

**MEMORANDUM**

January 26, 2010

TO: Public Safety Committee

FROM: Minna K. Davidson, <sup>MKD</sup> Legislative Analyst

SUBJECT: Amendment to the FY09-14 Capital Improvements Program  
Montgomery County Government  
Montgomery County Fire and Rescue Service  
Travilah Fire Station (No. 450504)

The Executive is recommending an amendment to the FY09-14 Capital Improvements Program to change the site, scope, and implementation schedule for the Travilah Fire Station. The station was initially proposed as a two-bay station connected to the Public Safety Training Academy at 9710 Great Seneca Highway. The Executive recommends relocating the station to a County-owned site at the northwest intersection of Darnestown and Shady Grove Roads. The new site would accommodate a four bay stand-alone station which will enable MCFRS to provide additional services as more high density development occurs in the area. The proposed CIP amendment would reflect these changes and would update the implementation schedule to permit design of the station on the new site to move forward at this time.

A public hearing on this CIP amendment was held on January 26. There were no speakers.

**Amended PDF**

A proposed amended PDF is attached on © 4, and the current approved PDF is on © 5. For this amendment, the Executive does not recommend changing the total project cost from the current approved amount of \$5.9 million, but notes that this amount includes design costs through FY12 and partial funding for site, construction, and other costs. The expenditure schedule in the amended PDF extends the end of the funding period from FY11 into FY12, and shifts funding among the cost elements as shown in the tables below.

**Changes from current approved to CE Rec. Amendment**

**Travilah Fire Station, No. 450504, (in \$000s)**

	Total	Thru FY08	6 Years	FY09	FY10	FY11	FY12	FY13	FY14
Approved	5,889	2,364	3,525	2,025	650	850	0	0	0
Amendment	5,889	118	5,771	0	787	1,809	3,175	0	0
Difference	0	(2,246)	2,246	(2,025)	137	959	3,175	0	0

*Recommended funding sources: \$5,183 in G.O. Bonds, \$706 in CFTD current revenue*

**Changes in Expenditure elements for 6-year period**

Element	Approved	Amendment	Difference
Planning, Design, Supervision	678	1,983	1,305
Land	0	0	0
Site Improvements and Utilities	841	1,015	174
Construction	3,293	2,185	(1,108)
Other	1,077	706	(371)
Total	5,889	5,889	0

In the amended PDF, the Executive estimates that the total project cost will be \$16.5 million and states that final construction costs will be determined during the design development stage. After the Executive transmitted the amendment, the Council received his recommended FY11-16 CIP which includes an updated PDF for the Travilah Fire Station (© 6). In that PDF (which the Public Safety Committee will review on February 24), the total project cost is estimated at \$16 million, and expenditures are scheduled through FY13.

**Proposed new Site**

Chief Bowers has previously updated the Public Safety Committee on the advantages of moving the station to the new site. In particular, the new site is in the center of an existing gap in 6-minute response coverage between Rockville Stations 3 (Hungerford Drive), 31 (Darnestown Road), and 33 (Falls Road), and Gaithersburg 8 (Russell Avenue) and 28 (Muncaster Mill). MCFRS has listed the advantages of the new site on © 8, and has provided maps showing existing response coverage without the new station (© 10), projected coverage with the new station (© 11), and FY09 Station 32 incident density (© 12). The proposed site is consistent with the Planning Board Draft of the Gaithersburg West Master Plan which says that a new fire station is needed in the area and the northwest corner of Shady Grove and Darnestown Roads is under consideration (© 12a). A map showing the site boundaries is on © 19.

**Proposed new Project Scope**

The new site will accommodate a larger station than the PSTA site would have, and the Executive is proposing a much larger station than was originally envisioned to prepare for future growth in the area. The CIP project would fund an engine and EMS unit for the station. However, in the future, the station could additionally house: a Battalion Chief's command

vehicle, special service, second EMS unit, and reserve apparatus. MCFRS comments on the expanded project scope are on © 9.

## **Program of Requirements**

The Program of Requirements was revised in October 2009 to reflect the new project scope. The total gross square footage for the station will be roughly 26,000 gross square feet. A one-story station is preferred, but a two-story station could be built if necessary to fit the site. The station will feature four 20 by 80 foot drive-through apparatus bays, dorm/bunk rooms for 16 personnel, living areas (lounge, kitchen, dining room), public areas, administrative and storage space, the requisite communications and IT, Battalion operations and office space, and a small space for law enforcement operations. The building will be constructed to meet the requirements for LEED Silver certification. There will be 46 parking spaces. Appropriate traffic signalization will be required at the main entrance to the station on Darnestown Road.

The Statement of Needs from the Program of Requirements is attached on © 13. A summary of the component spaces is on © 14-17. A table showing the net square footage to be allocated for each space is on © 18. Preliminary site and concept floor plans for a one-story station are on © 20-21. Preliminary plans for a two story station are on © 22-24.

**Questions:** The Battalion operations area would include 1,640 net square feet for offices, dormitories, locker/shower room, kitchenette, and small conference room for a Battalion Chief and Aide, EMS Supervisor, Battalion Code Enforcement Officer, and Battalion Training Officer.

1. Which of these positions are currently in place at the Battalion level?
2. How important is it to have Battalion level Code Enforcement and Training Officers, as opposed to providing those services from the central Code Enforcement office and the PSTA?
3. If some of these planned Battalion level positions are not in the Personnel Complement at this time, should space be allocated for them in the new station?

**Council staff recommendations:** If no changes are requested as a result of discussion of the questions above, approve this CIP amendment as recommended by the Executive with the following technical changes to the PDF and the approval resolution.

**PDF:** In the Fiscal Note, change the estimated total project cost from \$16,506,000 to \$16,034,000, the total project cost in the Executive's recommended FY11-16 PDF.

**Approval Resolution:** Change the Action language as shown below (brackets for deletions and underlines for additions), and change Background Paragraph 4 to be consistent with the action:

An amendment to the FY09-14 Capital [Budget] Improvements Program is approved as follows:

Updating the text, expenditure, and funding schedule for the Travilah Fire Station project (#450504) to [reflect] include the new site of the Travilah Fire Station at the northwest intersection of Darnestown and Shady Grove Roads [.] and the new project scope as a four bay stand-alone station, as reflected in the attached Project Description Form.

These changes are incorporated in the draft approval resolution on © 2-3 and the PDF on © 4.

**This packet contains:**

**circle #**

Executive's transmittal	1
Draft approval resolution	2
CE recommended amended FY09-14 PDF	4
Current approved FY09-14 PDF	5
CE recommended FY11-16 PDF	6
MCFRS responses to questions about the new station	8
Map of response coverage w/out new station	10
Map of response coverage w/ new station	11
Map of FY09 Station 32 Incident Density	12
Gaithersburg West Master Plan recommendation	12a
Excerpts, Program of Requirements	
Statement of Needs	13
Component Descriptions	14
Planned Square Footage	18
Site Boundaries	19
Preliminary Site Plan and Layout for 1-story stn.	20
Preliminary Site Plan and Layout for 2-story stn.	22

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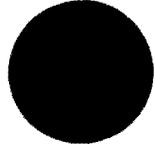
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OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

MEMORANDUM

December 23, 2009



2009 DEC 24 AM 8:06

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

TO: Nancy Floreen, President, County Council  
FROM: Isiah Leggett, County Executive *[Signature]*  
SUBJECT: Amendment #8-A10-MCG-3 to the FY09-14 Capital Improvements Program  
Montgomery County Government  
Montgomery County Fire and Rescue Service  
Travilah Fire Station (No.450504)

I am recommending an amendment to the FY09-14 Capital Improvements Program for the Travilah Fire Station project (No.450504) to change the text and implementation schedule.

This amendment request is a result of a proposal to change the Travilah Fire Station site from 9710 Great Seneca Highway to the county-owned site located at the northwest intersection of Darnestown and Shady Grove Road. The new location is in accordance with the Gaithersburg West Master Plan and provides more adequate space for the new station. Based on Montgomery County Fire and Rescue Service's (MCFRS) anticipated needs, the project's scope also changed from adding two bays at the Public Safety Training Academy to a stand-alone four bay station.

A community meeting regarding the new site was held in October with no opposition and the site has been evaluated by PSA Dewberry, Inc. The site evaluation was based on the Program of Requirements and took into account the Gaithersburg West Master Plan, access for fire apparatus, zoning, parking, storm water management, and other construction requirements. Also, the expenditure schedule was adjusted to reflect the new implementation schedule for design. In order to move forward with design on the new site, the project description form (PDF) text needs to be amended to reflect the new location, scope, and updated expenditure, and funding schedule.

I recommend that the County Council approve this amendment reflecting the aforementioned text and expenditure schedule changes.

I appreciate your prompt consideration of this action.

IL:bd

Attachments: Amendment #8-A10-MCG-3; Travilah Fire Station PDF

- c: Kathleen Boucher, Assistant Chief Administrative Officer
- Joseph F. Beach, Director, Office of Management and Budget
- Richard Bowers, Fire Chief, Montgomery County Fire and Rescue Service
- David Dise, Director, Department of General Services

①

Resolution No: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the County Executive

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SUBJECT: Amendment #8-A10-MCG-3 to the FY09-14 Capital Improvements Program  
Montgomery County Government  
Montgomery County Fire and Rescue Service  
Travilah Fire Station (No.450504)

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of five Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. This amendment request is a result of a proposal to change the Travilah Fire Station site from 9710 Great Seneca Highway to the county-owned site located at the northwest intersection of Darnestown and Shady Grove Road. The new location is in accordance with the Gaithersburg West Master Plan and provides more adequate space for the new station. Based on Montgomery County Fire and Rescue Service's (MCFRS) anticipated needs, the project's scope also changed from adding two bays at the Public Safety Training Academy to a stand-alone four bay station.

4. The County Executive recommends updating the text, expenditure, and funding schedule for the Travilah Fire Station project (#450504) to include the new site of the Travilah Fire Station at the northwest intersection of Darnestown and Shady Grove Roads, and the new project scope as a four bay stand-alone station, as reflected in the attached Project Description Form.
5. Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

An amendment to the FY09-14 Capital Improvements Program is approved as follows:

Updating the text, expenditure, and funding schedule for the Travilah Fire Station project (#450504) to include the new site of the Travilah Fire Station at the northwest intersection of Darnestown and Shady Grove Roads, and the new project scope as a four bay stand-alone station, as reflected in the attached Project Description Form.

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

### Travilah Fire Station -- No. 450504

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Fire/Rescue Service  
General Services  
Potomac-Travilah

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

December 11, 2009  
No  
None.  
Preliminary Design Stage

#### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,983	100	18	1,865	0	787	623	455	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,015	0	0	1,015	0	0	318	697	0	0	0
Construction	2,185	0	0	2,185	0	0	162	2,023	0	0	0
Other	706	0	0	706	0	0	706	0	0	0	0
<b>Total</b>	<b>5,889</b>	<b>100</b>	<b>18</b>	<b>5,771</b>	<b>0</b>	<b>787</b>	<b>1,809</b>	<b>3,175</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### FUNDING SCHEDULE (\$000)

Fire Consolidated	706	0	0	706	0	0	706	0	0	0	0
G.O. Bonds	5,183	100	18	5,065	0	787	1,103	3,175	0	0	0
<b>Total</b>	<b>5,889</b>	<b>100</b>	<b>18</b>	<b>5,771</b>	<b>0</b>	<b>787</b>	<b>1,809</b>	<b>3,175</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### OPERATING BUDGET IMPACT (\$000)

Maintenance				155	0	0	0	0	55	100
Energy				172	0	0	0	0	63	109
Program-Staff				4,258	0	0	0	0	1,668	2,590
Program-Other				182	0	0	0	0	84	98
<b>Net Impact</b>				<b>4,767</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,870</b>	<b>2,897</b>
WorkYears					0.0	0.0	0.0	0.0	14.0	27.0

#### DESCRIPTION

This project provides for the design and construction of a new fire-rescue station at the county-owned site located at the northwest intersection of Darnestown and Shady Grove Road and the purchase of associated apparatus. Fire/rescue apparatus to be purchased for this station includes an EMS unit and an engine.

#### JUSTIFICATION

The new fire/rescue station is necessary in this area due to present and future population density and development. This growing area includes the new communities of Falls Grove and Travilah as well as existing communities in the Travilah/North Potomac area. Several major complexes and buildings in this area, including Shady Grove Adventist Hospital, Shady Grove Adventist Nursing Home, the National Lutheran Home, and the University of Maryland-Shady Grove Campus will be served by this station. The area already has a high volume of fire-rescue incidents that are expected to increase as Travilah and Falls Grove are completed and additional biotechnology facilities are constructed. Operation of this station will help the County meet Council-adopted fire-rescue response time goals as well as NFPA Standard 1710 guidelines. This project is recommended in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan approved by the County Council in October 2005 and the MCFRS Station Location and Resource Allocation Work Group, Phase 1 Report, "Need for Up-County Fire-Rescue Resource Enhancements," October 14, 1999. A site evaluation was performed by PSA Dewberry, Inc. in August 2009. The site evaluation was based on the Program of Requirements and took into account the Gaithersburg West Master Plan, access for fire apparatus, zoning, parking, storm water management, and other construction requirements.

#### OTHER

The project location and schedule were amended in January 2010 to change the site from 9710 Great Seneca Highway to the aforementioned site. The project's scope changed from a two-bay fire station that was to be part of the Public Safety Training Academy to a stand alone, four-bay fire station at the new site. The station includes a battalion chief's suite.

#### FISCAL NOTE

The project cost of \$5,889,000 includes design costs through FY12 and partial funding for site, construction, and other costs. The expenditures shown as "Other" are for the purchase of new apparatus (\$706,000). Future replacement apparatus expenditures will be funded in the Operating Budget of the Montgomery County Fire and Rescue Service. Debt service for this project will be financed with Consolidated Fire Tax District Funds. The estimated total project cost is ~~\$16,500,000~~ Final construction costs will be determined during the design development stage.

#### OTHER DISCLOSURES \$14,034,000

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY05 (\$000)	Montgomery County Fire and Rescue Service	See Map on Next Page
First Cost Estimate	Department of General Services	
Current Scope FY10 5,889	Department of Transportation	
Last FY's Cost Estimate 5,889	Department of Permitting Services	
Appropriation Request FY10 0	Department of Technology Services	
Supplemental Appropriation Request 0	Upcounty Regional Service Center	
Transfer 0	MNCPPC	
Cumulative Appropriation 5,889	City of Rockville	
Expenditures / Encumbrances 323		
Unencumbered Balance 5,566		
Partial Closeout Thru FY07 0		
New Partial Closeout FY08 0		
Total Partial Closeout 0		

### Travilah Fire Station -- No. 450504

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Fire/Rescue Service  
General Services  
Potomac-Travilah

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

May 12, 2009  
No  
None.  
Preliminary Design Stage

#### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	678	100	563	15	15	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	841	0	541	300	0	300	0	0	0	0	0
Construction	3,293	0	93	3,200	2,000	350	850	0	0	0	0
Other	1,077	0	1,067	10	10	0	0	0	0	0	0
<b>Total</b>	<b>5,889</b>	<b>100</b>	<b>2,264</b>	<b>3,525</b>	<b>2,025</b>	<b>650</b>	<b>850</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### FUNDING SCHEDULE (\$000)

Fire Consolidated	706	0	706	0	0	0	0	0	0	0	0
G.O. Bonds	5,183	100	1,558	3,525	2,025	650	850	0	0	0	0
<b>Total</b>	<b>5,889</b>	<b>100</b>	<b>2,264</b>	<b>3,525</b>	<b>2,025</b>	<b>650</b>	<b>850</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### OPERATING BUDGET IMPACT (\$000)

Maintenance				228	0	0	0	52	88	88
Energy				173	0	0	0	39	67	67
Program-Staff				7,302	0	0	0	2,300	2,501	2,501
Program-Other				173	0	0	0	39	67	67
<b>Net Impact</b>				<b>7,876</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,430</b>	<b>2,723</b>	<b>2,723</b>
WorkYears					0.0	0.0	0.0	27.0	27.0	27.0

#### DESCRIPTION

This project provides for the construction of a new fire-rescue station at 9710 Great Seneca Highway and the purchase of associated apparatus. Fire/rescue apparatus to be purchased for this station includes an EMS unit and an engine.

#### JUSTIFICATION

The new fire/rescue station is necessary in this area due to present and future population density and development. This growing area includes the new communities of Falls Grove and Travilah (both under construction) as well as existing communities in the Travilah/North Potomac area. Several major complexes and buildings in this area, including Shady Grove Adventist Hospital, Shady Grove Adventist Nursing Home, the National Lutheran Home, and the University of Maryland-Shady Grove Campus will be served by this station. The area already has a high volume of fire-rescue incidents that are expected to increase as Travilah and Falls Grove are completed and additional biotechnology facilities are constructed. Operation of this station will help the County meet Council-adopted fire-rescue response time goals as well as NFPA Standard 1710 guidelines. This project is recommended in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan approved by the County Council in October 2005 and the MCFRS Station Location and Resource Allocation Work Group, Phase 1 Report, "Need for Up-County Fire-Rescue Resource Enhancements," October 14, 1999.

#### OTHER

The location and schedule of this project have been proposed to change by the County Executive as part of his Smart Growth Initiative. The project scope, cost estimates, and schedule will be amended with the completion of a detailed implementation and financing plan for the Initiative.

#### FISCAL NOTE

The expenditures shown as "Other" are for the purchase of new apparatus (\$706,000) and furniture and equipment (\$371,000). Future replacement apparatus expenditures will be funded in the Operating Budget of the Montgomery County Fire and Rescue Service. Debt service for this project will be financed with Consolidated Fire Tax District Funds.

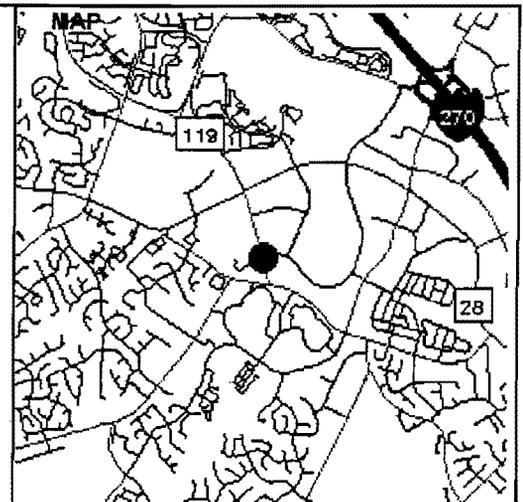
#### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY05	(\$000)
First Cost Estimate		
Current Scope	FY10	5,889
Last FY's Cost Estimate		5,889
Appropriation Request	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		5,889
Expenditures / Encumbrances		323
Unencumbered Balance		5,566
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

#### COORDINATION

Montgomery County Fire and Rescue Service  
Department of Police  
Department of General Services  
Department of Permitting Services  
Department of Technology Services



### Travilah Fire Station -- No. 450504

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Fire/Rescue Service  
General Services  
Potomac-Travilah

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 09, 2010  
No  
None.  
Preliminary Design Stage

#### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	2,310	118	787	1,405	623	455	327	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,045	0	0	1,045	318	697	30	0	0	0	0
Construction	10,194	0	0	10,194	162	4,567	5,465	0	0	0	0
Other	2,485	0	0	2,485	975	1,286	224	0	0	0	0
<b>Total</b>	<b>16,034</b>	<b>118</b>	<b>787</b>	<b>15,129</b>	<b>2,078</b>	<b>7,005</b>	<b>6,046</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### FUNDING SCHEDULE (\$000)

Fire Consolidated	1,499	0	0	1,499	0	1,499	0	0	0	0	0
G.O. Bonds	14,535	118	787	13,630	2,078	5,506	6,046	0	0	0	0
<b>Total</b>	<b>16,034</b>	<b>118</b>	<b>787</b>	<b>15,129</b>	<b>2,078</b>	<b>7,005</b>	<b>6,046</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### OPERATING BUDGET IMPACT (\$000)

Maintenance				373	0	0	55	100	109	109
Energy				426	0	0	63	109	127	127
Program-Staff				9,438	0	0	1,668	2,590	2,590	2,590
Program-Other				385	0	0	84	98	100	103
<b>Net Impact</b>				<b>10,622</b>	<b>0</b>	<b>0</b>	<b>1,870</b>	<b>2,897</b>	<b>2,926</b>	<b>2,929</b>
WorkYears					0.0	0.0	14.0	27.0	27.0	27.0

#### DESCRIPTION

This project provides for the design and construction of a new fire-rescue station at the county-owned site located at the northwest intersection of Darnestown and Shady Grove Road and the purchase of associated apparatus. Fire/rescue apparatus to be purchased for this station includes an Emergency Medical Services unit and an engine.

#### ESTIMATED SCHEDULE

The conceptual planning is complete. Design will start in the winter of 2010 and will be completed in seventeen months, followed by six months for bidding, and a construction period of about eighteen months.

#### COST CHANGE

The project location and schedule have been amended to change the site from 9710 Great Seneca Highway to the aforementioned site. The cost increase is due to the project's scope changing from a two-bay fire station that was to be part of the Public Safety Training Academy to a stand alone, four-bay fire station at the new site. The station includes a battalion chiefs suite.

#### JUSTIFICATION

The new fire/rescue station is necessary in this area due to present and future population density and development. This growing area includes the new communities of Falls Grove and Travilah as well as existing communities in the Travilah/North Potomac area. Several major complexes and buildings in this area, including Shady Grove Adventist Hospital, Shady Grove Adventist Nursing Home, the National Lutheran Home, and the University of Maryland-Shady Grove Campus will be served by this station. The area has a high volume of fire-rescue incidents that are expected to increase as Travilah and Falls Grove are completed and additional biotechnology facilities are constructed. Operation of this station will help the County meet Council-adopted fire-rescue response time goals as well as NFPA Standard 1710 guidelines. This project is recommended in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan approved by the County Council in October 2005 and the Montgomery County Fire and Rescue Service Station Location and Resource Allocation Work Group, Phase 1 Report, "Need for Up-County Fire-Rescue Resource Enhancements," October 14, 1999. A site evaluation was performed by PSA Dewberry, Inc. in August 2009. The site evaluation was based on the Program of Requirements and took into account the Gaithersburg West Master Plan, access for fire apparatus, zoning, parking, storm water management, and other construction requirements.

#### FISCAL NOTE

The expenditures shown as "Other" are for the purchase of new apparatus (\$1,286,000) and furniture and equipment (\$1,199,000). Future replacement apparatus expenditures will be funded in the operating budget of the Montgomery County Fire and Rescue Service. Debt service for this project will be financed with Consolidated Fire Tax District Funds.

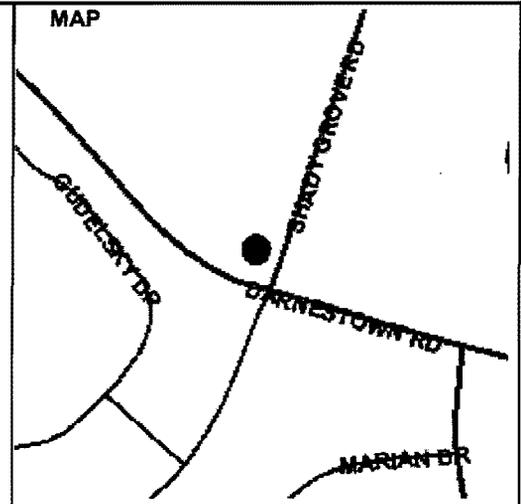
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY05	(\$000)
First Cost Estimate	FY11	16,034
Current Scope		
Last FY's Cost Estimate		5,889
Appropriation Request	FY11	8,733
Appropriation Request Est.	FY12	1,286
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		5,889
Expenditures / Encumbrances		424
Unencumbered Balance		5,465
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

#### COORDINATION

Montgomery County Fire and Rescue Service  
Department of General Services  
Department of Transportation  
Department of Permitting Services  
Department of Technology Services  
Upcounty Regional Services Center  
M-NCPPC  
City of Rockville

#### MAP



## Travilah Fire Station -- No. 450504 (continued)

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### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

## PUBLIC SAFETY COMMITTEE QUESTIONS ON SITING OF TRAVILAH STATION 32

### 1. What are the advantages and disadvantages of the proposed new station site?

#### Advantages:

- Positions Station 32 in the epicenter of the existing gap in 6-minute response coverage between Stations 3, 31, 33, 28 and 8 – see accompanying maps
- Positions Station 32 strategically with respect to the area's highest call load density and target hazards (existing and projected) - see accompanying map
- Increased ALS response capability in the Travilah/Traville/Fallsgrove area
- Station 32 will provide call load relief for busy existing stations (e.g., 3, 8, 31)
- Site offers immediate access to major roads allowing for quick east-west and north-south response
- Site has sufficient buildable acreage for 4-bay station of approximately 26,000 s.f.
- Site is compatible with neighboring land-uses
- There is no known community opposition to the siting of this station at the northwest corner of Darnestown and Shady Grove Roads
- County owned site – no acquisition costs
- Re-siting the station from the PSTA property will allow greater use of that much desired property for planned transportation projects and mixed-use development

#### Disadvantages:

- None

### 2. Will the change in station sites impact the delivery of service from the new station?

The change in sites over a distance of about 0.6 mile will improve response time and overall service delivery by positioning the station:

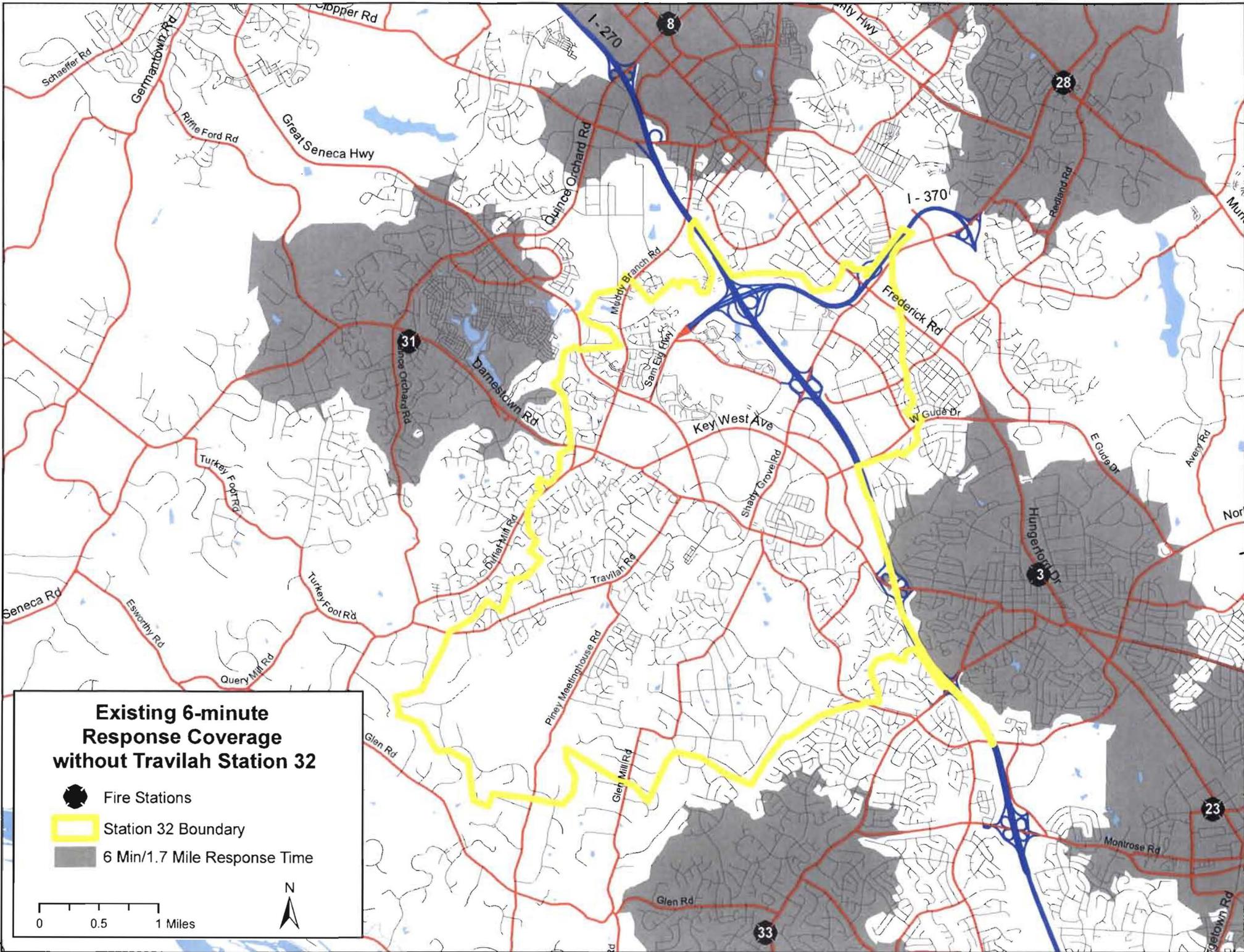
- in the epicenter of the existing gap in 6-minute response coverage within the Travilah/Traville/Fallsgrove area
- in close proximity to the area's highest call load density and target hazards (existing and projected)
- with immediate access to major roads having east-west and north-south orientation (i.e., Darnestown Road, Shady Grove Road, Great Seneca Hwy., Wootton Pkwy.) allowing quick response in all directions
- Negates the need for constructing an emergency access way across the PEPCO property - located between the PSTA and the Darnestown/Travilah intersection - that would have been required had Station 32 been sited on the PSTA property

**3. Why is the Executive proposing changing the project scope from a two-bay to a four-bay station?**

A four-bay station is needed to house not only the apparatus required at the time of station opening but to allow the deployment of future services (apparatus) that will be required to meet anticipated service demands of the area with respect to proposed development (i.e., draft Gaithersburg West Master Plan). The four bays will provide housing of the following apparatus:

- ALS engine
- EMS unit (with 1 and 1 staffing)
- Battalion Chief's command vehicle
- Special service
- 2<sup>nd</sup> EMS unit
- Reserve apparatus – there's a countywide shortage of bay space for these units

When the need for the Travilah Fire Station was first identified in 1999, it was determined that less apparatus would provide adequate service for the area. Furthermore, the previously-identified site (i.e., PSTA) limited the size of the station and therefore the number of apparatus that could be housed there. Now that high-density development appears likely within the area (as proposed in the draft Gaithersburg West Master Plan) and it has been determined that Station 32 would be a more suitable geographic location than Station 31 to deploy the Battalion Chief, the need for additional apparatus is evident; thus greater bay space will be required. The alternative site, unlike the PSTA site, has sufficient acreage to support a larger facility with four apparatus bays and adequate parking. Even with four bays, there will be an eventual need for apparatus storage back to back within bays, with some units responding out the back of the apparatus room.



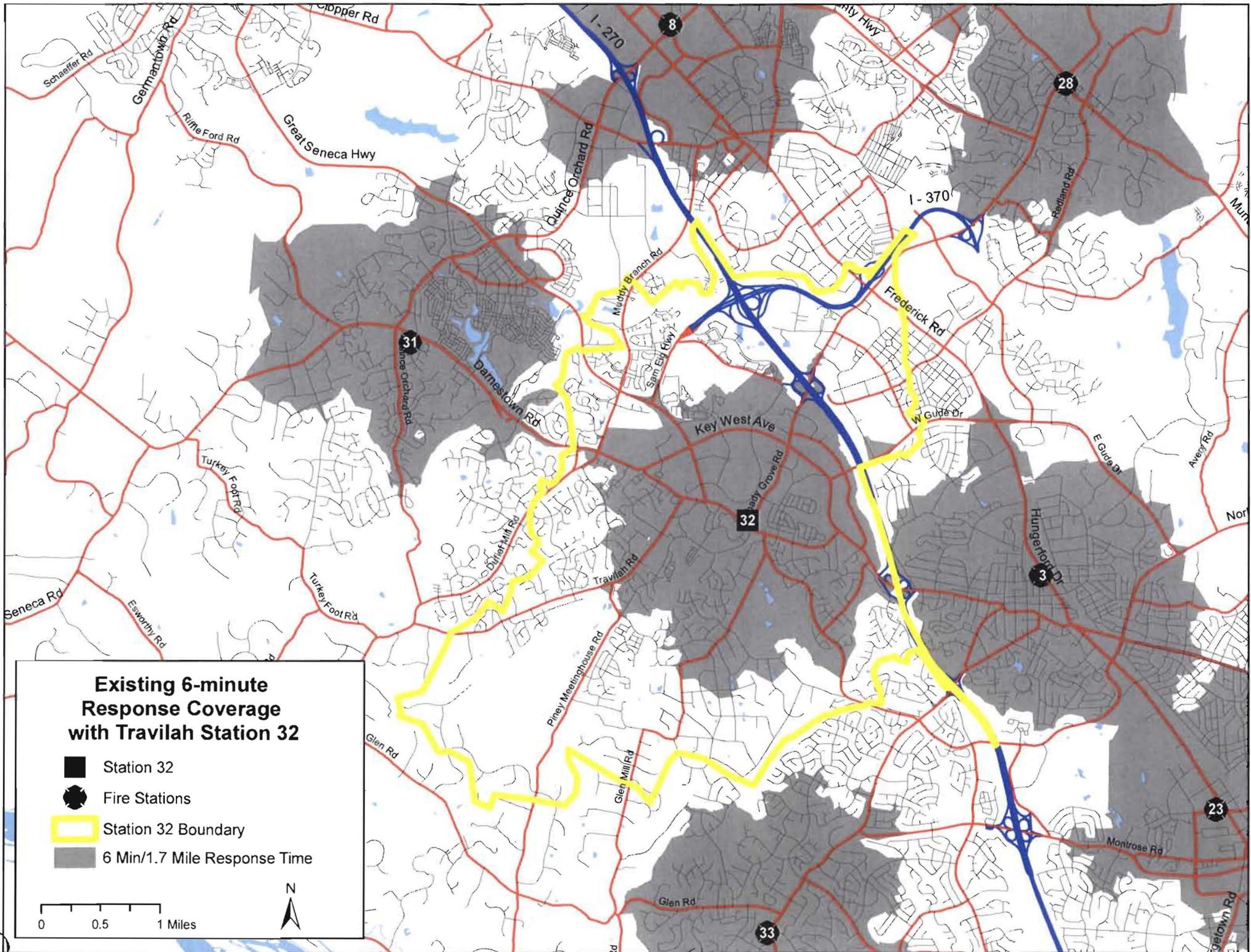
**Existing 6-minute  
Response Coverage  
without Travilah Station 32**

-  Fire Stations
-  Station 32 Boundary
-  6 Min/1.7 Mile Response Time

0 0.5 1 Miles



Maps from PS Committee #14 January 28, 2010

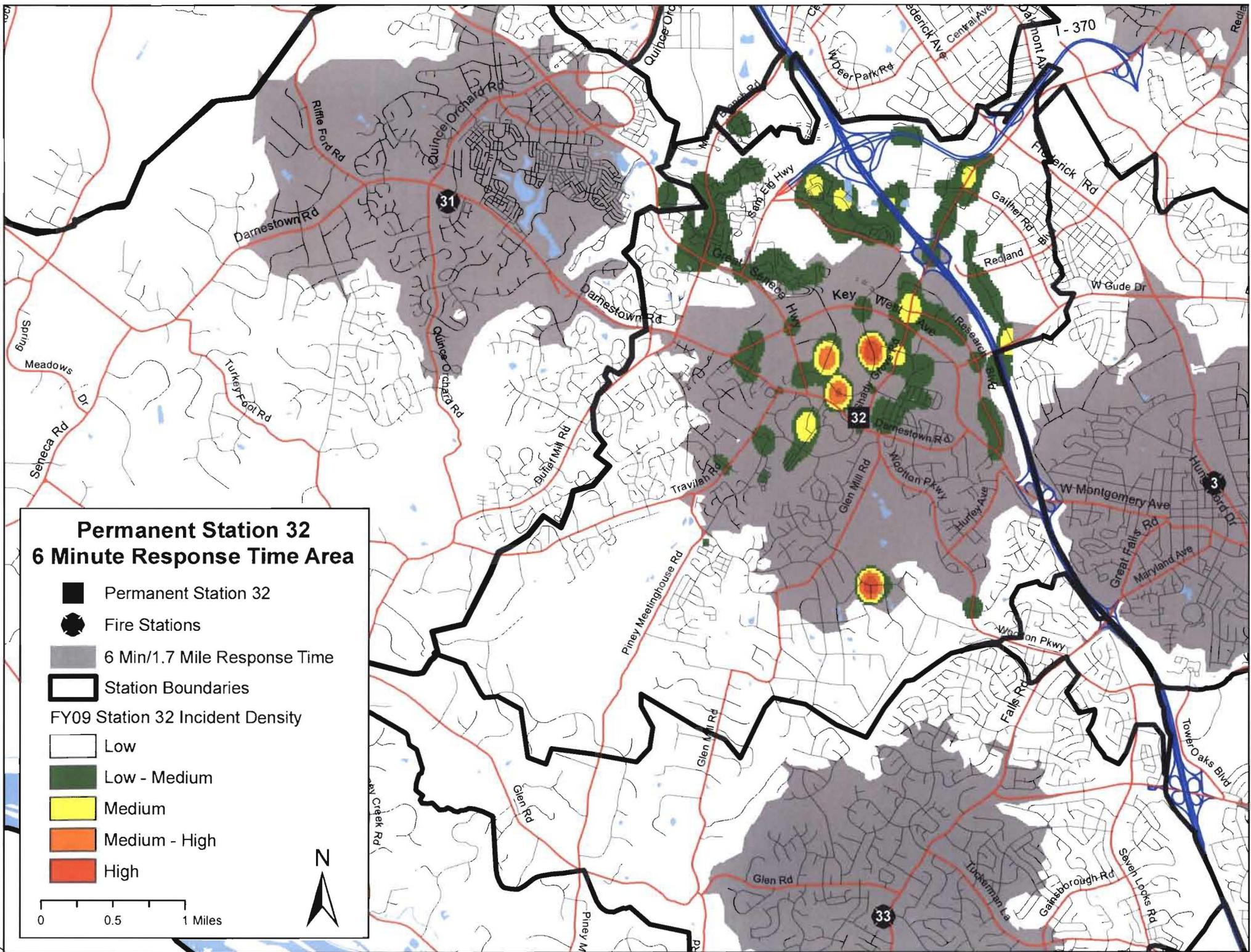


**Existing 6-minute  
Response Coverage  
with Travilah Station 32**

- Station 32
- Fire Stations
- Station 32 Boundary
- 6 Min/1.7 Mile Response Time

0 0.5 1 Miles





pedestrian-friendly design will encourage walking and bicycle riding, increasing physical fitness.

### Community Facilities and Amenities

Community facilities, services, and amenities contribute to making great places to live, work, and play. The LSC's proposed redevelopment offers an opportunity to enhance public facilities, amenities, and recreational options. An interconnected pedestrian and bike system will link neighborhoods—both existing and future—to each other, parks, transit, and other destinations. This Plan recommends using urban design, parks, and trails to create an open space network for the LSC that will provide a range of experiences and a sense of place, integrating the built and natural environments and passive and active spaces.



This Plan provides a site for a future elementary school in the LSC West District, should it be needed to accommodate students that could be generated from build-out of the potential residential densities. In addition, a future high school site has been reserved on the Crown Farm in the City of Gaithersburg.

A fire station is needed in this area and the northwest corner of Shady Grove Road and Darnestown Road is under consideration.

A new community center, the North Potomac Recreation Center, is planned on Travilah Road adjacent to Big Pines Local Park, as recommended in the 2002 *Potomac Subregion Master Plan*.

As the LSC grows into a major hub for life sciences research and development, a library specializing in science and medical research may be desirable. A high technology library could provide an inspiring environment for innovation and entrepreneurship, a place where students of all ages can rub shoulders with the industry's best minds. A publically accessible library could be funded through private sector development contributions to an amenity fund.

The organizing element of the LSC open space plan is a 3.5-mile multi-use path loop connecting the districts and destinations. The LSC Loop will run alongside existing streets, such as Medical Center Drive and Omega Drive, and be completed on new streets in LSC West. It will incorporate the proposed multi-use path next to the CCT through LSC West and onto the Belward property.

The LSC Loop will link activity centers and community facilities, including the planned high school on the Crown Farm (in the City of Gaithersburg), the historic Belward Farm, and the civic green and retail center on LSC West. CCT stations along the Loop include the Crown Farm, Belward, and LSC West. From the Loop, paths will connect with other destinations and activities in the area, including Falls Grove and Traville. Traville Local Park, in LSC South,

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## STATEMENT OF NEEDS

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This Program of Requirements (POR) is based on the recommendation of the Station Location and Resource Allocation Work Group report dated October 14, 1999. The report justified the need for a Class II fire/rescue station in the vicinity of Shady Grove Road and Piney Meetinghouse Road in the Traville-Travilah area. The best site available in the area meeting for both response time coverage requirements and site suitability criteria is county owned land at the intersection of Darnestown and Shady Grove Roads. This new station would be at the epicenter of the area's call load density and would provide optimal six minute response time coverage to greater Travilah, Traville, Fallsgrove and the western Rockville area.

The referenced report recommends a fire/rescue station according to Prototype Program of Requirements Class II station. The new fire station will meet current operational requirements and accommodate modern fire fighting apparatus. The fire station will be a one story building with four drive through bays. The total gross square footage of the new station will be approximately 25,800 to 26,600 GSF.

The station will include the four drive-through bays, a watch office, reception area, handicapped-accessible public restroom, bunkrooms, locker rooms, laundry rooms and supply rooms, gear and general storage areas, a maintenance shop, hose storage area, general storage room, EMS supply room, decontamination room, SCBA air compressor and storage, grounds storage, mechanical/electrical rooms, station alerting system, living quarters, exercise room, IT room, project room, training and conference rooms, plus offices. Should site circumstances dictate the need for a second floor, then staircases and an elevator will be needed.

In addition to serving the needs of personnel assigned to this station, the space will also serve other Montgomery County Fire and Rescue Service (MCFRS) operational needs for a battalion chief, emergency medical services duty officer/supervisor, and/or other MCFRS staff, as well as an office space for use by law enforcement officers. There is to be wireless internet capability throughout the station.

This particular location will allow the station to be designed as an appropriate gateway feature to the Life Sciences Center – a signature building, possibly featuring public art.

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## COMPONENT DESCRIPTIONS

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### APPARATUS BAYS:

The area is programmed for four contiguous, drive-through bays each 20' x 80'. The width of these spaces will allow the firefighters maneuverability to open the side doors and provide minor maintenance to the apparatus. Additionally, adequate circulation between the apparatus will provide the firefighters with unencumbered access to the emergency equipment. The sixteen-foot clear height dimension will provide appropriate clearance for the existing apparatus and allow for the storage of a modern aerial apparatus. A concrete slab with trench drains will facilitate washing the apparatus indoors. In addition, the apparatus bays will be equipped with an exhaust ventilation system for each vehicle as well as an exhaust system for the apparatus bay. There will also be lockers provided in a secured storage area for the firefighter's protective gear. These lockers will be installed in a climate-controlled room with incandescent lighting adjacent to the apparatus bays.

### DORM/BUNK ROOMS AND SUPPORT SPACES:

The bunk room will provide adequate egress to the apparatus bays. This linkage will enhance response time and operational readiness. The bunkroom will have direct access to personal storage, bathing and toilet facilities. The bunkroom will accommodate low wall partitions for privacy and noise reduction. The personal storage area will contain appropriate lockers to accommodate all personnel. Separate bathing and toilet/locker room facilities will be designed to accommodate varying male/female personnel ratios. The Battalion Operations area will provide two, double occupancy dorm rooms, with accompanying personal hygiene support spaces for use by the 24 hour Battalion Staff Duty Officers.

### LIVING AREA:

The lounge, kitchen, and dining rooms will be arranged contiguously, so as to evoke a residential, home-like setting. However, the lounge will be separated from the dining area by a full wall to permit noise-free meetings and training sessions. Exposure to natural light will be maximized in these areas. Locating these uses with adequate access to the apparatus bays is necessary to induce readiness and facilitate access to gear and equipment. The Battalion Operations area will contain a kitchenette only.

### PUBLIC AREAS:

These areas include reception, watch desk and public rest room. The watch desk is strategically located near the main entry and adjacent to the apparatus bays with good sight lines to monitor public entry, street activities and operations in the apparatus bays. A unisex rest room will be located within a secure distance from the watch desk. The reception area will provide a waiting area with seating for guests or visitors. The public area will also be used to display department awards in a protective manner. The public area will be secured such that access to the rest of the facility from the public area is limited. A card security system will provide station access wherever necessary.

### ADMINISTRATION:

These offices contain workspace for the career and volunteer personnel. There will be sufficient

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office space to accommodate staff other than those assigned to the station, i.e. a career battalion fire/rescue chief, the emergency medical services duty officer, and/or other MCFRS staff. A separate, administrative office area will accommodate MCP officers on area patrol. A conference room will be provided for use by station personnel and other MCFRS activities.

INFORMATION TECHNOLOGY:

There will be sufficient space to accommodate the required the Public Safety Communications system and related information technology infrastructure in a secured area.

STORAGE:

Storage provisions will be located throughout the facility to best serve specific needs. Such storage areas will be used for uniforms, protective clothing, janitorial supplies, EMS supplies, office supplies, and records storage.

MAINTENANCE:

The maintenance room and hose storage will be located adjacent to the apparatus bays for minor maintenance and repair of equipment. Other ancillary mechanical, electrical and telephone/communications/computer rooms will be distributed throughout the facility as necessary.

PARKING:

Forty-six (46) parking spaces will be provided as shown below. Fire department-related parking shall be marked clearly and separated from ADA parking. The parking area will include security cameras that can be monitored from the administration area and watch area.

Career staff (max 12 full time career staff per shift, and 10 spaces to account for required shift overlap)	22spaces
Volunteer staff	12 spaces
Duty/support vehicles	4 spaces
Visitors	6 spaces
ADA	2 spaces
<b>TOTAL</b>	<b>46 spaces</b>

GENERAL:

Station will meet all applicable building codes as well as applicable sections of the County's facility design manual and the County's energy requirements and will be constructed to meet the requirements for a LEED Silver certification.

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Station will be fully equipped with an automatic sprinkler system, smoke/fire alarm as per Montgomery County Code and/or applicable NFPA standards.

Station will be equipped with carbon monoxide and carbon dioxide detectors in all living areas. All dormitory, bath/toilet facilities, living areas, public areas, administration areas, some storage areas, and areas where information technology equipment is installed will be equipped with air conditioning.

Every living area, dorm area, locker/shower area, apparatus room, watch room and administration area shall be equipped with a 24 hour LED clock controlled by a master clock.

Central intercom/PA with AM-FM stereo radio will be provided throughout the station with emergency alert override.

Station will be equipped with a telephone system with stations in the living areas, dorm area, apparatus room, watch room, and administration area. The telephone system will also include voice mail, caller- ID and "music on hold" features.

Station to be equipped with 4 data jacks each in all living areas. Each administration area, as well as the watch room shall be equipped with at least 8 data jacks. Cabling, run on cable trays throughout, is to terminate in the IT room. Cabling shall be at a minimum category 5-type LAN, or as prescribed by DTS.

Cable TV jacks are to be installed in every living area, administration area, and watch room.

All fire/rescue communications equipment and installation will be consistent with current fire/rescue communications specifications, including site programmable volume controls.

All rooms will be clearly identified by signs, in accordance with ADA standards in effect.

Exterior windows will be operable as appropriate and are to be provided with screens and window treatments. Exterior entrance/exit doors with canopies over 4' in length shall be equipped with sprinklers.

Exterior entrance/exit doors as well as interior office, meeting area, and storage area doors shall be equipped with an electronic locking system tied to the county card access software systems. Front and rear doors to be equipped with doorbells and video cameras. Electronic releases and camera monitors are to be installed in the watch area. Interior security cameras to be provided.

Space will be included (within specified program space) for three shift refrigerators/freezers. The location of these refrigerators/freezers will be determined as the station is designed.

Stairs between levels, if necessary, will be designed so that there will be a landing at every 5-8 steps.

#### EXTERIOR:

Parking area will not interfere with the entrance or exit of fire and rescue apparatus. All driveways, apron and fueling surfaces to be traversed by fire and rescue apparatus will be concrete designed to

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withstand excessive weights (~66,000 combined axle weight).

Exterior lighting will be provided to illuminate the front and rear aprons, fueling canopy, parking areas and public walkways. BAS or programmable electronic timers will control lighting.

An emergency generator, suitably enclosed in conjunction with its site lines and the overall building design, will be provided to maintain all station operations during a power outage, with a reserve factor of 20%, and will be equipped with an exerciser and change over. The fuel source shall be diesel fuel. The tank shall be above ground and shall provide for 72 hours of continuous operation of the station. If possible, the generator fueling requirements should be included in and tied to the vehicle fueling station's above ground tanks.

Suitable area will be provided on the building's exterior to allow for signage and programmable LED display recognizing the Montgomery County Fire and Rescue Service, Travilah Fire Station. Location, size, style, and material of the signage letters will be determined during the project's design phase in consultation with the project architect. The signage shall include the County Fire and Rescue logo. Location, size, style, and material will be determined during the project's design phase in consultation with the project architect.

A dedication plaque will be included.

Three flag poles with appropriate lighting will be included.

A screened (i.e. trees) exterior dining area, equipped with a gas grill fueled by natural gas is desirable.

All outside electrical outlets will be of weatherproof, GFCI type.

A fueling area containing a lighted canopy, diesel fuel pump and above ground diesel fuel storage tank will be located on the site to provide fuel for the apparatus.

A dumpster area, suitably enclosed, yet accessible to solid waste trucks, will be provided.

#### INFRASTRUCTURE:

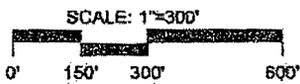
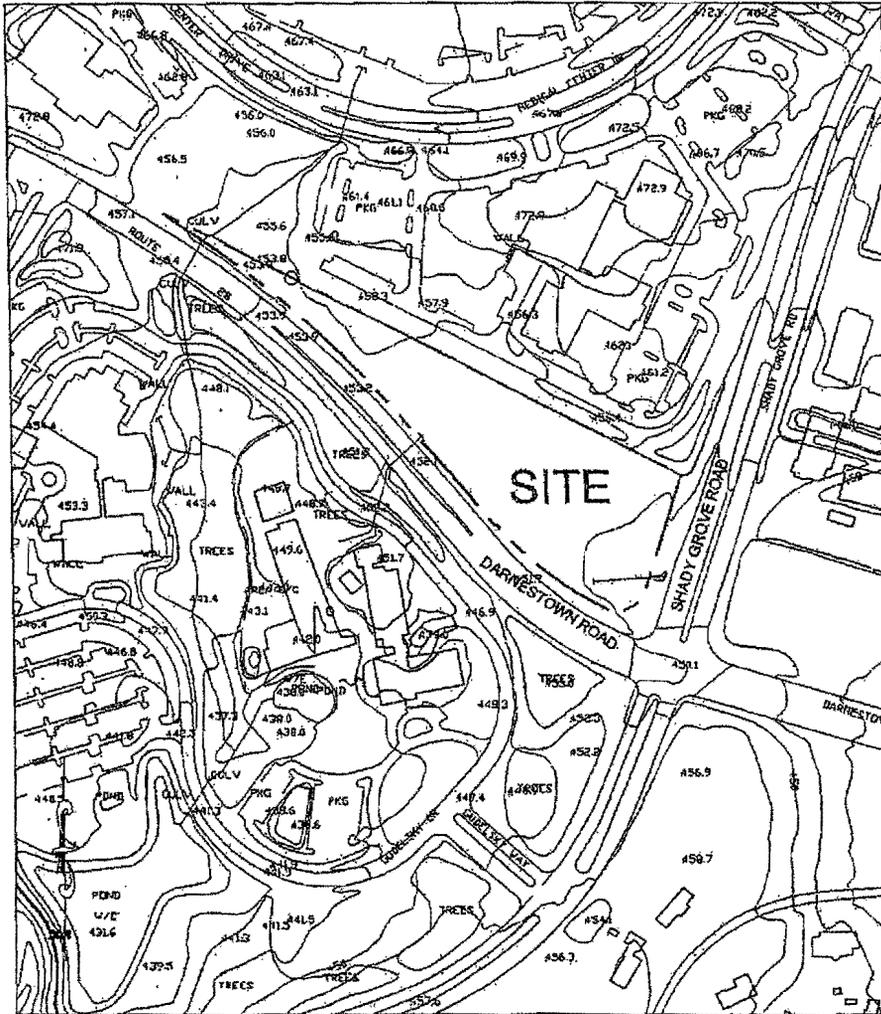
A limited access ingress driveway is needed at Shady Grove Road and will be for MCFRS use only.

The ingress drive will be for MCFRS use only. It will be gated at all times.

Appropriate traffic signalization will also be required at the main entrance to the station egress drive onto Darnestown Road. It will be controlled remotely from the responding MCFRS apparatus and/or station. All traffic signalization will be tied to the station's alerting system.

The station alerting system will include television monitors for call display, ramped tones, a human voice pre-announcement and low intensity red lighting to illuminate dormitories and exit corridors.

DESCRIPTION	PLANNED SQUARE FOOTAGE (NSF)
<b>APPARATUS AREA</b>	<b>7,900</b>
NUMBER OF BAYS	4
APPARATUS BAYS	6,400
GEAR STORAGE	1,500
<b>DORM/SUPPORT AREA</b>	<b>2,750</b>
BUNKROOM	1,500
RESTROOM/SHOWER	550
PERSONAL STORAGE	700
<b>LIVING AREA</b>	<b>1,800</b>
LOUNGE	700
DINING ROOM/KITCHEN	545
EXERCISE AREA	800
VENDING	30
<b>ADMIN./OFFICES</b>	<b>1,370</b>
OFFICE AREA	800
STORAGE	Included above
CONFERENCE ROOM	300
IT ROOM	100
PROJECT ROOM	170
<b>PUBLIC AREAS</b>	<b>340</b>
CONTROL/RECEPTION	140
REST ROOM	70
WATCH ROOM	130
<b>GENERAL</b>	<b>1,480</b>
GENERAL SUPPLY	200
JANITOR CLOSETS (2)	110
EMS SUPPLY	100
MECH/ELEC/TELE	500
LAUNDRY	50
DECONTAMINATION	200
GEAR STORAGE	320
<b>MAINTENANCE</b>	<b>1,030</b>
HOSE STORAGE	130
MAINTENANCE SHOP	120
GENERAL STORAGE	420
SCBA STORAGE	60
GROUNDS STORAGE	300
<b>BATTALION OPERATIONS</b>	<b>1,640</b>
OFFICE AREA	540
BC/EMS DORMITORYS	300
RESTROOM/SHOWER/LOCKER	400
KITCHENETTE	100
SMALL CONFERENCE	300
<b>TRAINING ROOM</b>	<b>1,000</b>
<b>LAW ENFORCEMENT OPERATIONS</b>	<b>370</b>
OFFICE/STORAGE	300
RESTROOM	70
<b>SUMMARY</b>	<b>19,955</b>
<b>CIRCULATION (~35%)</b>	<b>6,695</b>
<b>TOTAL</b>	<b>26,650</b>



MNCPPC TOPOGRAPHIC MAP  
TRAVILAH FIRE STATION NO.32

9TH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND



**Dewberry**

203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877-2169  
301.948.8300 Fax: 301.258.7607  
www.dewberry.com

PSA B Drafting

DATE: 11/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

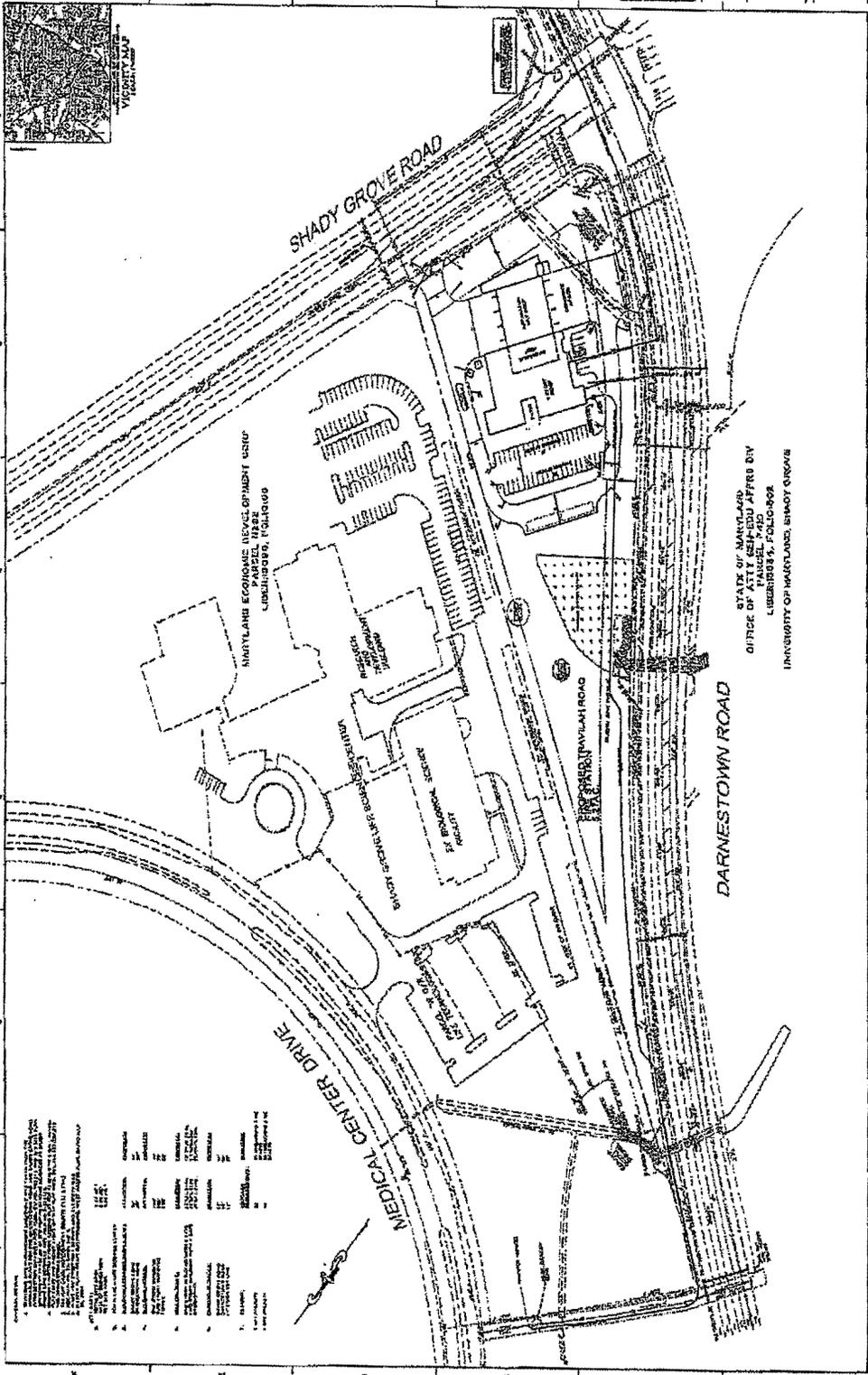
PROJECT: TRAVLHAR FIRE STATION, NO. 32  
 LOCATION: DARNESTOWN, MONTGOMERY COUNTY, MD

**SITE EVALUATION**  
**TRAVLHAR FIRE STATION, NO. 32**  
 DARNESTOWN, MONTGOMERY COUNTY, MD

NO.	REVISION

DATE	11/15/11
SCALE	AS SHOWN
PROJECT	TRAVLHAR FIRE STATION, NO. 32
LOCATION	DARNESTOWN, MONTGOMERY COUNTY, MD
DRAWN BY	[Name]
CHECKED BY	[Name]

**SITE PLAN**  
 1 STORY  
 4 BAY STATION



**NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS.
2. THE FIRE STATION SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE MONTGOMERY COUNTY FIRE DEPARTMENT.
3. THE PARKING LOT SHALL BE PAVED WITH ASPHALT AND SHALL BE MAINTAINED BY THE MONTGOMERY COUNTY DEPARTMENT OF PUBLIC WORKS.
4. THE FIRE STATION SHALL BE ACCESSIBLE BY ALL TYPES OF VEHICLES.
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STATE OF MARYLAND  
 OFFICE OF ATTY. GEN. EDU. AFFORD BY  
 LIBERTY & FOLIO-92A  
 UNIVERSITY OF MARYLAND, SHADY GROVE



PSA # 2000000000

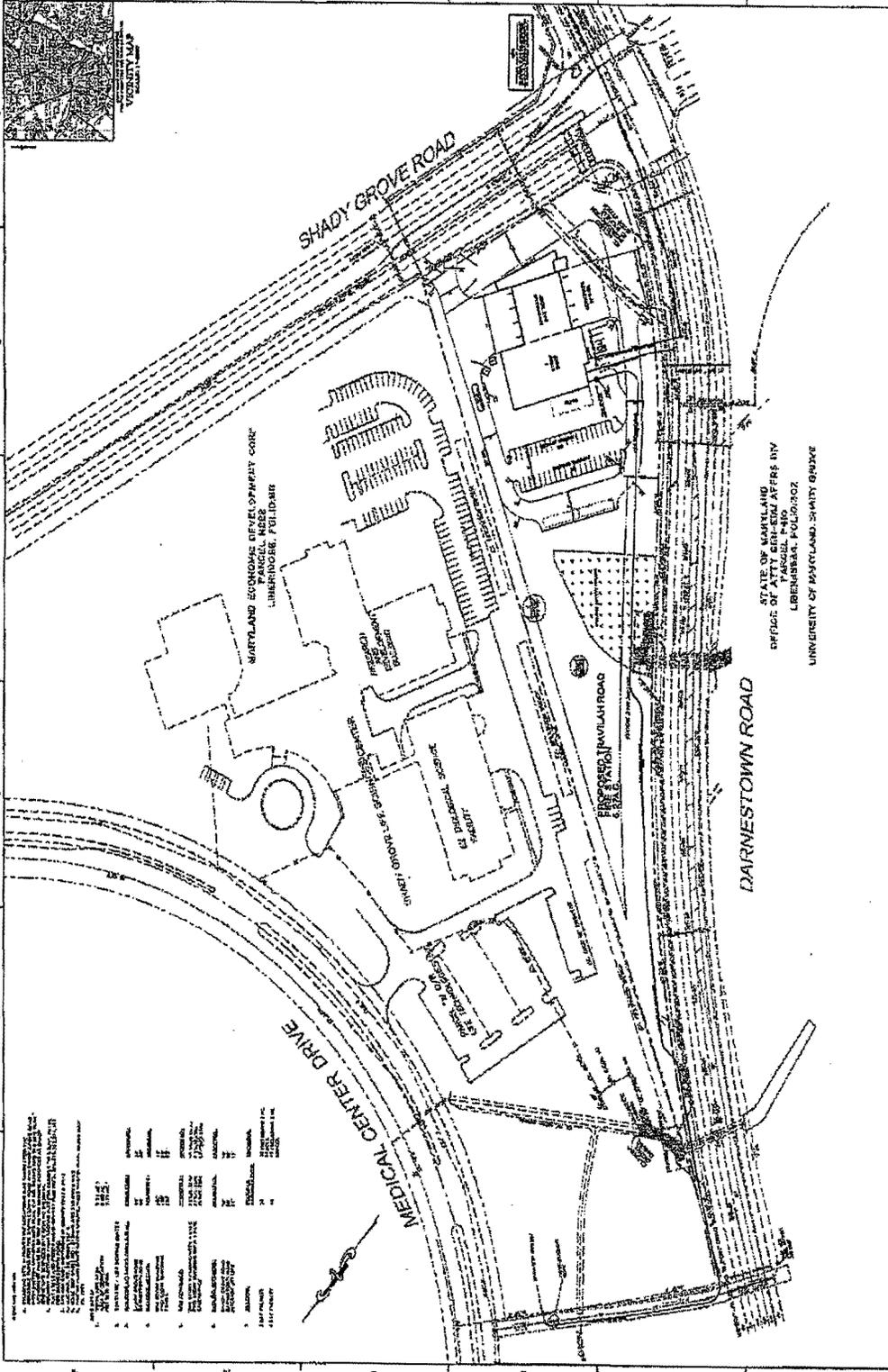
DATE: 01/15/2002  
PROJECT: TRAVLAH FIRE STATION, No.32  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**SITE EVALUATION**  
TRAVLAH FIRE STATION, No.32  
DARNESTOWN, MONTGOMERY COUNTY, MD

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	01/15/2002
2	ISSUED FOR PERMITS	01/15/2002
3	ISSUED FOR PERMITS	01/15/2002
4	ISSUED FOR PERMITS	01/15/2002
5	ISSUED FOR PERMITS	01/15/2002
6	ISSUED FOR PERMITS	01/15/2002
7	ISSUED FOR PERMITS	01/15/2002
8	ISSUED FOR PERMITS	01/15/2002
9	ISSUED FOR PERMITS	01/15/2002
10	ISSUED FOR PERMITS	01/15/2002

**SITE PLAN**  
2 STORY  
4 BAY STATION

FIGURE 18



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS OTHERWISE NOTED.
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  19. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS OTHERWISE NOTED.
  20. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS OTHERWISE NOTED.

STATE OF MARYLAND  
OFFICE OF GENERAL SERVICES  
LIBERTIA, P.O. BOX 202  
UNIVERSITY OF MARYLAND, SHADY GROVE



