



MONTGOMERY COUNTY DEPARTMENT OF PARKS
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB 10/04/07

Item No. 8

September 27, 2007

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Mary R. Bradford, Director of Parks *MRB*
Michael F. Riley, Acting Deputy Director, Department of Parks *MR*
Doug Alexander, Acting Chief, Park Development Division *DA*
Michael Ma, Acting Project Management Section Supervisor *MM*

FROM: Parviz Izadjoo, Project Manager, Park Development Division *P.I.*

SUBJECT: Facility Plan for Wheaton Indoor Tennis Ancillary Building

STAFF RECOMMENDATION

- Approve Facility Plan for an Ancillary Building to replace the existing one attached to Wheaton Indoor Tennis Facility, including cost estimate.
- Determine schedule for design and construction during review of the FY09-14 Capital Improvements Program.

PROJECT DESCRIPTION

Introduction

The purpose of this project is to prepare a facility plan for an ancillary building attached to the Wheaton indoor tennis structure (Attachment A – Vicinity Map). The park is on a 23.67 acres parcel, part of the 534.6 Acres Wheaton Regional Park. It is located on Orebaugh Avenue, north of Arcola, and east of Georgia Avenue.

The indoor tennis facility is part of the Wheaton Regional Park Athletic Center. In addition to the indoor tennis facility, known as the "Tennis Bubble", the Athletic Center includes Wheaton Ice Rink, a roofed, seasonal roller hockey and winter ice rink, baseball fields, basketball courts, outdoor tennis courts and parking.

The park is surrounded by single-family homes and located in the suburban community of Wheaton. The Wheaton Indoor Tennis facility is one of two publicly provided indoor tennis facilities in Montgomery County. The other facility is housed in a permanent six-court building located on Democracy Boulevard in Cabin John Regional Park.

The Wheaton Indoor Tennis Facility is a fabric covered steel frame structure approximately 36,000 square feet in area, which houses six tennis courts. The indoor tennis facility includes a small ancillary building approximately 48 ft by 52 ft which serves as the entrance to the tennis bubble. It includes entrance lobby, pro shop, and restrooms. This building is deficient in many aspects such as lobby and office areas, limited restroom facilities, shower and locker areas, storage area, and also lacks viewing area to the courts.

Previous improvements

At the present, the fabric covered structure is under renovation. The original fabric, which was deteriorating, has been removed and will be replaced with a new and better quality fabric. The HVAC system, which did not include cooling and had an insufficient radiating heating, is being replaced with a new forced air heating and cooling system. The existing metal halide lighting, which is insufficient, with maintenance problems, is also being replaced with indirect T5 fluorescent fixtures. As part of the ongoing renovation, there will also be some site improvement to enhance the site aesthetically and improve site drainage and maintenance.

Project Funding

Facility planning represents thirty percent design completion, and results in a proposed design scheme, cost estimate, and determination of regulatory feasibility. The cost of the facility plan was included in the Wheaton Tennis Bubble renovation project.

Facility Planning Process

The goal of the facility plan is to replace the existing ancillary building, which accommodates the highly utilized and newly renovated indoor tennis facility. URS Corporation was hired as the consultant in May of 2007 to develop the plan. The facility planning process included the following steps:

- Preparation of in-house site survey
- Analysis of existing site conditions, which included site visits by natural resources staff
- Development and approval of a Program of Requirements through feedback from staff and user group meetings, one of which was held on May 8, 2007

- Kickoff meeting which included staff team and the consultant, held on May 17, 2007
- Review of the alternative design concepts by Park staff team held on June 14, 2007
- Discussion of alternative schemes and selection of the preferred one held on June 25, 2007 and included URS architects, user group, Park staff and the design /build contractor who is replacing the fabric on the tennis structure
- Discussion and revision the preferred scheme, with Park staff and tennis interest group, held on July 24, 2007
- Further development and refinement of the preferred scheme
- Coordination with contractors responsible for design and installation of new fabric enclosure
- Final staff team approval meeting, held on August 28, 2007

PLANNING DOCUMENT RECOMMENDATIONS

Wheaton-Kensington Master Plan

The proposed project is located in the 1989 *Master Plan for the Communities of Kensington-Wheaton*. The project is consistent with goals and objectives of the Master Plan, which supports maintenance, rehabilitation and renovation of park facilities “to ensure that they are pleasant to use, prevent accidents, and create a favorable public image” (page 118, Master Plan).

2005 Land Preservation, Parks, and Recreation Plan (LPPRP)

The 2005 Land Preservation, Parks, and Recreation Plan (LPPRP) identifies the need for more indoor tennis facilities. According to the Montgomery County Park User Satisfaction Survey in 2003, the indoor tennis courts were identified to have the greatest deficiencies among all park facilities. The new ancillary building is designed to better serve the newly renovated fabric structure.

PERMITS AND AGENCY APPROVALS

Forest Conservation Plan (FCP)

The existing parcel is 23.67 acres with 9.3 acres of forested area. No forest area or any specimen trees is affected by this renovation. A Simplified Natural

Resources Inventory along with an application for Forest Conservation Exemption were filed with Environmental Planning Division. The FCP Exemption was approved on September 26, 2007 (Attachment B).

Sediment /Erosion Control and Storm Water Management

Since the total area of disturbed land would be under 5000 S.F., there would be no Sediment/Erosion Control or Storm Water Management requirements.

Building Permit

Building permit requirements will be addressed during Detail Design phase.

DESIGN CONCEPTS

The consultant developed three alternative designs. The designs were based on the "Program of Requirements" (POR) provided by the M-NCPPC staff in conjunction with community representatives. These initial alternatives (Schemes A, B and C) included three varying locations for the facility, including an addition to the existing support structure. The alternatives were reviewed by user group representatives and discussed by the staff team.

All alternatives include a large sitting/waiting space with a view of the tennis courts, toilet rooms with two shower stalls, a kitchenette, cashier's office with 'pro shop', two offices, and increased storage space.

Scheme A

This scheme involves construction of an addition to the existing building as well as renovating the portion of the existing building adjacent to the tennis courts. The existing toilet rooms would be re-used with a small addition to add another shower stall to each. Court access could be provided at either end of the waiting/sitting space.

Scheme B

This scheme involves construction of a new facility immediately to the south of the tennis courts. Entrance to the building, access to the tennis courts, and storage space would be at grade. Most of the facility would be two feet and six inches above grade, following the contours of the site, allowing an elevated view of the three westernmost tennis courts. The elevated portion of the facility is accessed by a ramp from the entrance vestibule. The building extends slightly to the west of the court enclosure to increase the visibility of the entrance. Court access would be from the entrance vestibule along the western edge of the first court and along the north wall of the building.

Scheme C

This scheme involves construction of a new clubhouse facility and reconfiguring the existing tennis court layout. The building is located to the north of the tennis courts between the indoor facility and the existing outdoor courts. It would be partially built on the existing surface offering greater visibility and easier access to the tennis courts.

New Alternatives

Park and Planning staff determined that a building addition (Scheme A) was not a viable alternative and directed the consultant to pursue a study of a new building in place of the existing and in the same location. Scheme B was eliminated. Its primary weakness was the limited tennis court view. Although the proposed elevated floor level would provide better view of tennis play than the other schemes at ground level elevation, only two courts were readily visible. The consultant was asked to develop an alternative to Scheme C which did not overlap the existing tennis surface.

The consultant was asked to further develop these two designs and to study both single story and two story alternatives. This effort produced Schemes I, II and III. This further study included the interface of the new building and the existing fabric tennis court enclosure.

All schemes include large waiting/sitting space with a view of the tennis courts, two staff offices, a cashier's office with space for a 'pro shop, men's and women's toilet rooms with showers, a kitchenette, and increased storage space.

Scheme I

This scheme involves replacing the existing single story building on the existing site. Court access would be provided at either end of the First Floor Lobby/Sitting space. The building would be accessed from the west by reconfiguring the existing walkway.

Scheme II

This scheme also involves replacing the existing building on the existing site, but it includes a second floor mezzanine to provide better views of the tennis courts. Court access would be provided at either end of the First Floor Lobby/Sitting space. The building would be accessed from the west by reconfiguring the existing walkway.

Scheme III

This scheme involves constructing a new facility immediately to the north of the tennis courts between the indoor facility and the outdoor courts. It would provide greater visibility and easier access to the tennis courts. The building would be

accessed from the west by extending the existing walkway. This scheme assumes that the existing building would be remodeled to provide the bulk of the storage needs for the facility.

Preferred Alternative

Scheme II was selected as the preferred alternative. This scheme offers the following key features:

The Mezzanine provides superior spectator viewing as well as a discrete space which can be used by the tennis interest group or other community members for private functions.

The cashier's office is adjacent to the courts and to the court entrance and has a direct view of the building entrance to allow the cashier to monitor court and building use. Space for the Pro Shop is integrated into the Cashier's Office to allow one staff member to provide both services. The staff office space is adjacent to the public entrance to allow monitoring of the entrance when occupied. The lobby and sitting space are generous enough to accommodate circulation, waiting, and spectator viewing. This space and the Mezzanine include original program areas described as Lobby/Sitting, Kids Room, Multi-purpose Room and Public Viewing. The single story spaces – toilet rooms, offices and kitchenette share a discrete circulation path. Double height storage space accommodates 10' high by 10' wide overhead rolling doors at the driveway and the tennis courts (Attachment C- Preferred Alternative).

This site provides the best connection to the fabric structure. The roof is flat to facilitate connection with the fabric structure. Roof overhangs provide shading at the west elevation.

Site Improvements

Site improvements include reconfiguration of the existing walkways, driveways and handicapped parking spaces necessitated by the larger footprint of the building. We propose relocating the existing electrical panels located in a shed on the site and demolishing the shed. The new HVAC system will require a concrete pad to the south of the building.

COMMUNITY OUTREACH AND STAFF TEAM INVOLVEMENT

Community Meetings

The tennis community has been actively involved with this project from the very beginning. Staff and representatives from the tennis community have been working closely in developing the program of requirements for this facility. Furthermore, the tennis community's representatives provided feedback in reviewing design concepts and selection of the preferred alternative.

Mailings

A postcard inviting the neighbors, pertinent associations, user group and other interested parties was mailed about one week prior to the Planning Board meeting. The user group representatives were also notified via email a month before the Planning Board meeting.

Staff Team Meetings

The staff team was formed at the beginning of this project. The team includes staff members from Park Development, County Wide Planning, Community Based Planning, Central Maintenance, Southern Region, Natural Resources, and Park Police. A preliminary meeting was held May 8, 2007 to introduce the project, discuss the POR and receive feedback from other divisions. The final POR was developed based on further input received from the user group and M-NCPPC staff team.

The kick-off meeting was held with the consultant and staff team participation on May 17, 2007. Additional staff team meetings took place on June 14, June 25, July 24, and August 28, 2007.

COSTS

Design and Construction

The consultant has prepared a detailed cost estimate for the design and construction of the new ancillary building to serve the Indoor Tennis Facility at Wheaton. The cost estimate is included in the consultant's Facility Plan Report (Attachment D – Facility Plan Report). The cost for design and construction of the ancillary building is \$1,913,433.04. A summary of the estimated cost to complete the improvements follows at the end of this section.

Operating Budget Impact (OBI)

The OBI impact will be relatively minimal for this project since it is only a minor increase in square footage compare to the existing building. This building is 3,850 square feet larger than the existing one. The extra cost of heating, cooling and some lighting are the cause for increase in OBI. OBI will be presented as part of the Project Description Form (PDF) during deliberations on the CIP.

Wheaton Indoor Tennis Ancillary Building
Facility Plan Cost Estimate
October, 2007

ITEM NO.	ITEM	TOTAL COST
1	DEMOLITION OF EXISTING BUILDING	20,000.00
2	GENERAL REQUIREMENTS	82,360.00
3	CONCRETE	41,913.00
4	METALS	226,753.00
5	WOOD AND PLASTIC AND COMPOSITES	2,823.00
6	THERMAL AND MOISTUR PROTECTION	126,016.00
7	OPENNINGS	169,478.00
8	FINISHES	78,698.00
10	SPECIALTIES	8,215.00
11	FURNISHINGS	5,984.00
12	FIRE SUPRESSION	23,100.00
13	PLUMBING	37,735.00
14	H.V.A.C.	93,893.00
15	ELECTRICALL	13,657.00
16	COMMUNICATIONS	125,803.00
17	EARTHWORK	39,555.00
18	EXTERIOR IMPROVEMENTS	20,000.00
19	UTILITIES	7,500.00
20	OVERHEAD & PROFIT	117,475.00
21	TAXES & INSURANCE	1,068.00
22	CONSTRUCTION MANAGEMENT & INSPECTIONS	62,291.00
23	CONSTRUCTION CONTINGENCY (20% of Construction Subtotal)	260,863.40
24	TOTAL CONSTRUCTION COST	1,565,180.40
25	DESIGN FEE (15% of Total Construction Cost)	234,777.06
26	STAFF CHARGEBACKS (15% of Design Fee)	35,216.56
27	INSPECTION CHARGEBACKS (5% of Total Construction Cost)	78,259.02
28	TOTAL PROJECT COST	1,913,433.04

ATTACHMENTS

- A - Vicinity Map
- B – Approved Forest Conservation Exemption
- C - Preferred Alternative
- D - Facility Plan Report

Vicinity Map

Wheaton Indoor Tennis Ancillary Building



Scale: 1" = 500'-0"



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Department of Parks, Montgomery County, Maryland



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 26, 2007

Parviz Izadjoo
9500 Brunett Ave.
Silver Spring, MD 20901
FAX: 301-585-1921

Dear Mr. Izadjoo:

This letter is to inform you that your request for an exemption from submitting a forest conservation plan 42008026E, Wheaton indoor tennis facility, is approved. Any changes from the approved exemption request may constitute grounds to rescind or amend any approval actions taken and to take appropriate enforcement actions. If there are any subsequent modifications planned to the approved plan, a separate amendment must be submitted to MNCPPC for review and approval prior to those activities occurring.

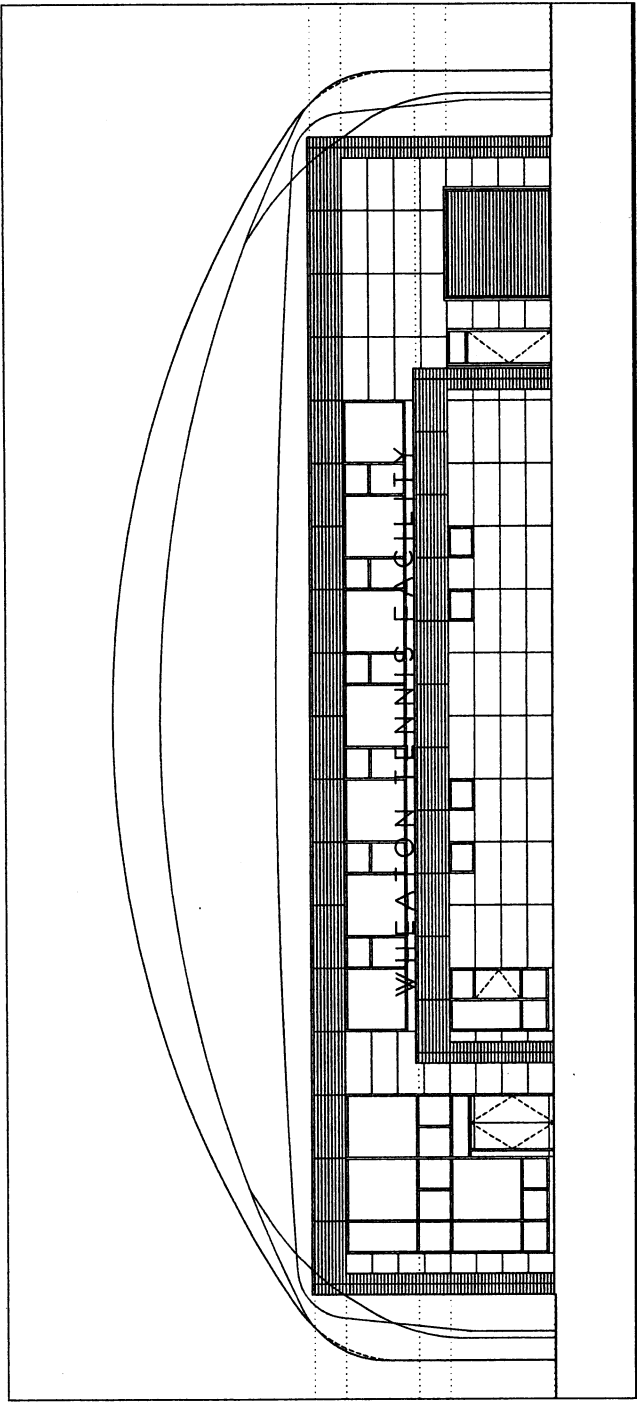
If you have any questions regarding these actions, please feel free to contact me at 301-495-4546 or joshua.penn@mncppc-mc.org.

Sincerely,

Josh Penn, Senior Planner

Cc: NRI/FSID 42008026E

Note: The exemption was submitted in 2 parts
① grading (Already started)
② New front building (future development)



WHEATON TENNIS FACILITY

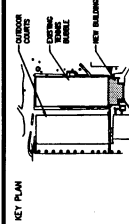
11715 OREBAUGH AVE., WHEATON, MD

• Owner
MONTGOMERY COUNTY DEPARTMENT OF PARKS
MARYLAND NATIONAL CAPITOL PARK AND PLANNING COMMISSION
9501 BRUNETTE AVE.
SILVER SPRING, MD 20901

• Architects
• Civil Engineers
• Structural Engineers
• Mechanical, Electrical & Plumbing Engineers

URS Corporation
2020 K Street, Suite 300
Washington, DC 20006
Telephone: (202) 872-0277
Fax: (202) 872-0282

URS PROJECT NO.: 31942868
IN PROGRESS: 27 AUGUST, 2007



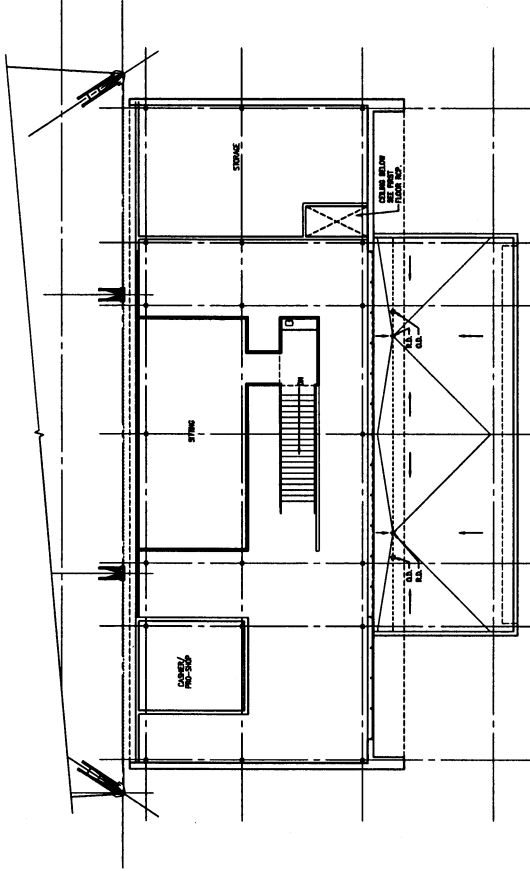
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WHEATON TENNIS FACILITY
WHEATON, MD

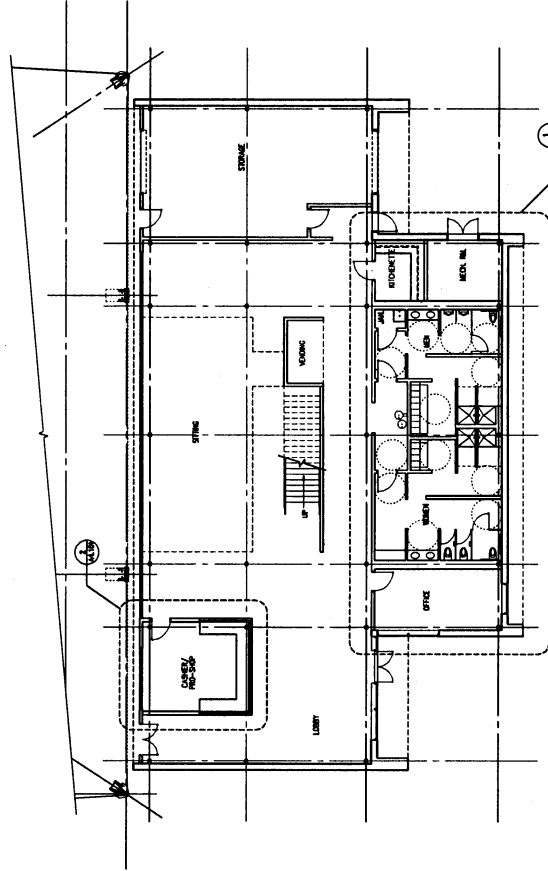
SHEET TITLE
**FIRST FLOOR & MEZZANINE
FLOOR PLANS &
REFLECTED CEILING PLANS**

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DATE	27 AUG. 2007
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DRAWN	KT
CHECKED	AT

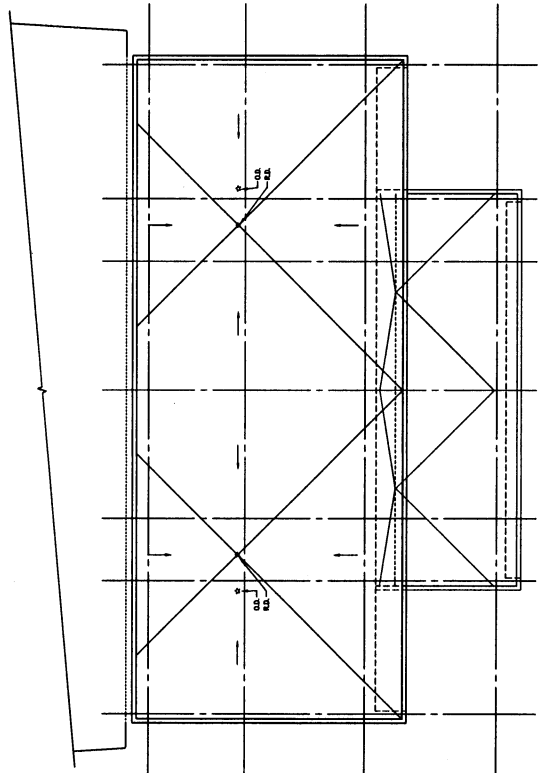
A1-101



MEZZANINE LEVEL PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"



ROOF PLAN
1/8" = 1'-0"





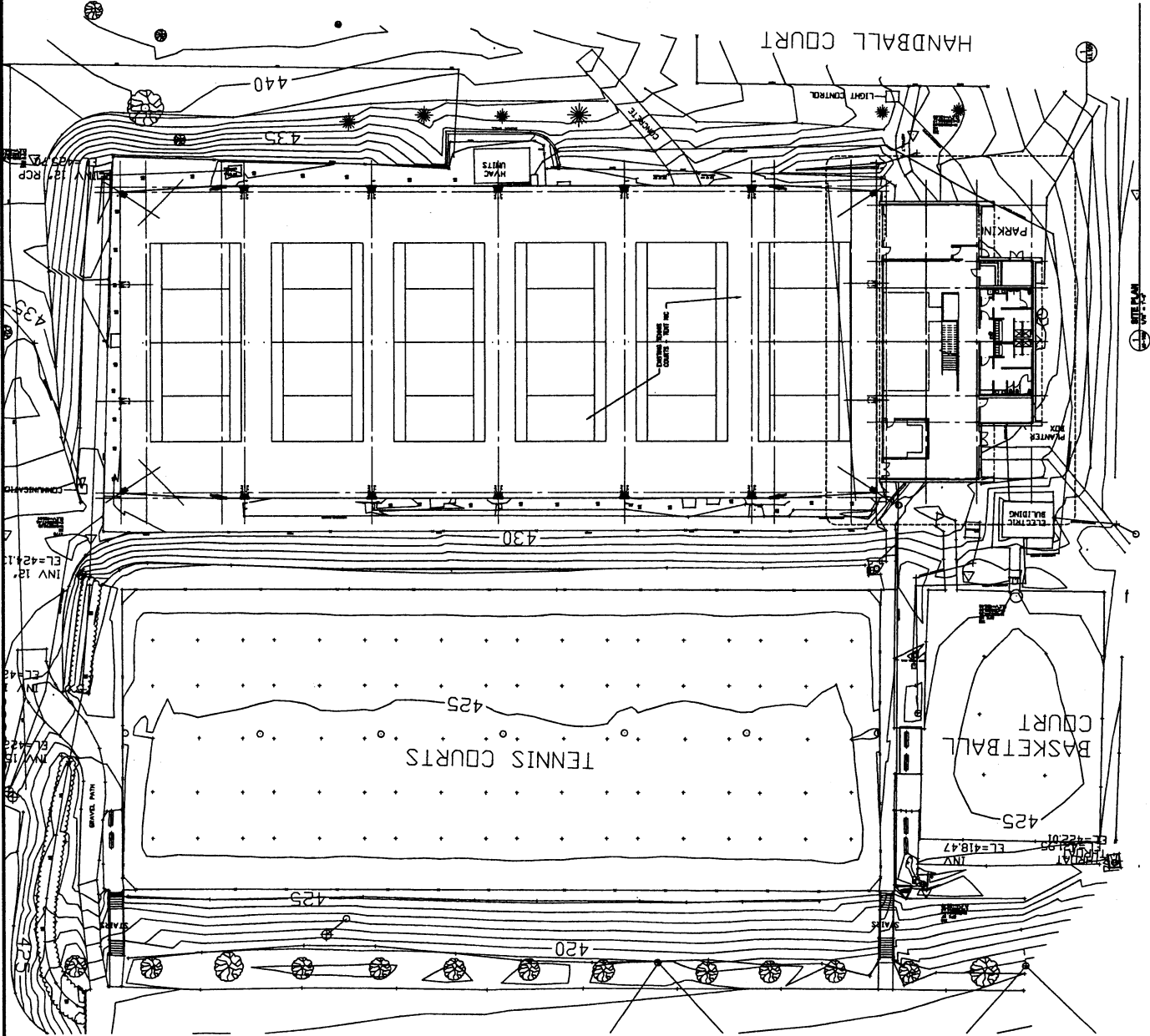
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A2-101

DOI NO	31942868
DATE	27 AUG. 2007
CALC	1/8" = 1'-0"
DRAIN	KT
REVISION	AD



KEY PLAN 		PROJECT WHEATON TENNIS FACILITY WHEATON, MD	SHEET TITLE BUILDING & SITE PLAN	PROJECT NO. 318-0386	DATE 27 AUG. 2007	SCALE 1/8" = 1'-0"	DRAWN KT	CHECKED AF	A1-100



Facility Plan