ATTACHMENT # 13

July 14, 2003

MEMORANDUM

TO: Michele Rosenfeld, Associate General Counsel

FROM: Michael F. Riley, Acting Chief, Park Development Division

SUBJECT: Cabin John Regional Park - Indoor Baseball & Sports Training Facility
Comments on Preliminary Design by the Park Development Division

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Park Development Division staff reviewed the proposal for the indoor baseball and sports training facility at Cabin John Regional Park. Staff comments are outlined below.

Preliminary Design Comments

1. The proposed building comprises approximately 28,000 square feet of space. The total estimated construction cost by Montgomery Lane is $1,856,703, which includes building costs, site work, design fees, and overhead. The building estimate alone is approximately $1.5 million, yielding a square foot cost of $54 / SF. For this type of building, square foot costs in the range of $100 / SF would normally be expected. The costs estimated by Montgomery Lane appear to reflect discounted or donated labor and / or materials.

2. Cost for some major items appear to be missing from the estimate. They include sports flooring and storm water management. Other items, such as batting cages, nets and equipment, and basketball hoops are specified to be funded with "existing reserve funds and fundraising".

3. The second floor of the building is not accessible. It includes a party room, offices, and observation area.

Issues to be Considered during Project Design

4. As the project proceeds, additional drawings and information should be submitted for review, such as demolition plans, sedimentation and erosion control plans, stormwater management plans, site layout and grading plans, utility and lighting plans, tree protection and landscape plans, architectural plans, interior elevations and sections, building and site details, interior and exterior materials and finishes, draft specifications for building systems and site work, and a refined cost estimate.

5. A park permit is required for all development on park property.

6. The existing row of large pine trees, which provides the only means of screening for adjacent residences on the south side of the building, should be preserved and protected. Proposed grading in this area would kill the trees. If there is not adequate space for a swale on the south and east sides of the building, yard drains should be provided. Drainage from roof downspouts could also be tied into this drainage system.

7. Existing shade trees near the parking lot that need to be removed for construction should be replaced. Provide adequate space between the sidewalk and the building for shade trees to grow. Evergreen tree screening should be provided on the east side of the building to soften the appearance of the building from the entrance road and townhouses. Evergreen trees should also be provided on the west side of the building to screen views of the structure from adjacent residential properties. Security issues related to planting should also be considered. A landscape plan should be submitted for review.

8. Locations and connections of all proposed utilities, such as electric, telephone, cable, gas, sanitary sewer, storm sewer, and water should be shown on the plans. Electrical transformers and condenser units should also be shown on the plans.

9. The locations of all proposed exterior lights should be shown on the plans with a foot-candle analysis. Lighting should be cut-off type fixtures that do not spill light into adjacent residential areas. Submit cut sheets of proposed fixtures and accessories.

10. The proposed sewer line at the west side of the site should be relocated outside of the root zones of the existing pine trees.

11. Secondary entrances and exits to the building should include paved walkway access if needed for maintenance or required by code.

12. The architecture of the proposed building needs to be compatible with existing structures, in terms of massing, materials, and colors. The Cabin John Indoor Tennis Facility, which is a similar type of building in the Park, has a roof ridge 40 feet high with an eave 20 feet high. The proposed building is very tall and box-like.

13. If feasible, the building and site design should accommodate the Maryland High Efficiency Green Buildings Program for buildings larger than 7,500 gross square feet and should meet or exceed the U.S. Green Building Council's LEED Green Building Rating System for a minimum Silver rating.

14. The building should make better use of daylight and natural ventilation. Humidity control, the need for fans, and the ability to periodically air out the facility needs to be studied.

15. The first floor plan should consider providing an entry vestibule with a double set of doors. This provides an airlock for energy efficiency.

16. Provision for computers, telecommunications, credit card equipment, public telephones, public address system, security alarms and devices, fire suppression systems, fire department access, and lightning protection should be considered and included. Provide space in the building for these systems.

17. Exit doors at the ground level should be wide enough for access by maintenance equipment.