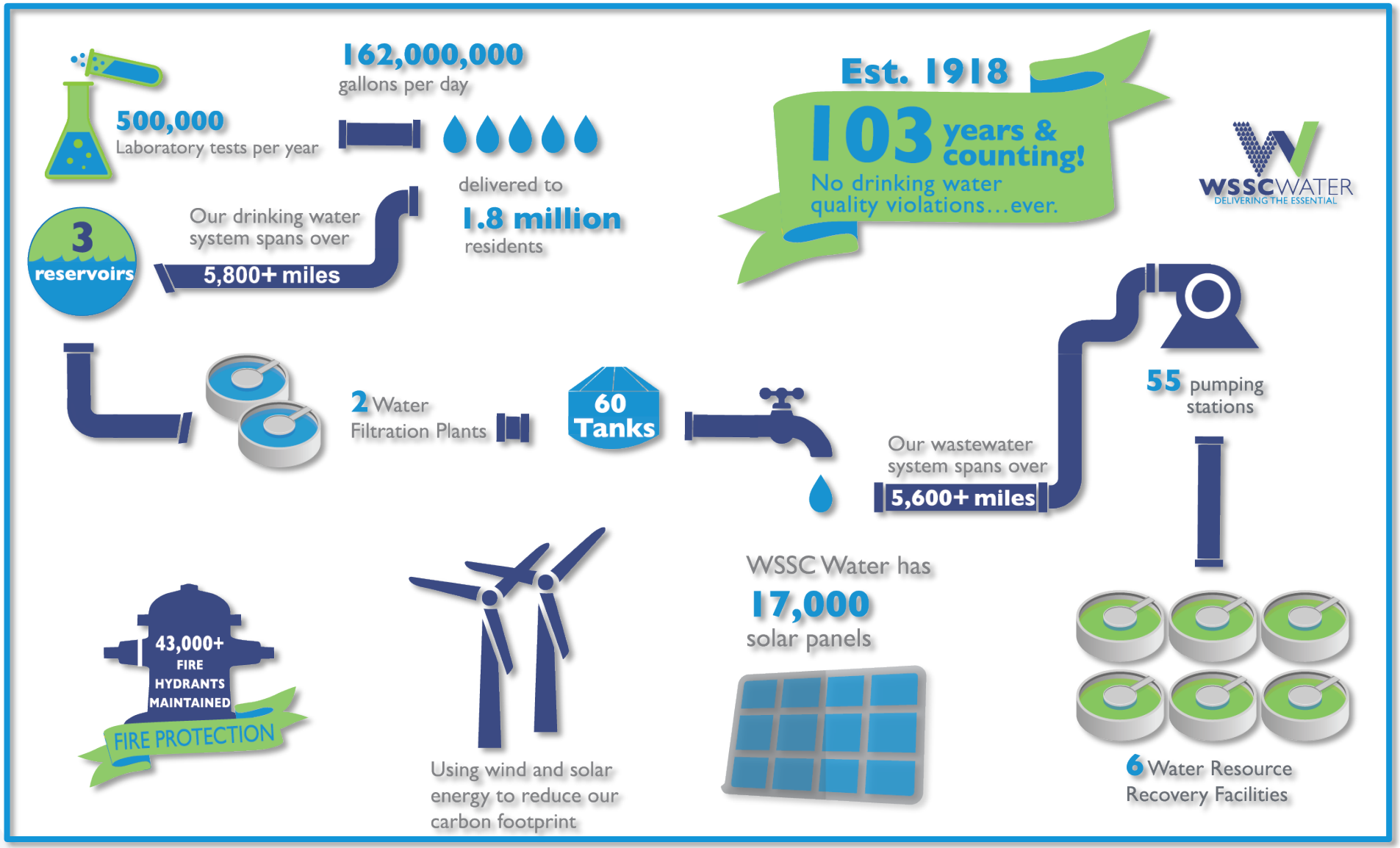
WSSCWATER
DELIVERING THE ESSENTIAL

Project Team

- Andres F. Villarraga, Design Project Manager
  301-206-8247, Andres.Villarraga@wsscwater.com
- Calvin Johnson, Technical Contract Manager(Construction)
  301-206-4300, Calvin.Johnson@wsscwater.com
- David Wilkins, Customer Advocate
  240-444-5803, David.Wilkins@wsscwater.com
- Brown and Caldwell – Consultant Engineer

WSSCWATER
DELIVERING THE ESSENTIAL

WSSC Water Overview



WSSCWATER
DELIVERING THE ESSENTIAL

Sewer Rehabilitation Program Overview

- Replace and repair our aging pipes as part of our comprehensive sewer rehabilitation program.
- Provide for correcting structural deficiencies in sewer mains that may result from soil settlement, root penetration, or corrosion, and often contribute to sewage overflows and backups into homes.
- The completed projects will extend the life of the sewer pipes by at least 50 years.

WSSCWATER
DELIVERING THE ESSENTIAL

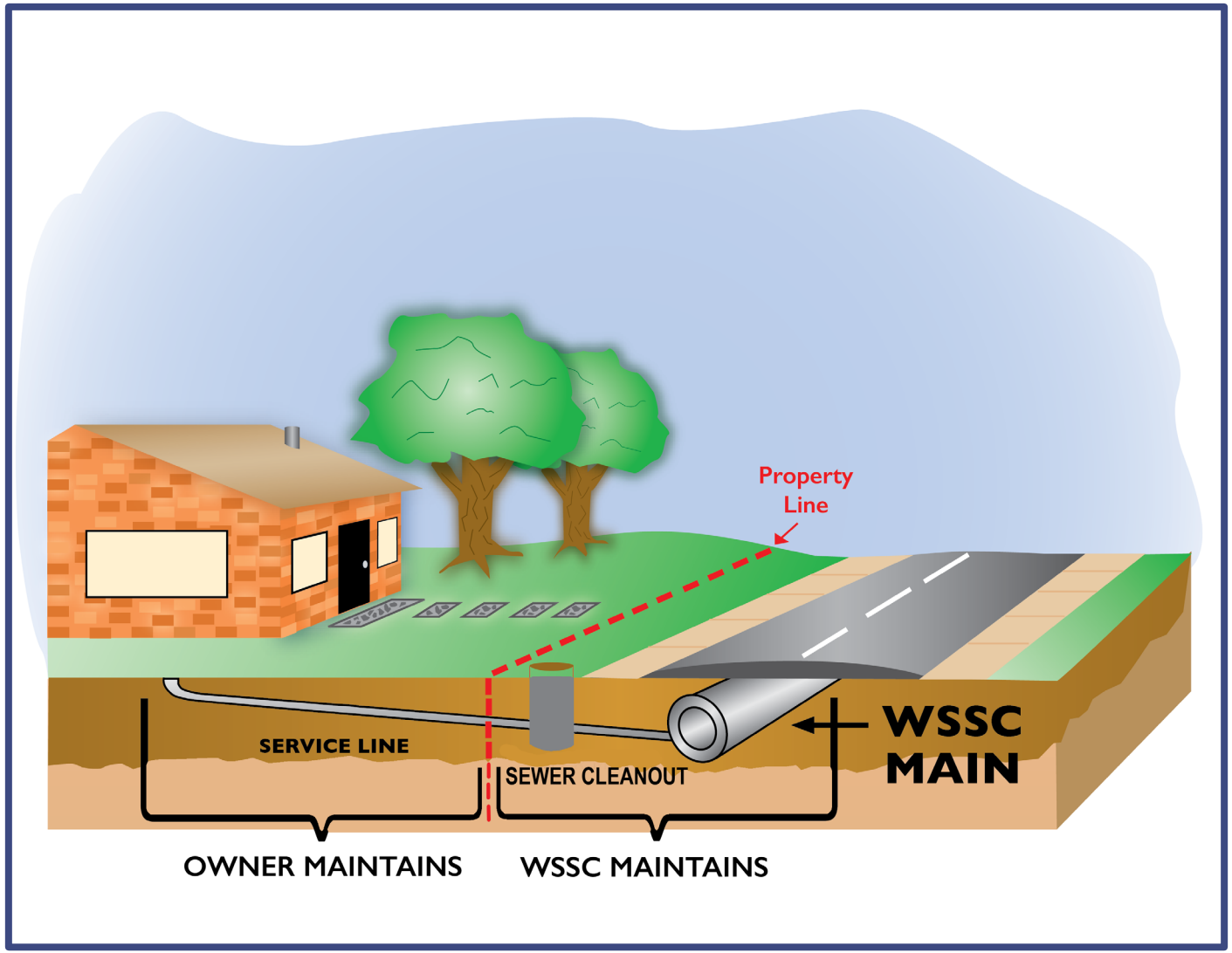
Project Overview

- Gravity sewer pipes and manholes will be rehabilitated using trenchless and open cut methods.
- The current sewer infrastructure was installed in the mid 1960's.
- Sewer house connections (laterals) and cleanouts will be installed or rehabbed.
- Approximately **2.5** miles of gravity sewer pipes and 95 manholes will be rehabilitated or replaced.
- WSSC Water will restore areas affected by construction.

WSSCWATER
DELIVERING THE ESSENTIAL

Project Overview

- New sewer mains will be installed and rehabbed within the roadways
- New house connections (sewer service lines) will be installed up-to the property line as well as cleanouts
- WSSC Water coordinates with local and state agencies, as well as other utilities for all planned work to avoid potential conflict and minimize disturbances to neighborhoods.

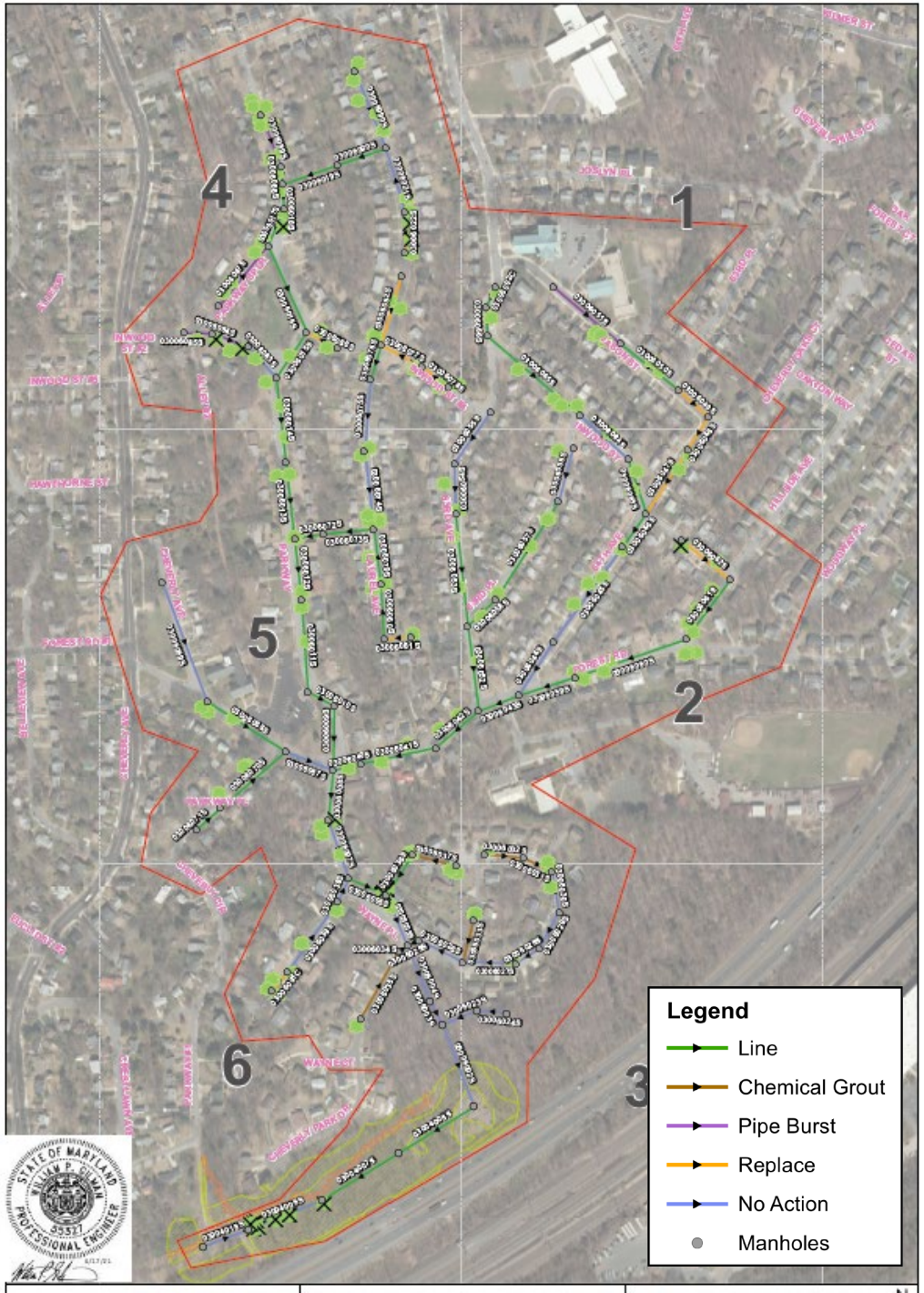


WSSCWATER
DELIVERING THE ESSENTIAL

Project Map

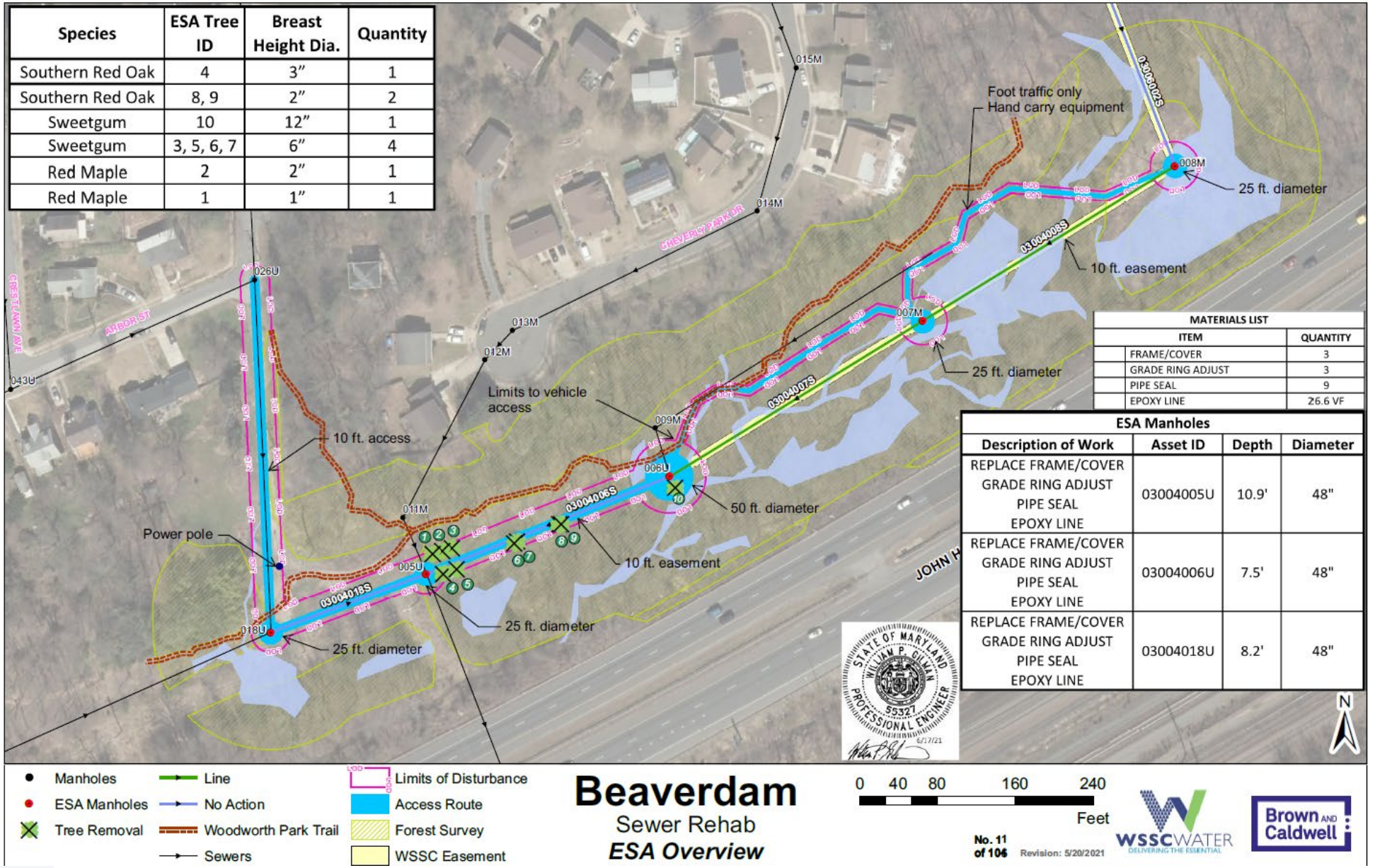
Directly Impacted Streets

LAUREL AVE
INWOOD ST
JASON ST
64TH AVE



Environmental Sensitive Area (ESA) Work

Species	ESA Tree ID	Breast Height Dia.	Quantity
Southern Red Oak	4	3”	1
Southern Red Oak	8, 9	2”	2
Sweetgum	10	12”	1
Sweetgum	3, 5, 6, 7	6”	4
Red Maple	2	2”	1
Red Maple	1	1”	1



MATERIALS LIST	
ITEM	QUANTITY
FRAME/COVER	3
GRADE RING ADJUST	3
PIPE SEAL	9
EPOXY LINE	26.6 VF

ESA Manholes			
Description of Work	Asset ID	Depth	Diameter
REPLACE FRAME/COVER GRADE RING ADJUST PIPE SEAL EPOXY LINE	03004005U	10.9'	48"
REPLACE FRAME/COVER GRADE RING ADJUST PIPE SEAL EPOXY LINE	03004006U	7.5'	48"
REPLACE FRAME/COVER GRADE RING ADJUST PIPE SEAL EPOXY LINE	03004018U	8.2'	48"

WSSCWATER
DELIVERING THE ESSENTIAL

Sewer Repairs Types: Open Trench

WSSCWATER
DELIVERING THE ESSENTIAL

Sewer Repairs Types: Trenchless Technology

WSSCWATER
DELIVERING THE ESSENTIAL

Sewer Repairs Types: Manhole Rehabilitation

WSSCWATER
DELIVERING THE ESSENTIAL

Estimated Construction Schedule

- Expected Construction Start Date: January/February 2022
- Estimated Construction Duration: 12-15 months
- Expected Construction Finish Date: March 2023 (Weather Permitting)

WSSCWATER
DELIVERING THE ESSENTIAL

Operational Changes in response to Covid-19

- WSSC Water has implemented protocols that align with recommendations from local, state, and federal public health authorities.

- Working to minimize impact
  - Facial masks and physical distancing

- All WSSC Water employees and contractors are required to refrain from coming to work if displaying symptoms of COVID-19.
  - We have implemented robust internal contact tracing and quarantine requirements.

- Earlier notification to customers
  - Contact via handouts

WSSCWATER
DELIVERING THE ESSENTIAL

What to Expect During Construction

- Anticipated Work schedule: 8:00 a.m. to 4:00 p.m., Monday-Friday
  - Conditions at some locations may require different work hours
  - Residents will be notified at least 2 days prior to all construction activities

- Construction activities may include:
  - Marking locations of utilities
  - Field Inspections
  - Rehabilitation of sewer mains, manholes and laterals (primarily in the roadway)
  - Pavement restoration where digging is necessary

- Reliable sewer service will be maintained during construction

WSSCWATER
DELIVERING THE ESSENTIAL

What to Expect During Construction

- Street parking will be limited on streets with active construction.
  - 48-hours advanced notification will be provided.
  - NO PARKING signs will be posted.
  - All roads will remain accessible at all times during construction. However, certain activities may require temporary closures and delays.
- Access from the public roadway to businesses and homes will be maintained at all times.
- Entry into homes is NOT required.
- Tree removal, only when necessary, pruning and/or stump removal.
  - New trees will be planted where trees needed to be removed
  - Trees on private property will not be removed

WSSCWATER
DELIVERING THE ESSENTIAL

Project Summary

- WSSC Water will be rehabilitating pipes and manholes as well as service house connections.
- WSSC Water is committed to minimizing the impact of construction.
- WSSC Water will restore all areas impacted by construction activities at the end of the project.
- We understand the inconvenience these types of projects can cause and appreciate your patience as we work to provide safe, seamless and satisfying water and sewer services, for our customers every day.
- Sign-up at www.wsscwater.com/CNS, to receive emails and/or text alerts so you can keep updated on work in your neighborhood.

WSSCWATER
DELIVERING THE ESSENTIAL

QUESTIONS?

WSSCWATER
DELIVERING THE ESSENTIAL

September 20, 2021

Sent via e-mail to: **sbrayman@cheverly-md.gov**

Mr. Steve Brayman, Director Public Works
Town of Cheverly, Maryland
6401 Forest Rd.
Cheverly, Maryland 20785
301-773-2666

RE: Town of Cheverly - **William Eley Jr. Public Works Building**
Scope Study Report Summary

Mr. Brayman,

Per our proposal dated 6/23/2020, Keller Construction Management, a Division of Keller Brothers, Inc. ("Keller"), is pleased to submit this Scope Study Report with the purpose of identifying what requirements are necessary to redevelop the Public Works site and construct a new Public Works facility. The report includes a summary of our team's research and investigation of the existing site and utilities conditions, the existing structures conditions, the planning & zoning requirements, and building permit requirements. The report includes a concept plan for the replacement facility with alternate option for a vehicle and equipment storage overhang structure, an alternate option for a 2-story building, and an alternate option for a fit-out of the 2-story option. The report includes an associated budget estimate for the concept plan and alternate options. The concept plan assumes a, 'phased-while-occupied' construction approach, meaning that it assumes Public Works operations will remain on-site and continue to use the existing building while the new building is constructed. Once the new building is completed, Public Works will move in and subsequently, the existing building will be demolished and the remainder of the site will be redeveloped.

It is our understanding that Public Works is considering options to vacate the site during construction. If this is possible, it would benefit the project by providing efficiencies to the construction process and reducing the schedule and construction costs. This does not consider the costs for relocation and occupancy of another site as these are beyond the purpose of this study.

Project Description and Background

The Town of Cheverly Public Works is located at 6401 Forest Rd, Cheverly, Maryland 20785. Our team understands that the Town desires to replace the Public Works administrative building and the garage/maintenance buildings. The existing administrative building was constructed over 60 years ago and is well beyond its expected service life. There are several critical site and site utility issues that need to be investigated in order to assess their potential impact on the redevelopment of the Public Work site.

Recently, two (2), 10,000 gallon underground fuel tanks, 1 diesel and 1 gasoline were removed from the site in cooperation with Maryland Department of the Environment (MDE). This allowed Public Works and Keller's team to consider more opportunities for redeveloping the public works site especially at the front entry portion of the site where these fuel tanks were located. Contaminated soils have been identified as part of the environmental consulting engineer's services and it is assumed these soils will be mitigated prior to any site redevelopment. There is assumed to be potential of additional contaminated soils during site work involved with the redevelopment, but these would require additional soils testing and quantifiable assessment which are not included as part of this Scope Study.

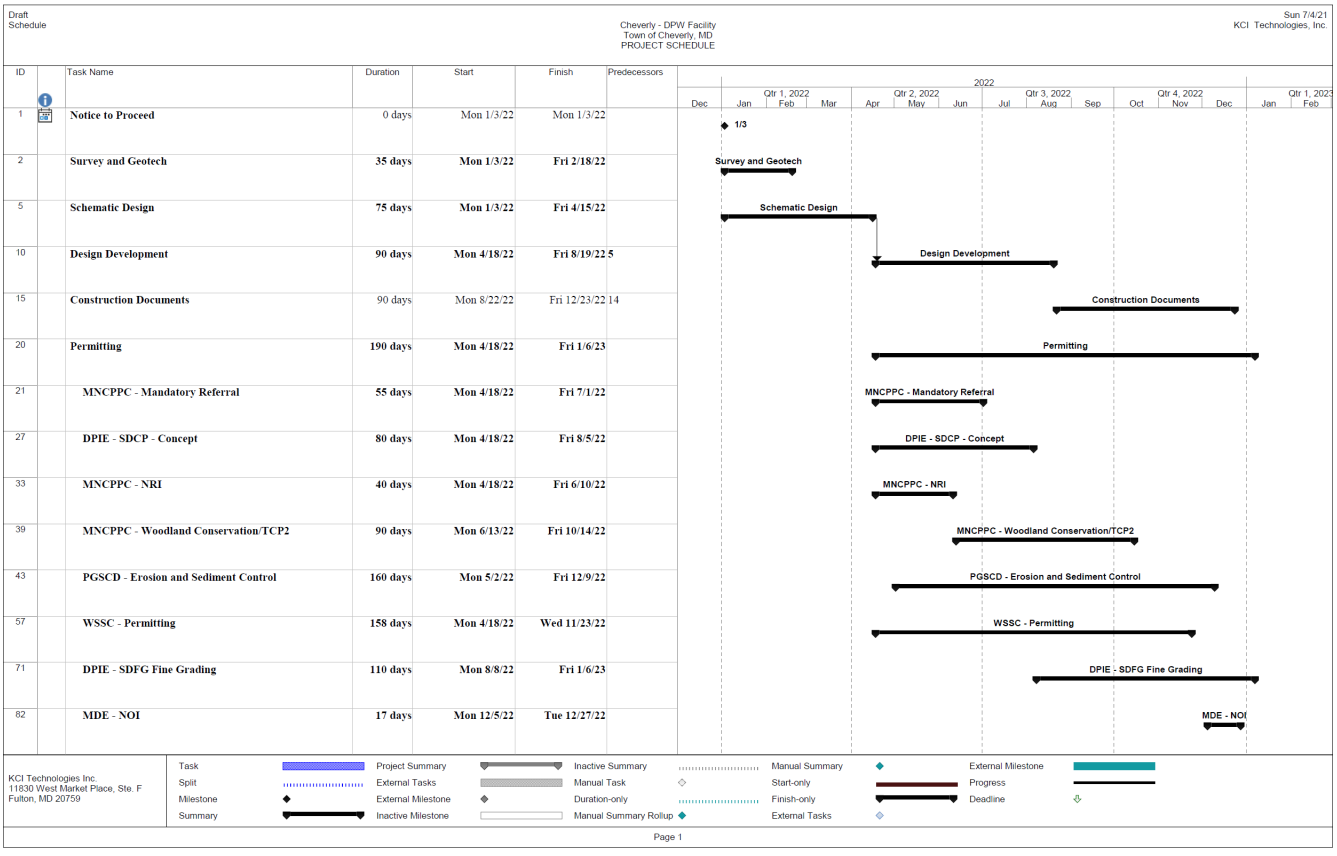
The existing building is currently on a septic system which cannot support the new building. The Scope Study confirmed that the Public Works site will be required to include a connection to the existing WSSC sanitary sewer system.

Civil / Site and Mechanical, Electrical, Plumbing Review:

Our team's Civil Engineer and Mechanical, Electrical, Plumbing Engineer (MEP), KCI Technologies, Inc. accompanied by the Architect, RRMM Architects, and Keller, visited the Public Works site to assess the existing site conditions and utilities. The KCI team also assisted with interviews of select Public Works staff. The site utilities evaluation included storm water management quality and quantity, septic vs. sanitary upgrade, electrical service, gas service, and an upgrade of the waterline to accommodate an automatic sprinkler system which will be required by code for the new building. The site redevelopment concept prioritized organization of the vehicles and equipment needs and operations including solid waste removal, snow removal, landscaping, and mulching operations. The site redevelopment also considered a need for an improved public access point to Public Works as well as coordination with the existing play fields and walking path directly adjacent to Public Works.

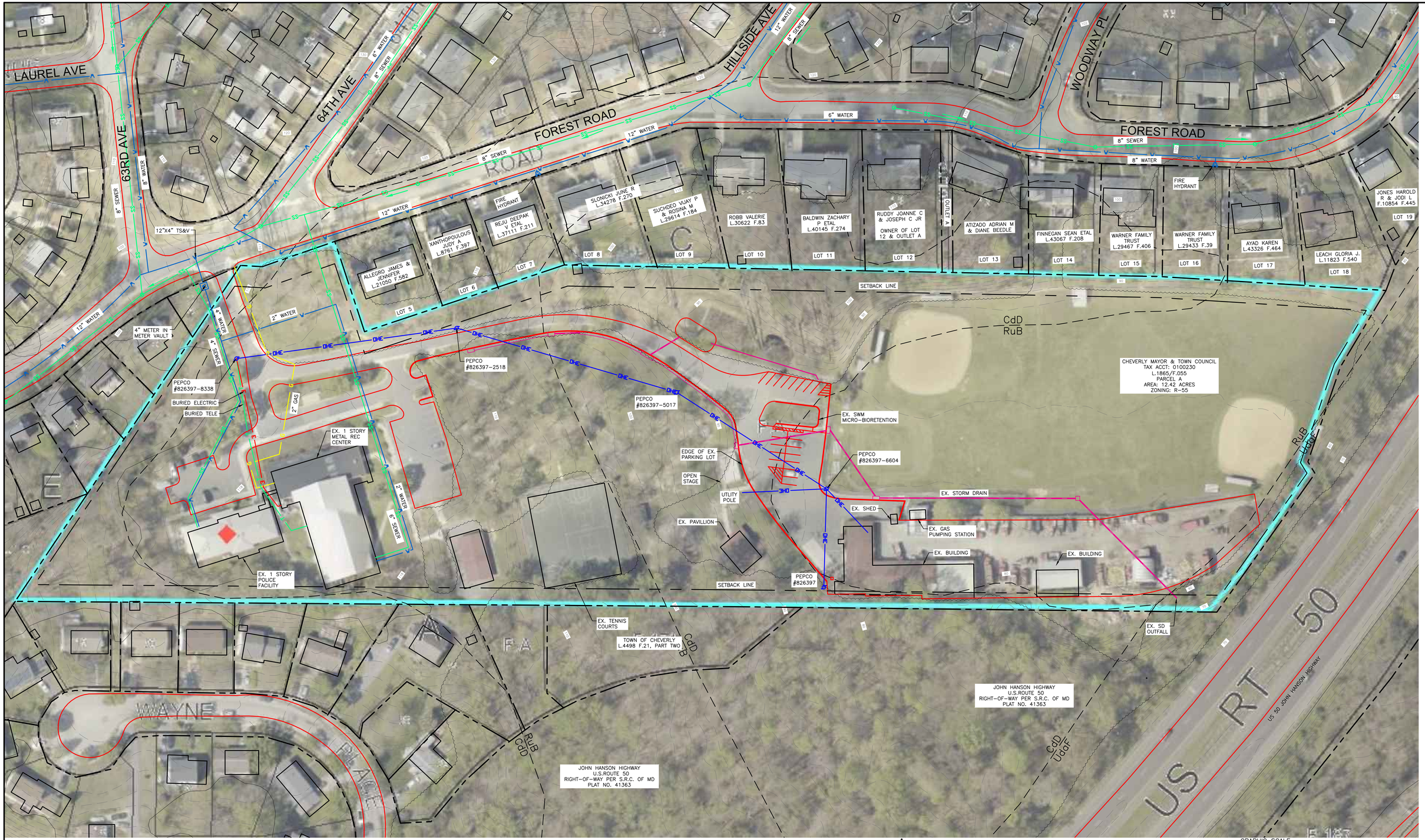
The Project Team met with the Town of Cheverly Green Infrastructure Committee and the Planning & Zoning Committee to get input on the project and understand what is important to them in this process.

KCI confirmed with Maryland National Capital Park & Planning Commission (M-NCPPC), that this project will be required to go through the Mandatory Referral site development approval process. A permit schedule is included to illustrate the expected duration of the various interim approvals required under the Mandatory Referral process.



Site Base Map

1012 RISING RIDGE ROAD / MT. AIRY, MARYLAND 21771 / P: 301.607.9300 / WWW.KELLERBROTHERS.COM



LEGEND

- EX. CONTOUR
- SETBACK LINE
- EDGE OF ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- CdD / RuB — SOILS LINE
- G — EXISTING GAS
- OHE — EXISTING OVERHEAD
- E — EXISTING ELECTRIC
- T — EXISTING TELEPHONE
- EXISTING STORM DRAIN
- W — EXISTING WATER
- SS — EXISTING SEWER

SOILS TABLE

SOIL SYMBOL	SOIL DESCRIPTION	HYDROLOGIC SOILS GROUP
CdD	CHRISTIANA-DOWNER-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	D
RuB	MRUSSETT-CHRISTIANA-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	D
UdaF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	D

R-55 ZONE -SETBACK TABLE

LOCATION	DISTANCE
FRONT	25
SIDE	17 (TOTAL OF BOTH YARD) 8 (MIN OF EITHER YARD)
REAR	20

OVERALL AREA MAP

SCALE: 1"=50'

GRAPHIC SCALE
50 25 0 50 100
SCALE: 1"=50'

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
11830 WEST MARKET PLACE
SUITE F
FULTON, MD 20759
TELEPHONE: (410) 792-8086
FAX: (410) 792-7419

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 8/25/2020
SCALE 1" = 50'
DESIGNED BY BRA
CHECKED BY THM

CHEVERLY DPW BUILDING

6401 FOREST ROAD
CHEVERLY, MD 20785

OVERALL AREA MAP

PRINCE GEORGE'S COUNTY — 2ND ELECTION DISTRICT

DRAWING NO. C-1.00
SHEET 1 OF 1
KCI JOB NUMBER 271805158

1. Introduction

GENERAL

6401 Forest Road is located at Cheverly, Maryland in Prince Georges County Maryland. It is located at west of John Hanson Highway and south of Forest Road. The property is partially wooded, occupied with softball field/open space, and used as town maintenance facility including fueling station, office building, and roofed storage and salt barn. There is a septic field in the open space area providing the domestic sewerage. Portable water is provided by the public water system under WSSC. This report documents the existing conditions of the site and investigates the location of a 50'x264' multiple-use building, a roofed single stack parking with salt barn, along with a parking lot to accommodate all visitors. In addition, this report will investigate the regulatory requirements at the town, county, state and federal level to obtain proper approvals. The information and conclusions contained in this report are prepared by KCI Technologies, Inc. (KCI), located in Fulton, Maryland and conducted for Steve Brayman, Town of Cheverly Public Works.

OBJECTIVES

The objective of this study is to investigate the feasibility of developing a 50'x264' multiple use building, a roofed single stack parking with salt barn, along with a parking lot. This study will take an in-depth look at the existing site features, utilities, parking lot flow, environmental constraints and site topography to present the most feasible option. The existing woodlands would have to conform to the requirements of the County to provide a conservation area and protect the surrounding environment. All dry utilities including gas, electrical, communications, and wet utilities including domestic water, fire service, and sanitary will need to be reconnected and/or extended to the new multiple-use building. A critical component to the improvements will be its requirements to meet all applicable codes and standards which govern the design and these components are discussed in this study.

STUDY TEAM

KCI TECHNOLOGIES, INC.

Stephen Jerrick	Senior Associate | Office Manager Land Development Practice
Cheng-Ho Lin	Project Manager Land Development Practice
Atm Islam	Sr. Design Engineer Land Development Practice
Amanda Wagoner	Project Scientist Natural Resource Practice

2. Executive Summary

OVERVIEW

KCI Technologies, Inc. (KCI) has been tasked to determine the feasibility of developing a 50'x264' multiple-use building, a roofed single stack parking with salt barn, along with a parking lot. The current property is located at west of John Hanson Highway and south of Forest Road. This property is currently partially wooded, occupied with softball field/open space, and used as city maintenance facility including fueling station, office building, and roofed storage and salt barn surrounded by residential on the north and west, woods on the south, and John Hanson Highway on the west. The entire property is approximately 12.42 acres, which whereby all development should follow the guidelines for preserving the surrounding environment and ecology.

KCI has obtained available base mapping information from PGATLAS, utility locations, and preliminary soils information from county and state Geographical Information System (GIS) data. KCI has obtained data from the National Wetland Mapping to identify possible wetlands, streams, critical areas and other environmental features. KCI will provide the building layout as well as the parking lot layout for this property per the design option II selected by the client. This information will be used in this feasibility study. Local, County and State requirements along with permit requirements will be identified and used in the preparation of this study.

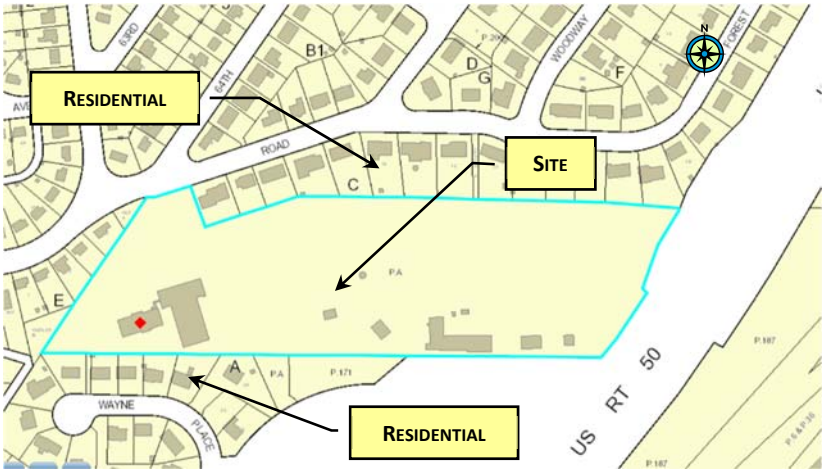
Additional 22 outdoor parking spaces have added. No traffic impact/increase are anticipated with the proposed development since the staff and the operation will remain the same as current. A pump system will be required to connect the proposed sanitary sewer tothe existing 8" sanitary sewer on Forest Road to provide the sanitary service to the proposed building. The proposed 8" water main will be extended from the existing 12" water main on Forest Road to provide the fire and domestic services to the proposed building. The existing electrical and communication will be connected to the proposed building. Underground stormwater detention will be provided at the upstream of the existing storm drain to provide the required stormwater management water quantity control. 2 micro-bioretentions and a grass swale will be provided to provide the required stormwater management water quality control.

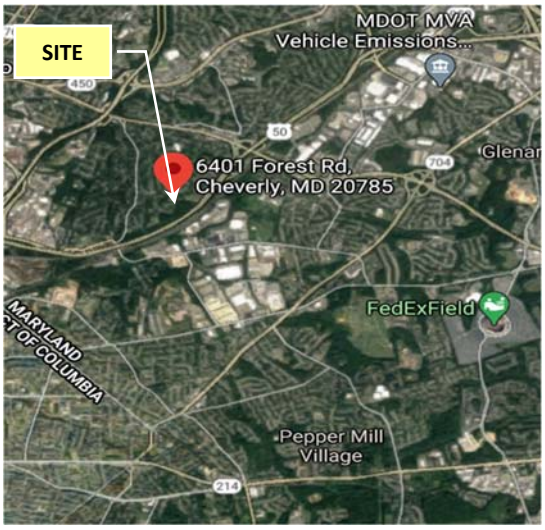
This project would be categorized as a government project, allowing the limit of disturbance to be the project area/limits. No tree or forest removal is proposed. An updated NRI and TCP2 would be required.

3. Existing Conditions

3.1 Site Description

6401 Forest Road is located at Cheverly, Maryland in Prince Georges County. The location of this site is situated at west of John Hanson Highway and south of Forest Road. The closest interstate is Interstate 95 which is approximately 7.0 miles away and US-50/John Hanson Highway is approximately 1.5 miles away. The nearby landmarks to this site include Mount Hope House Historic Site, Magruder Spring Historic Landmark. The property is also known as Parcel 49 on district 2, tax map 59, grid B2. The tax account number for the property is 0100230 and currently owned by Cheverly Mayor & Town Council. The property contains approximately 12.42 acres of land and resides in an exempt zoning for town use.





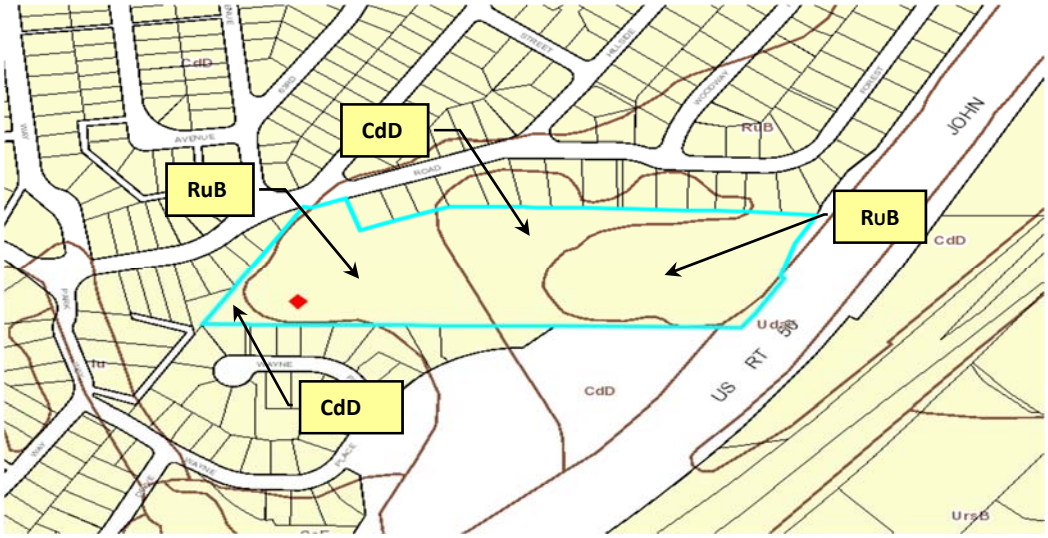
The site is partially wooded, occupied with softball field/open space, police department complex, maintenance facility including fueling station, office building complex, roofed storage and salt bar and there is currently access from Forest Road. There are however residential to the north & west of this site, John Hanson Highway on the east with no access, and wooded on the south.
The elevation of this site varies in elevation with the high point located at the main building on the southwest of the site and low points at entrance from Forest, middle south and southeast corner of the site. Within the site limit of disturbance, the slope is approximately 0.6% grade from west to the east and 3.6% grade from north to the south.

3.2 Zoning Information

This site is zoned exempt and is intended for city/county use.

3.3 Site soils

According to the information obtained from the United State Department of Agriculture Natural Resources Conservation Service, the site falls under several distinct soil groups:



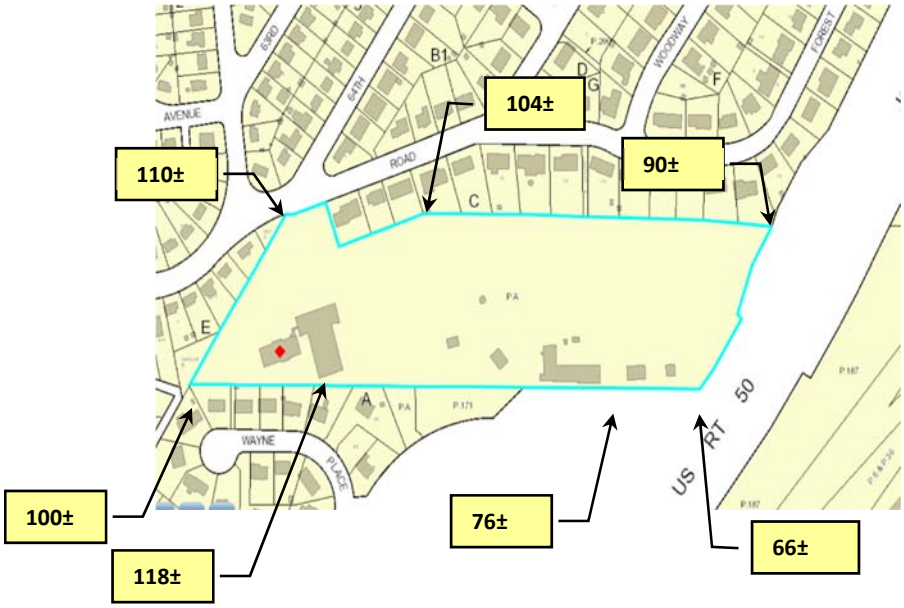
CdD – Christiana-Downer-Urban land complex, 5 to 15 percent slopes

RuB – Russett-Christiana-Urban land complex, 0 to 5 percent slopes

Additional information regarding these soils is identified below:

Map Unit	Percent of Site Area	Hydric Soils	Classification	Hydrologic Rating	Topsoil Source Rating	Drainage System Rating
CdD	23%	No	SM	D	Fair	--
RuB	77%	No	CL-ML	D	Poor	Moderately well drained

3.4 Site Topography

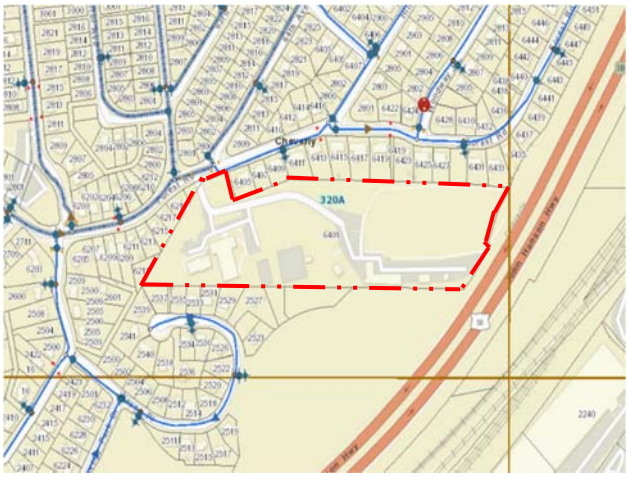


The elevation of this site varies in elevation with the high point located at the police department building complex on the west of the site and low points at entrance from Forest, southwest & southeast corners of the site. Within the site limit of disturbance, the slope is approximately 0.6% grade from west to the east and 3.6% grade from north to the south.

3.5 Utilities

Water

As shown by Washington Suburban Sanitary Commission, the utility company which control the water for this site. Along Forest Road in front of the site is a 12" water main. One (1) fire hydrant is located at the southeast corner of Forest Road and site access intersection. For this site, the proposed 8" fire and domestic water can be tapped off the afore-mentioned existing 12" water main located on Forest Rd to feed the service into the proposed multiple -use building complex. There will be approximately1,100 feet of 8" water main that would be required to create this connection.



LEGEND

WATER

PROPERTY

Sanitary Sewer

As shown by Washington Suburban Sanitary Commission, the utility company which control the sanitary for this site. Along Forest Road in front of the site is an 8" sanitary sewer. For this site, a pump station and pressure sewer piping will be required to connect the sanitary with existing 8" sanitary sewer located on Forest Rd to provide service to the proposed multiple-use building

complex. There will be approximately 1,100 feet of sanitary pipe that would be required to create this connection.

Storm Drains

After visual inspection of the property, it was observed that there is an inlet at the southeast corner of Forest Road and site access intersection. There are two (2) storm drain systems, one running from west to east along the south side of the property, and the other one running west to east to the southeast corner of the site crossing the proposed multiple-use building complex. The existing storm drain system which crosses the proposed multiple-use building complex will need to be diverted around the proposed multiple-use building to its original outfall. All runoff should follow natural grade elevations to eventually flow into the Anacostia River, which is approximately 2.3 miles southwest of the site.

Electrical Power Distribution

The site consists of existing PEPCO owned utility poles routed in front of the existing facility to be demolished. The poles have 3-phase overhead primary medium voltage conductors with taps serving 3 utility pole mounted transformers (assumed to be 3-25kVA transformers based on visual observation). The transformers have secondary taps (3 phase service) routed down the utility pole and transitions underground crossing under paved roadway to the front face of the existing facility into a utility meter and CT. Primary service feeders the transformers will be verified and coordinated with PEPCO by the Electrical Engineer of Record during design. The transformer sizes and secondary voltage and ampere rating of the electrical service serving the existing facility will be verified by the Electrical Engineer of Record during design. Load analysis of the proposed loads of the new facility in accordance to the existing service will be assessed and coordinated by the Electrical Engineer of Record during design.

Communications

The existing communications to the existing facility to be demolished is served from the same power utility poles. The communications are routed overhead to the facility before transitioning to the interior. The type of communication's wiring is to be determined during design whether fiber optics and/or POTS (plain old telephone lines) are provided within the communication bundle.

Gas Distribution

Information on the existing gas service and available gas service has been requested from Washington Gas by KCI. This section will be updated once a response has been provided.

3.6 Stormwater Management

This site currently has one stormwater management facility treating the Cheverly Police Department complex on the northwest side of the site. There is no stormwater management facility on the east side of the site.

Due to the nature of the grade along this site, there is the potential for several stormwater management facilities such as micro bio-retentions and /or surface sand filters to be used to meet stormwater requirements for the proposed development. According to the soil maps, this site does not have soil with acceptable infiltration rate. The site is within the area where 100-year quantity control is required as per the Department of permitting, Inspections and Enforcement Techno-Gram 002-2019 issued on September 13, 2019.

ESD to the maximum extent possible (MEP) will take place on the development of the site. This will allow much of the stormwater to be treated on site before discharging to its original outfalls. Based on the drainage area of this site, all stormwater will flow towards the original outfalls to the woods and the Anacostia River of the Middle Potomac watershed.

3.7 Floodplains, Wetlands and Waterways

This site is not located within the 100-year floodplain as delineated on FEMA flood insurance rate maps 24033C0141E and 24033C0142E with the effective date of September 16, 2016. A review of the National Wetlands Inventory mapping indicated that there are no wetlands on site.

3.8 Landscape, Trees and Forest Conservation

There are woods on the north, west, and south sides of the site. There is currently a Natural Resource Inventory (NRI) NRI-192-2015 and a Tree Conservation Plan (TCP) (TCP2-078-03-01) on file with MNCPPC. This project would be categorized as a government project, allowing the limit of disturbance to be the project area/limits. No tree or forest removal is proposed. An updated NRI and TCP2 would be required.

3.9 Green Infrastructure Plan

This property is currently located within a Countywide Green Infrastructure Functional Master Plan. This plan was designed to preserve and enhance environmentally sensitive features through the identification of green infrastructure elements. This will require protecting sensitive environmental features and meeting the full intent of environmental policies and regulations. In areas of high impervious area, there will be the need to restore and enhance water quality and habitat to support the desired development pattern of the General Plan.

The goal of the Green Infrastructure Plan is to implement strategies and mechanisms from the manual in order to preserve, protect, and enhance the ecology of the existing site. The full list of possible strategies can be found within their manual but the policies that would specifically apply to this site involve limiting development impact to ensure protection of surrounding habitat. There will also be the need to manage and treat stormwater to minimize impacts to water quality and ecological systems. Innovative designs should be encouraged to reduce the amount of impervious surface, but all stormwater shall be treated on site to the fullest extent possible to maximize infiltration and restore the natural hydrologic system. For the existing woodlands which are outside of the limit of disturbance, this area shall demonstrate a high area of on-site conservation in order to conform to the definition of woodland in the ordinance.

3.10 Landscaping Requirements

According to Prince George's County Landscape Manual, this site would be designed to follow the requirements of screening. The requirements for screening would help conceal any storage, loading, and maintenance areas from the adjacent recreational areas. The south and east sides of the property are already screened by existing forest and vegetation along Route 50.

Screening requirements can be met through four options:

1. A six (6) foot high sight-tight fence or wall; or
2. Minimum two (2) foot high berm, densely planted with vegetation to achieve a screen with an ultimate height of at least six (6) feet; or
3. A six (6) foot high, evergreen screen (trees or shrubs, minimum six (6) feet high at planting, minimum nine (9) feet on center, double staggered row); or
4. A combination of the above options.

3.11 Permit Requirements

Development plans will be submitted to Prince George's County Department of Permitting, Inspections and Enforcement (PGDPIE) for Site Development Concept and Fine Grading, the Prince George's Soil Conservation District (PGSCD) for Sediment and Erosion Control Concept Plan and Sediment and Erosion Control Final Plan, the Maryland- National Capital Park and the City of Laurel for Natural Resource Inventory/Forest Stand Delineation (NRI/FSD), Tree Conservation Plan (TCP), Site Plan, and Grading approvals. In addition, approval for construction in floodplain will be applied for through PGDPIE.

4. Site Development

ANTICIPATED SCOPE OF WORK

The proposed work includes a conceptual design and build for a 264' x 50' building complex, a roofed parking with salt barn, and 22 outdoor parking. Close coordination with the following regulatory Agencies will be required: Prince George's County Department of Permitting, Inspections and Enforcement; Prince George's County Soil Conservation District; The Maryland-National Capital Park and Planning Commission; Washington Suburban Sanitary Commission; and Maryland Department of Environment (MDE).

Site

- Design of a proposed a 264' x 50' building complex, a roofed single stack parking with salt barn, and outdoor parking to be constructed and built on this 12.42-acre property. The building complex will include space for customer service, four (4) vehicle bays, one (1) fabrication lab/storage, on (1) administration office.
- The open drive lane within the limit of disturbance will be 24' wide with security gate, and 45' radius cul-de-sac at east end.
- The outdoor parking will be 12'-wide one-way in and 12'-wide one-way out
- Stormwater management quality control would be achieved through the use of Environmental Site Design practices which are based on capturing and treating enough rainfall before the runoff leaves the site. These practices can include the following: multiple micro-bioretention facilities around the parking lot and beside the building to have stormwater graded towards each of these facilities. The use of permeable pavements will not be considered since the soil on site is classified as Hydrologic Soil Group D.
- The existing storm drain system which crosses the proposed multiple-use building complex will diverted around the proposed multiple-use building to its original outfall. Stormwater management quantity control would be achieved via adding underground detention to this storm drain system
- The existing septic field providing service to the maintenance facility will be demolished.
- There is a 8" sewer main that runs along Forest Road. For this site, the closest connection would be to tap off the 8" sewer main on Forest Road near the access to the site. A pump station and force main piping would run through the exist driveway to the proposed building complex. This would be approximately 1,150' of sanitary pipe to complete this connection.
- There is an existing 12" water main that running along Forest Road and a fire hydrant located at the southeast corner of Forest Road and site access intersection. The existing fire hydrant is about 1,150' to the proposed multiple-use building complex. A fire hydrant will be required. For this site, the proposed 8" fire and domestic water can be tapped off the afore-mentioned existing 12" water main located on Forest Rd to feed the service into the proposed multiple -use building complex. There will be approximately1,150 feet of 8" water main that would be required to create this connection.
- A revision to the existing NRI would need to be submitted as the NRI on file is expired.

- In preparation for a revision to the existing TCP2, the woodland conservation worksheet for governmental projects was completed to show no existing woodland within the project limits (net tract area), no woodland cleared in the net tract area, therefor no afforestation/reforestation is required. A copy of this worksheet is provided within the Appendix.

Appendices

Appendix A

Site photographs

Photographs:

Antifreezer Container

Concrete Channel on the South

Gas Station

Grass Channel on the South

Maintenance Shop

Maintenance Shop

Oil Recycle Container

Onsite Power Pole

Onsite Power Pole at Park Access Trail

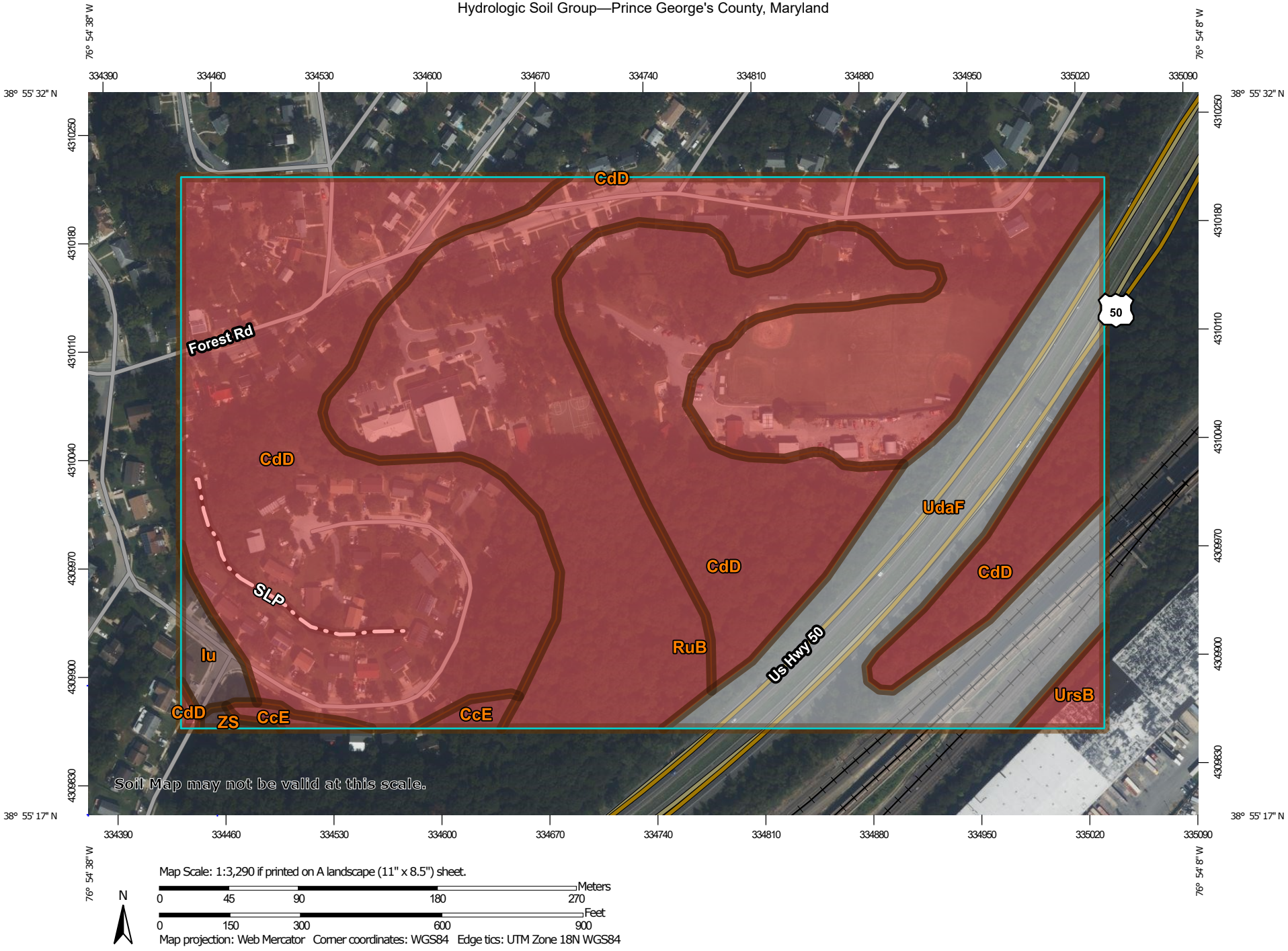
Park Access Trail

Town of Cheverly Public Works

Top of Septic Tank

Appendix C

Soils Map



Map Scale: 1:3,290 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 45 90 180 270

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Survey Areas
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Prince George's County, Maryland
Survey Area Data: Version 18, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 22, 2020—Sep 23, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcE	Christiana-Downer complex, 15 to 25 percent slopes	D	0.4	0.8%
CdD	Christiana-Downer-Urban land complex, 5 to 15 percent slopes	D	25.3	47.8%
Iu	Issue-Urban land complex, occasionally flooded	B/D	0.6	1.2%
RuB	Russett-Christiana-Urban land complex, 0 to 5 percent slopes	D	17.8	33.6%
UdaF	Udorthents, highway, 0 to 65 percent slopes		8.2	15.5%
UrsB	Urban land-Sassafras complex, 0 to 5 percent slopes	D	0.5	0.9%
ZS	Zekiah and Issue soils, frequently flooded	B/D	0.1	0.2%
Totals for Area of Interest			**52.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix D

Woodland Conservation Worksheet

Woodland Conservation Worksheet
for Governmental and Linear Projects in Prince George's County

	SECTION 1-Establishing Site Information				
1	Property Description or Name:	6401 Forest Rd			
2	Project Location;	Hyattsville, MD 20785			
3	TCP2 Number:	TCP2-078-03		Rev. No:	-02
4	NRI Number:	NRI-192-2015		Rev. No:	-01
5	Zone:		R-55		
6	Gross Tract:		12.42	acres	
7	Project Area/Limits:		2.00	acres	
	SECTION 2-Determining Requirements				
8	Existing Woodland in Project Limits = WCT		0.00	or	0.00%
9	Woodland Cleared in Project Limits		0.00		
10	Total area of woodland cleared (subject to 1:1 replacement)		0.00		
11	Off-Site Woodland Conservation Provided (afforestation)		0.00		
12	Off-Site Woodland Conservation Provided (preservation)		0.00		
13	Woodland Conservation Requirement:		**0.00**	acres	
	SECTION 3- Meeting the Requirements				
14	Woodland Preserved		0.00		
15	Afforestation /Reforestation		0.00	Bond amount:	**$ -**
16	Natural Regeneration		0.00		
17	Landscape Credit		0.00		
18	Speciment/Historic Tree Credit (CRZ area *2.0)		0.00		
19	Forest Enhancement Credit (Area *.25)		0.00		
20	Street Tree Credit (Existing or 10-year canopy coverage)		0.00		
21	Prior Credit for Off-site Woodland Conservation		0.00		
22	Current Credit for Off-site Woodland Conservation		0.00		
23	Off-site Woodland Conservation provided (afforestation)		0.00		
24	Off-site Woodland Conseration provided (preservation)		0.00		
25	Area Approved for Fee-in-lieu/PFA		0.00	Fee amount:	**$0.00**
26	Area Approved for Fee-in-lieu/non-PFA		0.00	Fee amount:	**$0.00**
27	Woodland Conservation Provided		**0.00**	acres	

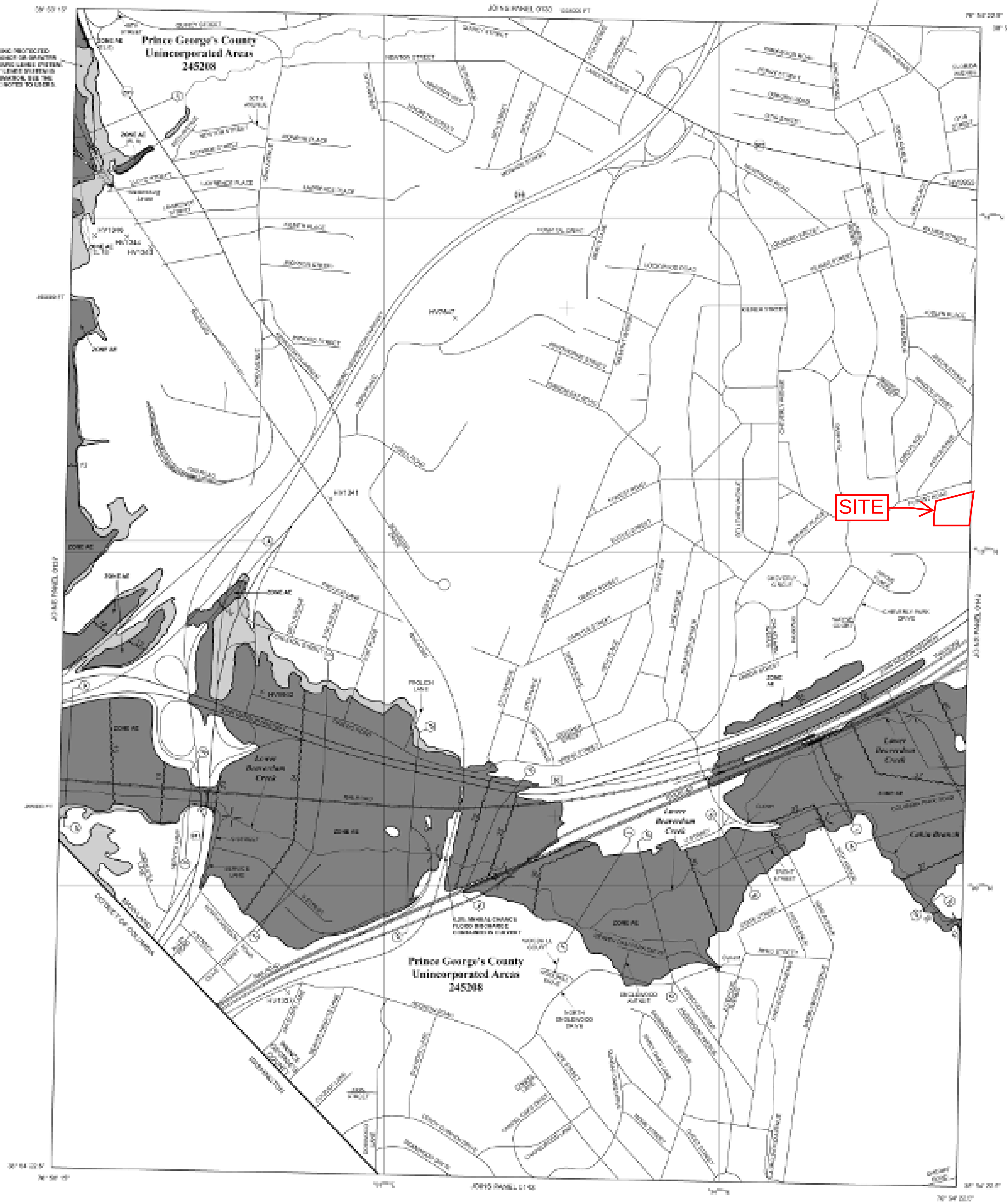
28 Prepared by:

Signed Date

Appendix E

FEMA Maps

NOTES TO USERS



LEGEND

MAP SCALE 1" = 500'

NFIP

PANEL 0141E

FIRM
FLOOD INSURANCE RATE MAP
PRINCE GEORGE'S COUNTY, MARYLAND
AND INCORPORATED AREAS

PANEL 141 OF 486

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

NATIONAL FLOOD INSURANCE PROGRAM

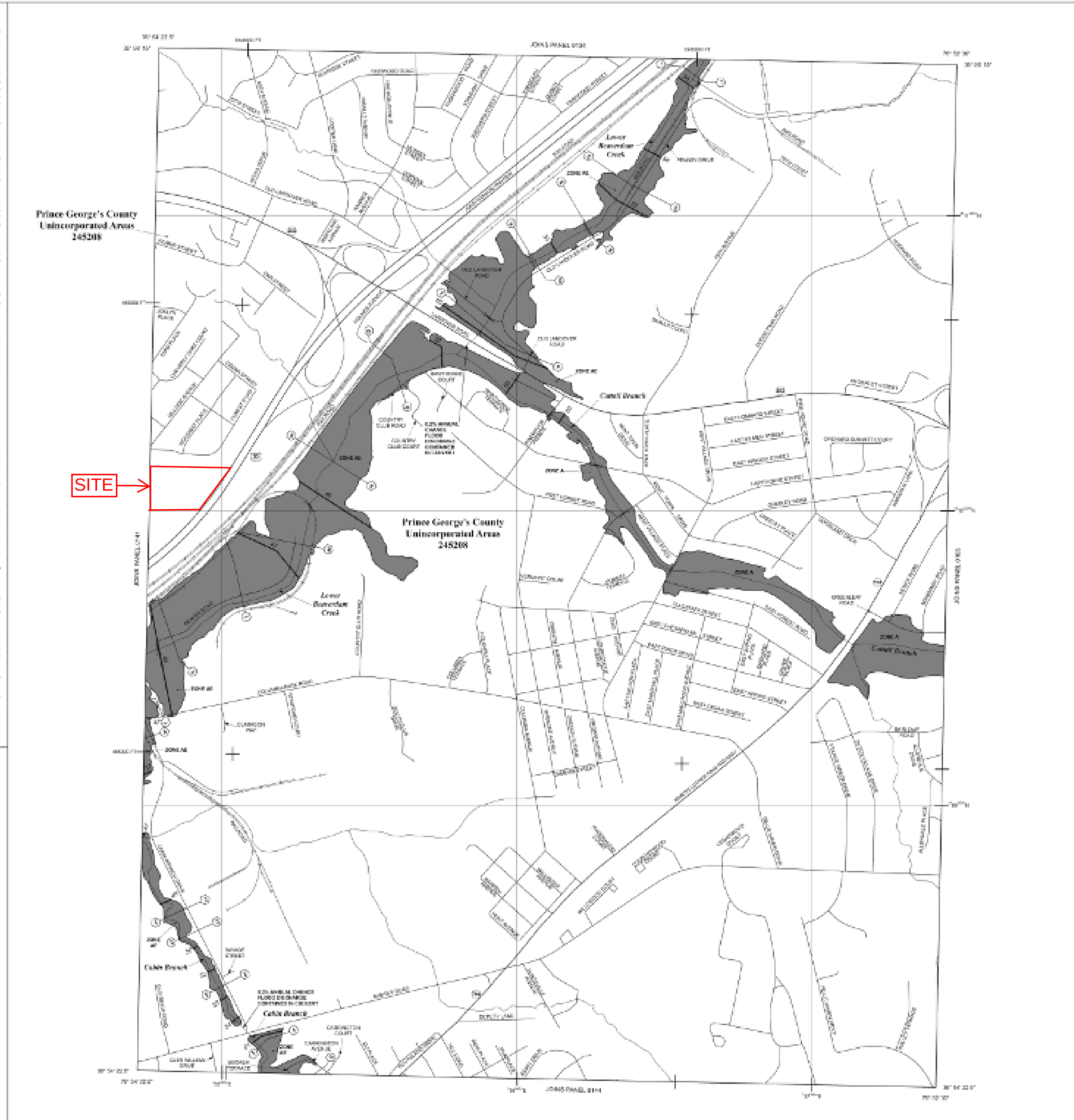
MAP NUMBER
24033C0141E

EFFECTIVE DATE
SEPTEMBER 16, 2016

Federal Emergency Management Agency

NOTES TO USERS

LEGEND



PANEL 0142E

FIRM
FLOOD INSURANCE RATE MAP

PRINCE GEORGE'S COUNTY, MARYLAND
AND INCORPORATED AREAS

PANEL 142 OF 486

NATIONAL FLOOD INSURANCE PROGRAM

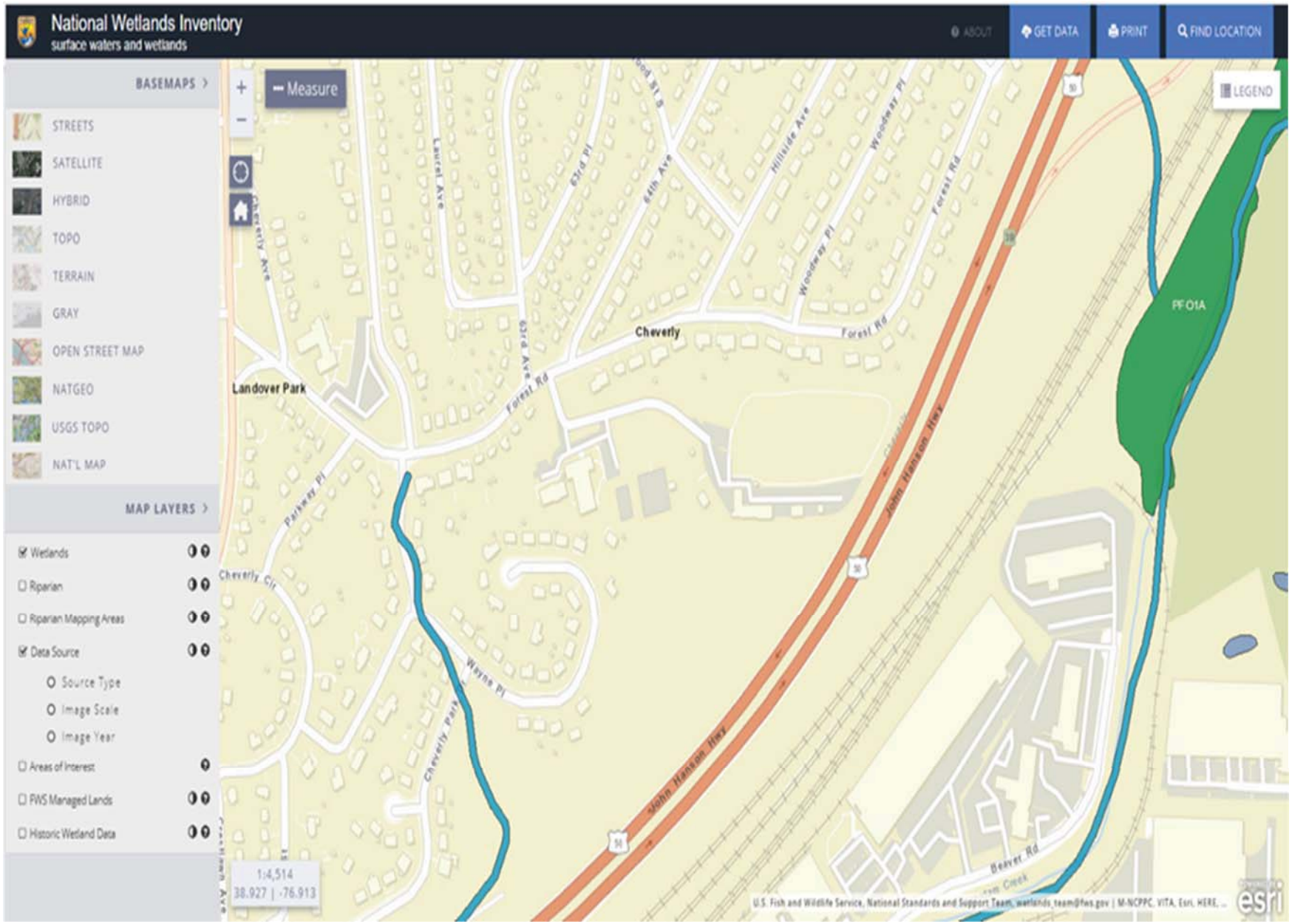
MAP NUMBER
24033C0142E

EFFECTIVE DATE
SEPTEMBER 16, 2016

Federal Emergency Management Agency

Appendix F

National Wetland Inventory


National Wetlands Inventory
surface waters and wetlands
ABOUT
GET DATA
PRINT
FIND LOCATION
BASEMAPS
STREETS
SATELLITE
HYBRID
TOPO
TERRAIN
GRAY
OPEN STREET MAP
NATGEO
USGS TOPO
NAT'L MAP
MAP LAYERS
Wetlands
Riparian
Riparian Mapping Areas
Data Source
Source Type
Image Scale
Image Year
Areas of Interest
FWS Managed Lands
Historic Wetland Data
Measure
LEGEND
PF01A
Landover Park
Cheverly
Forest Rd
John Hanson Hwy
Beaver Rd
Parkway Pl
Cheverly Cir
Wayne Pl
Laurel Ave
63rd Ave
63rd Pl
64th Ave
Hillside Ave
Woodway Pl
1:4,514
38.927 | -76.913
U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov | M-NCPPC, VITA, Esri, HERE, ...
esri

Architectural Review & Code Review:

Our team's Architect, RRMM Architects, visited the Public Works site to property conditions assessment and study how Public Works was currently using the existing spaces and site. RRMM also performed an inventory of the existing vehicles and equipment. They also interviewed select Public Works staff to understand what their needs are for the new building and a redeveloped site. They generated a space program to define the existing spaces and including the square footage (SF) of these spaces. The space program also includes the proposed new spaces and the desired square footage (SF) of each space. The existing and new spaces are shown side-by-side on the program matrix shown below. RRMM provided 3 site layout concepts and reviewed these with Public Works and the Town Council in an effort to select a 'preferred option' that would be used to develop the concept site plan and floor plan. Through this process, the Cheverly Mayor inquired about 'future proofing' the design and requested that our team include an alternate option for a 2-story building to include public community space which is reflected in the design concept.

RRMM Architects did an initial code analysis to determine which building codes will govern the design of the new public works building. They also provided an initial Use Group and Construction Type determination based on the design criteria under the International Building Code. This analysis determined that the new building will require an automatic fire suppression system (fully-sprinklered) which will require the incoming waterline be upsized to an 8" line.

Referenced Codes

- The Town of Cheverly requires a Prince George's County permit. Building Permit Process | Cheverly, MD (cheverly-md.gov)
- DPIE's referenced codes are listed here: Building Codes & Bulletins | Prince George's County, MD (princegeorgescountymd.gov)

Use Group

B, Business
R2, Residential (training & sleeping room)
S1, Storage

Construction Type

IIB
16,250 GSF (meets allowable area for all use groups)
2 stories (meets allowable stories and building height for all use groups)

Applicable Codes

Fire Protection and Life Safety Review Codes
2018 International Building Code (IBC) and Subtitle 4
2018 NFPA 101 Life Safety Code and Subtitle 11
2018 NFPA 1 Fire Code
Maryland State Fire Prevention Code
Sprinkler System
2016 NFPA 13 Installation of Sprinkler Systems
Fire Alarm
2016 NFPA 72 National Fire Alarm and Signaling Code
Electrical Code
2017 NFPA 70 National Electrical Code and Subtitle 9 Prince George's County Electrical Code
2018 International Energy Conservation Code
Building/Structural Code

2018 International Building Code and Subtitle 4 Prince George's County Building Code
2018 IECC International Energy Conservation Code

Accessibility Code

Prince George's County Subtitle 4, Sec. 4-180 Chapter 11 - Accessibility.
COMAR 9.12.53 Maryland Accessibility Code (Note: The COMAR number changed from 05.02.02 to 09.12.53 due to Building Codes transferred from DHCD to DLLR.)
2010 ADA Standards

Mechanical/Energy Code

2018 International Mechanical Code
2018 International Energy Conservation Code

For a complete listing of the Plumbing and Fuel Gas Code, reference the Washington Suburban Sanitary Commission's (WSSC) website

Design Concept:

Based on the findings from the scope study, Keller's design-build team generated a design concept that reflects the needs of Public Works to redevelop the existing site and construct a new facility. Developing this concept is necessary to reflect and summarize the finding of the scope study and it is also needed to establish a basis for which to use for generating the budget estimate included in this report.

It is important to understand that this is an initial design concept only, that serves to support the scope study. This design concept and the information gathered will help provide a valuable step forward into an actual design phase for the project, but this scope study is focused on establishing the scope of the project and is not inclusive of design services which would be part of the subsequent phase.

Keller's design-build team generated a series of design concepts for evaluation and feedback from Public Works and the Town Council. The Council requested that Keller's team use the 'preferred concept', which locates the new building on the north side of the property toward the adjacent play fields. This option was selected in part because it offers a number of efficiencies including proximity to the site utility connections and distance from the adjacent State Highway and M-NCPPC properties. This location allows an ideal orientation for south-facing roof for the possibility of adding photovoltaic panels (solar panels) to the roof. It also allows the building to serve as a backdrop to the playfields which was desirable based on feedback from the Town Council. It also allows the most efficient access for the public 'face' of the building where the Cheverly residents can access the Public Works service desk. This location creates an opportunity to have public restrooms in the new building that are accessed from the exterior of the building to serve the play fields users. The preferred option has a single, 2-way vehicular access route through the center of the Public Works site with a turnabout circle at the end. The new building footprint is completely separate from the existing building. It includes an alternate option #1 for a pre-engineered structure for covered parking on the opposite side of the access road. This structure would also have a bay for salt storage to replace the existing salt storage, and space for a pre-treatment tank. However, if the budget does not allow for the alternate option #1, the existing overhang shed and existing salt storage can remain in-use and not affect the footprint of the proposed new building location. The concept design considers locations for stormwater management facilities (SWM) which may need to be designed as underground structures which will allow additional parking or other paved yard space above. The yard space is at a premium, so it is beneficial to have as much space as practical for parking, storage, truck washing, and the mulching operations.

The 'preferred design concept' was used as the basis for the budget estimate included in this report.

The building will be a linear structure – approximately 300' long x 50' wide – and will be composed of a Pre-Engineered Metal Building (PEMB) with steel columns arranged in a grid and spaced at 25'-0" O.C. It is 15,146 gross square feet (GSF).

The facility will consist of administration / office spaces and seven (7) high bay industrial spaces to serve the staff of the Town of Cheverly Department of Public Works including one service bay dedicated to the Police Department. The design includes four (4) vehicle maintenance bays, two (2) large storage bays, and one (1) Fabrication Lab bay. Column line 5 is the demarcation point between the one-story administration / office spaces to the left and the high-bay / industrial & storage spaces to the right.

During the scope study process, the Cheverly Mayor requested that our team include an alternate option for a 2-story building to 'future proof' the design to include public community space. This is reflected in the alternate option design concept. The approach would be to construct the second floor as unfinished shell space in the first phase. Subsequently, as a second phase, the second floor spaces would be fit-out and finished to become a public meeting space of approximately 5000 SF. This approach will require that two egress stairs and one elevator be constructed during phase one to provide code-compliant vertical access and circulation.

For the alternate option, the building will be a linear structure – approximately 325' long x 50' wide – and will be composed of a Pre-Engineered Metal Building (PEMB) with steel columns arranged in a grid and spaced at 25'-0" O.C. It is 21,716 gross square feet (GSF).

The '2-story alternate option' design concept was evaluated and reflected in the budget estimate included in this report

Office spaces and corridors shall consist of painted gypsum board walls, 2x2 SAT lay in ceilings and LVT or carpet floors depending on the use of the space. High traffic areas such as corridors and reception areas will receive LVT whereas offices and conference rooms will receive carpet.

Storage areas, the fabrication lab and the maintenance and police bays will consist of exposed PEMB wall structure and purlins as well as exposed insulation. CMU or gypsum board can be provided from the floor up to a particular height if so desired.

An outline specification is included below to reflect the proposed quality of the new facility and provide some detail to the description of the design.

<u>033000 – Cast in Place Concrete</u>
Footings will consist of shallow spread and column footings.
Concrete shall be based on ACI criteria.
Concrete strengths and weights shall vary with building function.
Foundations shall be normal weight concrete and achieve a minimum 3000 PSI compressive strength at 28 days. Slabs-on-grade shall be normal weight concrete and achieve a minimum 4000 PSI compressive strength at 28 days. Concrete exposed to freeze/thaw cycles shall be air entrained.
Sealers compatible with maintenance requirements and anticipated finishes will be used on concrete floors.
Slabs in the high bay industrial spaces shall be sealed concrete and slabs in the administration / office spaces shall be steel trowel concrete finished to accept the finishes discussed in Division 9.

<u>042000 – Unit Masonry</u>

Nominal 8” CMU will be used in foundation walls and shall be grouted solid below grade.
Galvanized truss type reinforcing will be used in every other course (16” o.c.) vertically.

051200 – Structural Steel Framing - The primary building framing system will be provided by the PEMB manufacturer. Exterior walls will consist of horizontal metal stud purlins spanning between primary and intermediate PEMB vertical members.

055000 – Metal Fabrications
Pipe and tube railings at site stairs.
Steel framing and supports for operable partitions where used to divide rooms.
Steel framing & supports for countertops.
Steel framing & supports for mechanical & electrical equipment.
Shelf angles.
Metal Ladders and ladder safety cages.
Metal bollards.
Metal downspout boots.
Loose bearing and leveling plates.

061000 – Rough Carpentry
Miscellaneous blocking throughout the building.
Fire retardant backer panels in electrical rooms and closets.

064023 – Interior Architectural Woodwork
Custom reception desk with Corian top.
Wood veneer faced wall and base cabinets in office areas.

072100 – Thermal Insulation
Insulation at exterior roofs and walls shall be foamed in place insulation 5” thick R25
Metal Roofing – Shall be painted metal roof deck as supplied by the PEMB manufacturer

079200 – Joint Sealants
Exterior joint sealant in brick and cast stone masonry veneer control joints where masonry is used.
Interior joint sealants where required.

079513 – Expansion Joints
Assume one 2” building expansion joint. To be located at the design development phase.

081113 – Hollow Metal Doors and Frames
Curries Company, Ceco Corporation or Republic Steel Products. Typically 7’-0” high doors in a 7’-2” frame

081416 – Flush Wood Doors
Graham, Eggers or Marshfield.
Veneer species – Select white birch
Face cut – Plain sliced.
Face Assembly – Book match
Face symmetry – Running match

083111 – Access Doors and Frames
Bar-Co, Inc., Cesco Products or J.L. Industries
Fabricate from 14 gage steel

Size, quantity and location to be determined during coordination drawing process.

084113 – Aluminum Framed Entrances and Storefronts
Use at entrances to the reception areas only
Kawneer Company, Inc. – TriFab 451 UT "Ultra Thermal" – 2" x 4 ½" sightline.
Full glass lite doors shall be wide stile.

087100 – Door Hardware
Provide hardware at each exterior door. Panic bars, closers, hinges, kick plates, levers, etc.

088000 – Glazing
All exterior glazing shall be 1" IGU Vitro Glass Solarban 72 Starphire – SHGC of .30.
All interior glazing to be ¼" clear tempered.
All mirror glass to be ¼" thick. Provide full width of sink counter and 4' high in gang bathrooms

092216 – Non-Structural Metal Framing
Interior framing for gypsum board walls, ceilings, etc.
7/8" hat channels
3 5/8", 6" and 8" studs and tracks
Deitrich, Cemco or Marino/Ware

092900 – Gypsum Board
Georgia Pacific, National Gypsum or US Gypsum
5/8" thick typical
Level 4 finish

093013 – Ceramic Tiling
To be used in restrooms
Porcelain and glazed wall tile on the floor and wet walls of men's and women's restrooms and the family restroom.
Wall tile shall extend to 6'-0" AFF on walls where it is used.

095113 – Acoustical Panel Ceilings
Standard SAT ceiling – Armstrong Optima 9/16" square tegular # 3355 – 24" x 24" x 1".

096513 – Resilient Base and Accessories
Rubber base to be used in closets and storage spaces

096813 – Tile Carpeting
Use where indicated on the finish schedule.
Milliken or equal

099123 – Interior Painting
Sherwin Williams or equal
All exposed structure in public areas shall be painted.
Exposed structure in support areas such as storage rooms, janitor's closets, etc. shall remain unpainted.

101100 – Visual Display Units
Provide the following size markerboards in the rooms listed
4'x4' – Kitchen, Director's Office, Other Offices, Conference.

4’x12’ – Fitness Room

101419 - Dimensional Letter Signage
Assume 14 signs of 20 letters each to identify major spaces up and down the main corridor
Assume 8” letter height
Cast aluminum letters

101423 – Room Identification Panel Signage
Provide one 6”x6” plaque sign at the entry to each room.

102113 – Plastic Toilet Compartments
Floor mounted overhead braced
Scranton “Hiny Hider” or equal

102800 – Toilet Accessories
Baby changing stations in the park toilet
Horizontal and vertical grab bars in HC and ambulatory stalls
Counter mounted soap dispensers at each sink
Toilet paper dispenser in each stall
Recessed PT dispenser with combination recessed trash dispenser.
Feminine napkin disposal in each women’s stall
Electric hand dryer – Dyson airblade or equal. 2 in each gang bathroom.
Mop rack and floor mounted mop sink in Jan. Closet
Recessed napkin / tampon vendor in women’s restroom
Toilet seat cover dispenser. 1 in each restroom

104416 – Fire Extinguishers
Provide 10 extinguishers and cabinets throughout the building. Locations TBD.

105113 – Metal Lockers
Provide one bank of 12 – 3 tier lockers and 4 floor mounted HC lockers
Each locker in 3 tier configuration shall be 24”H x 12”W x 12”D
Provide sloped tops for safety

113013 – Residential Appliances
Refrigerator and undercabinet microwave in Kitchen.

115213 – Projection Screens
5’x8’ electrically operated projection screen in the conference room

122413 – Roller Window Shades
Provide Draper 120V AC manual “Flex Shade” or equal.

123661 – Solid Surfacing Countertops
Provide ½” thick Corian or equal countertops at all desk and base cabinet locations listed in spec 064023.

124813 – Entrance Floor Mats and Frames
Provide KDCM - Aluminum Roll-Out Mat with Carpet Inserts in size and locations shown on plan.
System requires 3/8” slab recess

For the Mechanical, Electrical, and Plumbing design concept, the following are intended to convey intended types of systems that are appropriate for small commercial vehicle maintenance facilities. Preliminary design efforts will be performed at a later stage should Cheverly elect to pursue follow-on design services.

Mechanical HVAC

- Variable Refrigerant Volume (VRV/VRF) system with DOAS serving the admin offices, locker rooms, kitchenette, etc
- Heating and Ventilation (H&V) System for Maintenance Bays // or potentially just exhaust with OA intake louvers
- Gas-fired IR heaters serving the high-bay vehicle areas
- Ventilation / Exhaust System
- Units will be mounted on pads on grade (since PEMB), but H&V unit for vehicle bays may be on low roof (if provided)
- BAS controls

Fire Protection

- New automatic wet pipe fire suppression system throughout
- Potentially an electric fire pump, depending on water supply (if req'd, 480V electrical service would be strongly preferred)
- New fire alarm system for supervision of sprinkler system

Plumbing

- New 8" line (noted on civil) for domestic water and fire suppression system
- Backflow preventer
- Domestic hot + cold water systems
- Compressed Air System
- Petroleum, Oil, Lubricants (POL) System
- Potentially trench drains in maintenance bays and wash areas with oil-water separator (OWS)

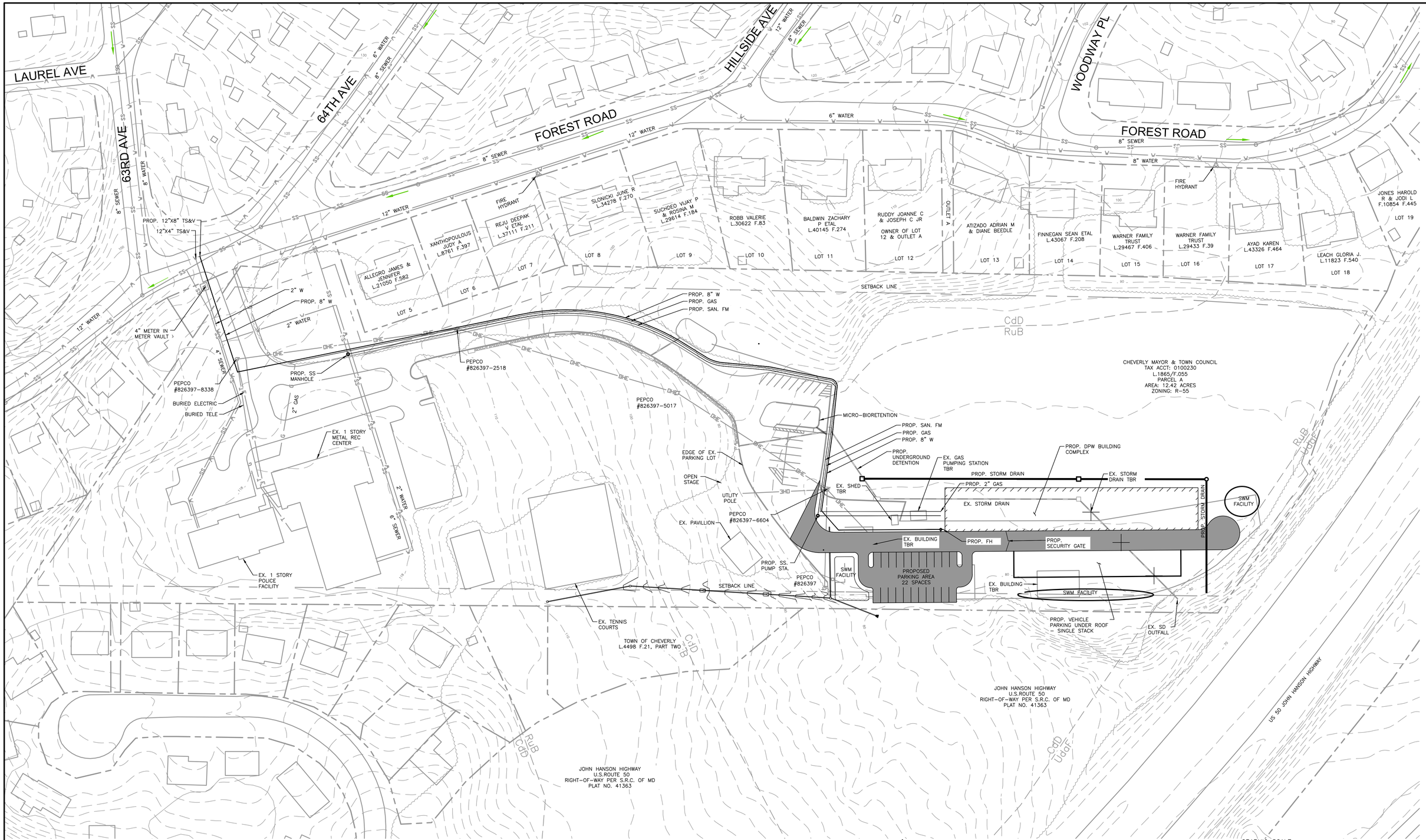
Electrical

- Size of new service: estimated at 600AMP, 3-phase 120/208V or 480V (480V preferred, if available)
- CT cabinet and meter (Potentially provided by Utility)
- Spare electrical service conduit from pole to facility to support future additional loads
- LED lighting throughout
- Network
- Security
- Access Control
- Public Address

‘Preferred Option’ Design Concept

Site Plan

1012 RISING RIDGE ROAD / MT. AIRY, MARYLAND 21771 / P: 301.607.9300 / WWW.KELLERBROTHERS.COM



LEGEND

- EX. CONTOUR
- SETBACK LINE
- EDGE OF ROAD
- EXISTING BUILDING
- EXISTING TREE LINE
- CdD / RuB SOILS LINE
- G EXISTING GAS
- OHE EXISTING OVERHEAD
- E EXISTING ELECTRIC
- T EXISTING TELEPHONE
- EXISTING STORM DRAIN
- W EXISTING WATER
- SS EXISTING SEWER

SOILS TABLE

SOIL SYMBOL	SOIL DESCRIPTION	HYDROLOGIC SOILS GROUP
CdD	CHRISTIANA-DOWNER-URBAN LAND COMPLEX, 5 TO 15 PERCENT SLOPES	D
RuB	MRUSSETT-CHRISTIANA-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	D
UdaF	UDORTHENTS, HIGHWAY, 0 TO 65 PERCENT SLOPES	D

R-55 ZONE -SETBACK TABLE

LOCATION	DISTANCE
FRONT	25
SIDE	17 (TOTAL OF BOTH YARD) 8 (MIN OF EITHER YARD)
REAR	20

OVERALL AREA MAP

SCALE: 1"=50'

GRAPHIC SCALE
50 25 0 50 100
SCALE: 1"=50'

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
11830 WEST MARKET PLACE
SUITE F
FULTON, MD 20759
TELEPHONE: (410) 792-8086
FAX: (410) 792-7419

REVISIONS			
NO.	DATE	DESCRIPTION	BY

DATE 06/30/2021
SCALE 1" = 50'
DESIGNED BY SH
CHECKED BY CHL

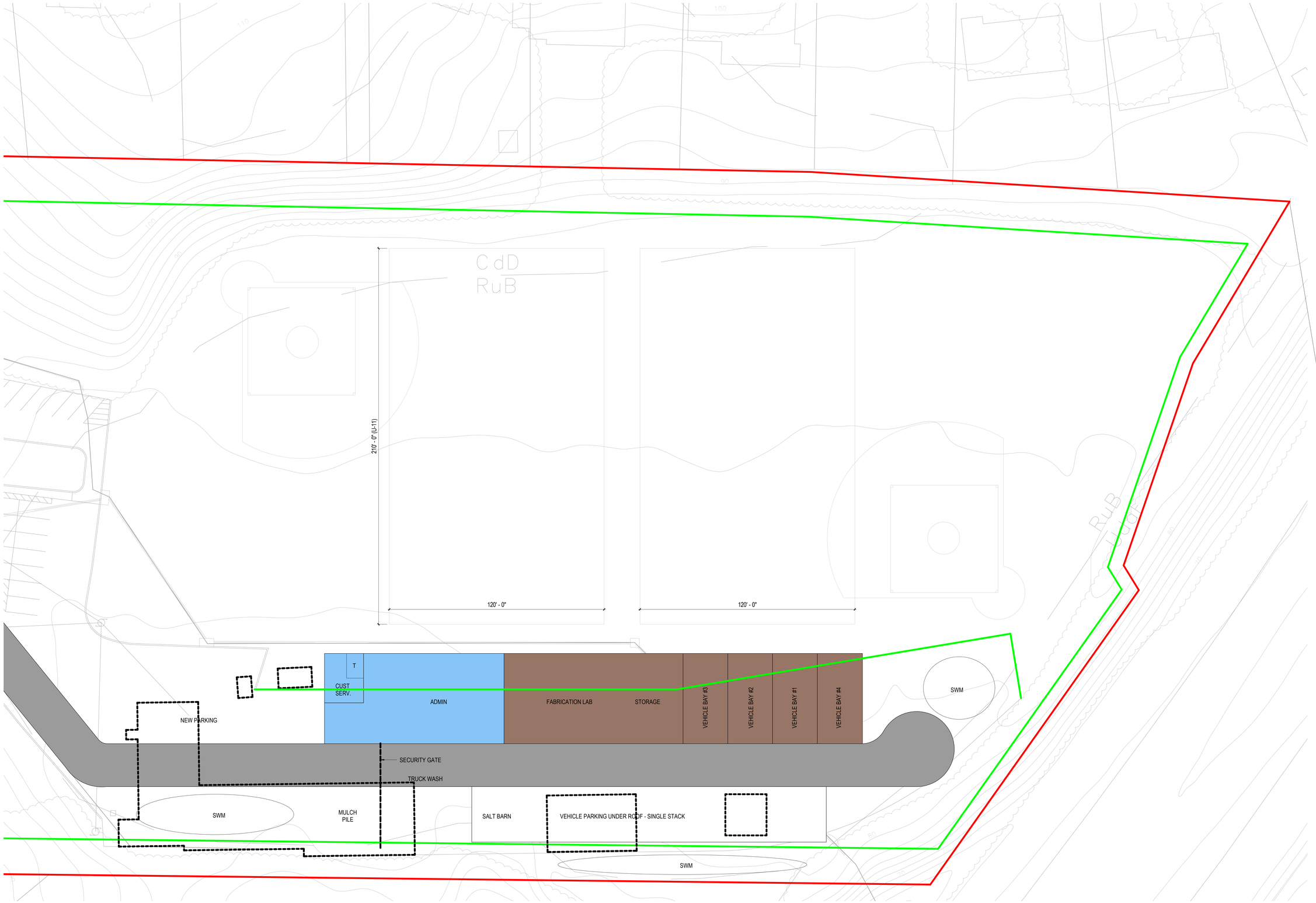
CHEVERLY DPW BUILDING

6401 FOREST ROAD
CHEVERLY, MD 20785

SITE PLAN

PRINCE GEORGE'S COUNTY 2ND ELECTION DISTRICT

DRAWING NO. C-1.00
SHEET 1 OF 1
KCI JOB NUMBER 271805158



1 / A-4 SITE PLAN - revised
SCALE: 1" = 20'-0"

MARK | DATE | REVISIONS — DESCRIPTION | BY

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number _____, expiration date _____.

DATE
PROJECT
DESIGNED
DRAWN
CHECKED

RRMM ARCHITECTS, PC
2900 South Quincy Street, Suite 710
Arlington, Virginia 22206
(703)998-0101

NOT FOR CONSTRUCTION

PROJECT: TOWN OF CHEVERLY DEPARTMENT OF PUBLIC WORKS
CHEVERLY DPW BUILDING
6401 FOREST ROAD, CHEVERLY, MD 20758

DRAWING: SITE PLAN 3 - REVISED

SHEET
A-4

BIM 360://20191-00 Cheverly DPW Building/20191-00 V20 Cheverly DPW Building - ARCH.rvt
2/4/2021 2:36:56 PM

‘Preferred Option’ Design Concept

(1-story)

Space Program

1012 RISING RIDGE ROAD / MT. AIRY, MARYLAND 21771 / P: 301.607.9300 / WWW.KELLERBROTHERS.COM

Cheverly DPW Program - revised 2/4/2021

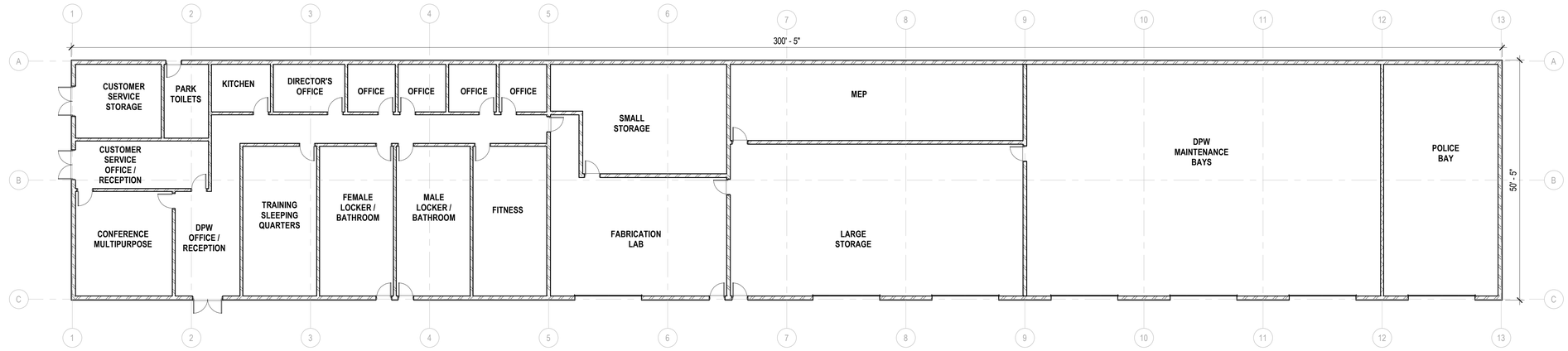
Space	Existing SF	Proposed NSF	Proposed GSF	notes
Vehicle Maintenance - Indoors	**5,241**	**7,650**	**10,094**	going to the 25' grid per the premanufactured building requirements really increased this SF. Grossing Factor = 1.3
Garage Bay #1 - large vehicles	640	800		20x40
Garage Bay #2 - police vehicles	640	800		20x40
Garage Bay #3 - tire change	0	800		20x40
Garage Bay #4 - POLICE	0	800		20x40
Fabrication / Building Repairs Shop	1,016	1,000		same as existing
Large Storage	2,195	2,000		same as existing (minus storage moved to customer service)
Small Storage	750	750		same as existing
MEP Rooms	0	700		10% GSF
Vehicle Maintenance - Outdoors	**13,044**	**8,075**		
Vehicle Parking under roof	1,440	6,200		30x200 (room for 16 dumptrucks / vehicles)
Vehicle Parking open air	9,000	0		30x300, estimated per site plan
Salt Barn	529	500		same as existing, estimated per site plan
Mulch Pile	500	500		same as existing, estimated per site plan
Fuel Station	700	0		estimated per site plan
Truck Wash	875	875		same as existing, estimated per site plan
Admin Offices	**978**	**4,598**	**5,052**	Grossing Factor = 1.13
Office / Reception	310	300		same as existing, per M2's report
Kitchen / Conference	285	0		per M2's report; new spaces will be separate
Lockers / Bathroom	238	1,000		per M2's report; same as Hyattsville
Private Office - Director	0	150		10x15
Private Office - Supervisor	0	100		10x10
Private Office - Supervisor	0	100		10x10
Private Office - extra	0	100		10x10
Private Office - extra	0	100		10x10
Conference / Multipurpose Room (26 occupants)	0	450		estimated per 15SF/occupant, shared with Public
Kitchen	0	200		20x10 - counter, walking, tables
Training / Sleeping Quarters	0	500		same as Hyattsville
MEP / IT Rooms	0	400		10% GSF
Fitness Room (DPW only)	0	500		This space has been added
Customer Service - Office / Reception	0	300		same as existing, per M2's report
Customer Service - Storage	0	253		same as existing (see large storage above)
Public Park - Restrooms	145	145		same as existing, per M2's report
	Total Indoor Space	**12,248**	**15,146**	Grossing Factor = 1.25

‘Preferred Option’ Design Concept

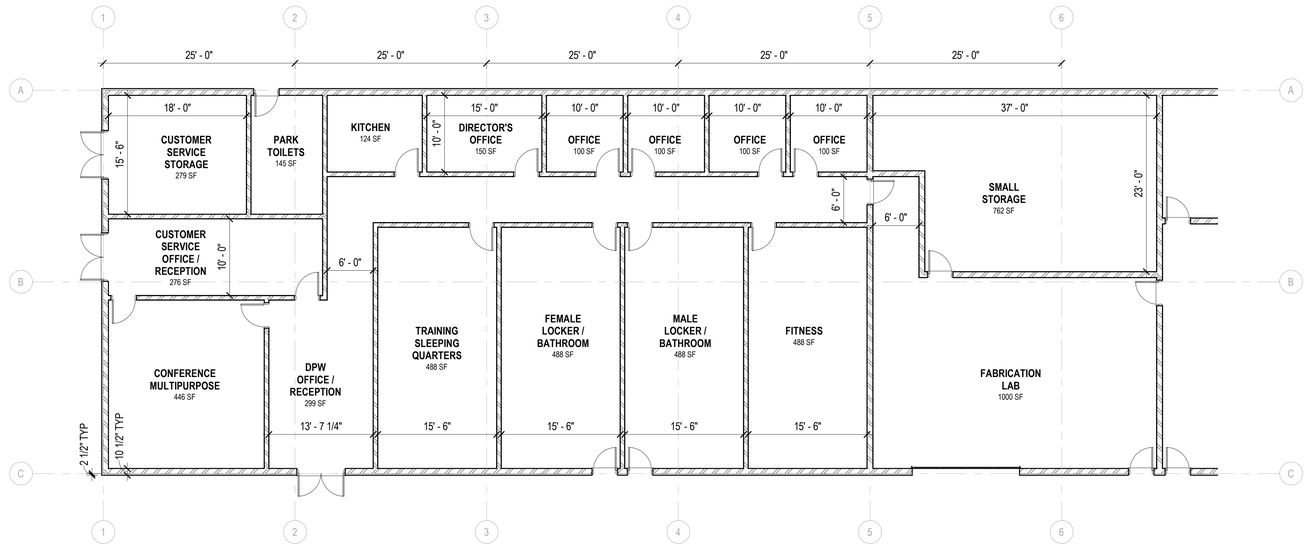
(1-story)

Floor Plan

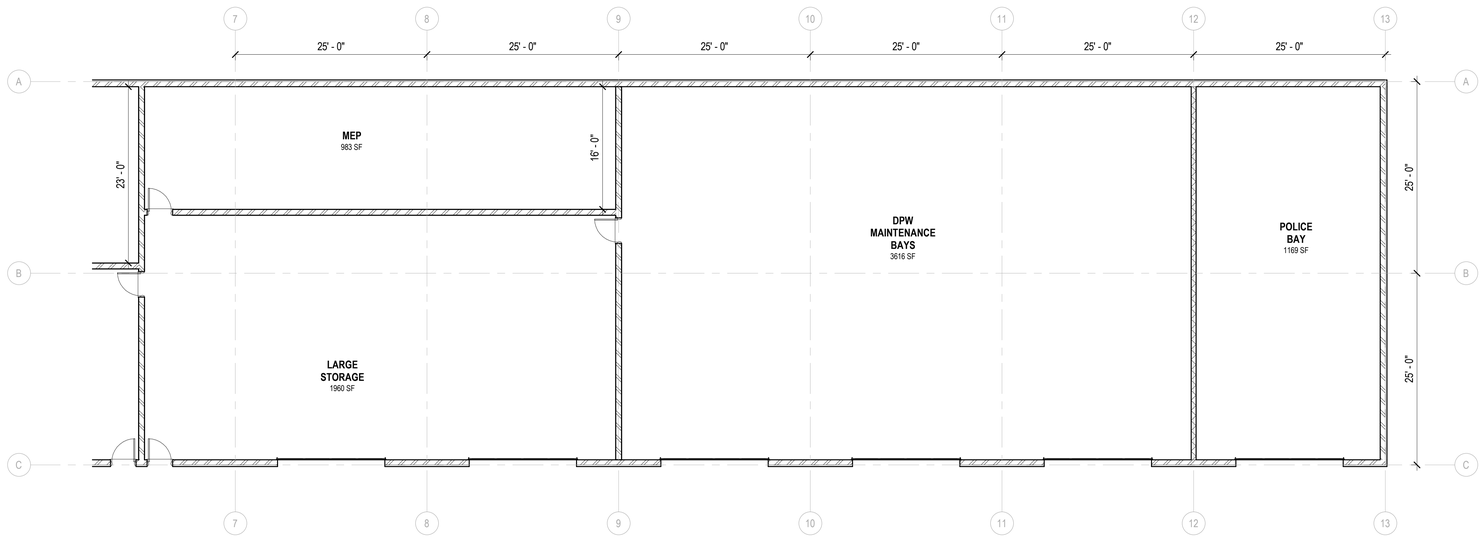
1012 RISING RIDGE ROAD / MT. AIRY, MARYLAND 21771 / P: 301.607.9300 / WWW.KELLERBROTHERS.COM



1 A-5 FIRST FLOOR PLAN - OVERALL
SCALE: 3/32" = 1'-0"



2 A-5 FIRST FLOOR PLAN - PART A
SCALE: 1/8" = 1'-0"



3 A-5 FIRST FLOOR PLAN - PART B
SCALE: 1/8" = 1'-0"

1/32" = 1'-0" | 1/16" = 1'-0" | 3/32" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0" | 6" = 1'-0" | 12" = 1'-0"

MARK	DATE	DESCRIPTION
	BY	

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number , expiration date.

DATE
PROJECT
DESIGNED
DRAWN
CHECKED

RRMM ARCHITECTS, PC
2900 South Quincy Street, Suite 710
Arlington, Virginia 22206
(703)998-0101

NOT FOR CONSTRUCTION

PROJECT TOWN OF CHEVERLY DEPARTMENT OF PUBLIC WORKS
CHEVERLY DPW BUILDING
6401 FOREST ROAD, CHEVERLY, MD 20758

DRAWING FIRST FLOOR PLANS

SHEET
A-5

BIM 360://20191-00 Cheverly DPW Building/20191-00 V20 Cheverly DPW Building - ARCH.rvt
2/4/2021 2:22:31 PM

Alternate Option

(2-story)

Site Plan

1012 RISING RIDGE ROAD / MT. AIRY, MARYLAND 21771 / P: 301.607.9300 / WWW.KELLERBROTHERS.COM

1 A-5 SITE PLAN - rev2
SCALE: 1" = 20'-0"

1/32" = 1'-0" | 1/16" = 1'-0" | 3/32" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 3/8" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0" | 6" = 1'-0" | 12" = 1'-0"

BIM 360://20191-00 Cheverly DPW Building/20191-00 V20 Cheverly DPW Building - ARCH.rvt
5/18/2021 3:24:56 PM

MARK	DATE	DESCRIPTION
		BY

REVISIONS

Professional Certification. I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number , expiration date.

DATE
PROJECT
DESIGNED
DRAWN
CHECKED

RRMM ARCHITECTS, PC
1 Research Court, Suite 450
Rockville, Maryland 20850
(240)403-4101

* NOT * FOR * CONSTRUCTION
05/18/2021

PROJECT
TOWN OF CHEVERLY DEPARTMENT OF PUBLIC WORKS
CHEVERLY DPW BUILDING
6401 FOREST ROAD, CHEVERLY, MD 20758

DRAWING
SITE PLAN 3 - REV2

SHEET
A-5

Alternate Option

(2-story)

Space Program

1012 RISING RIDGE ROAD / MT. AIRY, MARYLAND 21771 / P: 301.607.9300 / WWW.KELLERBROTHERS.COM

Cheverly DPW Program - revised 2/4/2021 - revised 5/18/2021

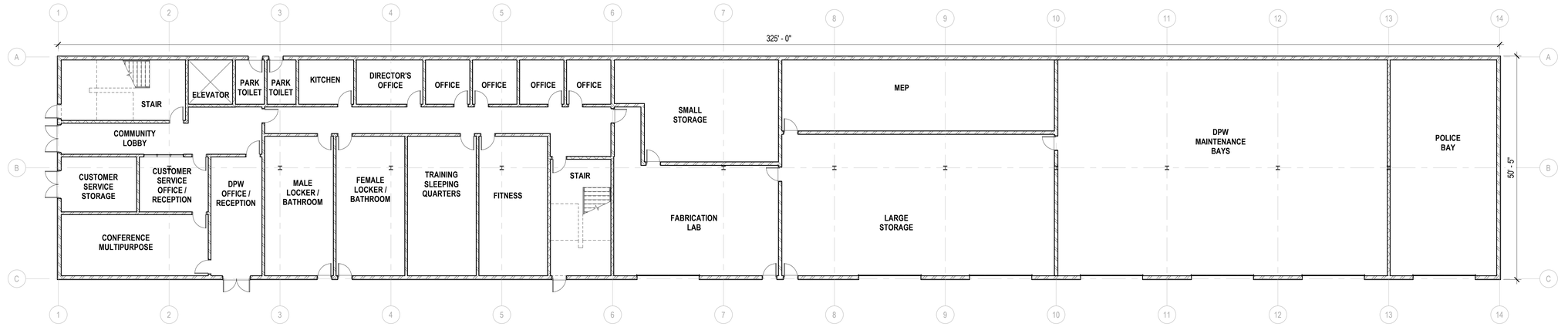
Space	Existing SF	Proposed NSF	Proposed GSF	notes
Vehicle Maintenance - Indoors	**5,241**	**7,650**	**10,094**	going to the 25' grid per the premanufactured building requirements really increased this SF. Grossing Factor = 1.3
Garage Bay #1 - large vehicles	640	800		20x40
Garage Bay #2 - police vehicles	640	800		20x40
Garage Bay #3 - tire change	0	800		20x40
Garage Bay #4 - POLICE	0	800		20x40
Fabrication / Building Repairs Shop	1,016	1,000		same as existing
Large Storage	2,195	2,000		same as existing (minus storage moved to customer service)
Small Storage	750	750		same as existing
MEP Rooms	0	700		10% GSF
Vehicle Maintenance - Outdoors	**13,044**	**8,075**		
Vehicle Parking under roof	1,440	6,200		30x200 (room for 16 dumptrucks / vehicles)
Vehicle Parking open air	9,000	0		30x300, estimated per site plan
Salt Barn	529	500		same as existing, estimated per site plan
Mulch Pile	500	500		same as existing, estimated per site plan
Fuel Station	700	0		estimated per site plan
Truck Wash	875	875		same as existing, estimated per site plan
Admin Offices	**978**	**8,698**	**11,622**	Grossing Factor = 1.31
Office / Reception	310	300		same as existing, per M2's report
Kitchen / Conference	285	0		per M2's report; new spaces will be separate
Lockers / Bathroom	238	1,000		per M2's report; same as Hyattsville
Private Office - Director	0	150		10x15
Private Office - Supervisor	0	100		10x10
Private Office - Supervisor	0	100		10x10
Private Office - extra	0	100		10x10
Private Office - extra	0	100		10x10
Conference / Multipurpose Room (26 occupants)	0	450		estimated per 15SF/occupant, shared with Public
Kitchen	0	200		20x10 - counter, walking, tables
Training / Sleeping Quarters	0	500		same as Hyattsville
MEP / IT Rooms	0	400		10% GSF
Fitness Room (DPW only)	0	500		This space has been added
Customer Service - Office / Reception	0	300		same as existing, per M2's report
Customer Service - Storage	0	253		same as existing (see large storage above)
Public Park - Restrooms	145	145		same as existing, per M2's report
Community Meeting Rooms (2nd floor)	0	3600		
Community Bathrooms (2nd floor)	0	400		
Community Lobby (1st floor)	0	100		
MEP / IT Rooms (2nd floor)	0	200		
Total Indoor Space		**16,348**	**21,716**	Grossing Factor = 1.31

Alternate Option

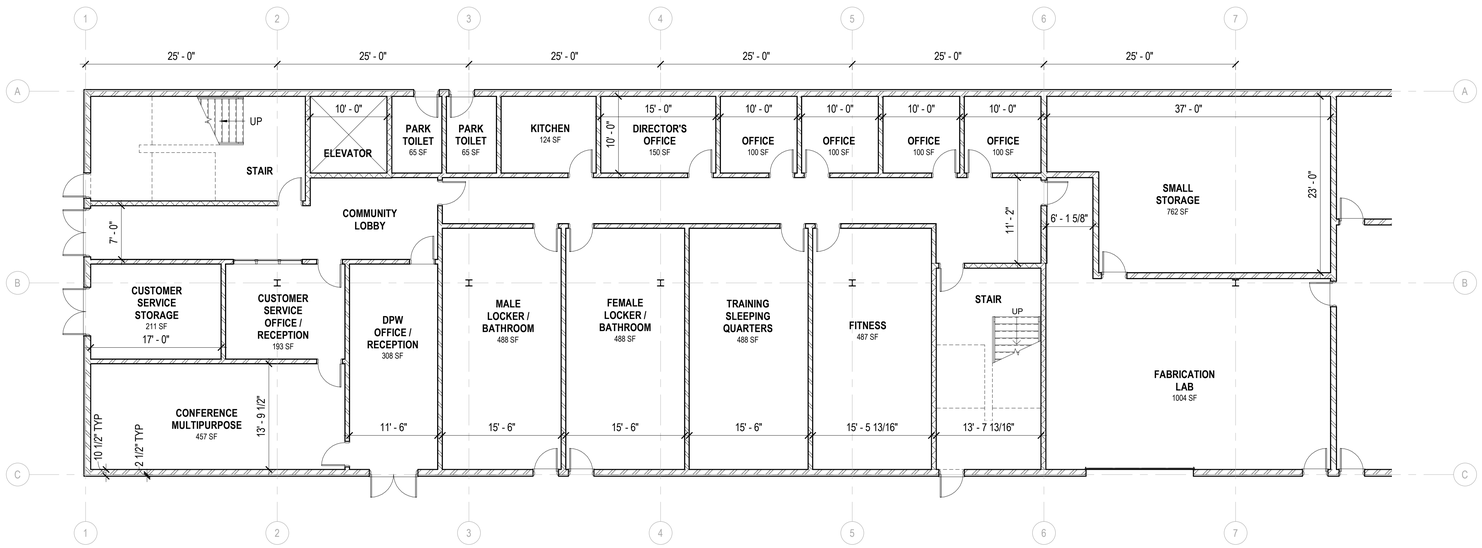
(2-story)

Floor Plans

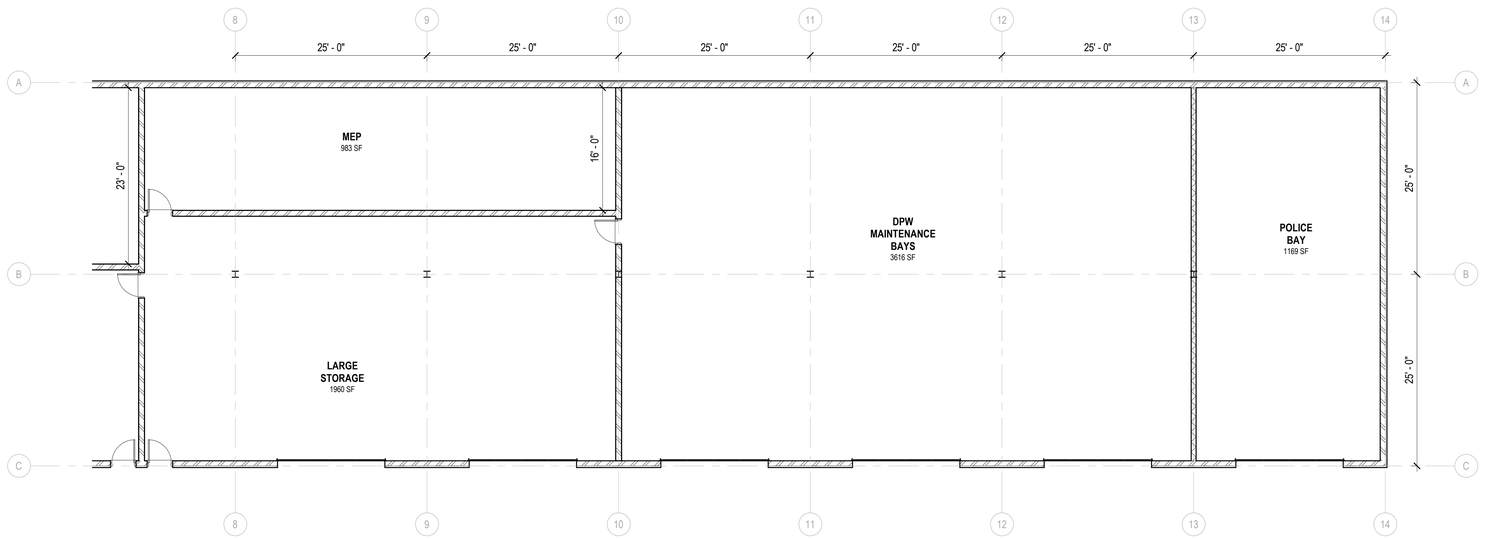
1012 RISING RIDGE ROAD / MT. AIRY, MARYLAND 21771 / P: 301.607.9300 / WWW.KELLERBROTHERS.COM



1 A-10 FIRST FLOOR PLAN - OVERALL
SCALE: 3/32" = 1'-0"



2 A-10 FIRST FLOOR PLAN - PART A
SCALE: 1/8" = 1'-0"



3 A-10 FIRST FLOOR PLAN - PART B
SCALE: 1/8" = 1'-0"

MARK	DATE	REVISIONS BY	DESCRIPTION

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number , expiration date.

DATE
PROJECT
DESIGNED
DRAWN
CHECKED

RRMM ARCHITECTS, PC
2900 South Quincy Street, Suite 710
Arlington, Virginia 22206
(703)998-0101

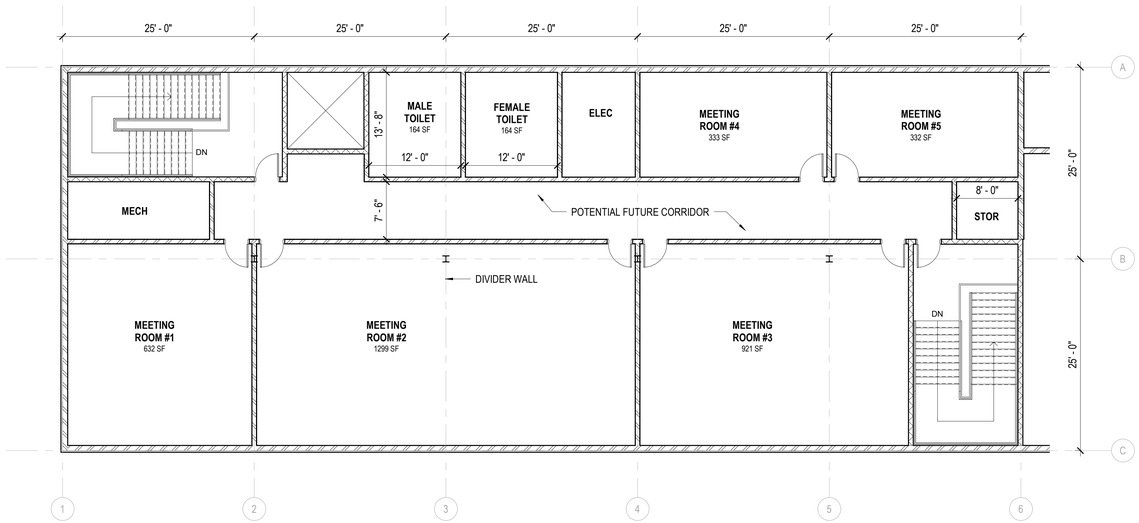
NOT FOR CONSTRUCTION

PROJECT TOWN OF CHEVERLY DEPARTMENT OF PUBLIC WORKS
CHEVERLY DPW BUILDING
6401 FOREST ROAD, CHEVERLY, MD 20758

DRAWING FIRST FLOOR PLANS

SHEET
A-10

5/18/2021 3:24:56 PM BIM 360://20191-00 Cheverly DPW Building/20191-00 V20 Cheverly DPW Building - ARCH.rvt



3571 SF MEETING SPACE
15 NET (TABLES & CHAIRS) = 238 OCCUPANTS (2 STAIRS)
TOTAL TOILETS = 1/50 + 1 = 6
TOTAL SINKS = 1/80 + 1 = 4

7 NET (CHAIRS ONLY) = 510 OCCUPANTS (3 STAIRS)
TOTAL TOILETS = 1/50 + 1 = 12
TOTAL SINKS = 1/80 + 1 = 8

1 SECOND FLOOR PLAN
A-11 SCALE: 1/8" = 1'-0"

MARK	DATE	REVISIONS	BY
		DESCRIPTION	

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number , expiration date

DATE
PROJECT
DESIGNED
DRAWN
CHECKED

RRMM®
ARCHITECTS, PC
1 Research Court, Suite 450
Rockville, Maryland 20850
(240)403-4101

NOT FOR CONSTRUCTION
05/18/2021

PROJECT
TOWN OF CHEVERLY DEPARTMENT OF PUBLIC WORKS
CHEVERLY DPW BUILDING
6401 FOREST ROAD, CHEVERLY, MD 20758

DRAWING
SECOND FLOOR PLANS

SHEET
A-11

Budget Estimate:

Based on the findings from the scope study and the proposed design concept, Keller's design-build team generated the following budget estimate for the preferred option and for the 2-story alternate option. Both options include an alternate to add a vehicle and equipment storage overhang structure as a pre-engineered metal building (PEMB). The 2-story alternate option also includes an add alternate option to fit-out (tenant fit-out and finishes) of the 2-story spaces.

Because these are initial design concepts without detailed information developed yet, the estimate is presented as a cost-*range* to capture realistic low-range and high-range costs for the necessary work to redevelop the Public Works site and construct a new Public Works facility. It is important to note that this estimate also includes estimated costs for the professional A/E design services as this project is proposed as a design-build delivery method. The estimate also includes a schedule of Allowances to help the budget be more realistic despite the design only being at the initial concept phase. The Allowances include:

Design Elaboration Contingency
Owner's Use Contingency
Pre-engineered Metal Building Steel Escalation
Unsuitable Soils Mitigation
Utility Company Service Fees
Permitting Costs

The budget includes a Construction Contingency of 2.5%, and a Builder's Fee of 5%.

Cost Estimate Breakdown: Cheverly DPW Building Option #1

CSI Division	Description	Budget Range $ Low	-	$ High	Notes
1	General Requirements	$ 385,527	-	$ 413,638	
1	Professional Services	$ 591,840	-	$ 634,995	Includes Estimated Design Team Fees
2	Existing Conditions	$ -	-	$ -	
3	Concrete	$ 345,975	-	$ 371,203	
4	Masonry	$ 92,734	-	$ 99,495	
5	Metals	$ 36,350	-	$ 39,001	Excludes PEMB - See Division 13
6	Woods & Plastics	$ 48,830	-	$ 52,391	Excludes Millwork/Casework - See Div 12
7	Thermal & Moisture Protection	$ 70,726	-	$ 75,883	
8	Doors & Windows	$ 267,936	-	$ 287,473	
9	Finishes	$ 336,529	-	$ 361,068	
10	Specialties	$ 85,584	-	$ 91,825	
11	Equipment	$ 9,600	-	$ 10,300	
12	Furnishings	$ 48,000	-	$ 51,500	Includes All Millwork/Casework
13	Special Construction	$ 561,277	-	$ 602,204	Pre-Engineered Metal Building System
14	Conveying Systems	$ -	-	$ -	Not Applicable to Option #1
21 - 23	HVAC / Plumbing / Fire Protection	$ 1,307,474	-	$ 1,402,811	
26 - 28	Electrical / Communications / Security	$ 500,545	-	$ 537,043	
31	Earthwork	$ 406,368	-	$ 435,999	Includes Demolition of Existing Buildings
32	Site Improvements	$ 426,470	-	$ 457,567	
33	Site Utilities	$ 691,957	-	$ 742,412	
	Subtotal - Cost of Work	**$ 6,213,722**	**-**	**$ 6,666,808**	
	Builder's Construction Contingency (2.5%)	$ 155,343	-	$ 166,670	For Use at Builder's Sole Discretion
	Builder's Fee (5%)	$ 318,453	-	$ 341,674	
	Builder's Payment & Performance Bonds	$ 37,359	-	$ 40,083	Cost to Furnish P&P Bonds to Owner
	Builder's Risk Insurance	$ 5,658	-	$ 6,071	
	Subtotal - Construction Cost	**$ 6,730,535**	**-**	**$ 7,221,306**	
	Schedule of Additional Allowances				
	Design Elaboration Contingency	$ 100,000	-	$ 100,000	
	Owner's Use Contingency	$ 100,000	-	$ 100,000	
	PEMB Steel Escalation Allowance	$ 75,000	-	$ 75,000	
	Unsuitable Soil Mitigation Allowance	$ 50,000	-	$ 50,000	
	Utility Company Service Fees Allowance	$ 75,000	-	$ 75,000	
	Permitting Costs Allowance	$ 40,000	-	$ 40,000	
	Total Cost Estimate	**$ 7,170,535**	**-**	**$ 7,661,306**	

Alternate #1: PEMB Covered Parking Structure

CSI Division	Description	Budget Range $ Low	-	$ High	Notes
	Estimated Cost of Work	**$ 285,869**	**-**	**$ 306,713**	
	Builder's Construction Contingency (2.5%)	$ 7,147	-	$ 7,668	For Use at Builder's Sole Discretion
	Builder's Fee (5%)	$ 14,651	-	$ 15,719	
	Builder's Bonds & Insurances	$ 3,077	-	$ 3,301	
	Total Cost Estimate	**$ 310,744**	**-**	**$ 333,401**	

Cost Estimate Breakdown: Cheverly DPW Building Option #2

CSI Division	Description	Budget Range $ Low	-	$ High	Notes
1	General Requirements	$ 388,799	-	$ 417,149	
1	Professional Services	$ 603,720	-	$ 647,741	Includes Estimated Design Team Fees
2	Existing Conditions	$ -	-	$ -	
3	Concrete	$ 418,601	-	$ 449,124	
4	Masonry	$ 188,646	-	$ 202,402	
5	Metals	$ 124,610	-	$ 133,697	Excludes PEMB - See Division 13
6	Woods & Plastics	$ 71,330	-	$ 76,532	Excludes Millwork/Casework - See Div 12
7	Thermal & Moisture Protection	$ 83,045	-	$ 89,100	
8	Doors & Windows	$ 335,616	-	$ 360,088	
9	Finishes	$ 410,451	-	$ 440,379	
10	Specialties	$ 84,816	-	$ 91,001	
11	Equipment	$ 9,600	-	$ 10,300	
12	Furnishings	$ 48,000	-	$ 51,500	Includes All Millwork/Casework
13	Special Construction	$ 763,433	-	$ 819,100	Pre-Engineered Metal Building System
14	Conveying Systems	$ 91,200	-	$ 97,850	
21 - 23	HVAC / Plumbing / Fire Protection	$ 1,535,572	-	$ 1,647,541	
26 - 28	Electrical / Communications / Security	$ 736,160	-	$ 789,839	
31	Earthwork	$ 406,368	-	$ 435,999	Includes Demolition of Existing Buildings
32	Site Improvements	$ 428,870	-	$ 460,142	
33	Site Utilities	$ 691,957	-	$ 742,412	
	Subtotal - Cost of Work	**$ 7,420,794**	**-**	**$ 7,961,896**	
	Builder's Construction Contingency (2.5%)	$ 185,520	-	$ 199,047	For Use at Builder's Sole Discretion
	Builder's Fee (5%)	$ 380,316	-	$ 408,047	
	Builder's Payment & Performance Bonds	$ 43,134	-	$ 46,280	Cost to Furnish P&P Bonds to Owner
	Builder's Risk Insurance	$ 6,756	-	$ 7,249	
	Subtotal - Construction Cost	**$ 8,036,520**	**-**	**$ 8,622,519**	
	Schedule of Additional Allowances				
	Design Elaboration Contingency	$ 100,000	-	$ 100,000	
	Owner's Use Contingency	$ 100,000	-	$ 100,000	
	PEMB Steel Escalation Allowance	$ 75,000	-	$ 75,000	
	Unsuitable Soil Mitigation Allowance	$ 50,000	-	$ 50,000	
	Utility Company Service Fees Allowance	$ 75,000	-	$ 75,000	
	Permitting Costs Allowance	$ 40,000	-	$ 40,000	
	Total Cost Estimate	**$ 8,476,520**	**-**	**$ 9,062,519**	

Alternate #1: PEMB Covered Parking Structure

CSI Division	Description	Budget Range $ Low	-	$ High	Notes
	Estimated Cost of Work	**$ 285,869**	**-**	**$ 306,713**	
	Builder's Construction Contingency (2.5%)	$ 7,147	-	$ 7,668	For Use at Builder's Sole Discretion
	Builder's Fee (5%)	$ 14,651	-	$ 15,719	
	Builder's Bonds & Insurances	$ 3,077	-	$ 3,301	
	Total Cost Estimate	**$ 310,744**	**-**	**$ 333,401**	

Cost Estimate Breakdown: Cheverly DPW Building Option #2 - Phase II Shell Space Fit-Out

CSI Division	Description	Budget Range $ Low	-	$ High	Notes
1	General Requirements	$ -	-	$ -	
1	Professional Services	$ 16,661	-	$ 17,876	Includes Estimated Design Team Fees
2	Existing Conditions	$ -	-	$ -	
3	Concrete	$ -	-	$ -	
4	Masonry	$ -	-	$ -	
5	Metals	$ 3,840	-	$ 4,120	
6	Woods & Plastics	$ 19,510	-	$ 20,932	Excludes Millwork/Casework - See Div 12
7	Thermal & Moisture Protection	$ 2,558	-	$ 2,744	
8	Doors & Windows	$ 34,128	-	$ 36,617	
9	Finishes	$ 114,302	-	$ 122,636	
10	Specialties	$ 18,768	-	$ 20,137	
11	Equipment	$ 8,160	-	$ 8,755	
12	Furnishings	$ 27,360	-	$ 29,355	Includes All Millwork/Casework
13	Special Construction	$ -	-	$ -	
14	Conveying Systems	$ -	-	$ -	
21 - 23	HVAC / Plumbing / Fire Protection	$ 53,432	-	$ 57,328	
26 - 28	Electrical / Communications / Security	$ 51,158	-	$ 54,889	
31	Earthwork	$ -	-	$ -	
32	Site Improvements	$ -	-	$ -	
33	Site Utilities	$ -	-	$ -	
	Subtotal - Cost of Work	**$ 349,877**	**-**	**$ 375,389**	
	Builder's Construction Contingency (2.5%)	$ 8,747	-	$ 9,385	For Use at Builder's Sole Discretion
	Builder's Fee (5%)	$ 17,931	-	$ 19,239	
	Builder's Bonds and Insurances	$ 3,766	-	$ 4,040	
	Total Cost Estimate	**$ 380,321**	**-**	**$ 408,053**	

Design-Build Delivery and Team Members

As this project moves forward after this initial Scope Study process, Keller Construction Management is proposing that the Town of Cheverly use the Design-Build delivery method for this project. This means that the Town would hire a Design-Builder who would assume the risk for the project design as well as construction. This process allows a qualified builder to take a leadership role and provide input in the design phase of the project and also manage the design team to ensure the project schedule and budget remain on target. Keller Construction Management would be the Design-Builder and would have a Contract with the Town of Cheverly. The Architect, Engineers, and trade Subcontractors would all be contracted under the Design-Builder as consultants/subcontractors. The Design-Builder would be responsible, "turnkey" for the entire process from concept, permit phase, bidding, construction, and closeout/warranty of the new building.

Our proposed team members involved in this Scope Study would continue on and be our Design-Build Team members as follows:

- Design-Builder — Keller Construction Management
- Architect — RRMM Architects
- Civil Engineer — KCI Technologies
- MEP Engineer — KCI Technologies

Keller appreciates the opportunity to work with the Town of Cheverly Public Works on this exciting project. Please feel free to contact me if you have any questions or require additional information to assist in your review of this proposal. I can be reached directly at 240-405-2145 or by email at dtremblay@kellerbrothers.com.

Respectfully,

David Tremblay
Director of Project Development
Keller Construction Management

Cc: