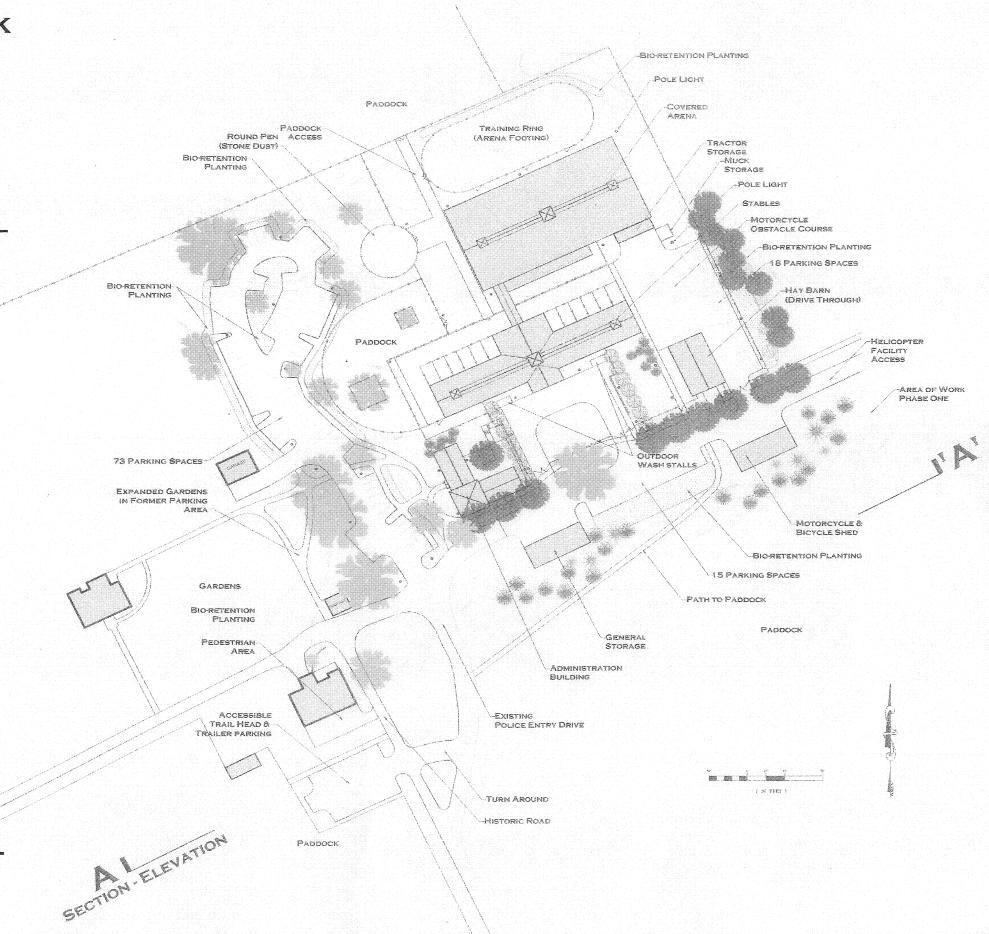
# WOODLAWN CULTURAL PARK DEVELOPMENT PLAN

## THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

RHODESIDE & HARWELL, INCORPORATED BLACKBURN ARCHITECTS REENA RACKI ASSOCIATES URS CORPORATION ZIMAR & ASSOCIATES, INCORPORATED



DEVELOPMENT PLAN

May 2003



June 21, 2003

DECEIVE D 10 0926 Jun 2 5 2003

Mr. Derrick Berlage Chairman Montgomery County Planning Board 8787 Georgia Avenue Silver Spring, Maryland 20910

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
MAKAND PLANNING COMMISSION

Dear Mr. Berlage:

The Mid-County Citizens Advisory Board supports completion of Facility Planning and cost estimates for the proposed Development Plan for the Park Police Special Operations unit at Woodlawn Cultural Park in Sandy Spring.

The existing facility utilized by the Special Operations unit at Woodlawn lacks basic conveniences much less the resources needed for the Special Operations unit to efficiently deliver the high level of service expected by our citizens. The modernized facility proposed under the Development Plan would provide the Special Operations unit with the type of working and training environment that is essential to ensure public safety and security throughout Montgomery County's many acres of parkland. The proposed facility is compatible with the natural setting at Woodlawn and does not negatively impact current and proposed public uses of the Woodlawn property.

Implementation of the proposed Development Plan for the Park Police Special Operations unit at Woodlawn Cultural Park would fulfill important needs of both citizens and public service providers. Accordingly, it is our recommendation that the Montgomery County Planning Board approve completion of Facility Planning and cost estimates for this project.

Thank you for your consideration of our views.

Sincerely,

Mr. Ricardo McGrimmon

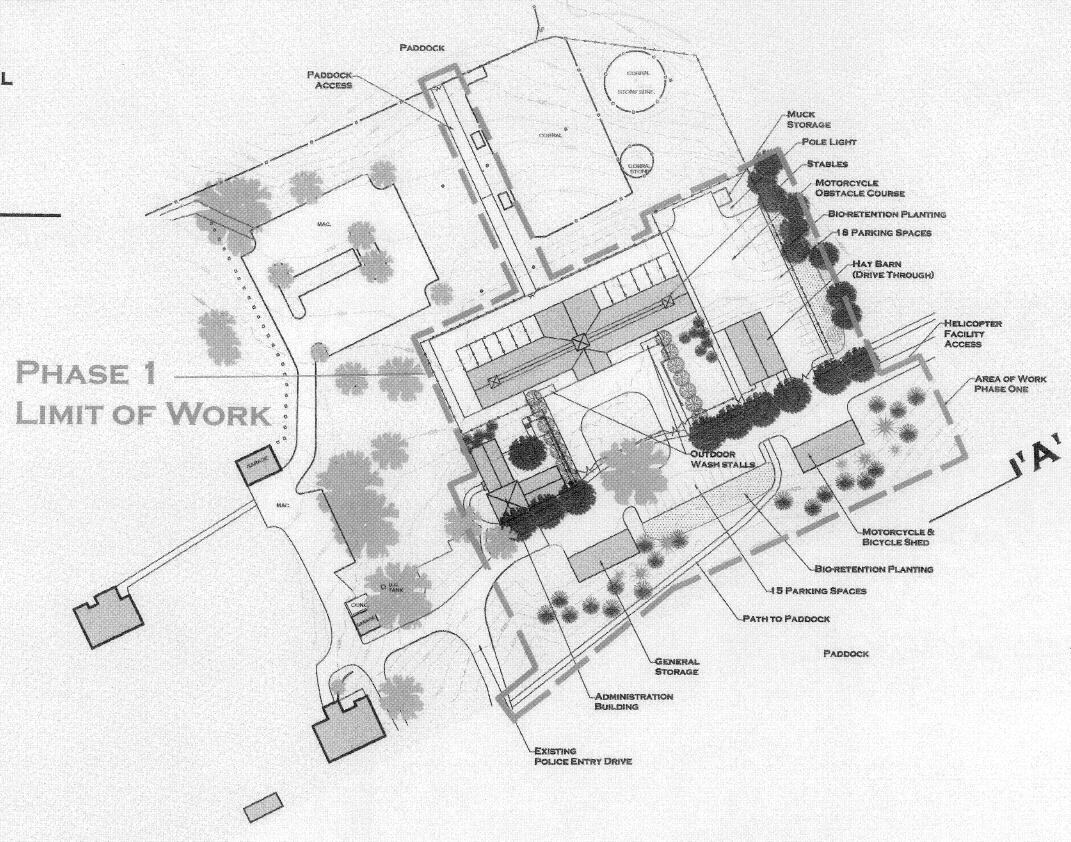
M. Ricardo McCrimmon Chair

2424 Reedie Drive Wheaton, Maryland 20902-4669 240/777-8100 240/777-8112 TDD 240/777-8110 FAX 240/777-8111

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PHASE 1 DEVELOPMENT

MAY 2003

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### Woodlawn PPSO Cost Estimate

Construction         Site Work Structure Structure 3,263,505 1,000,000 Sub-Total 4,677,784 2,239,869         1,169,446 559,967 Total 5,847,230 2,799,836 2,799,836 139,992 Total 6,143,966 2,939,828           Design         Fee (8%)         467,778 223,987 22,399 Sub-Total 514,556 246,386           Chargebacks         Sub-Total 514,556 246,386	al Project
Structure       3,263,505       1,000,000         Sub-Total       4,677,784       2,239,869         Contingency       25%       1,169,446       559,967         Total       5,847,230       2,799,836         Chargebacks       5%       296,736       139,992         Total       6,143,966       2,939,828     Design Fee (8%) 467,778 223,987 Contingency 10% 46,778 22,399 Sub-Total 514,556 246,386	0.054.440
Sub-Total       4,677,784       2,239,869         Contingency       25%       1,169,446       559,967         Total       5,847,230       2,799,836         Chargebacks       5%       296,736       139,992         Total       6,143,966       2,939,828    Design Fee (8%) 467,778 223,987 Contingency 10% 46,778 22,399 Sub-Total 514,556 246,386	2,654,148
Contingency       25%       1,169,446       559,967         Total       5,847,230       2,799,836         Chargebacks       5%       296,736       139,992         Total       6,143,966       2,939,828    Design Fee (8%) 467,778 223,987 Contingency 10% 46,778 22,399 Sub-Total     514,556 246,386	4,263,505
Chargebacks       Total 5,847,230 2,799,836 139,992 139,992 2,7939,828         Total       6,143,966 2,939,828         Design Contingency 10% 46,778 22,399 Sub-Total 514,556 246,386       2,399,828	6,917,653
Chargebacks         5%         296,736         139,992           Total         6,143,966         2,939,828           Design         Fee (8%)         467,778         223,987           Contingency         10%         46,778         22,399           Sub-Total         514,556         246,386	1,729,413
Total         6,143,966         2,939,828           Design         Fee (8%)         467,778         223,987           Contingency         10%         46,778         22,399           Sub-Total         514,556         246,386	8,647,066
Design Fee (8%) 467,778 223,987 Contingency 10% 46,778 22,399 Sub-Total 514,556 246,386	436,728
Contingency 10% 46,778 22,399 Sub-Total 514,556 246,386	9,083,794
Contingency 10% 46,778 22,399 Sub-Total 514,556 246,386	
Sub-Total 514,556 246,386	691,765
7,555	69,177
01 1 1 000/	760,942
Chargebacks 20% 102,911 49,277	152,188
Total 617,467 295,663	913,130
Facility Plan Fee (4%) 233,889 111,993	345,883
Contingency 10% 23,389 11,199	34,588
Sub-Total 257,278 123,193	380,471
Chargebacks 20% 51,456 24,639	76,094
Total 308,734 147,831	456,565
Grand Total 7,070,167 3,383,322 1	

\$25,000 SDC Charges were added to Sitework in Phase 1 Construction.

### Woodlawn PPSO Cost Estimate RW Brown Assoc.

		Phase I	Phase II	Total Project
Construction	Site Work	\$1,178,932	\$564,568	\$1,743,500
	Structure	\$2,173,036	\$1,734,400	\$3,907,436
	Sub-Total	\$3,351,968	\$2,298,968	\$5,650,936
O,H &P	10%	\$335,197	\$229,897	\$565,094
Bond	1.50%	\$50,280	\$34,485	\$84,765
SDC Fees		\$25,000		\$25,000
	Sub-Total	\$3,762,445	\$2,563,350	\$6,325,795
Contingency	25%	\$941,611	\$640,838	\$1,582,449
	Sub-Total	\$4,704,056	\$3,204,188	\$7,908,244
Chargebacks	5%	\$235,203	\$160,209	\$395,412
-	Total	\$4,939,259	\$3,364,397	\$8,303,656

## Woodlawn PPSO Cost Estimate

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		Phase I	Phase II	Total Project
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	Total	5,847,230	2,799,836	8,647,066
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