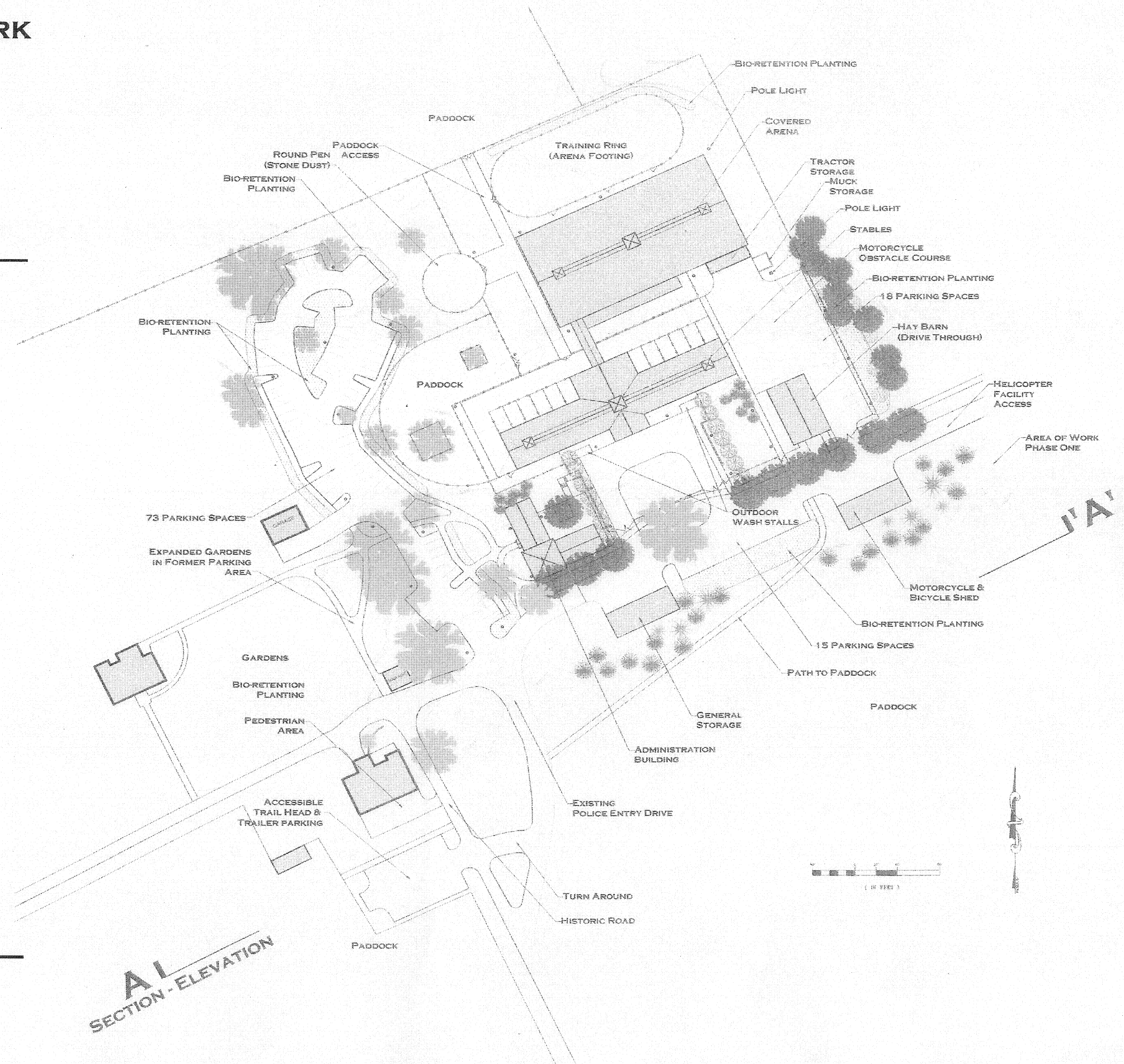


WOODLAWN CULTURAL PARK DEVELOPMENT PLAN

THE MARYLAND-NATIONAL CAPITAL
PARK & PLANNING COMMISSION

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





**MID-COUNTY
CITIZENS
ADVISORY
BOARD**

June 21, 2003

RECEIVED
0926
JUN 25 2003

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

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND 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,

M. Ricardo McCrimmon

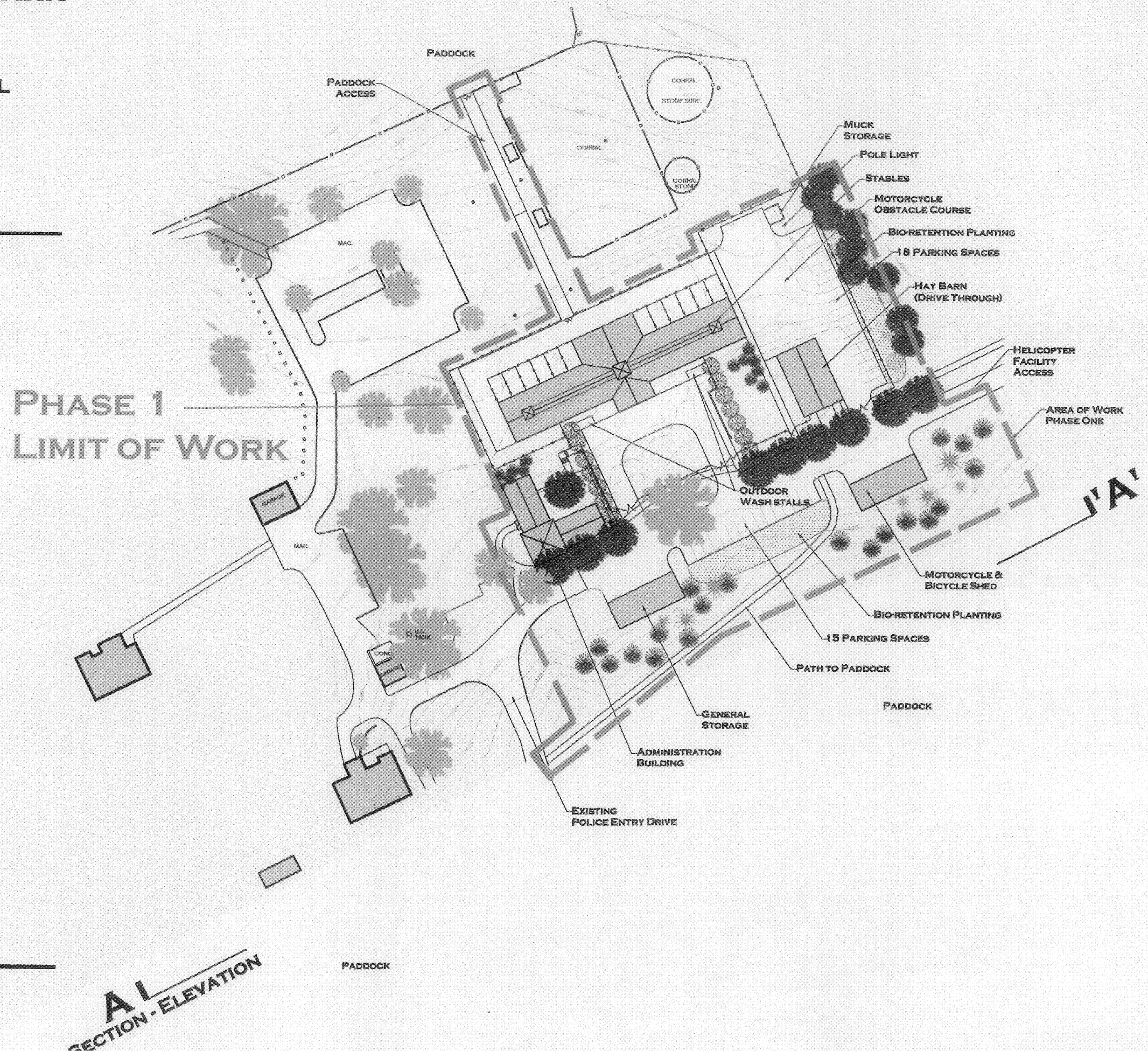
M. Ricardo McCrimmon
Chair

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

WOODLAWN CULTURAL PARK DEVELOPMENT PLAN

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

RHODESIDE & HARWELL, INCORPORATED
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12 PHASE 1 DEVELOPMENT

MAY 2003

A L
SECTION - ELEVATION

Woodlawn PPSO Cost Estimate

		<u>Phase I</u>	<u>Phase II</u>	<u>Total Project</u>
Construction	Site Work	1,414,279	1,239,869	2,654,148
	Structure	3,263,505	1,000,000	4,263,505
	Sub-Total	4,677,784	2,239,869	6,917,653
Contingency	25%	1,169,446	559,967	1,729,413
	Total	5,847,230	2,799,836	8,647,066
Chargebacks	5%	296,736	139,992	436,728
	Total	6,143,966	2,939,828	9,083,794
Design	Fee (8%)	467,778	223,987	691,765
Contingency	10%	46,778	22,399	69,177
	Sub-Total	514,556	246,386	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	10,453,490

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

**Woodlawn PPSO
Cost Estimate
RW Brown Assoc.**

		<u>Phase I</u>	<u>Phase II</u>	<u>Total Project</u>
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

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