



William H. Farquhar Middle School Modernization: Mandatory Referral No. 2014050



Frederick Vernon Boyd, Planner Coordinator Area 3 Planning Team fred.boyd@montgomeryplanning.org
301 495 4654

The accompanying memorandum from the Department of Parks provides analysis and recommendations for the interim park to be provided by Montgomery County Public Schools as part of the Farquhar Middle School Modernization.



Supplemental Information to Agenda Item # 10
 September 18, 2014

MEMORANDUM

September 10, 2014

TO: Fred Boyd, Area 3 Community Planner, Montgomery County Planning Department

VIA: Michael F. Riley, Director, Montgomery Parks *MR*
 Mitra Pedoeem, Acting Deputy Director of Administration, Montgomery Parks *Mitra Pedoeem*
 Michael Ma, Acting Division Chief, Park Development Division, Montgomery Parks *mm*
 Dr. John E. Hench, Chief, Park Planning and Stewardship, Montgomery Parks *Jehench*

FROM: Brooke Farquhar, Park and Trail Planning Supervisor, PPSD, Montgomery County Parks *Brooke Farquhar*
 Aaron Feldman, Landscape Architect, PDD, Montgomery Parks *Aaron*
 Kim Paniati, Civil Engineer, PDD, Montgomery Parks *KP*
 Mark Wallis, Planner Coordinator, PPSD, Montgomery County Parks *MSW*

SUBJECT: Farquhar Middle School Mandatory Referral # MR2014050

Summary

This memorandum documents M-NCPPC Montgomery County Department of Parks' (Parks) review of the Montgomery County Public Schools (MCPS) interim park plan as outlined in Exhibit C of the "Joint Use Agreement" (Agreement) between Parks and MCPS. The Agreement's "Exhibit C" outlines 21 specific items to guide the design of the interim park. Exhibit C provides the guidance to identify specific site components to be removed, preserved, enhanced, or added for the interim park.

Park staff concludes that the drawings submitted by MCPS are acceptable to meet the intent of Exhibit C of the Joint Use Agreement between Parks and MCPS with the following condition:

After the school is built and the demolition and grading for the interim park completed, the M-NCPPC construction manager will perform an assessment of the infrastructure within the interim park, such as paving and storm drain. MCPS must provide necessary repairs to achieve a 20 year service life.

Background

MCPS was required to submit final construction documents with the Mandatory Referral per the Agreement. As part of the overall agreements, MCPS is required to construct an interim park consistent with construction drawings to be submitted with the Mandatory Referral. Parks, MCPS, and the MCPS consultant team have been periodically meeting to finalize the drawings. As the park project has not yet obtained DPS permits, we anticipate that minor adjustments will occur in the future and MCPS will continue to coordinate with Parks.

Interim Park Site Overview:

The current school facilities, compared with the plan for the interim park, are categorized as follows:

- Demolished - old school building, tennis courts, basketball courts, diamond ballfield backstop and infield
- Preserved - rectangular fields at the rear portion of the property
- Enhanced - existing parking lots, storm drains, old building footprint for a rectangular community open space graded at 1.75%
- Added - ADA compliance for community open space and rectangular ballfield

Exhibit C – 21 Items - Construction Drawing Analysis

Exhibit C provides the roadmap to the agreed upon condition that Montgomery Parks will inherit the interim park site. These conditions will be documented on the construction drawings providing evidence of compliance with Exhibit C of the Joint Use Agreement. As of September 10, 2014, all items are completed. Each item is listed below, with discussion as needed.

1. *“Demolish the existing Farquhar Middle School building, basketball court and tennis courts.”*
2. *“Demolish and remove existing building footings and foundations”*

MCPS will demolish the building and all footings, temporarily stockpile the demolition debris on site, remove all demolition debris from the site, and recycle those construction materials for which there is a market.

3. *“Deconsolidate a minimum of 12” of soil where the basketball courts, tennis courts, or other paved surfaces are removed.”*
4. *“Remove all material greater than 2” including construction or organic debris and stones from the top 12” of soil in all disturbed areas.”*
5. *“Demolish and remove exterior lighting including fixtures, bases and electrical supply. If properly capped/plugged, existing lighting conduit can remain”*
6. *“Coordinate all utility disconnections and abandon all existing utilities including removal of underground tanks in accordance with utility company requirements.”*
7. *“Facilitate future connections for water and sewer including maintaining existing service connections to the property.”*

Possible utility needs for the future park are irrigation and/or a restroom facility. Parks has requested that some pipes be left in place for future use.

“Remove existing pavement and sub-base associated with the demolition of the building structure and basketball and tennis courts. Existing driveway and parking pavement shall remain for future use as determined by M-NCPPC.”

9. *“Repair failed storm drain outfall.”*
10. *“To the extent possible without constructing retaining walls, re-grade the immediate area of the demolished school building, tennis and basketball to provide a flat area (approximately 2% grade), approximately 200 feet by 340 feet, to be used for open space/free play.”*
11. *“Provide an eight foot wide, paved accessible route between the parking lot and athletic fields.”*
12. *“Topsoil, seed and mulch all disturbed areas in accordance with M-NCPPC Standard Specification 723 – Landscape Soil (Topsoil) and M-NCPPC Standard Specification 705 – Seeding and Sodding for Turf Areas.”*
13. *“Retain the existing school athletic fields, undisturbed, in their current configuration and at their current grades.”*
14. *“Remove the existing baseball backstop and three smaller backstops”*
15. *“Remove all existing portable soccer goals.”*
16. *“Retain existing parking and interior drive aisles at current width, removing only those parking spaces at low points where ESD practices are needed and as required to provide a smooth and safe paved driveway transition connection between the park and school sites.”*
17. *“Provide storm water management as required by MCDPS for compliance with County and State regulations. Environmental Site Design will be provided to the maximum extent practicable.”*

The Storm Water Management planting plan shall receive approval of MNCPPC during final design.

18. *“To the extent possible without construction of new paved areas, retain a minimum of 100 parking spaces.”*
19. *“All built infrastructure on the park property shall be improved as necessary for a 20 year service life, including curb, paving and storm drainage. The existing paved areas must be evaluated after the school construction is complete to confirm the level of work needed. A pavement repair and renovation plan must be submitted for parks approval to include subgrade repair, complete removal and replacement as needed. The existing curb cannot be overlaid with asphalt.”*

Curb and Paving

The determination of acceptability of the curb and paving can only be made after the new school is constructed, and all of the demolition work and restoration has occurred on the existing school site.

MCPS provided a pavement evaluation report of the existing roadway and parking lots. As a result of this report, MCPS has taken a position that a mill and overlay is a practical course of action for the existing parking lots that will be used for the future park, and the entrance way both entities will share. Parks and MCPS agreed that the following procedure shall be used to determine the extent of the curb and paving repairs:

“After the school is built and the demolition and grading for the interim park completed, the M-NCPPC construction manager (CM) will perform an assessment of the pavement condition. If CM believes that the recommendations made in the pavement evaluation dated August 14, 2014, performed by ESC Mid-Atlantic, LLS, are valid, CM will direct that those be followed. If CM believes that the conditions are different from those observed or anticipated in the August 14, 2014 report, CM will make recommendations for more extensive repairs, including full removal and replacement. If MCPS is not in agreement with Park’s direction, a geotechnical engineer can be hired at MCPS’ expense for an updated assessment to be considered by Parks. The entrance drive used by MCPS vehicles must be designed for a 20 year service life, and it is possible that the entire entrance drive will need to be removed and replaced because an overlay will not be appropriate”.

“If curb is damaged, it will also need to be replaced and this is very possible as the milling operations will likely damage the aging curb.”

Since three years will pass before the paving work is completed, and the older pavement may undergo additional deterioration, it is possible that all or part of the pavement may need to be fully removed and replaced. This determination can only be made after the new school is constructed, and all of the demolition work and restoration has occurred on the existing school site.

Storm Drain Pipe Condition

The storm drainage pipe evaluation is complete. MCPS televised the existing storm drain system within the roadway, parking areas and ballfields. A physical condition report was conducted by Heitcamp Inc. report dated 8/12/2014. MCPS will incorporate these recommendations into the construction drawings.

20. *“Provide new striping and signing. M-NCPPC will provide a markup of proposed striping and signing to be included in the construction documents.”*
21. *“Provide construction drawings for the interim park to M-NCPPC for review and approval including grading plans, demolition plans, storm water management and erosion control plans, utility abandonment plans, storm drain plans, and any other plan pertinent to the delivery of the interim park at the time of submission of the mandatory referral for the revitalization and expansion of William H. Farquhar Middle School.”*

This concludes the analysis of Exhibit C of the Joint Use Agreement.