
North College Park Community Center Feasibility Study



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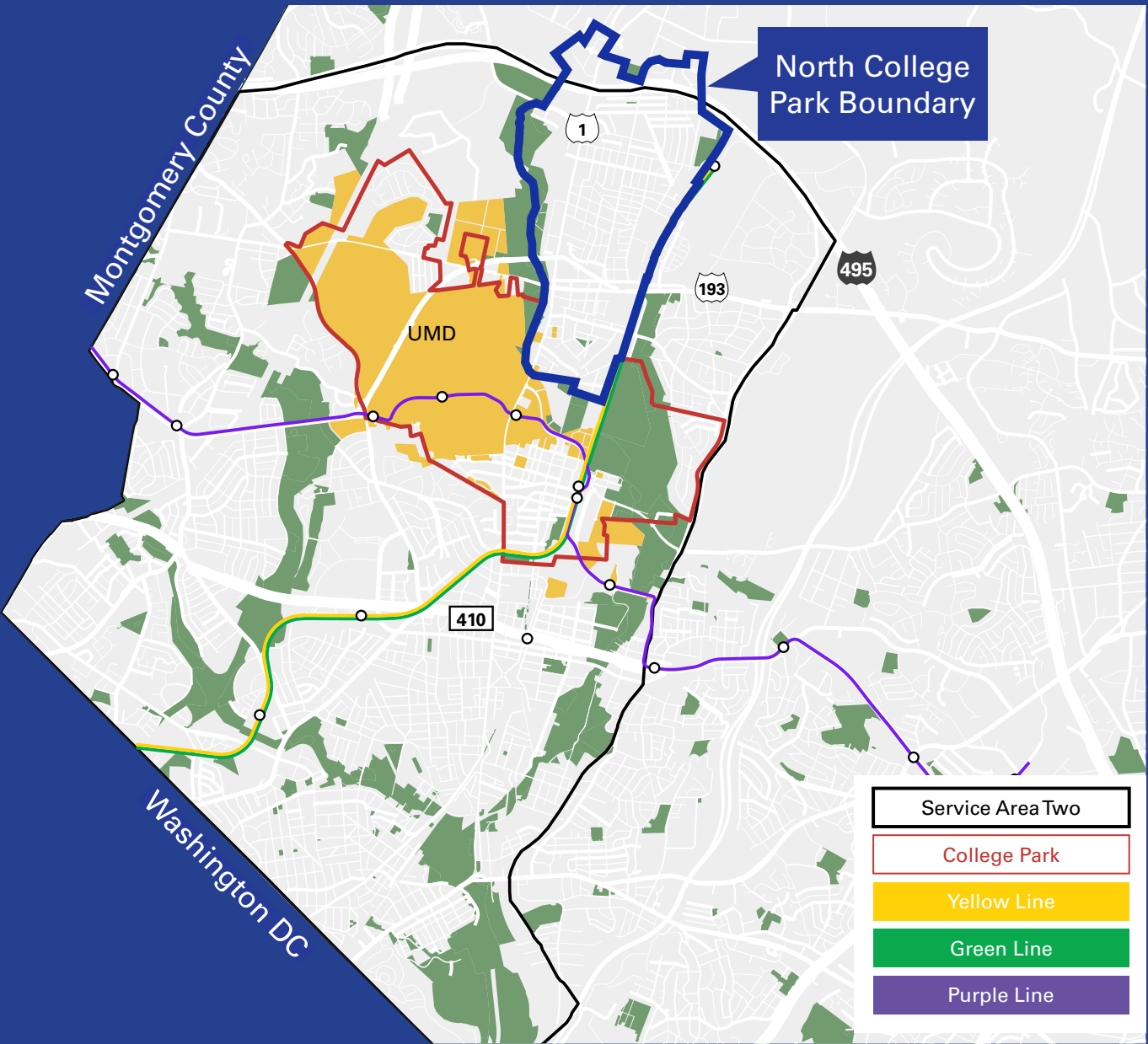
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I. Executive Summary

The 2013 Formula 2040: Functional Master Plan Formula for Parks, Recreation and Open Spaces (Formula 2040)¹, and other related planning efforts, identified the need for an indoor recreational facility within North College Park community. In response, the Maryland-National Capital Park and Planning Commission, Department of Parks and Recreation in Prince George’s County (the Department) commenced a feasibility study for a 12,000+ sq. ft. community center in North College Park. The intent of the feasibility study is twofold: to identify potential sites that can house the new facility, and to develop conceptual design alternatives that can inform the Department’s future design and construction activities. The study builds on the recommendations outlined under 2020 Community and Senior Recreation Needs Assessment² and 2022 M-NPPC Countywide Parks and Recreation Needs Assessment.

The first phase of the study identified potential sites within North College Park by analyzing a wide range of data points. These included, current and future development trends, availability of recreational facilities, access & proximity, environmental controls, future expansion potential, and the possibility to share infrastructure. In parallel, a survey was conducted to gather feedback on community’s programmatic needs and location preference for the proposed recreational facility. The survey overwhelmingly pointed to the need for accommodating a gymnasium, cardio/aerobic space, multipurpose rooms, and community recreational rooms within the new facility. 72% of the respondents expressed interest in having more fitness and wellness programs, followed by community events and festivals (43%). In addition, respondents expressed interest in programs for seniors and adults to be prioritized at the new facility. Furthermore, 54% of respondents preferred recreational facility to be located East of Rhode Island Avenue and North of Huron Street.

¹ The Formula 2040 report can be accessed at www.mncppc.org/DocumentCenter/View/118/2040-Functional-Master-Plan-PDF?bidId
² Study completed by City of College Park.



Context



Access & Proximity



Environmental Impacts



Growth Potential



Share Infrastructure

Based on the initial analysis and survey responses, the project team identified nine (9) potential sites and a wide range of programs that can be accommodated within the new facility. Additional feedback was solicited from the community through a virtual meeting that included break out discussions. Simultaneously, the Department engaged with concerned local groups, including property owners and the managers of the farmer's markets, and gathered further feedback on community preferences around site location and programming. The inputs were used by the Department to narrow down to two potential sites for further analysis. The two sites were Hollywood Plaza, at the corner of Rhode Island Ave and Muskogee Street, and Hollywood Neighborhood Park located east of 53rd ave. An additional test-fit study was conducted to assess the viability of Hollywood Elementary School site. Upon further analysis, it was determined that while the site may be a viable candidate, it will require significant re-structuring of the existing parking and modular classrooms (i.e. temporary classrooms) located on the south-west portion of the property. In addition, insufficient parking, potentially increasing vehicular traffic on 49th avenue, and aggravating pick-up and drop-off conflicts will require re-designing the current circulation that will likely lead to adding more paved areas on site. As such, further concept development was done only on Hollywood Park and Hollywood Plaza sites.

The second phase of the study involved designing test-fits that explored various trade-offs associated with both the sites. Design parameters that were considered include minimizing impacts on surrounding neighborhoods, functional adjacency of programs, minimizing disruptions to existing uses, co-sharing parking infrastructure, and providing a combination of indoor and outdoor spaces that address community's programmatic needs captured through various engagement activities.

Test-fit designs were further used to create a cost opinion for Hollywood Park and Hollywood Plaza site. More broadly, and depending on the final site being selected for further refinements, the overall cost of constructing such a facility can range between approximately \$19 million to \$25 million. Given the current market conditions, and the conceptual nature of this study, these cost ranges should be seen as an opinion rather than final estimates.

The design options presented in this report are not prescriptive but are meant to serve as a foundation for future design and construction efforts led by the Department.

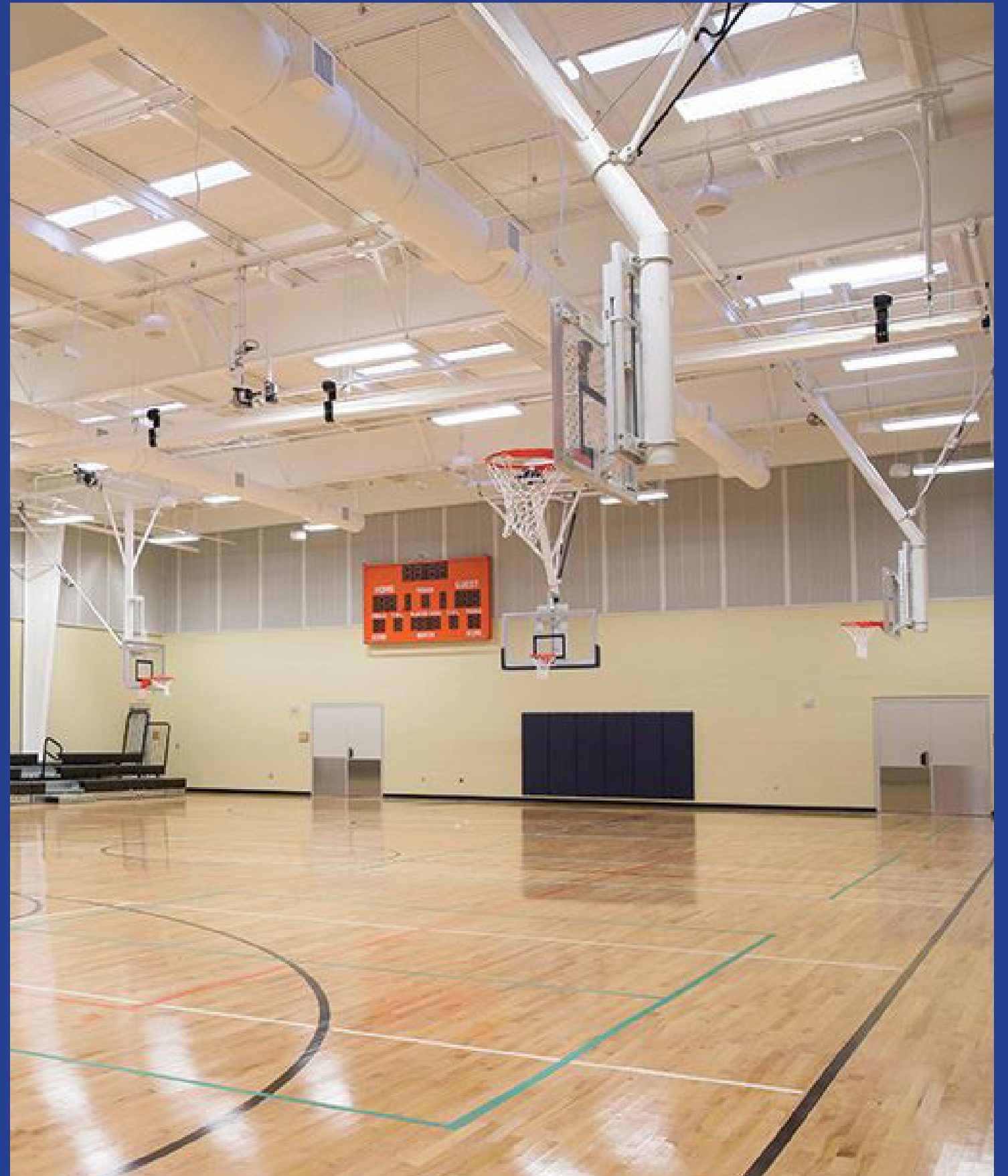


Hollywood Park



Hollywood Plaza

II. Needs Analysis



Context & Community Profile

The North College Park area is bordered by Capital Beltway to the north, Lakeland Road to the south, Paint Branch Trail to the east and CSX railroad tracks to the west. The area includes the neighborhoods of Autoville, Berwyn, Branchville, Camden, Cherry Hill, Daniels Park, Hollywood, Oak Springs, and Sunnyside, that have become increasingly attractive to young families and active adults. According to the latest census data, of the approximately 32,000 residents, about 72% are between the ages of 18 and 64 while 16% were under the age of 18 and 12% were 65 years of age or older.¹ Each demographic has a mix of indoor and outdoor recreational demands that will need to be addressed through the proposed facility.

While there are many recreational opportunities within a short five-to-ten-minute driving distance, these options are not as easily accessible for community members living in the North College Park neighborhoods. Nearby facilities, such as the College Park Community Center and Berwyn Heights School Community Center, have seen a surge in attendance recently thereby raising capacity concerns. Figure 01 highlights the service coverage of recreational facilities within the area.

As the City of College Park continues to attract development, and the University of Maryland (UMD) continues to grow, the pressure on existing facilities is projected to increase. The City of College Park has several development projects that are planned or are under construction. These projects will add more than 9,000 residential units to the area that will put further pressure on the existing recreational facilities. Three large development projects have about 5,600 residential units under construction in addition to over 3,600 residential units planned and 1.4 million sq. ft. of retail/entertainment planned or under construction.²

1 Source: US Census 2020 (accessed at www.census.gov/quickfacts/collegeparkcitymaryland)
2 Source: City of College Park MyNeighborhood; Prince George’s County

Community Centers

- 1 Langley Park Community Center
- 2 RollingCrest - Chillum Community Center
- 3 North Brentwood Community Center
- 4 Prince George’s Plaza Community Center
- 5 College Park Community Center
- 6 Berwyn Heights School Community Center

Recreation Buildings

- 7 Adelphi Neighborhood Park/School
- 8 Adelphi Manor Community Recreation Building
- 9 Lane Manor Community Recreation Building
- 10 Parklawn Community Recreation Building
- 11 Green Meadows Community Recreation Building
- 12 Mt. Rainer Community Recreation Building
- 13 Edmonston Community Recreation Building
- 14 Riverdale Community Recreation Building

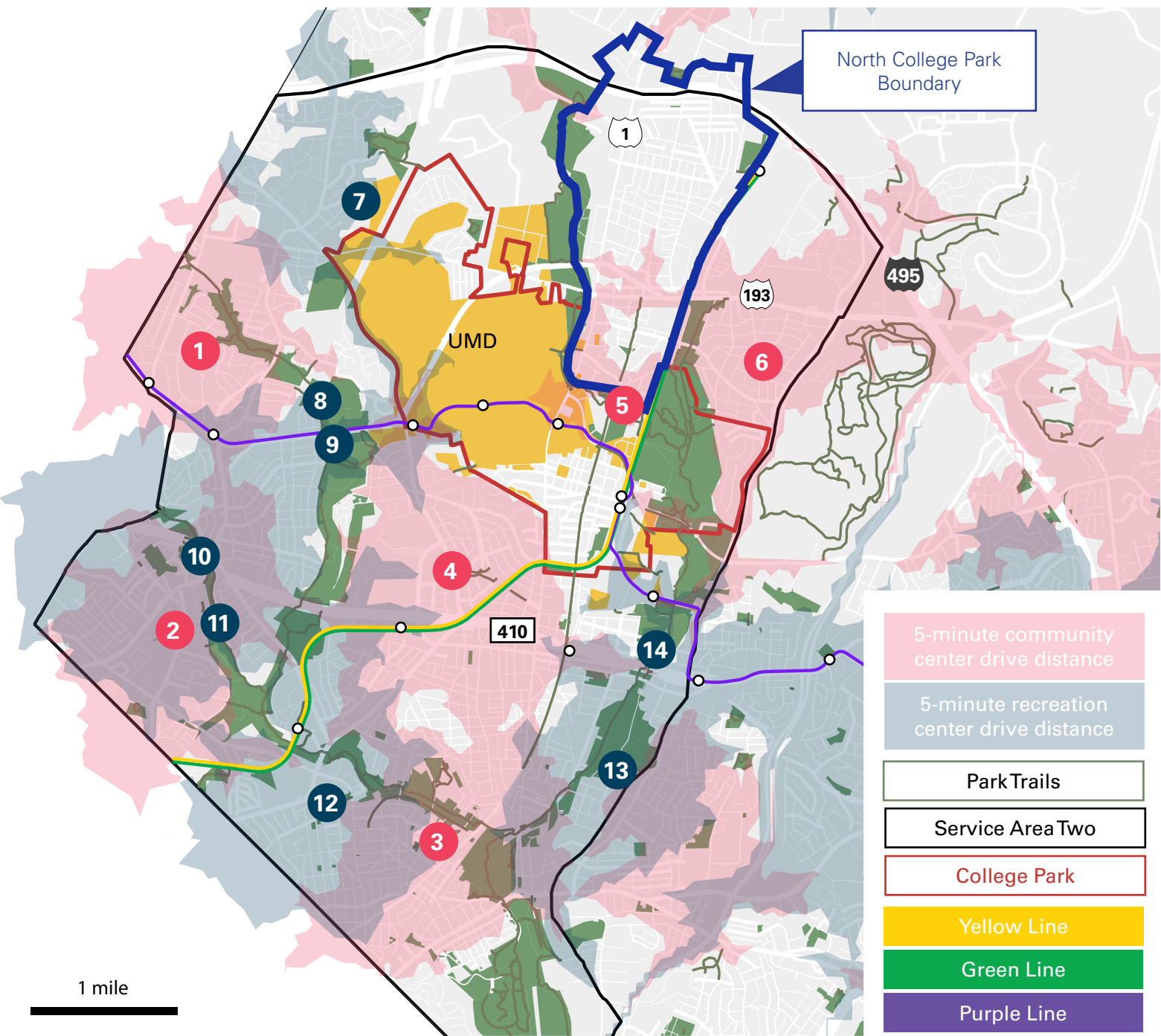


Figure 01: Existing Parks and Recreation Facilities, City of College Park

Existing Conditions & Built Context

To gain better understanding of the study area, five key lenses were identified for the existing conditions analysis, which would further aid with the site selection process. More broadly, the lenses signify design and planning considerations for an urban site that account for its immediate context and growth potential, while assessing the impact on environment, community infrastructure and access. The lenses include:



Built Context – that looks more closely at physical aspects of the study area



Access & Proximity – that identifies barriers to access and adjacency to other uses



Environment Impacts – to understand areas that are regulated including brownfield properties



Growth Potential – that assesses the physical potential of the site to accommodate future programming options.



Shared Infrastructure – to avoid building unnecessary infrastructure such as parking and other functionary requirements, thereby optimizing the overall cost of construction.

Baltimore Avenue and Rhode Island Avenue are the primary thoroughfares. Most of the commercial activity is situated along the Baltimore Avenue corridor while residential areas are largely concentrated towards the east. The peripheral areas are comprised of large institutional parcels such as the Branchville industrial park and an empty BOA site that is currently used as a mulch park.

North College Park is also home to a wide range of trails and parks, largely located at the periphery of the area. The western edge of study area provides access to the Paint Branch Stream Valley Park Trail that connects various local and regional parks. The eastern side of the study area provides recreational access through the 13+ acre Hollywood Neighborhood Park. While there are no active trails on the eastern edge, there is a potential to think about creating new future connections that stitches the proposed planned development at Greenbelt parking lot and down onto Indian Creek Trail and Lake Artemesia Natural Area.

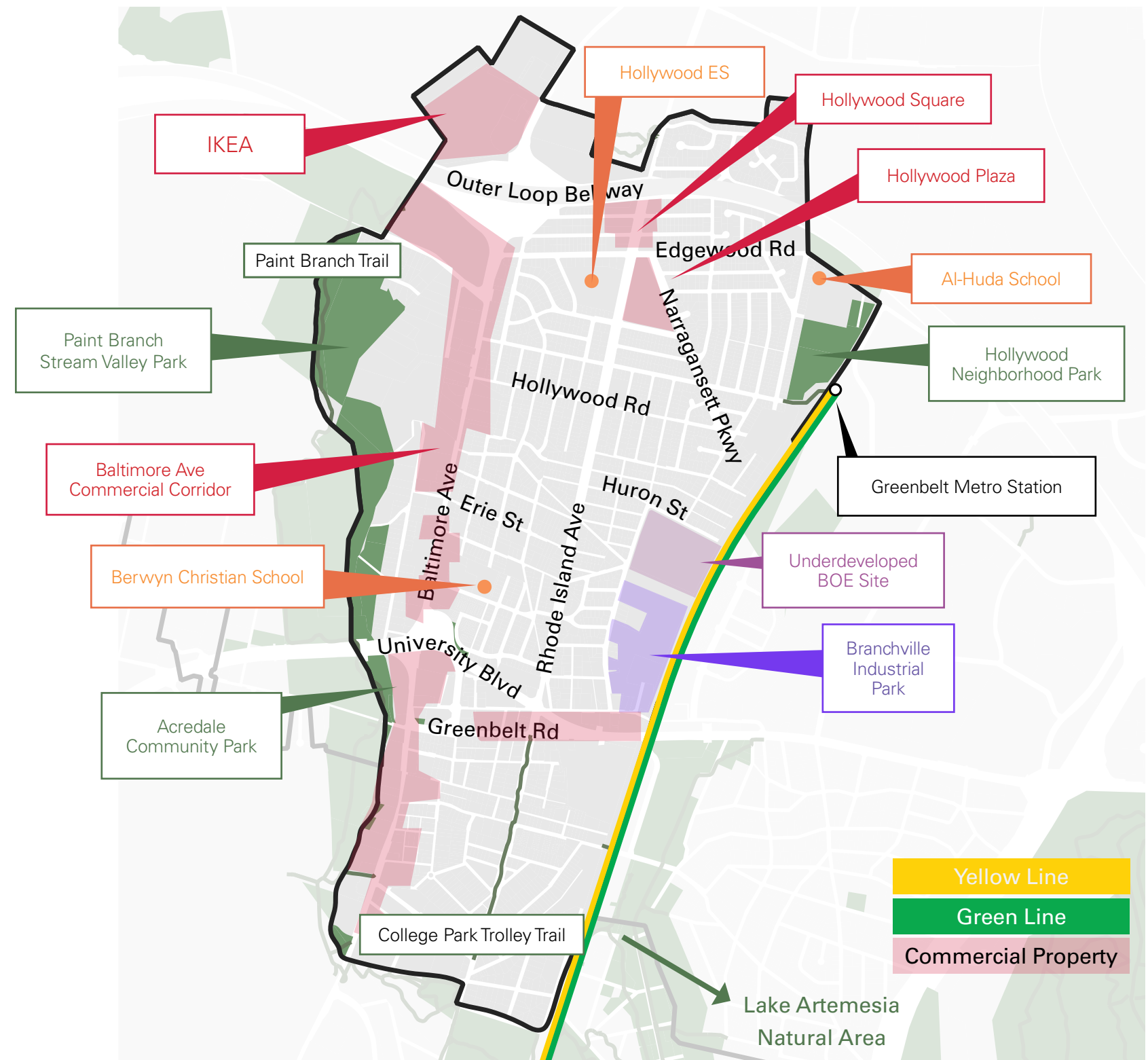


Figure 02: Key characteristics of the built environment

Access & Proximity

While there is sufficient transit coverage, pedestrian and bike access remain a challenge within the study area.

Majority of the study area is serviced by WMATA and the county's TheBus lines, with buses running along Baltimore Avenue and Rhode Island Avenue. Greenbelt Metro Station, which is accessible via an underpass at Lackawanna Street, provides regional access to the North College Park community.

There are no existing east-west bike connections through the study area, although it should be noted that the county has plans to add future connections through various capital projects. Overall, lack of sidewalk infrastructure creates barrier to access for county's senior population as well as kids. County's data points suggests that the northeast portion of the study area is the only zone with extensive sidewalks that can be leverage to boost accessibility within the North College Park neighborhood.

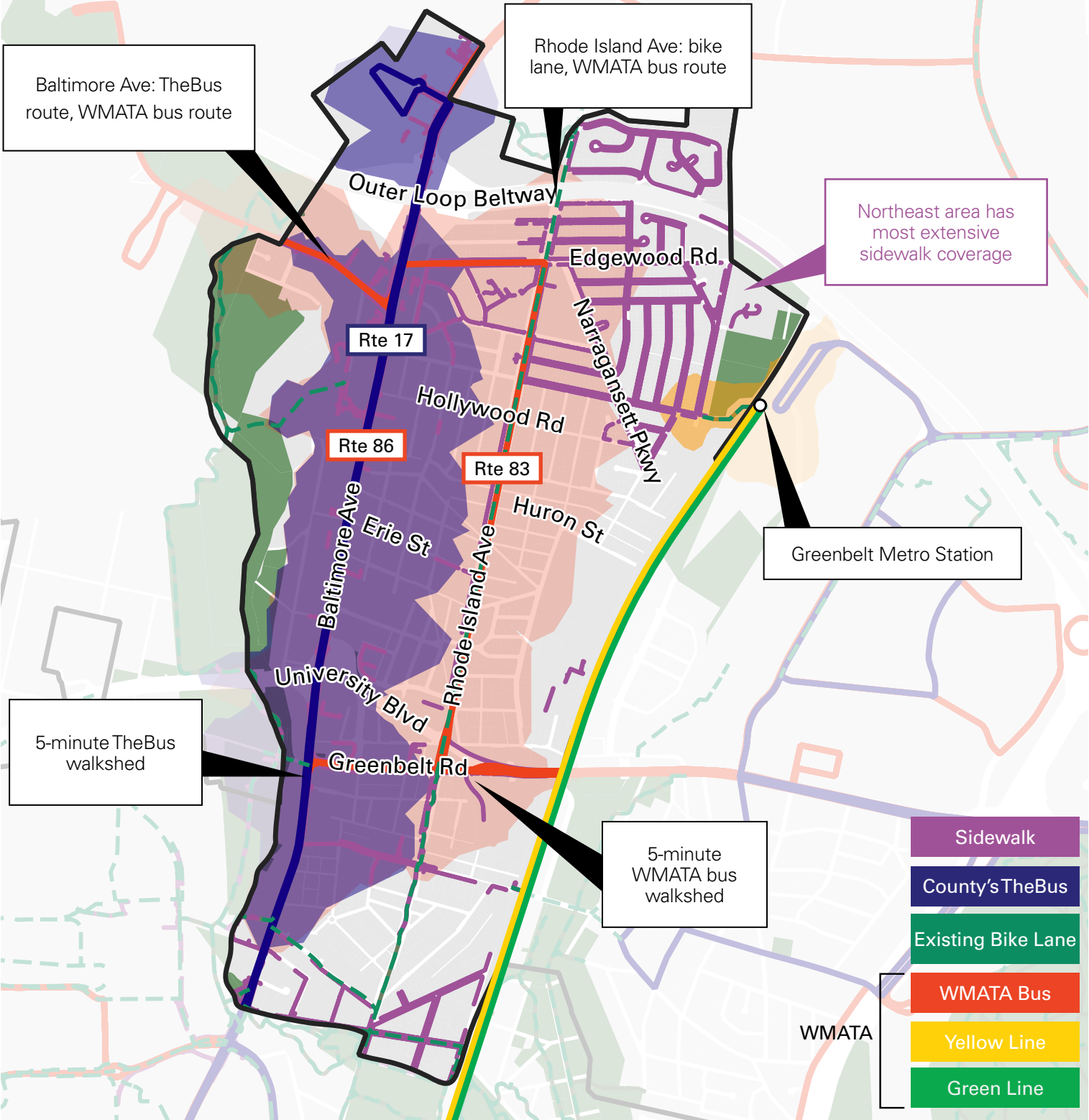


Figure 03: Connectivity and travel-shed analysis

Access & Proximity

Potential sites should not fall within the Regulated Area designation outlined in the county’s Resource Conservation Plan and should be free from brownfield contamination to avoid any potential remediation costs.

Looking through the data we can see that majority of sites on the eastern and western edges of the study area fall within the Regulated Area designation. More broadly, Regulated Areas are designated by the county to protect environmentally sensitive zones from further degradation. In addition to Regulated Areas, the study area also has a few Evaluation Areas that are identified under the county’s Resource Conservation Plan.¹ Unlike Regulated Areas, development may be permitted under Evaluation Areas as approved by the county. However, any form of construction on Regulated or Evaluation Area is not desirable as these areas have an extensive tree canopy.

Based on a cursory review of state-wide brownfield datasets, it was concluded that Branchville Industrial Park may require additional investigation, and potential remediation, for it to be a viable site for a community centric use.

¹ County’s Resource Conservation Plan (2017) can be downloaded at: https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=329&Category_id=1

Countywide Green Infrastructure Plan (2005) can be downloaded at https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=28&category_id=&name=green&pricemin=&pricemax=&author=&Pubs_year=All&price=&

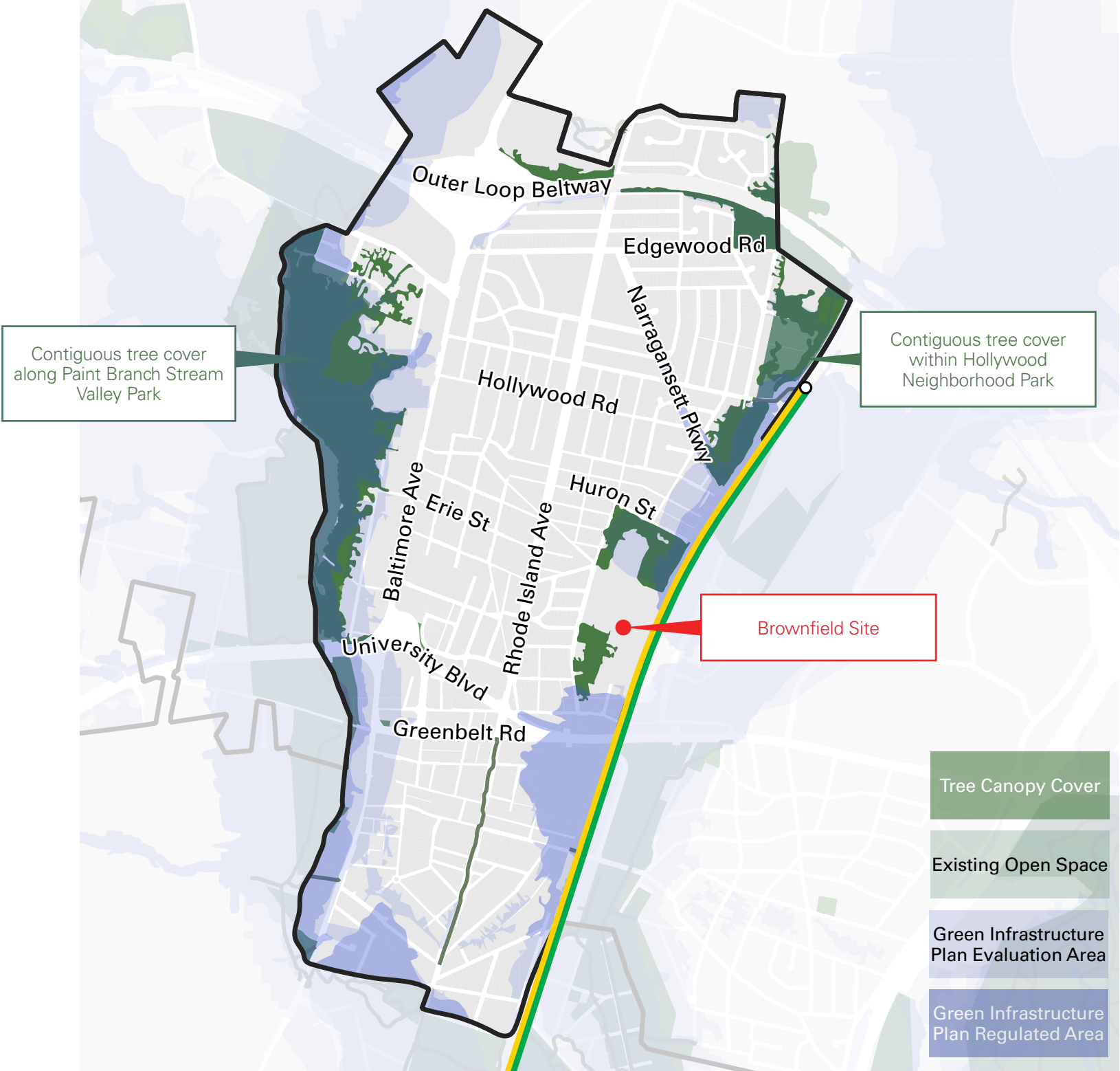


Figure 04: Regulated and evaluation areas within the study area

Growth Potential

Site acreage as well as ownership structure may provide future physical and programmatic expansion opportunities for the proposed facility.

Within the study area, large publicly owned parcels present a compelling option that can allow for future expansion of any potential facility. Parcels such as Hollywood Park, undeveloped BOE site south of Huron Street, and Hollywood Elementary School, provide unique opportunities for the county. However, it should be noted that these sites have a dense tree canopy cover that may pose additional site planning challenges.

In addition, several of the large, vacant parcels are often adjacent to a publicly owned land. While none of the vacant properties, by themselves, are strong candidates, they may provide future expansion opportunities when they are adjacent to a publicly owned land. For instance, property just south of Hollywood Neighborhood Park is vacant and may provide potential for future recreational planning within service area 2.

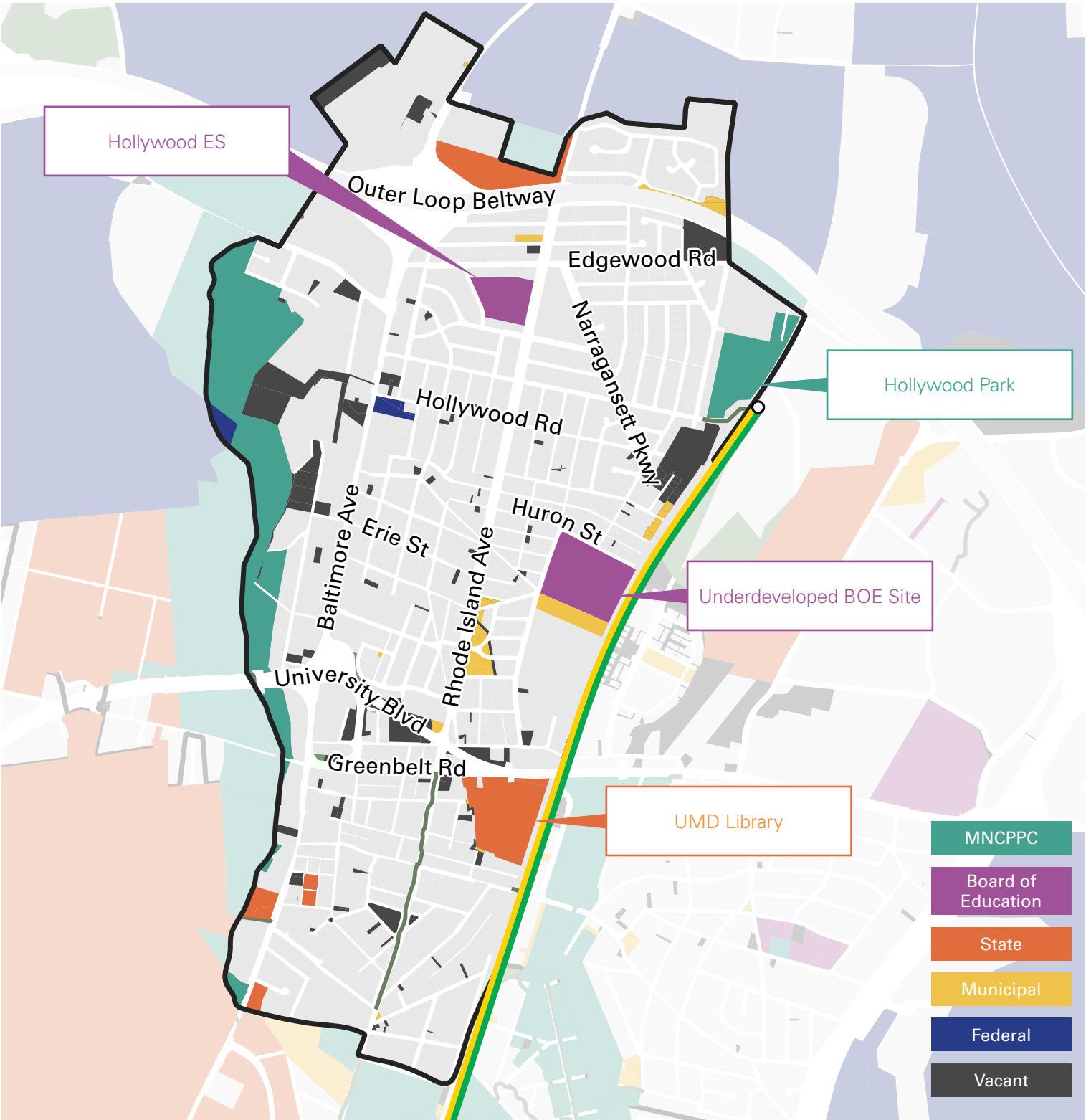


Figure 05: Large publicly owned sites

Past Document Review

In parallel to the data analysis, a review of the 2020 Community and Senior Recreation Needs Assessment¹ and the 2022 Countywide Parks and Recreation Needs Assessment Survey² was conducted by the project team, which further reflected community’s need and desire for a new recreational space focused on fitness and social connection.

Key Issues and Challenges

- | | |
|--|--|
| • Aging population | • Lack of sports and programs for post college graduates and for active adults |
| • Safe access | • Underutilized trails |
| • No central location for programs | • No off-leash area for dogs |
| • Lack of programs for young children | • Lack of childcare services during programs |
| • Limited space for classes and meetings | |

High Prioritized Facilities

- | | |
|--|-----------------|
| • Walking/hiking and biking trails | • Nature trails |
| • Indoor exercise/fitness centers | • Dog parks |
| • Indoor aquatic facilities ³ | • Playgrounds |
| • Senior activity center | |

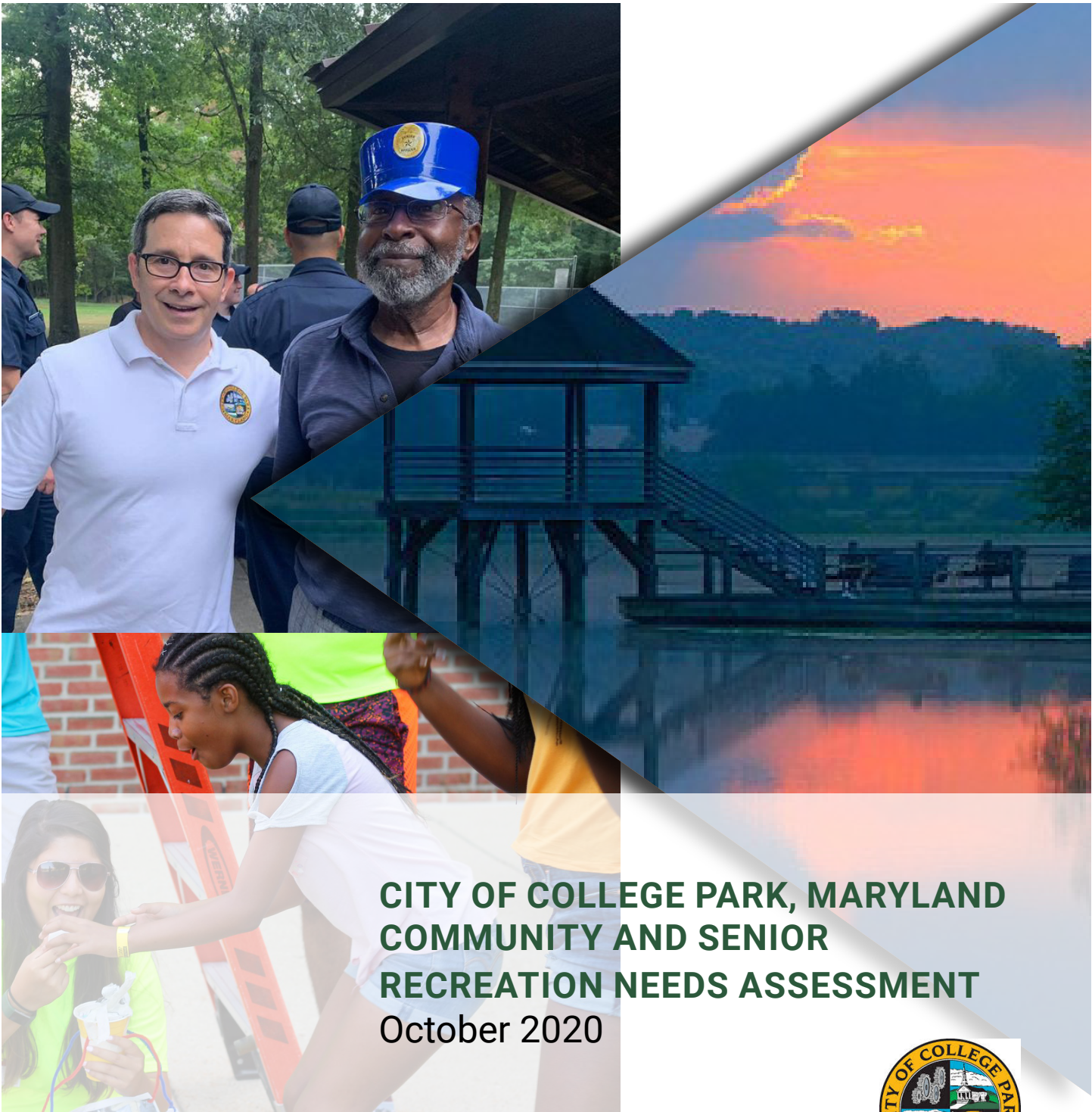
High Prioritized Programs

- | | |
|--|--|
| • Swimming programs and lessons ³ | • Cultural/Arts programs |
| • Fitness and wellness programs | • Children/Youth activities |
| • Community events and festivals | • General education and skills education |
| • Programs for seniors and older adults | |

1 The 2020 Community and Senior Recreation Needs Assessment was led by the City of College Park. The full can be accessed at www.collegeparkmd.gov/AgendaCenter/ViewFile/Agenda/_10132020-1038.

2 The 2022 county-wide Parks and Recreation Needs Assessment Survey was led by the Department.

3 Aquatic uses will not be considered for the new recreational facility.



III. Community Engagement



Overview & Survey

A variety of engagement techniques were used to solicit feedback from stakeholders and members of the North College Park community. More than 130 touch-points were made through various engagement efforts conducted by the Department. They included web-based surveys (61 responses), virtual meeting (40 participants) with breakout groups, in-person engagement at county-wide events (approximately 30-40 drop-ins), and small-group engagement with property owners and members of the community (approximately 10-15 stakeholders).

An online survey was deployed in initial phase of the study to gather public feedback on community’s programmatic needs and locational preferences for the proposed facility within North College Park. The survey consisted of questions on programmatic needs and demand, locational preferences, and respondent’s demographics. The survey was open from April 18, 2022 through May 31, 2022 and received a total of 61 responses. It was promoted through the City of College Park and M-NCPPC websites, public meeting, Council member’s newsletter, and word-of-mouth. All open-ended responses have been included under Appendix 02. The survey captured feedback from a wide range of community members throughout the city. Majority (58% or 35) of the respondents identified themselves as residents of Hollywood, followed by College Park Woods (12%) and Daniels Park (10%) neighborhoods. Figure 05 and Figure 06 further breaks down the geography and race/ethnicity of survey respondents.

Figure 06: Survey response to *What is your race / ethnicity ?*

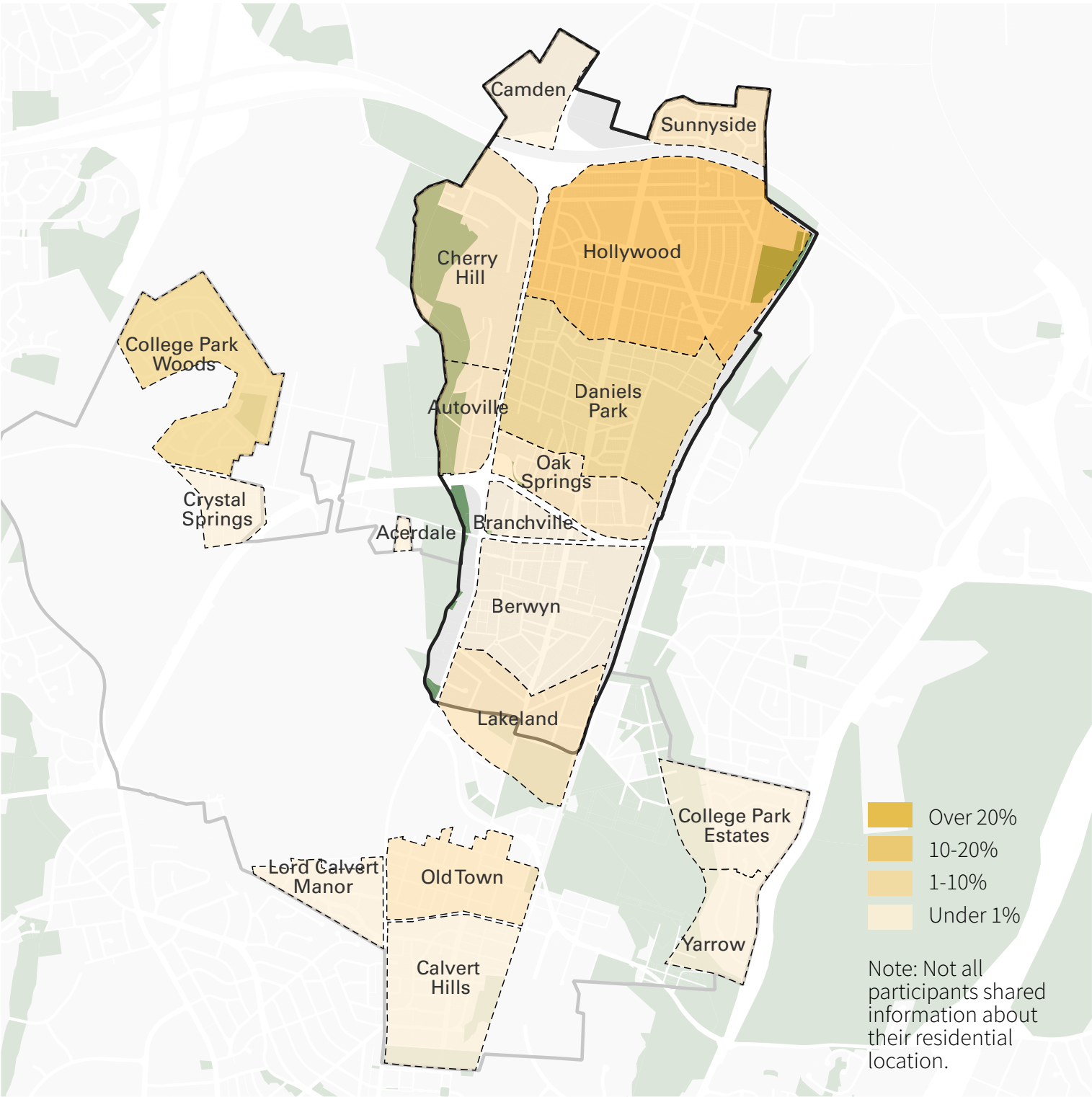
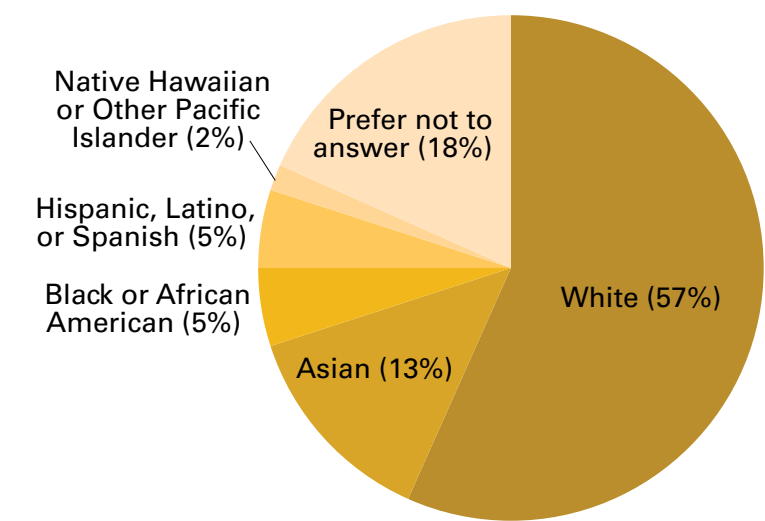


Figure 07: Geography of survey respondents

Over 75% (or 43) respondents noted that they use personal vehicle to commute to recreational facilities. The age groups of people from respondents’ household mainly included 14 yrs and under (31%), 35-44 yrs (36%), and 55-64 yrs (33%). Nearly 50% (or 20) respondents visit Beltsville Community Center that offers programs for seniors and teens, and drop-in fitness classes (aerobics, zumba, abs and glutes).

Although 28% (or 16) respondents visit the a local recreational facility at least once a week or several times a month, a majority of respondents (36%) have never visited their local facility. The major reasons indicated by the respondents for not using their local facility include¹:

- Too far or inconvenient to get to (59%)
- Doesn’t have needed programs (43%)
- Unaware about the programs offered (40%)

Other reasons specified by the respondents have been included in the Appendix 02. In regards with a recreational facility outside of College Park, a majority of respondents (58%) noted that they travel several times a year, or in a month, to that facility. 12% of respondents travel at least once a week to facility located outside of College Park.

1 Multiple choice poll was conducted and as such respondents could select more than one reason for not using their local facility.

Figure 08: Survey response to *How often do you visit your local Department of Parks and Recreation facility?*

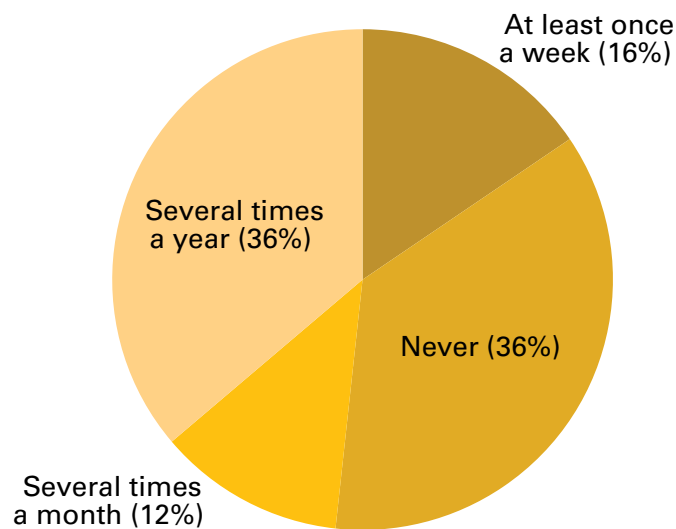


Figure 09: Survey response to *How often do you travel outside of College Park to visit a recreational facility?*

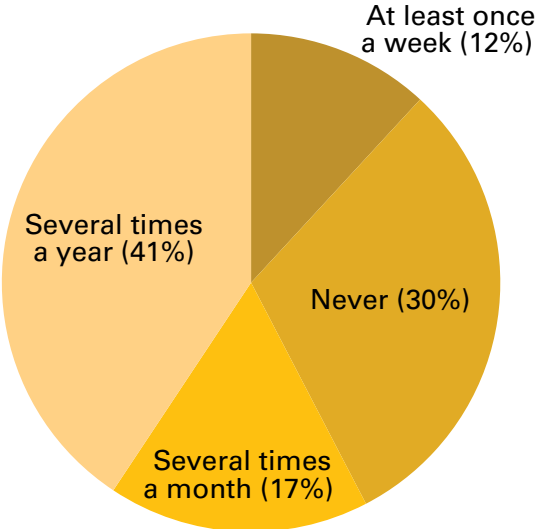


Figure 10: Survey response to *How do you commute to the recreational facility you attend?*

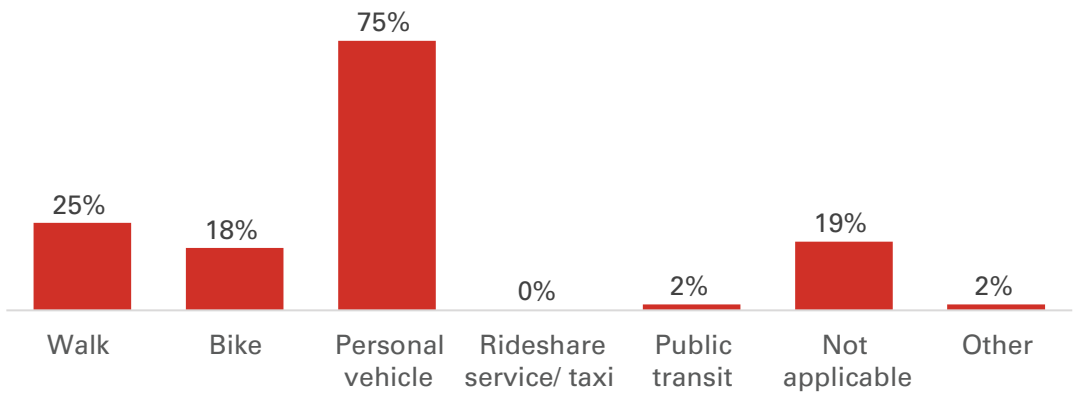


Figure 11: Survey response to *What are the ages of people in your household?*

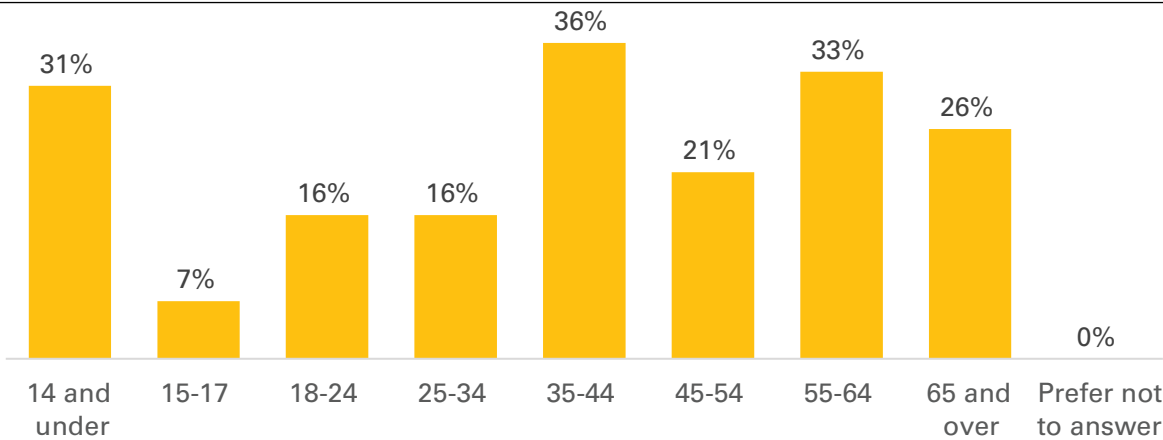
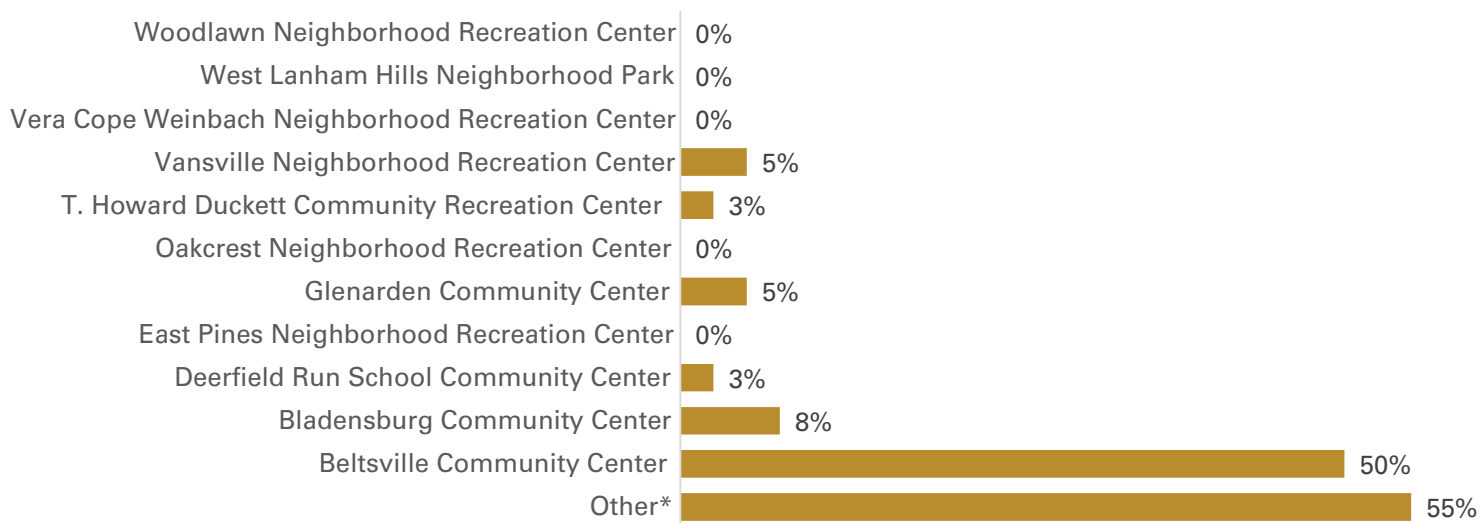


Figure 12: Survey response to *Please specify which recreational facility you visit?*

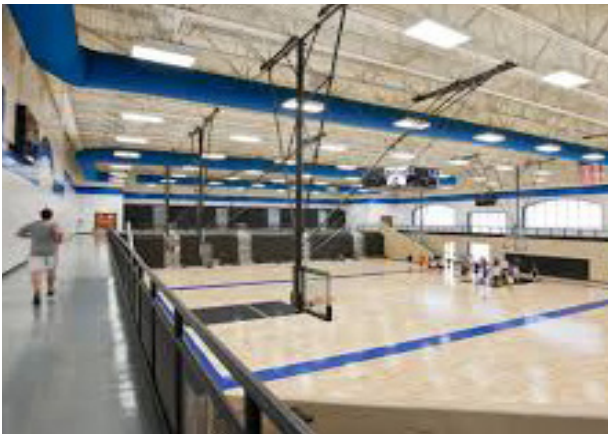


* Respondents identified a range of facilities that they currently visit including Fairland Recreation Center, College Park Community Center, Greenbelt Aquatic Center, Laurel Beltsville Senior Activity Center, among others. A detailed list of responses can be found under Appendix 02.

Programmatic Needs

Across all engagement efforts, participants expressed interest in prioritizing programs for seniors and adults at the new facility in addition to spaces for community events and festivals.

The most needed recreational spaces in the North College Park area, as identified by the participants, include gymnasium and senior center/socializing hub, followed by multipurpose room, cardio/aerobic space, and recreation room.



Gymnasium



Cardio/Aerobic Space



Multipurpose Room



Recreation Room

Figure 13: Survey response to *What recreational programs do you tend to use most?*

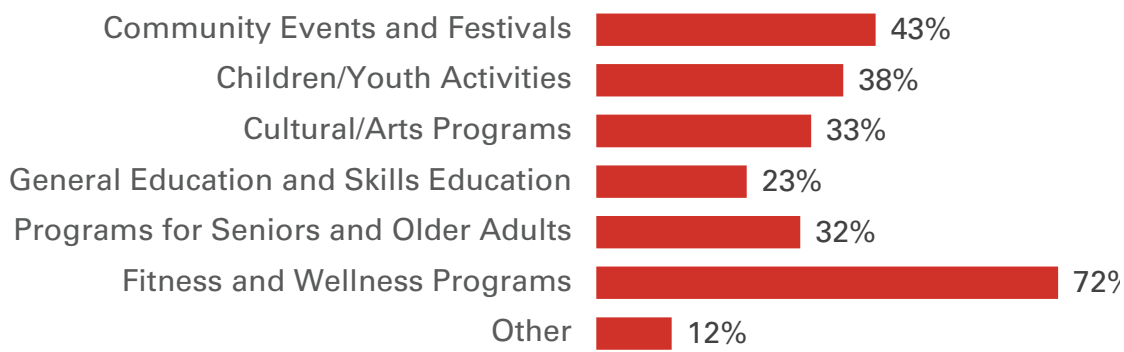
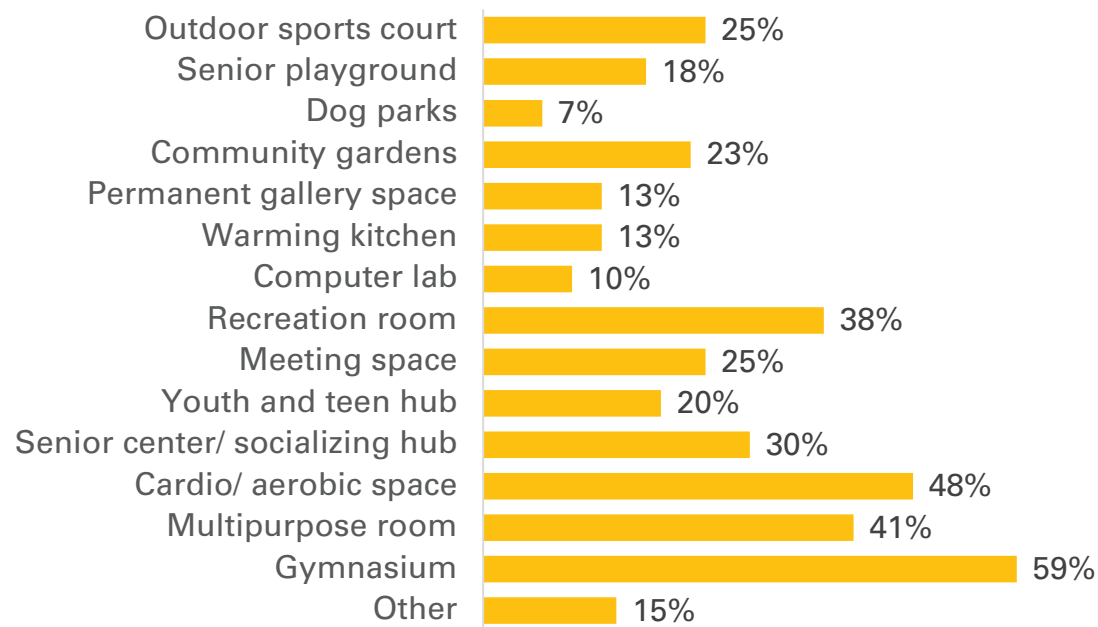


Figure 14: Survey response to *Please select the recreational spaces most needed in the community.*



Locational Preference

A majority of respondents (54% or 31) preferred recreational facility to be located in area 2 (East of Rhode Island Avenue, North of Huron Street), followed by preference for area 1 (19%) (West of Rhode Island Avenue, North of Erie Street). It should be noted that area 1 consists of land parcels are not available for development. Additionally, they post access related challenges for the North College Park community.

When offered the opportunity to provide feedback on specific sites, a majority of respondents recommended Hollywood Plaza, Hollywood Elementary School and Hollywood Neighborhood Park. Other open-ended responses have been included in the Appendix 02.

In addition, “ease of access via walking and biking” was identified by the respondents as the most important site selection parameter, followed by the need for new facility to be “close to my home”.

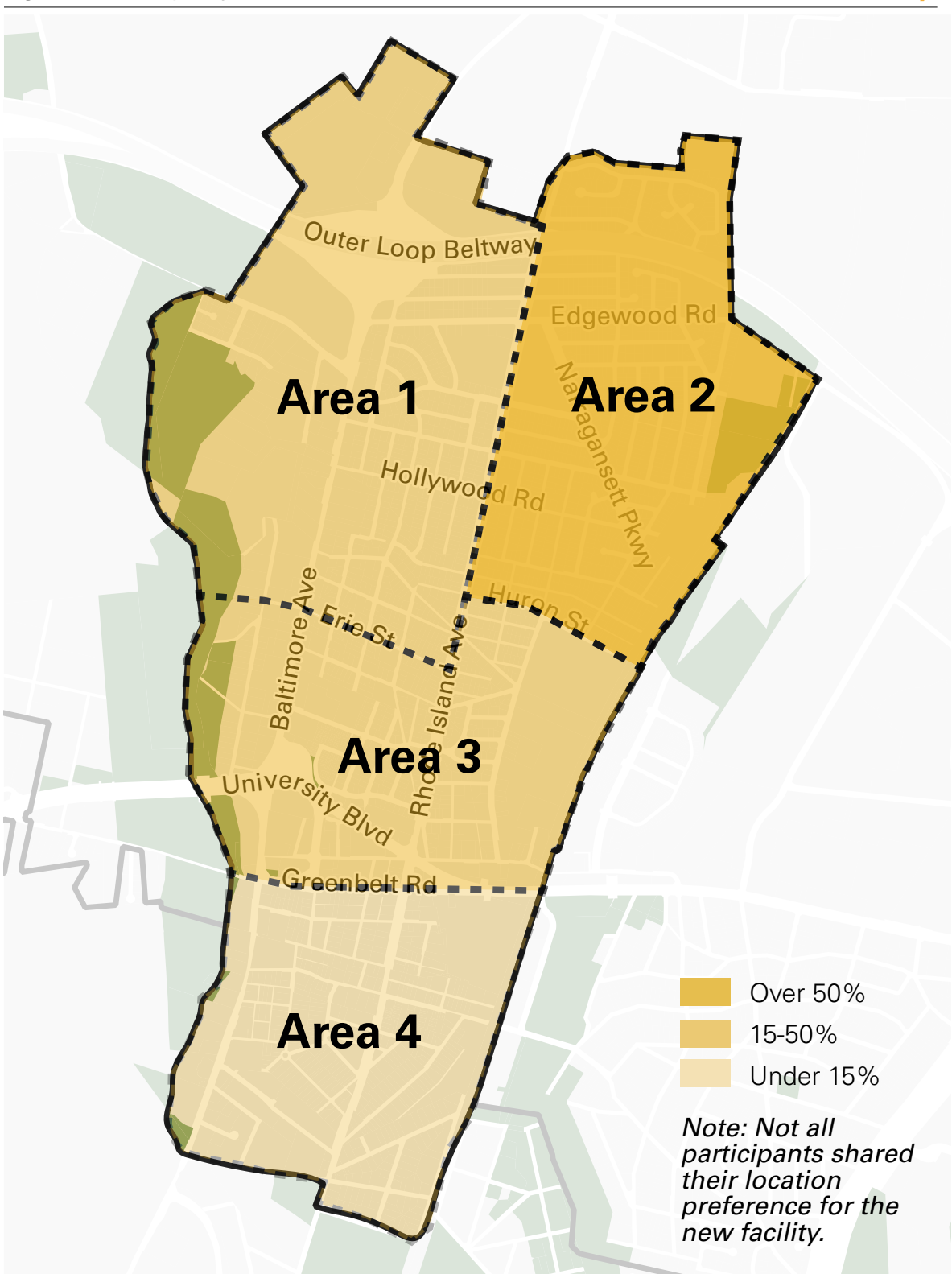


Hollywood Neighborhood Park



Hollywood Plaza

Figure 15: Survey response to *Preferred Location for the New Recreation Facility*



In-Person Engagement

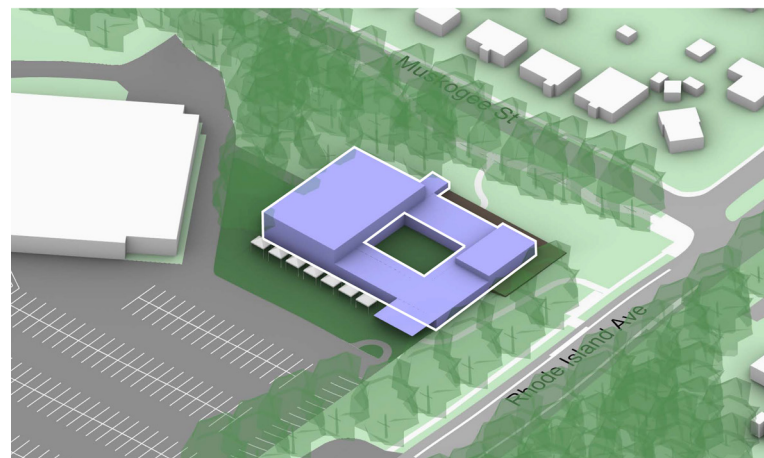
Additional in-person engagement was conducted at the Friday Night Live event hosted by the City of College Park on May 12, 2022. Various participants attended the M-NCPPC booth and were asked to review feasibility options and provide inputs on the test-fit studies conducted on Hollywood Park and Hollywood Plaza site.

Majority of the participants preferred that M-NCPPC further develop the Hollywood Plaza option citing proximity and walkability as a main advantage among other things.

In terms of programmatic needs, community members continued to emphasize the need for more outdoor spaces that can be multi-purpose and cater to growing needs of a fast changing community. Some of the programs mentioned included community events, outdoor fitness, after-school programs in an outdoor yet safe location.



In-person engagement at College Park Friday Night Live



Hollywood Plaza Test Fit Study



Hollywood Neighborhood Park Test Fit Study

IV. Site Selection & Programming



Site Selection Parameters

In parallel to the community engagement process, parcel level data was analyzed to better understand development opportunities and constraints within North College Park.

Key lenses identified under the existing conditions analysis – Built Context, Access & Proximity, Environmental Impacts, Growth Potential, Shared Infrastructure – were used as a framework to identify potential sites. A combination of qualitative and quantitative research questions were used in the process.

As shows in Figure 16, the analysis yielded approximately nine (9) sites from a total of 3,230 parcels. These sites were further evaluated with the Department leadership, as well as community members, to fully capture any unforeseen challenges.



Some of the research questions included:

- What is the site currently used for?
- Is the site large enough?
- What are the environmental constraints of the site?
- How close is the site to existing park & rec facility?
- How accessible is the site by transit, walking and biking?
- Does the site pose other access related challenges such as crossing a busy thoroughfare ?
- Is the site suited for a park and rec facility?
- Does the site provide future program & facility expansion opportunity?
- Does the site stitch the community together?

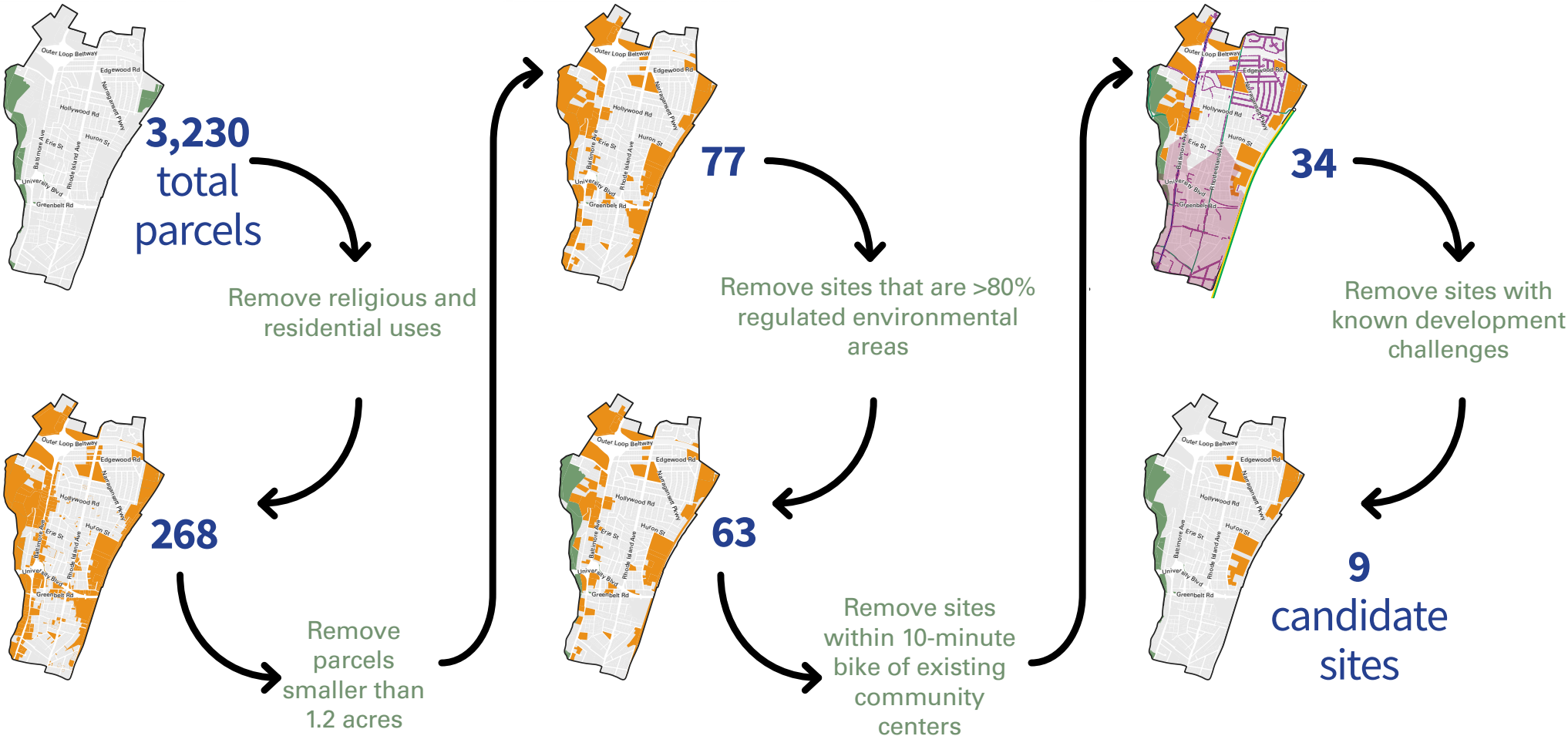


Figure 16: Site Selection Process

Potential Candidate Sites

Each of the nine (9) candidate sites were further analyzed on a Less Preferable to More Preferable scale. Topics that were further assessed include:


- Public Ownership of land that make it easier for the county to acquire and build a new facility at a faster pace.
- Environmental Challenges that factor in issues such as site slope, percent of land area in regulated zones and tree canopy coverage.
- Access Challenges that measure average distance from each of the residential parcels within North College Park community to each site, distance to closest bus stop, and the distance to Greenbelt metro station.
- Growth Potential of each parcel that considers availability of land for future growth and whether existing uses can accommodate a new facility.
- Potential to Share Infrastructure that considers existing on-site resources such as parking and/or other facilities that can reduce construction and site development costs.

Such a comparison allowed Department leadership and the community to clearly assess the trade-offs associated with each site. After a series of internal and external discussions, Hollywood Neighborhood Park and Hollywood Plaza sites were selected for further test-fit studies. Initial draft studies were presented to the community at the College Park Friday Night Live event.




Figure 17: Potential Candidate Sites

ID	Site Name	Public Ownership	Environmental Challenges	Access Challenges	Growth Potential	Potential to Share Infrastructure	Size (acres)
1	Endelman Living Trust	No	Highest	Medium	Highest	Medium	7.8
2	Hollywood Park	Yes	Medium	High	Highest	High	15.9
3	Shaban	No	Lowest	Lowest	Lowest	Medium	1.4
4	Branchville Industrial	No	High*	Medium	Medium	Medium	17.8
5	Al Huda School	No	Medium	Highest	Low	Medium	9.9
6	Board of Education	Yes	High	Medium	High	Medium	18.7
7	Hollywood ES	Yes	Medium	Low	Low	High	8.3
8	Hollywood Plaza	No	Low	Low	Medium	Highest	9.5
9	Polish Club of College Park	No	Medium	High	Low	Low	5.6

 Sites selected for further studies

* Potential Brownfield Site

Less preferable      More preferable

Candidate Site Challenges

Outlined below are a few challenges associated with sites that were not selected for further concept development stage. In some cases, discussion with property owners were held to better understand the site viability.

Endelman Living Trust Site: While the site is fairly large, it is heavily wooded and majority of the acreage falls within the Regulated Area as identified under County's Green Infrastructure Plan. Lastly, access is limited from Lackawanna street, which is a narrow residential street that can be a traffic bottleneck.

Shaban Site: Relocating existing site users will require additional consideration from the county. In addition, freight and loading docks will require separate ingress/egress points thus making the site fairly constrained. Outdoor space provision may be limited, and if provided, its quality may be compromised given the adjacency to busy thoroughfares.

Branchville Industrial Site: State-wide brownfield dataset pointed to a potential need for remediation that can add substantial cost to future facility construction. Further, adjacency to an industrial area can be counterproductive to a public amenity.

Al Huda School Site: Existing operations, right of way, accessibility and security concerns pose challenges to siting a new community facility on the premise.

Board Of Education (BOE) Site: The site is largely wooded and is currently being used by the City as a mulch site. Further, the site is not centrally located and therefore, does not provide the desired ease of access.

Polish Club: The site has a thick tree cover, poses access related challenges, and falls under Evaluation Area as outlined under County's Green Infrastructure Plan that may demand additional development constraints.



Figure 18: Endelman Living Trust Site

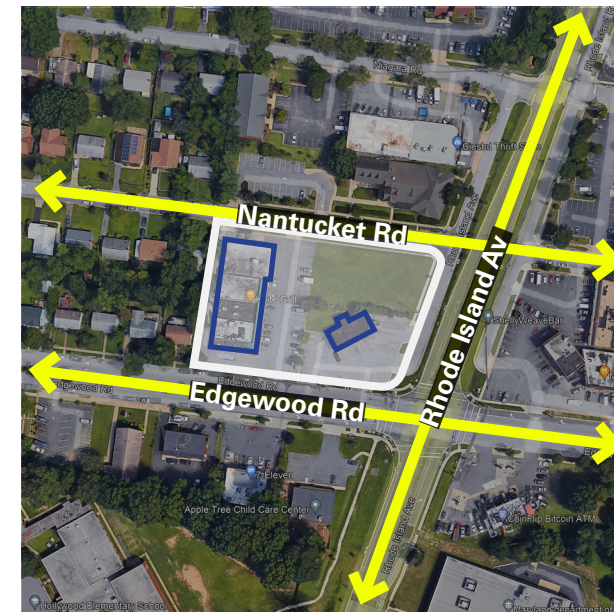


Figure 19: Shaban Site

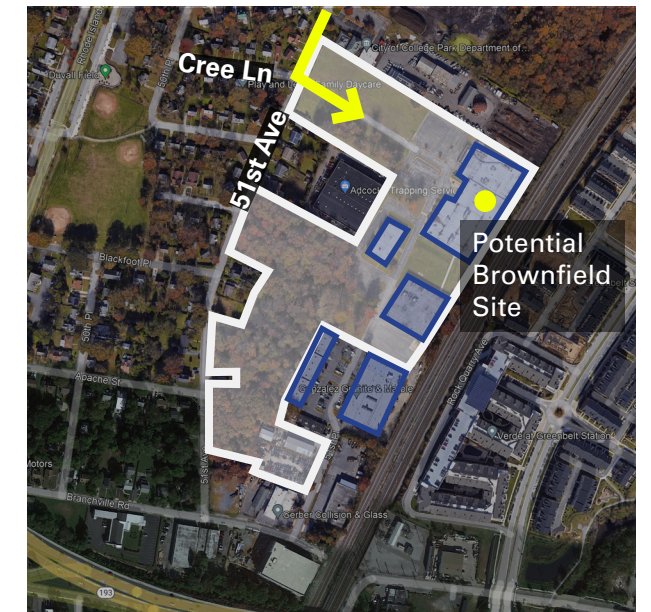


Figure 20: Branchville Industrial Site



Figure 21: Al Huda School Site



Figure 22: BOE Site

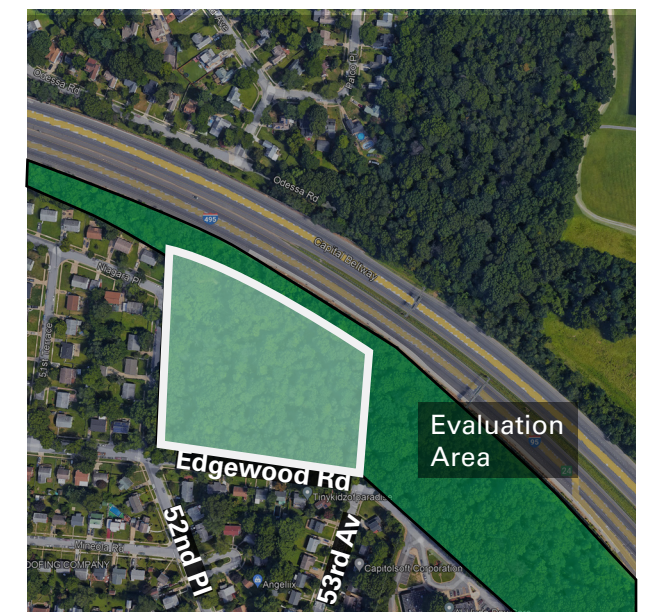


Figure 23: Polish Club Site

Programming Analysis

An analysis of existing M-NCPPC community centers within the county was conducted to better understand the range of programs and ancillary services that can be offered at the proposed facility. More broadly, it was concluded that a facility under 20,000 sf can typically house programs such as gymnasium, fitness rooms, multi-purpose rooms, warming kitchen, game room, senior and teen programs, among others.

The analysis was presented to the community and feedback was solicited on potential programmatic options that can be housed in the proposed facility. As identified under the community engagement section of this report, there was a desire to focus on health and fitness related programs, including multipurpose rooms and a mix of indoor and outdoor spaces.

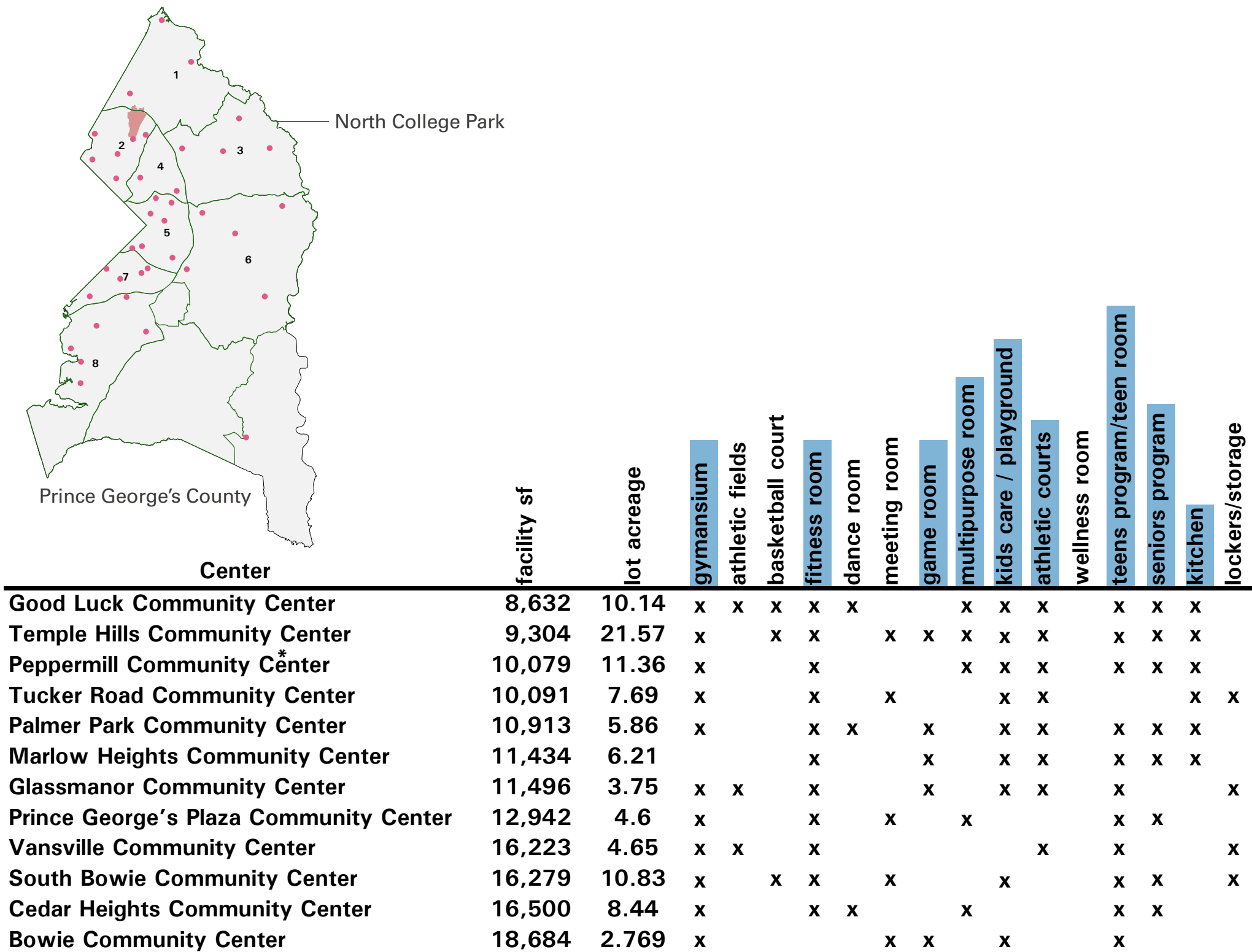
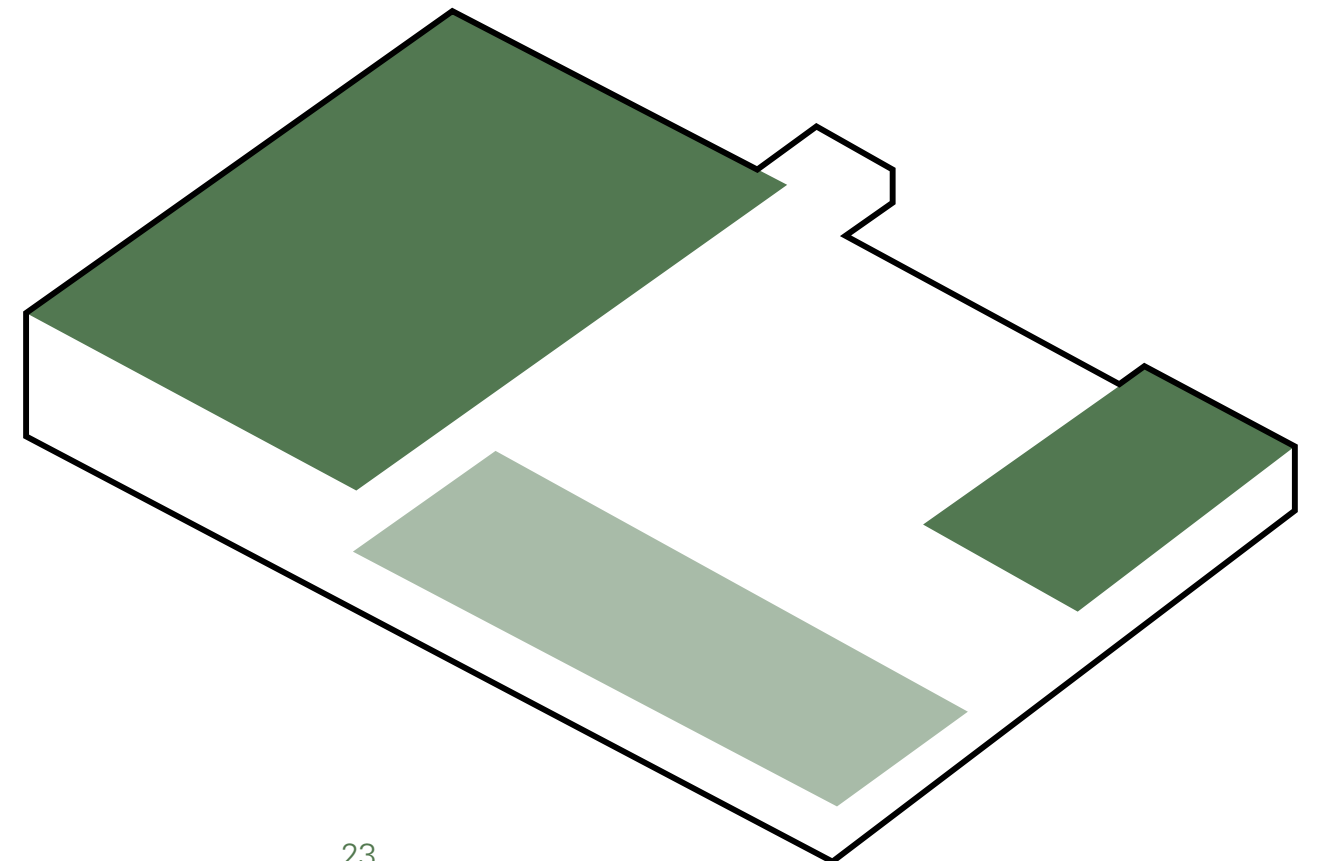
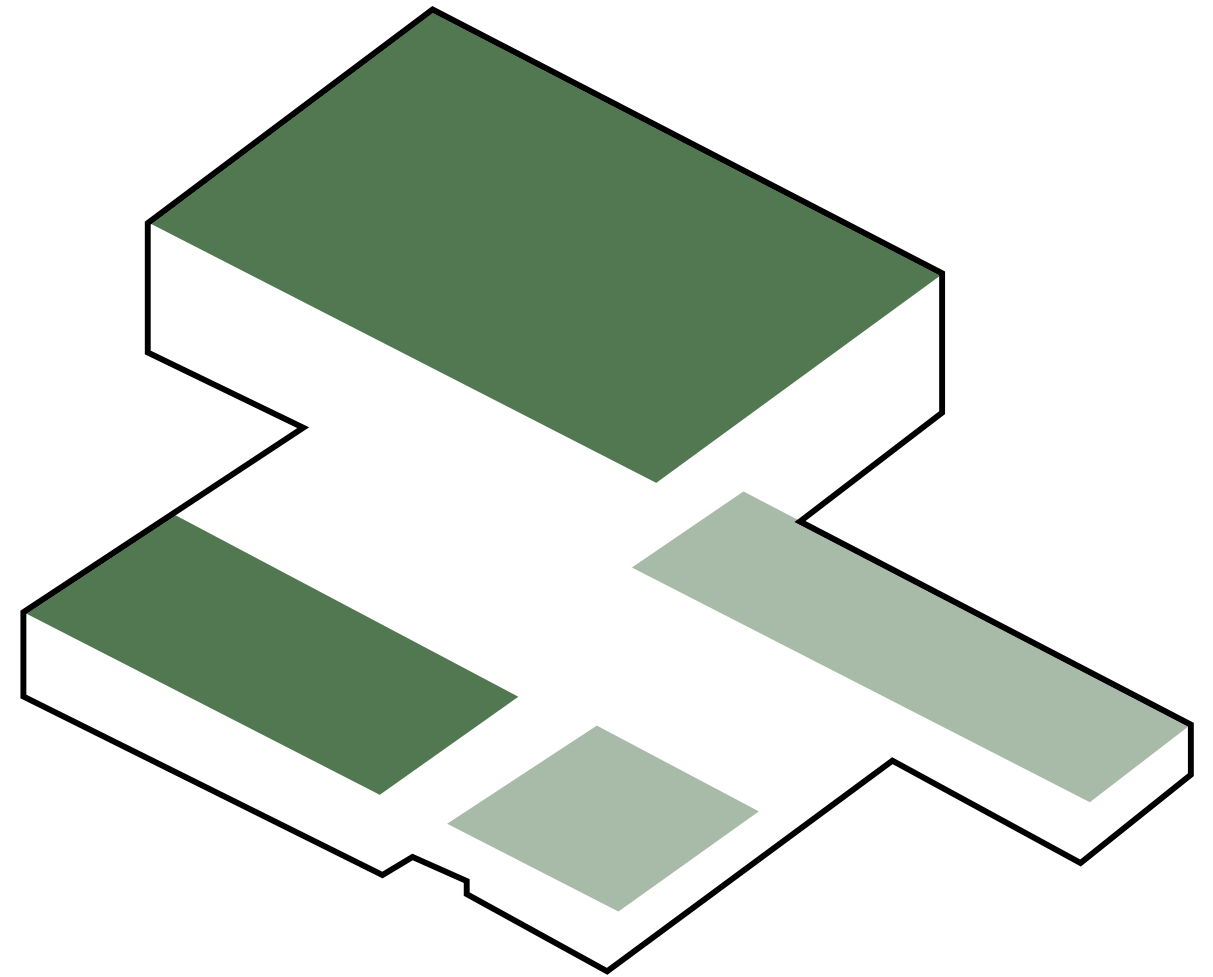


Figure 24: Recreational Facilities Under 20,000 sf

V. Concept Designs



Overview

Design and programmatic test-fit studies were conducted on three sites – Hollywood Neighborhood Park, Hollywood Plaza, and Hollywood Elementary School – that responded to the wide range of feedback received through various forums.

Amongst the three site, Hollywood Elementary School site presented many challenges. Upon further analysis, it was determined that while the site may be a viable candidate, it requires significant re-structuring of the existing parking and modular classrooms (i.e. temporary classrooms) located on the south-west portion of the property. In addition, insufficient parking, potentially increasing vehicular traffic on 49th avenue, and aggravating pick-up and drop-off conflicts will require substantial re-designing the current circulation that will likely lead to adding more asphalt on site.

As such, following concept development stage only included the Hollywood Neighborhood Park and the Hollywood Plaza site. Hollywood Elementary School site’s test-fit study has been added in Appendix 03.

Concept designs were used to create costing estimates for both the sites. More broadly, the construction of proposed facility can range between \$19 million - \$25 million dollars depending on a variety of factors as outlined further under this section.



Hollywood Plaza

- Site area: 1.2 acres
- Public Ownership: No
- Environmental Challenges: Low
- Access Challenges: Low
- Growth Potential: Medium
- Potential to Share Infrastructure: Highest



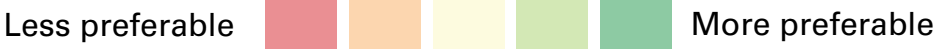
Hollywood Neighborhood Park

- Site area: 7.4 acres
- Public Ownership: Yes
- Environmental Challenges: Medium
- Access Challenges: High
- Growth Potential: Highest
- Potential to Share Infrastructure: High



Hollywood Elementary School

- Site area: 8.3 acres
- Public Ownership: Yes
- Environmental Challenges: Medium
- Access Challenges: Low
- Growth Potential: Low
- Potential to Share Infrastructure: High



Program Adjacency

A range of programmatic adjacencies were established based on cursory reviews of other similar facilities, and feedback from Department’s operations and maintenance team, and the community. These recommended adjacencies are intended to guide potential facility design revisions without necessarily prohibiting new design approaches.

Fitness center, along with the teen room should be in visual proximity of the facility administration team. Outdoor spillover space can be planned for depending on site configuration.

Entrance to the teen room and senior room should be separated as much as possible due to concerns around noise and access related disturbances.

Multipurpose rooms should be in close proximity to an outdoor space to allow for spill-over of activities. Warming kitchen can potentially be integrated within the multipurpose room as needed. External access to one or more multipurpose room may be provided depending on site configuration.

Gymnasium should be accessible from within the facility other than emergency access required by codes. Restrooms should be planned as a single wet core to limit plumbing costs. Maximizing family rooms within the facility is desirable. Storage spaces should be maximized where possible, especially in gymnasium and multi-purpose rooms.

Program	Approximate Area (sf)
Gymnasium	6000 - 7000
Storage & Staging	200 - 300
Group Fitness / Cardio / Aerobic	900 - 1000
Multi-purpose Room + Storage	1300 - 1400
Senior Room	400 - 500
Teens Room	400 - 500
Warming Kitchen	100 - 150
Administrative	250 - 350
Restrooms	500 - 600
Storage Room	30 - 50
Services	200 - 400

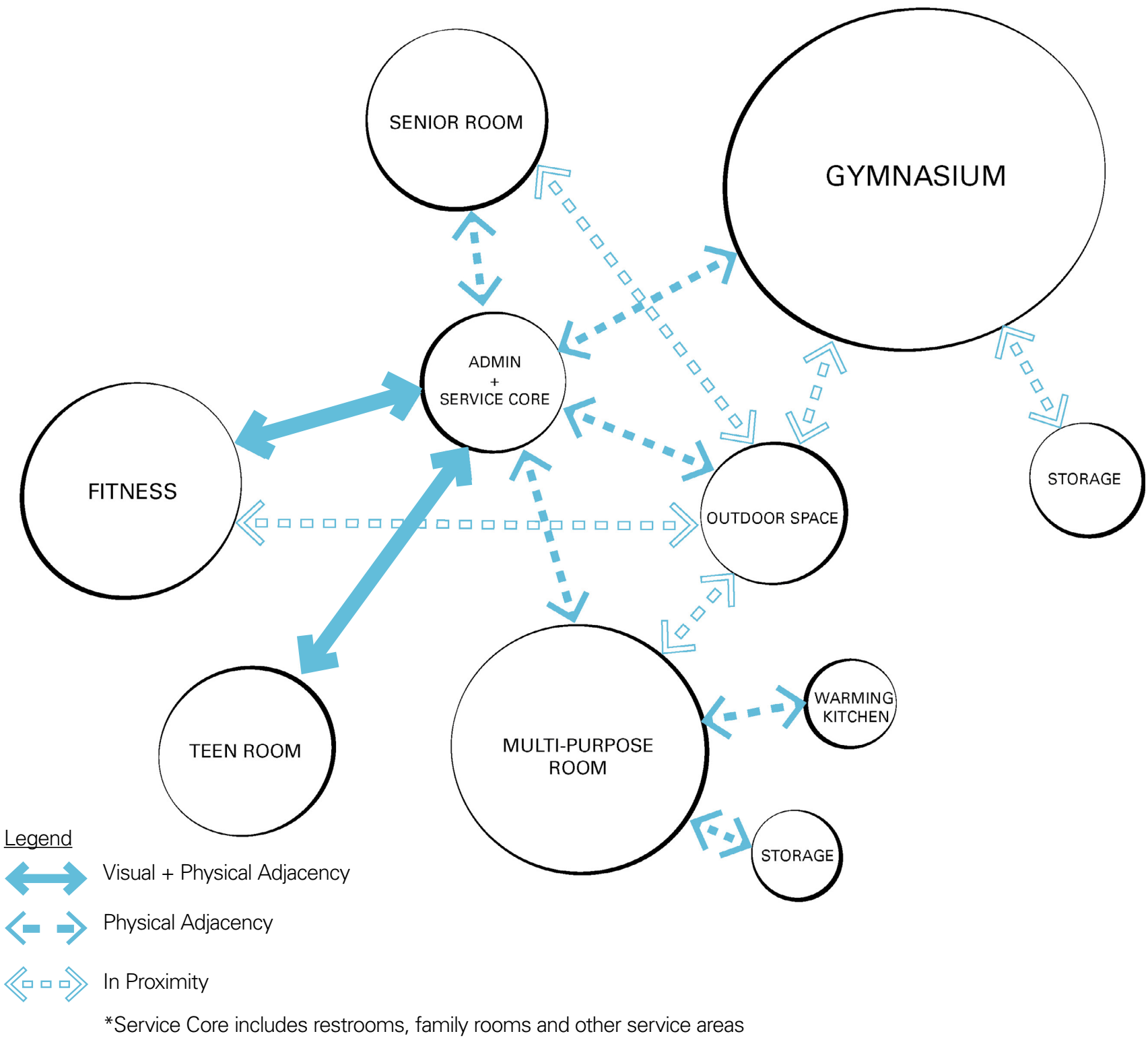
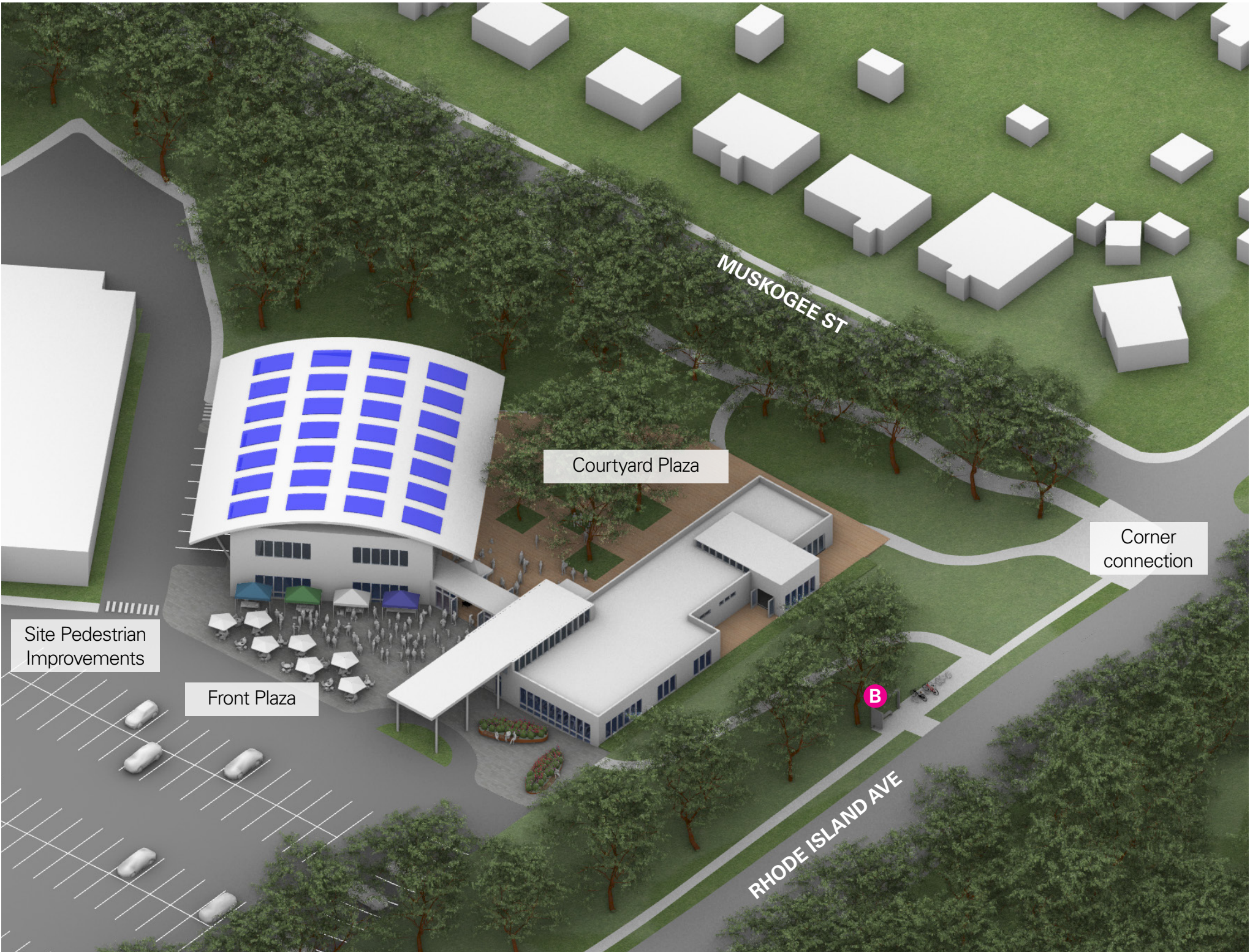


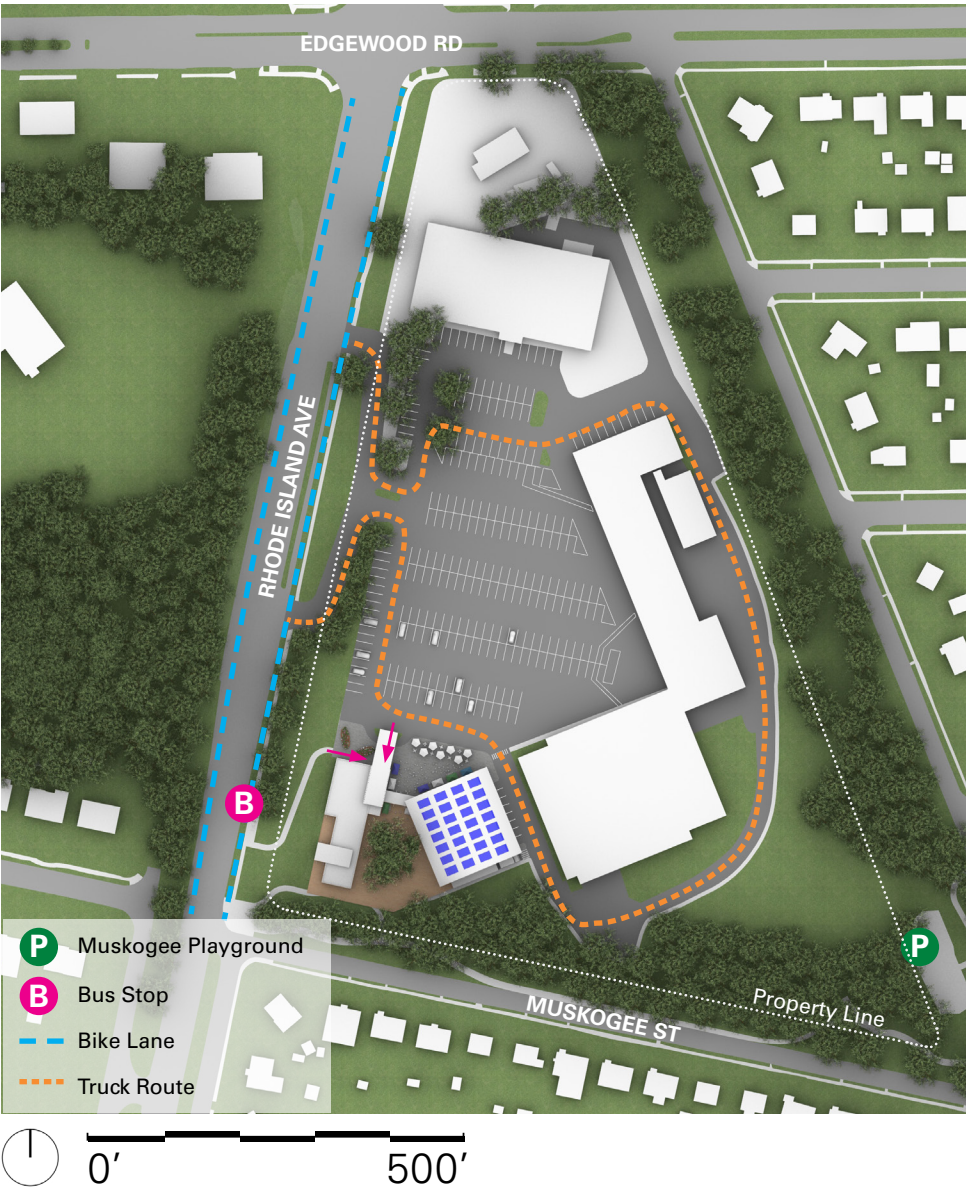
Figure 25: Program Adjacency Diagram

Concept Design: Hollywood Plaza

Massing Study



Site Diagram



Concept Design: Hollywood Plaza

Site Plan

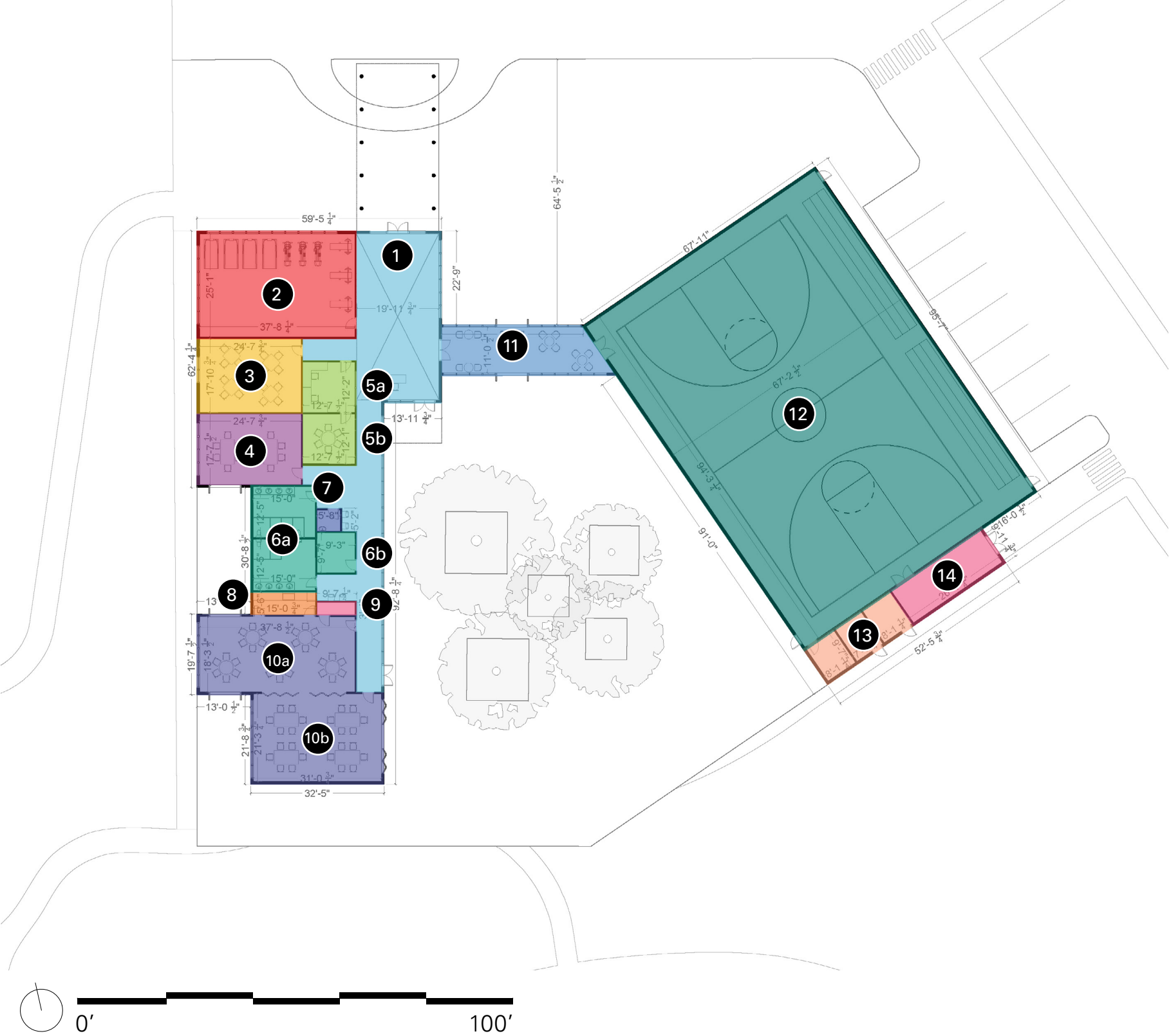


Area Statement

Hollywood Plaza Program Distribution	
Program	Approximate SF
Total Building Area	12,870
1 Lobby + Circulation	1,500
2 Group Fitness / Cardio / Aerobic	950
3 Teen Room	450
4 Senior Room	450
5 Administrative	300
6 Restrooms	500
7 Janitor's Closet	30
8 Warming Kitchen	80
9 Storage Room	30
10 Multi-purpose Room + Storage	1,350
11 Interior Walkway	420
12 Gymnasium	6,300
13 Services	250
14 Storage and Staging	260
Total Open Space	17,700
15 Plaza	7,160
16 Attached Deck	400
17 Courtyard Deck	10,140

Concept Design: Hollywood Plaza

Site Plan



Area Legend

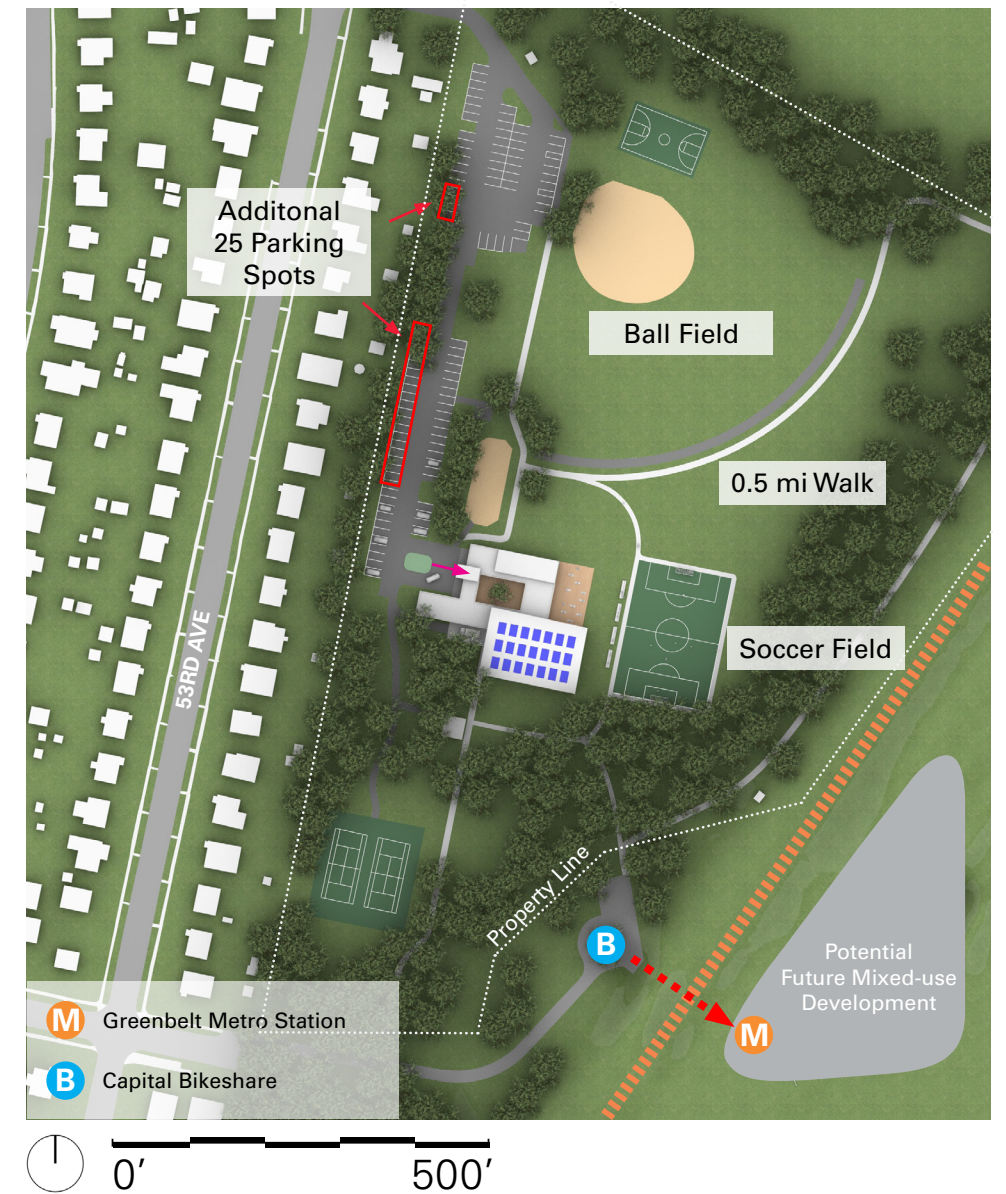
1	Lobby & Circulation	1,500 SF
2	Group Fitness	950 SF
3	Teen Room	450 SF
4	Senior Room	450 SF
5a	Administration Office	150 SF
5b	Conference Room	150 SF
6a	Restrooms	400 SF
6b	Family Restroom	100 SF
7	Janitor's Closet	30 SF
8	Warming Kitchen	100 SF
9	Storage	30 SF
10a	Multi-Purpose Room #1	690 SF
10b	Multi-Purpose Room #2	660 SF
11	Interior Walkway	420 SF
12	Gymnasium	6,300 SF
13	Services	250 SF
14	Storage & Staging	260 SF

Concept Design: Hollywood Park

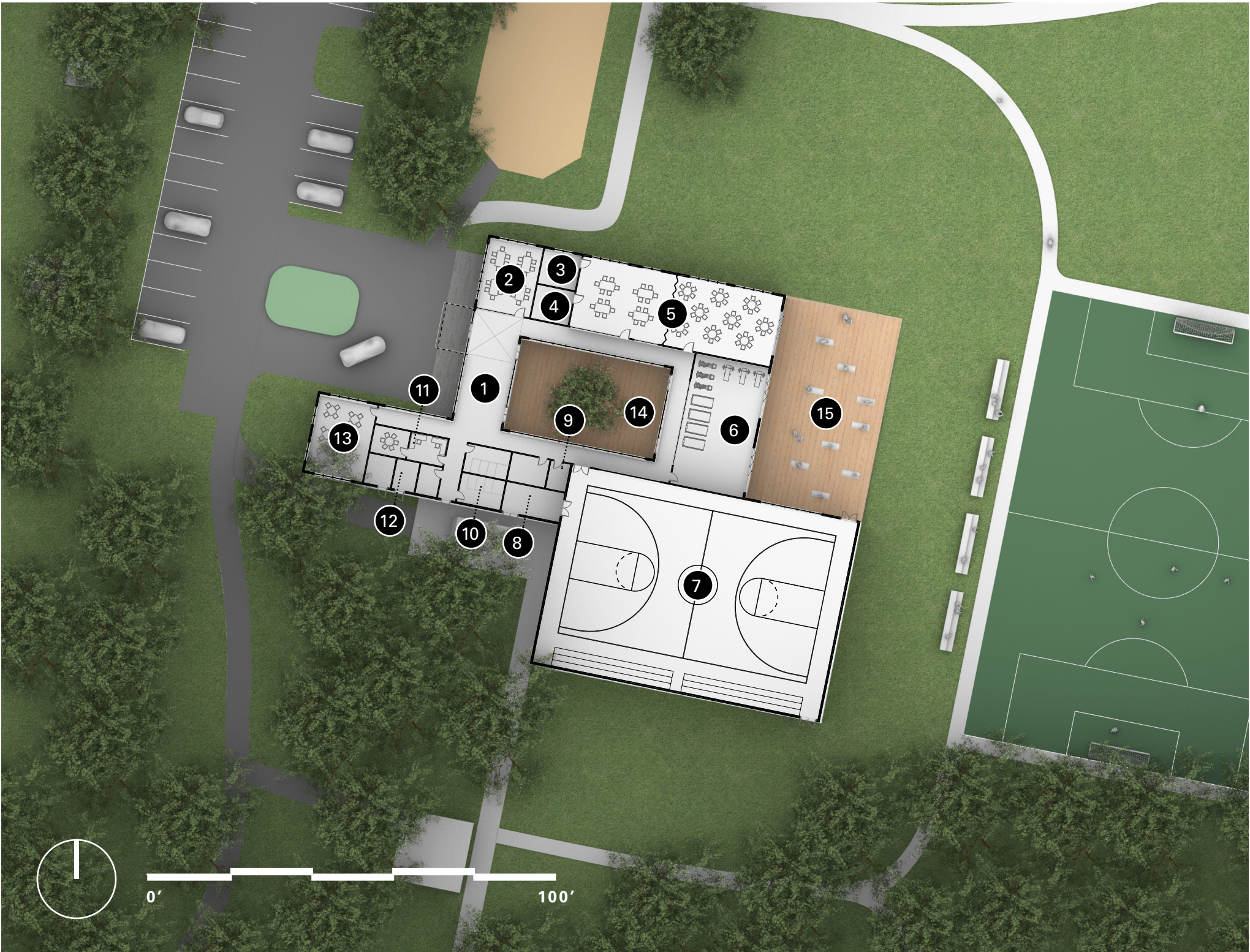
Massing Study



Site Diagram



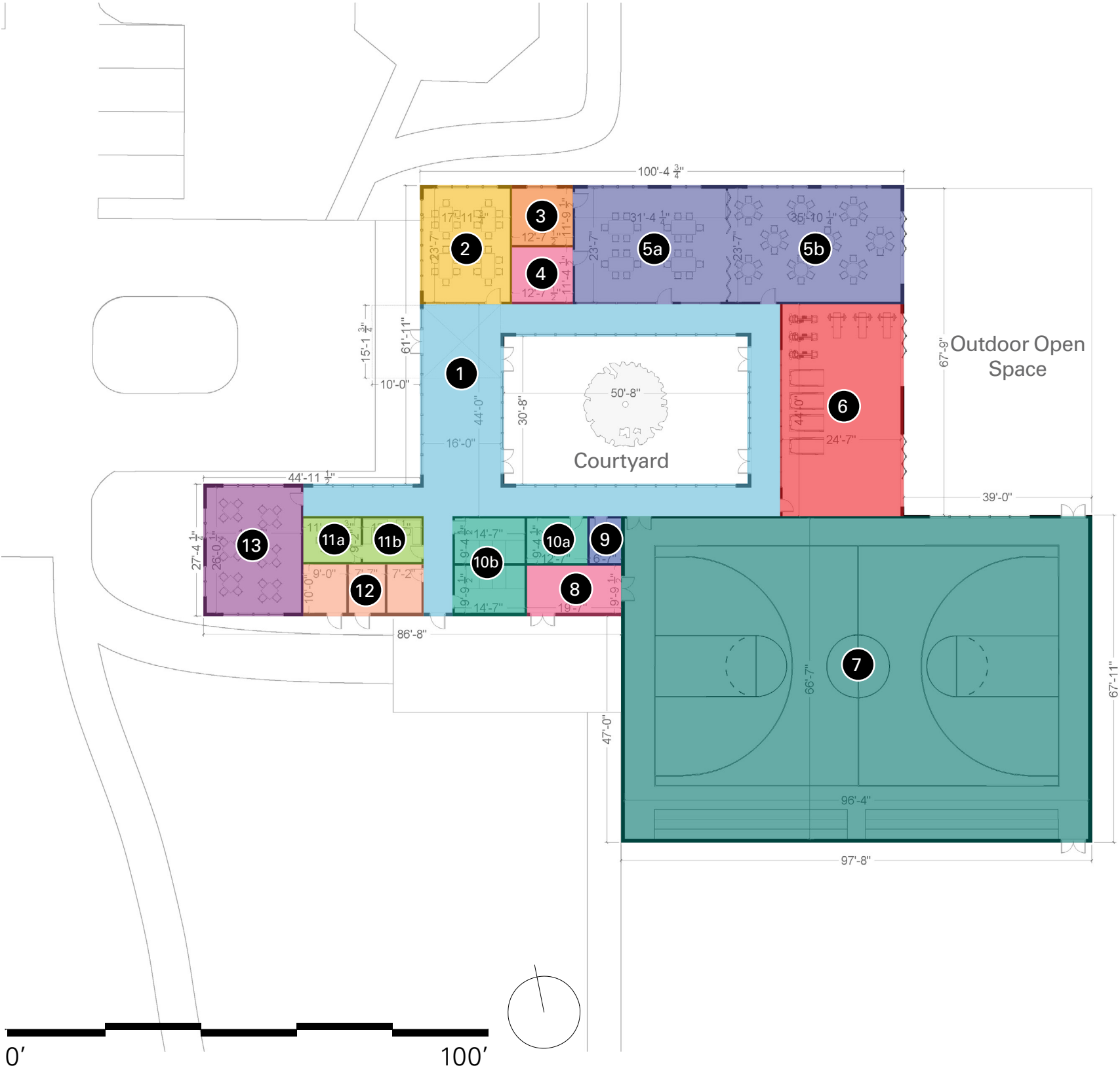
Concept Design: Hollywood Park



Area Statement

Hollywood Park Program Distribution	
Program	Approximate SF
Total Building Area	13,700
1 Lobby + Circulation	2,000
2 Teen Room	450
3 Warming Kitchen	150
4 Storage Room	150
5 Multi-Purpose Room	1,700
6 Group Fitness / Cardio / Aerobic	1,100
7 Gymnasium	6,500
8 Storage and Staging	200
9 Janitor's Closet	80
10 Restrooms	420
11 Administrative	200
12 Services	250
13 Senior Room	500
Total Open Space	4,200
14 Inner Courtyard	1,550
15 Open Space	2,650

Concept Design: Hollywood Park



Area Legend		
1	Lobby & Circulation	2,000 SF
2	Teen Room	450 SF
3	Warming Kitchen	150 SF
4	Storage Room	150 SF
5a	Multi-Purpose Room #1	800 SF
5b	Multi-Purpose Room #2	900 SF
6	Fitness Room	1,100 SF
7	Gymnasium	6,500 SF
8	Storage & Staging	200 SF
9	Janitor's Closet	80 SF
10a	Family Restroom	120 SF
10b	Restrooms	300 SF
11a	Conference Room	100 SF
11b	Administration Office	100 SF
12	Services	250 SF
13	Senior Room	500 SF

Concept Design: Cost Opinion

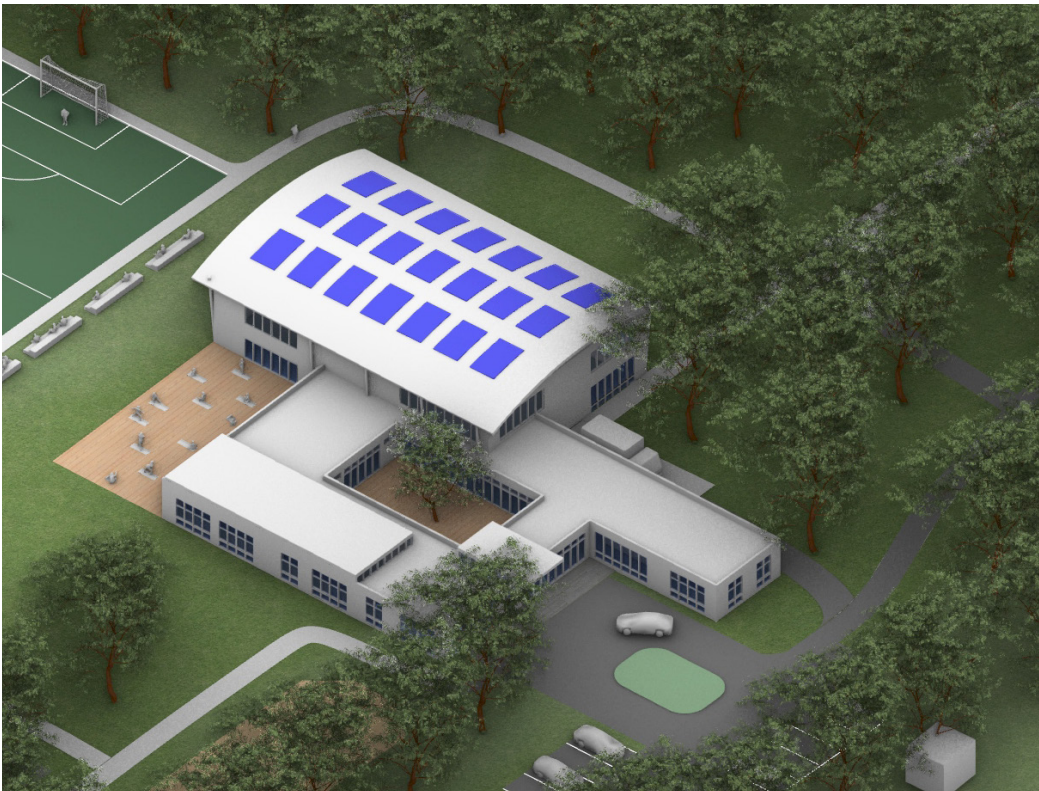
Concept designs were used to create a cost opinion for Hollywood Park and Hollywood Plaza site. Given the conceptual nature of the design options, broad assumptions were made on key components of the design such as mechanical, electrical, plumbing, construction materials and finishes, including potential mark-up and other contingencies. Detailed clarifications and assumptions are outlined in the full report under Appendix 04.

More broadly, and depending on the final site being selected for further refinements, the overall cost of constructing such a facility can range between approximately \$19 million to \$25 million. Given the current market conditions, and the conceptual nature of this study, these cost ranges should be seen as an opinion rather than final estimates. It is fair to assume that the final cost of construction will be closer to the lower range, as further design, material and system refinements are made.

In terms of Hollywood Plaza site, land acquisition costs are not accounted for in the costing totals and they will be addressed separately by the Department. On Hollywood Park site additional outdoor amenities, such as a soccer field and a half mile trail, have been added as an optional cost item.

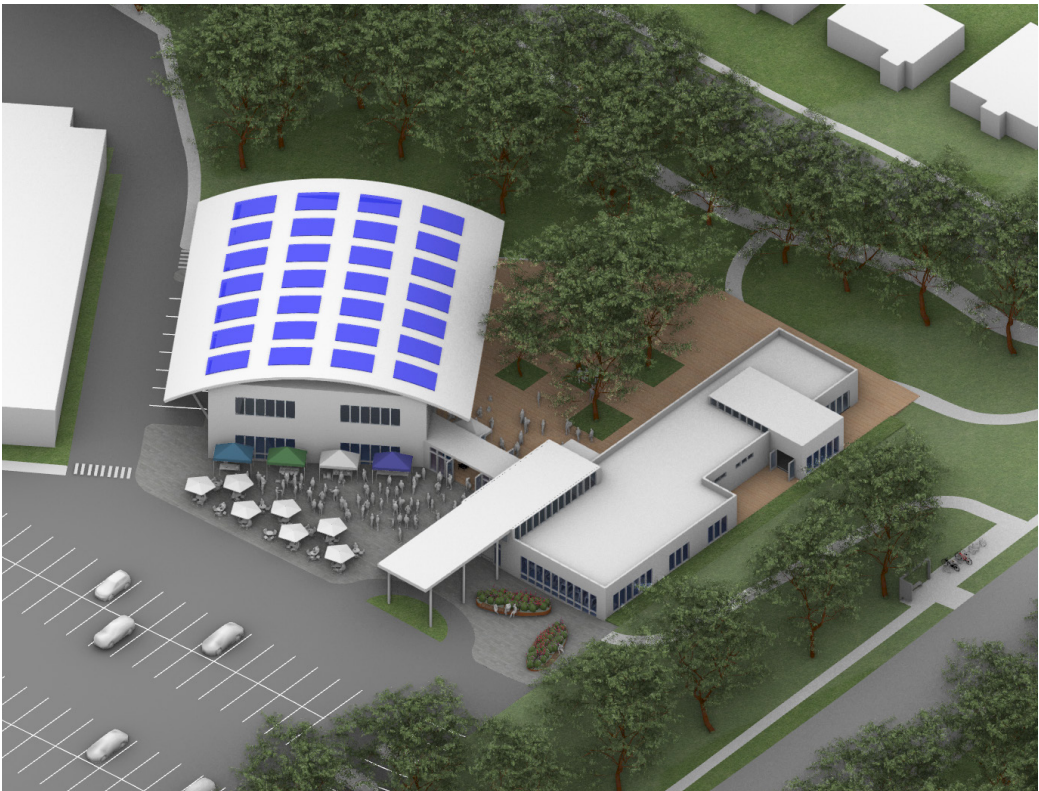
It should be noted that the assumptions and multipliers outlined under the low-range cost opinion are informed by the Department’s current construction efforts at Marlow Heights, and other similar facilities. It is the opinion of the consultant team that these mark-ups should be investigated further and not be adopted at its face value.

Detailed summary of cost opinions is provided on the next page with further details under Appendix 04.



Hollywood Park

	Low-Range ¹	High-Range ²
Cost of Construction	\$19 mm	\$25.9 mm
Cost of Construction with outdoor alternatives ³	\$19.9 mm	\$27.2 mm



Hollywood Plaza

	Low-Range ¹	High-Range ²
Cost of Construction	\$18.3 mm	\$24.9 mm
Cost of Construction with outdoor alternatives ³	N.A	N.A

1 Contingency and overheard multipliers assumed under ‘low-range’ cost opinion are informed by Department’s on-going construction efforts at Marlow heights and other similar sized facilities. These mark-ups are not appropriate given current market realities and will need to be further investigated.

2 Contingency and overhead multipliers under ‘high-range’ cost opinion are informed by current market realities. As such, it should be fair to assume that the final cost might fall somewhere in between the two ranges identified above.

3 Outdoor alternatives, such as soccer field, outdoor trail, and lighting and controls, have been assumed as optional costs for Hollywood Park design option. While Hollywood Plaza may have additional lighting requirements, it is assumed that existing on-site infrastructure would suffice to keep the area well-lit throughout the year.

Concept Design: Cost Opinion

Summary: Low-Range

DIVISION	DESCRIPTION	Hollywood Park		Hollywood Plaza	
		GROSS SF:	13,700 SF	GROSS SF:	12,890 SF
		TOTAL	RATE/GSF	TOTAL	RATE/GSF
DIVISION 01	GENERAL REQUIREMENTS	\$ -	\$ -	\$ -	\$ -
DIVISION 02	EXISTING CONDITIONS	\$ 128,775	\$ 9.40	\$ 107,875	\$ 8.37
DIVISION 03	CONCRETE	\$ 750,400	\$ 54.77	\$ 717,168	\$ 55.64
DIVISION 04	MASONRY	\$ -	\$ -	\$ -	\$ -
DIVISION 05	METALS	\$ 1,041,875	\$ 76.05	\$ 1,013,650	\$ 78.64
DIVISION 06	WOODS & PLASTICS	\$ 95,900	\$ 7.00	\$ 90,230	\$ 7.00
DIVISION 07	THERMAL AND MOISTURE PROTECTION	\$ 1,561,334	\$ 113.97	\$ 1,559,955	\$ 121.02
DIVISION 08	OPENINGS	\$ 665,208	\$ 48.56	\$ 536,730	\$ 41.64
DIVISION 09	FINISHES	\$ 1,188,250	\$ 86.73	\$ 1,136,595	\$ 88.18
DIVISION 10	SPECIALTIES	\$ 103,500	\$ 7.55	\$ 94,450	\$ 7.33
DIVISION 11	EQUIPMENT	\$ 175,000	\$ 12.77	\$ 175,000	\$ 13.58
DIVISION 12	FURNISHINGS	\$ 53,450	\$ 3.90	\$ 50,615	\$ 3.93
DIVISION 13	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
DIVISION 14	CONVEYING EQUIPMENT	\$ -	\$ -	\$ -	\$ -
DIVISION 21	FIRE SUPPRESSION	\$ 176,045	\$ 12.85	\$ 165,637	\$ 12.85
DIVISION 22	PLUMBING	\$ 327,430	\$ 23.90	\$ 308,071	\$ 23.90
DIVISION 23	HVAC	\$ 1,027,500	\$ 75.00	\$ 966,750	\$ 75.00
DIVISION 25	INTEGRATED AUTOMATION	\$ 184,950	\$ 13.50	\$ 174,015	\$ 13.50
DIVISION 26	ELECTRICAL	\$ 808,224	\$ 58.99	\$ 765,120	\$ 59.36
DIVISION 27	COMMUNICATIONS	\$ 211,080	\$ 15.41	\$ 200,351	\$ 15.54
DIVISION 28	ELECTRONIC SAFETY AND SECURITY	\$ 138,370	\$ 10.10	\$ 130,189	\$ 10.10
DIVISION 31	EARTHWORK	\$ 251,801	\$ 18.38	\$ 256,273	\$ 19.88
DIVISION 32	EXTERIOR IMPROVEMENTS	\$ 1,238,375	\$ 90.39	\$ 1,337,500	\$ 103.76
DIVISION 33	UTILITIES	\$ 360,000	\$ 26.28	\$ 339,750	\$ 26.36
DIRECT COST TOTAL		\$ 10,487,467	\$ 765.51	\$ 10,125,923	\$ 785.56
GENERAL CONDITIONS: 8.0%		\$ 838,997	\$ 61.24	\$ 810,074	\$ 62.85
SUB TOTAL		\$ 11,326,464	\$ 826.75	\$ 10,935,996	\$ 848.41
CM FEE: 5.0%		\$ 566,323	\$ 41.34	\$ 546,800	\$ 42.42
SUB TOTAL		\$ 11,892,787	\$ 868.09	\$ 11,482,796	\$ 890.83
DESIGN CONTINGENCY: 3.0%		\$ 356,784	\$ 26.04	\$ 344,484	\$ 26.72
SUB TOTAL		\$ 12,249,571	\$ 894.13	\$ 11,827,280	\$ 917.55
BONDS & INSURANCE: 2.0%		\$ 244,991	\$ 17.88	\$ 236,546	\$ 18.35
SUB TOTAL		\$ 12,494,563	\$ 912.01	\$ 12,063,826	\$ 935.91
ESCALATION: 8.0%		\$ 999,565	\$ 72.96	\$ 965,106	\$ 74.87
SUB TOTAL		\$ 13,494,128	\$ 984.97	\$ 13,028,932	\$ 1,010.78
CHANGE ORDER CONTINGENCY: 5.0%		\$ 674,706	\$ 49.25	\$ 651,447	\$ 50.54
TOTAL CONSTRUCTION COST		\$ 14,168,834	\$ 1,034.22	\$ 13,680,378	\$ 1,061.32
DESIGN FEES (w/Soft Costs): 0.0%		\$ -	\$ -	\$ -	\$ -
SUB TOTAL		\$ 14,168,834	\$ 1,034.22	\$ 13,680,378	\$ 1,061.32
ffe & E: 3.0%		\$ 425,065	\$ 31.03	\$ 410,411	\$ 31.84
SUB TOTAL		\$ 14,593,899	\$ 1,065.25	\$ 14,090,790	\$ 1,093.16
SOFT COSTS: 30.0%		\$ 4,378,170	\$ 319.57	\$ 4,227,237	\$ 327.95
TOTAL PROJECT COST		\$ 18,972,069	\$ 1,384.82	\$ 18,318,027	\$ 1,421.10
ALTERNATE 1 - SOCCER FIELD FOR OPTION 1 ONLY		\$ 590,395		\$ -	
ALTERNATE 2 - SOCCER FIELD LIGHTING & CONTROLS FOR OPTION 1 ONL		\$ 370,850		\$ -	
ALTERNATE 3 - TRAIL LIGHTING & CONTROLS FOR OPTION 1 ONLY		\$ 57,889		\$ -	
TOTAL PROJECT COST with ALT		\$ 19,991,202		\$ 18,318,027	

Figure 26: Cost Opinion Comparison

Summary: High-Range

DIVISION	DESCRIPTION	Hollywood Park		Hollywood Plaza	
		GROSS SF:	13,700 SF	GROSS SF:	12,890 SF
		TOTAL	RATE/GSF	TOTAL	RATE/GSF
DIVISION 01	GENERAL REQUIREMENTS	\$ -	\$ -	\$ -	\$ -
DIVISION 02	EXISTING CONDITIONS	\$ 128,775	\$ 9.40	\$ 107,875	\$ 8.37
DIVISION 03	CONCRETE	\$ 750,400	\$ 54.77	\$ 717,168	\$ 55.64
DIVISION 04	MASONRY	\$ -	\$ -	\$ -	\$ -
DIVISION 05	METALS	\$ 1,041,875	\$ 76.05	\$ 1,013,650	\$ 78.64
DIVISION 06	WOODS & PLASTICS	\$ 95,900	\$ 7.00	\$ 90,230	\$ 7.00
DIVISION 07	THERMAL AND MOISTURE PROTECTION	\$ 1,561,334	\$ 113.97	\$ 1,559,955	\$ 121.02
DIVISION 08	OPENINGS	\$ 665,208	\$ 48.56	\$ 536,730	\$ 41.64
DIVISION 09	FINISHES	\$ 1,188,250	\$ 86.73	\$ 1,136,595	\$ 88.18
DIVISION 10	SPECIALTIES	\$ 103,500	\$ 7.55	\$ 94,450	\$ 7.33
DIVISION 11	EQUIPMENT	\$ 175,000	\$ 12.77	\$ 175,000	\$ 13.58
DIVISION 12	FURNISHINGS	\$ 53,450	\$ 3.90	\$ 50,615	\$ 3.93
DIVISION 13	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -
DIVISION 14	CONVEYING EQUIPMENT	\$ -	\$ -	\$ -	\$ -
DIVISION 21	FIRE SUPPRESSION	\$ 176,045	\$ 12.85	\$ 165,637	\$ 12.85
DIVISION 22	PLUMBING	\$ 327,430	\$ 23.90	\$ 308,071	\$ 23.90
DIVISION 23	HVAC	\$ 1,027,500	\$ 75.00	\$ 966,750	\$ 75.00
DIVISION 25	INTEGRATED AUTOMATION	\$ 184,950	\$ 13.50	\$ 174,015	\$ 13.50
DIVISION 26	ELECTRICAL	\$ 808,224	\$ 58.99	\$ 765,120	\$ 59.36
DIVISION 27	COMMUNICATIONS	\$ 211,080	\$ 15.41	\$ 200,351	\$ 15.54
DIVISION 28	ELECTRONIC SAFETY AND SECURITY	\$ 138,370	\$ 10.10	\$ 130,189	\$ 10.10
DIVISION 31	EARTHWORK	\$ 251,801	\$ 18.38	\$ 256,273	\$ 19.88
DIVISION 32	EXTERIOR IMPROVEMENTS	\$ 1,238,375	\$ 90.39	\$ 1,337,500	\$ 103.76
DIVISION 33	UTILITIES	\$ 360,000	\$ 26.28	\$ 339,750	\$ 26.36
DIRECT COST TOTAL		\$ 10,487,467	\$ 765.51	\$ 10,125,923	\$ 785.56
GENERAL CONDITIONS: 15.0%		\$ 1,573,120	\$ 114.83	\$ 1,518,888	\$ 117.83
SUB TOTAL		\$ 12,060,587	\$ 880.33	\$ 11,644,811	\$ 903.40
OH&P 15.0%		\$ 1,809,088	\$ 132.05	\$ 1,746,722	\$ 135.51
SUB TOTAL		\$ 13,869,675	\$ 1,012.39	\$ 13,391,533	\$ 1,038.91
DESIGN CONTINGENCY: 15.0%		\$ 2,080,451	\$ 151.86	\$ 2,008,730	\$ 155.84
SUB TOTAL		\$ 15,950,126	\$ 1,164.24	\$ 15,400,263	\$ 1,194.74
BONDS & INSURANCE: 2.0%		\$ 319,003	\$ 23.28	\$ 308,005	\$ 23.89
SUB TOTAL		\$ 16,269,129	\$ 1,187.53	\$ 15,708,268	\$ 1,218.64
ESCALATION: 8.0%		\$ 1,301,530	\$ 95.00	\$ 1,256,661	\$ 97.49
SUB TOTAL		\$ 17,570,659	\$ 1,282.53	\$ 16,964,929	\$ 1,316.13
CHANGE ORDER CONTINGENCY: 10.0%		\$ 1,757,066	\$ 128.25	\$ 1,696,493	\$ 131.61
TOTAL CONSTRUCTION COST		\$ 19,327,725	\$ 1,410.78	\$ 18,661,422	\$ 1,447.74
DESIGN FEES (w/Soft Costs): 0.0%		\$ -	\$ -	\$ -	\$ -
SUB TOTAL		\$ 19,327,725	\$ 1,410.78	\$ 18,661,422	\$ 1,447.74
ffe & E: 3.0%		\$ 579,832	\$ 42.32	\$ 559,843	\$ 43.43
SUB TOTAL		\$ 19,907,557	\$ 1,453.11	\$ 19,221,265	\$ 1,491.18
SOFT COSTS: 30.0%		\$ 5,972,267	\$ 435.93	\$ 5,766,379	\$ 447.35
TOTAL PROJECT COST		\$ 25,879,824	\$ 1,889.04	\$ 24,987,644	\$ 1,938.53
ALTERNATE 1 - SOCCER FIELD FOR OPTION 1 ONLY		\$ 805,358		\$ -	
ALTERNATE 2 - SOCCER FIELD LIGHTING & CONTROLS FOR OPTION 1 ONL		\$ 505,877		\$ -	
ALTERNATE 3 - TRAIL LIGHTING & CONTROLS FOR OPTION 1 ONLY		\$ 78,966		\$ -	
TOTAL PROJECT COST with ALT		\$ 27,270,025		\$ 24,987,644	

V. Appendix



01 Planned Development Projects

There are a number of development projects planned or underway

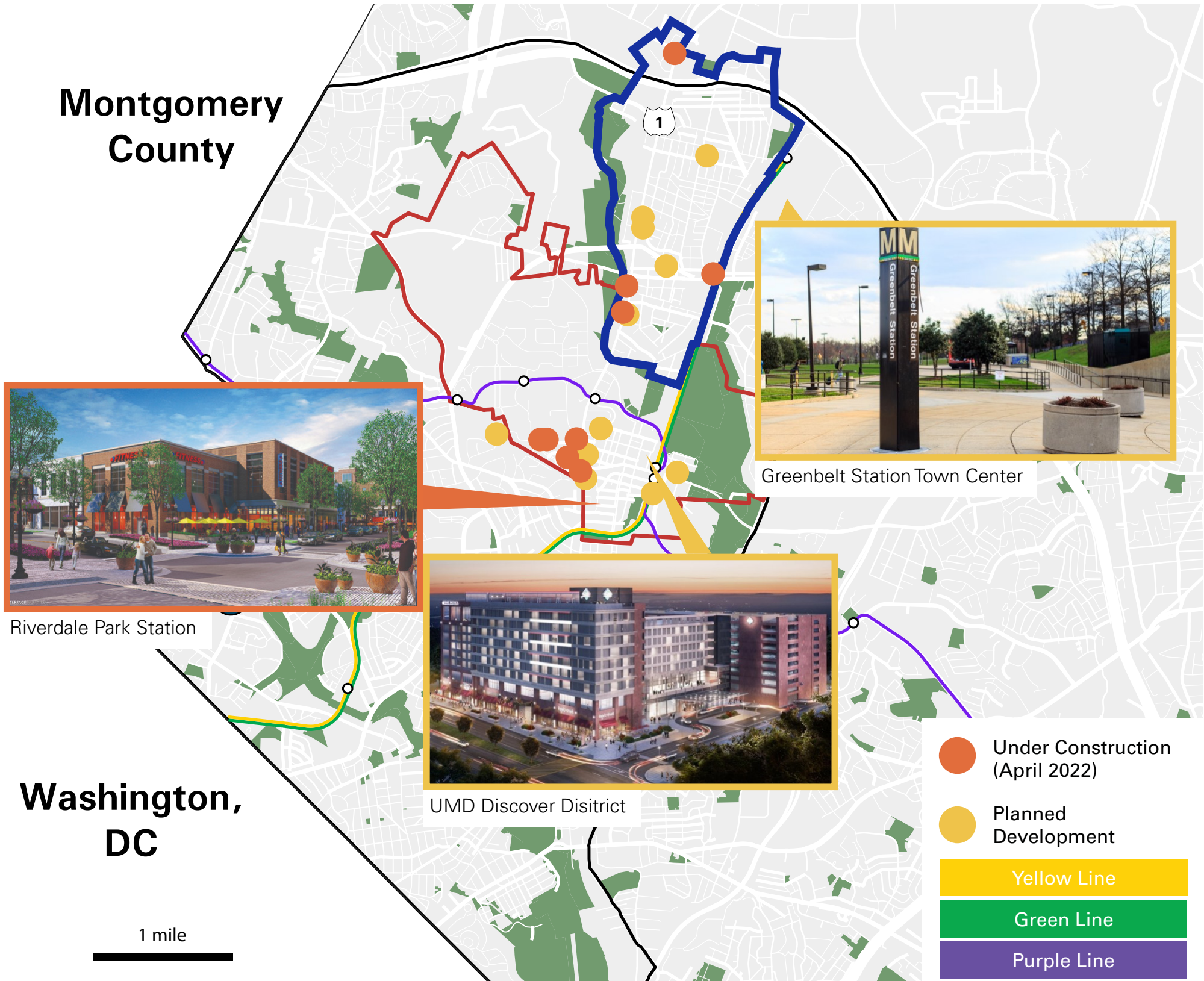
Three large development will add:

>5,600
residential units under construction including UMD's student housing

>3,600
additional residential units planned

>1.4m
SF retail / entertainment planned or under construction

Source: City of College Park MyNeighborhood; Prince George's County Economic Development Corporation



02 Open-ended survey responses

How do you commute to the recreational facility you attend?

- College Park Senior's Bus

Please use the below space to specify which recreational facilities inside or outside of College Park you visit.

- Fairland Recreation Center
- Fairland, Laurel
- Surratt House Museum
- Fairlands
- Fairlands Sports Center, Greenbelt
- College Park Community Center, Fairland Recreational Center, University of Maryland Eppley Center, Herbert Wells Ice Arena, Hollywood Park, Duvall Field, Trolley Trail
- Fairland Recreation Center, PG Sports and Learning
- Greenbelt facilities (x4 responses)
- Jane E. Lawton Community Recreation Center in Chevy Chase
- Walk in neighborhood
- Laurel Beltsville Senior Activity Center
- Greenbelt Community Center and Fairland Sports Complex
- Montgomery County
- Greenbelt Aquatic Center (x2 responses)
- Do not visit community center
- White Oak Recreational Center
- College Park Community Center
- Hollywood Neighborhood Park/Playground, Lake Artemesia

If you seldom or do not use a Department of Parks and Recreation facility, what are the reasons?

- I like to stay close to home
- College Park center has no availability during non-work hours, nor does it offer programming wanted.
- The times offered aren't great. I go to my local fitness studio
- All College Park facilities are useless
- Since nothing close by and finding the time
- We have very poor community offerings and places to do things other cities offer. SHAME on you College Park!

¹ For confidentiality purposes, the details of the survey respondents have been excluded.

- We just never attended after the kids grew up.
- As a millennial not super into the idea of a public facility.
- No time

What recreational programs do you tend to use the most?

- Library
- Aquatic Center at Greenbelt
- We need to model specifically as GREENBELT what is in place in CP is a waste of money and resources which other people from as far away as Bowie and Silver Spring come to usurp and take advantage. Should be for CP residents only. Others pay a fee.
- Swimming, first aid/CPR, Spanish language activities for families
- Pool
- Swimming
- The only one I would use would be pool

Please select the top four recreational spaces most needed in the community.

- Pool (x3 responses)
- There is no pool, real spaces for MP activities such as a large gymnasium, large cardio * weight and yoga class space.
- Bicycle playground and learning area. A safe place to learn and practice cycling and the rules of the road
- Exercise pool
- Walking track
- Swimming pool, ice rink, indoor kids' playground
- Pollinator garden

Do you have a specific location in mind that you would like to share with the project team for consideration?

- Near the Hollywood Park, south of AlHuda school
- vacant office building on RI Ave. - 9300 block I believe, just south of Duvall Field.
- None (x3 responses)
- Hollywood Park area (x2 responses)
- Close to Mom's or East thereof
- Next to Davis Hall or Edgewood/Rhode Island intersection
- Build a multilevel CP COMPLEX include extra-large recreation and meeting rooms. Best would be a 2-3 story

building. Include gymnasium, complete kitchen and 4 large rooms where food/fun/events for seniors and kids can take place and be rented out. Weight, cardio and pilates/yoga rooms.

- There are several blighted/underutilized properties on Baltimore Ave. People would love to see the car dealership go and have a community center put in. Also, there are other properties on Baltimore Ave that can be replaced.
- Somewhere at Edgewood Rd and Rhode Island Ave intersection
- Stone Property
- 9015 Rhode Island Ave, College Park, MD 20740
- 5301 Edgewood Road College Park MD 20740
- Near AlHuda school (x2 responses)
- Do not build in Hollywood. Stop gentrifying.
- Anything that is directly accessible to public transit. The Hollywood Commercial District
- The vacant lot by the entrance to the inner loop on the intersections of RT 1, Edgewood and Nantucket
- College Park Woods
- College Park Woods swimming pool site

You envision the new recreational facility similar to _____?

- Lakeland Community Center
- Laurel Senior Center (x2 responses)
- Fairlington Community Center on Stafford St in Arlington, VA
- Sports and Learning Complex
- Greenbelt
- City of Greenbelt (x2 responses)
- Greenbelt Aquatic Center and the Community Center
 - Greenbelt Aquatic Center
 - All should model after Greenbelt 2 complexes on recreation the other an aquatic complex.
- Wheaton
 - The Wheaton Library on Georgia Ave., where half of it is the community center too. But we also should move College park community library in it too.
 - Wheaton Regional Park
 - The Wheaton Library/Community Center on Georgia Ave
- Bauer Recreation Rockville / ocean pines

- Fairlands
 - Fairlands
 - Fairlands space (with indoor and outdoor facilities/outdoor movies, exercise space, playground)
- Beltsville Community Center
- DiPietro Community Center, Laurel
- LBSAC
- White Oak Recreational Community Center MD
- Other:
 - A smaller version of your regional facilities
 - None
 - Do not build in Hollywood. Stop gentrifying.
 - Any facility that has resources available to serve the diversity of the community (e.g., classroom space for language instruction, computer labs, meeting space)

Please use the below space to provide any additional feedback you may have for the M-NCPPC team.

- We need activities and events for preschoolers. There are a growing number of young families in College Park and we need additional programs for this age. Many PG county classes are offered in faraway parts of the county, hard for college Park families to access.
- Look at most used amenities at other Rex spaces before developing useful space.
- Why not re- invigorate the existing Hollywood Park and add additional amenities and add more parkland with bike/pedestrian trails to the south
- Please don't waste any money on this if it is only to become another white elephant like the Duvall Field concession stand and the beautiful but useless bamboo serenity park structure at one of the ugliest, noisiest, most congested intersections in College Park.
- "Is this NCPC survey legit? Because there is a huge error in the last ""selection"" portion.
- CP needs to make use of empty spaces around town or existing bldgs. that can be torn down to build up, and stop chopping down mature trees to build trash ""improvements"" that harm the environment and make \$\$ for builders yet give residents no relief from pollution, traffic and the harmful effects of deforestation."
- I have been waiting for a Community Center for over 30 years; now I need a Senior Center in Hollywood! Make it happen!
- It would be great if Meals on Wheels of College Park could have a space. They need a proper kitchen

- Such a center is badly needed in the North College Park community. It will encourage relationships among neighbors, as well as to support mental and physical health.
- Great initiative and looking forward to being part of.
- multi-generational focused facility that is a good place to be for all ages
- I truly do not think the neighborhood needs its own dedicated community center like the one in Lakeland. It would be redundant to what is already being offered, and it is also so close by. What our city really needs is a library with multi-functional space and meeting space.
- A multipurpose center and gym is sorely needed in North College Park - there are little to no options for residents to maintain a healthy lifestyle through private facilities, and North College Park in Hollywood is the prime location because of its walkability, number of kids and families that need the service, as well as the accessibility via various modes of transportation. This would be an incredibly amazing asset to have in our community and would be a legacy that would greatly benefit generations to come!
- Do not build in Hollywood. Stop gentrifying.
- Concerned that proposed site of Hollywood Neighborhood Park isn't really adding a recreation space because its removing recreation space currently used for baseball/softball, soccer, playground, basketball, tennis, picnics - the North College Park area is also lacking in outdoor facilities relative to size of population, and it would be a huge loss to take a significant part of the park to be turned into an inside facility, when it is already well utilized for outdoor space. (and when we are also talking about planning more trails, etc. for eastern part of District). Also concerned about the amount of traffic generated that would have to go through the neighborhood - there already seems to be mostly vehicle traffic to the park so would be adding to that and maybe also that indicates it is not seen as an accessible area.
- Please don't replace/reduce Hollywood Neighborhood Park in finding space for the new facility.

03 Hollywood Elementary School Test fit



04 Cost Opinion

TCT COST CONSULTANTS

1730 Pennsylvania Ave. N.W. 3rd Flr
WASHINGTON, DC
TEL : (202) 315 8944



NORTH COLLEGE PARK
Maryland-National Capital Park and Planning Commission

Riverdale, MD

WXY ARCHITECTS
MASTER PLAN ESTIMATE


PREPARED BY: HIMANSHU PARMAR, JEFFIN MATHEW, KIRKKNOTT

September 14, 2022

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PROJECT:	NORTH COLLEGE PARK
OWNER:	Maryland-National Capital Park and Planning Commission
LOCATION:	Riverdale, MD
A / E:	WXY ARCHITECTS
C/M:	N/A
PHASE:	MASTER PLAN ESTIMATE
September 14, 2022	
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EXECUTIVE SUMMARY		+C+
PROJECT:	NORTH COLLEGE PARK	
OWNER:	Maryland-National Capital Park and Planning Commission	
LOCATION:	Riverdale, MD	
A / E:	WXY ARCHITECTS	
C/M:	N/A	
PHASE:	MASTER PLAN ESTIMATE	September 14, 2022
EXECUTIVE SUMMARY		
Mater Plan Estimate that has 2 Options, Option 1 Hollywood Park Site and Option 2 Hollywood Plaza site. WXY has issued and site plans which we have based our Materplan Estimate.		
\$ 25,879,824 is the current estimated total Option 1 WITHOUT ALTERNATES.		
\$ 24,987,644 is the current estimated total Option 2.		

CLARIFICATIONS & ASSUMPTIONS		+C+
PROJECT:	NORTH COLLEGE PARK	
OWNER:	Maryland-National Capital Park and Planning Commission	
LOCATION:	Riverdale, MD	
A / E:	WXY ARCHITECTS	
C/M:	N/A	
PHASE:	MASTER PLAN ESTIMATE	September 14, 2022
CLARIFICATIONS & ASSUMPTIONS		
BUILDING INFORMATION		
Building Type: RECREATIONAL		
Project Type: NEW CONSTRUCTION		
OPTION 1 GSF: 13,700 SF		
OPTION 2 GSF: 12,890 SF		
MARK-UPS		
General Conditions: 15.0%		
Oh&P 15.0%		
Design Contingency: 15.0%		
Bonds & Insurance: 2.0%		
Escalation: 8.0%		
Escalation is assumed for 24 months at a rate of 4.0% per annum		
Change Order Contingency: 10.0%		
Design Fees (W/Soft Costs): EXCLUDED		
Ffe & E: 3.0%		
Soft Costs: 30.0%		
DOCUMENTS		
22089_Hollywood Nbhd Park Options.pdf		
CLARIFICATIONS & Qualifications		
Labor costs are included at local prevailing wage rates.		
The Contractor's operations will only be impacted by minimal restrictions and access to work areas will be given to him in		
The work is anticipated to be carried during normal business hours and unit costs are not adjusted to factor in any shift		
premiums for evenings and night time work.		
Subcontractor's overhead and profit are included in each line item unit costs, CM fee is shown separately on the summary.		
Soccer Field for Option 1 is priced as an Alternate, its cost is excluded from the Base Estimate.		
ASSUMPTIONS		
Building height for both Options is assumed as follows:		
Gymnasium: 30'		
Multi-Purpose Rooms: 15'		
Other Areas: 12'		
The following ratio of exterior materials has been assumed for this ROM estimate:		
Metal Cladding - 80%		
Glazing/Window System - 20%		
Other Areas: 12'		
Exterior wall quantities are calculated by multiplying building perimeter to assumed height using the above mentioned materials ratio.		
EXCLUSIONS		
CM Fees (Assume General Contractor)		
Phasing		
Overtime		
Hazardous Materials Abatement		
Working in contaminated soil		
Excavation in rock		
Spray Fireproofing		
Green roof		
Rooftop equipment screenwalls		
Stormwater detention system		
Pathway, parking and sportsfield lighting		
Site security, uniformed person		

PROJECT SUMMARY						
PROJECT:		NORTH COLLEGE PARK				
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LOCATION:		Riverdale, MD				
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C/M:		N/A				
PHASE:		MASTER PLAN ESTIMATE				September 14, 2022
DIVISION	DESCRIPTION	Option 1 (Hollywood Park)		Option 2 (Hollywood Plaza)		
		GROSS SF:	13,700 SF	GROSS SF:	12,890 SF	
		TOTAL	RATE/GSF	TOTAL	RATE/GSF	
DIVISION 01	GENERAL REQUIREMENTS	\$ -	\$ -	\$ -	\$ -	
DIVISION 02	EXISTING CONDITIONS	\$ 128,775	\$ 9.40	\$ 107,875	\$ 8.37	
DIVISION 03	CONCRETE	\$ 750,400	\$ 54.77	\$ 717,168	\$ 55.64	
DIVISION 04	MASONRY	\$ -	\$ -	\$ -	\$ -	
DIVISION 05	METALS	\$ 1,041,875	\$ 76.05	\$ 1,013,650	\$ 78.64	
DIVISION 06	WOODS & PLASTICS	\$ 95,900	\$ 7.00	\$ 90,230	\$ 7.00	
DIVISION 07	THERMAL AND MOISTURE PROTECTION	\$ 1,561,334	\$ 113.97	\$ 1,559,955	\$ 121.02	
DIVISION 08	OPENINGS	\$ 665,208	\$ 48.56	\$ 536,730	\$ 41.64	
DIVISION 09	FINISHES	\$ 1,188,250	\$ 86.73	\$ 1,136,595	\$ 88.18	
DIVISION 10	SPECIALTIES	\$ 103,500	\$ 7.55	\$ 94,450	\$ 7.33	
DIVISION 11	EQUIPMENT	\$ 175,000	\$ 12.77	\$ 175,000	\$ 13.58	
DIVISION 12	FURNISHINGS	\$ 53,450	\$ 3.90	\$ 50,615	\$ 3.93	
DIVISION 13	SPECIAL CONSTRUCTION	\$ -	\$ -	\$ -	\$ -	
DIVISION 14	CONVEYING EQUIPMENT	\$ -	\$ -	\$ -	\$ -	
DIVISION 21	FIRE SUPPRESSION	\$ 176,045	\$ 12.85	\$ 165,637	\$ 12.85	
DIVISION 22	PLUMBING	\$ 327,430	\$ 23.90	\$ 308,071	\$ 23.90	
DIVISION 23	HVAC	\$ 1,027,500	\$ 75.00	\$ 966,750	\$ 75.00	
DIVISION 25	INTEGRATED AUTOMATION	\$ 184,950	\$ 13.50	\$ 174,015	\$ 13.50	
DIVISION 26	ELECTRICAL	\$ 808,224	\$ 58.99	\$ 765,120	\$ 59.36	
DIVISION 27	COMMUNICATIONS	\$ 211,080	\$ 15.41	\$ 200,351	\$ 15.54	
DIVISION 28	ELECTRONIC SAFETY AND SECURITY	\$ 138,370	\$ 10.10	\$ 130,189	\$ 10.10	
DIVISION 31	EARTHWORK	\$ 251,801	\$ 18.38	\$ 256,273	\$ 19.88	
DIVISION 32	EXTERIOR IMPROVEMENTS	\$ 1,238,375	\$ 90.39	\$ 1,337,500	\$ 103.76	
DIVISION 33	UTILITIES	\$ 360,000	\$ 26.28	\$ 339,750	\$ 26.36	
DIRECT COST TOTAL		\$ 10,487,467	\$ 765.51	\$ 10,125,923	\$ 785.56	
GENERAL CONDITIONS:		15.0% \$ 1,573,120	\$ 114.83	\$ 1,518,888	\$ 117.83	
SUB TOTAL		\$ 12,060,587	\$ 880.33	\$ 11,644,811	\$ 903.40	
OH&P		15.0% \$ 1,809,088	\$ 132.05	\$ 1,746,722	\$ 135.51	
SUB TOTAL		\$ 13,869,675	\$ 1,012.39	\$ 13,391,533	\$ 1,038.91	
DESIGN CONTINGENCY:		15.0% \$ 2,080,451	\$ 151.86	\$ 2,008,730	\$ 155.84	
SUB TOTAL		\$ 15,950,126	\$ 1,164.24	\$ 15,400,263	\$ 1,194.74	
BONDS & INSURANCE:		2.0% \$ 319,003	\$ 23.28	\$ 308,005	\$ 23.89	
SUB TOTAL		\$ 16,269,129	\$ 1,187.53	\$ 15,708,268	\$ 1,218.64	
ESCALATION:		8.0% \$ 1,301,530	\$ 95.00	\$ 1,256,661	\$ 97.49	
SUB TOTAL		\$ 17,570,659	\$ 1,282.53	\$ 16,964,929	\$ 1,316.13	
CHANGE ORDER CONTINGENCY:		10.0% \$ 1,757,066	\$ 128.25	\$ 1,696,493	\$ 131.61	
TOTAL CONSTRUCTION COST		\$ 19,327,725	\$ 1,410.78	\$ 18,661,422	\$ 1,447.74	
DESIGN FEES (w/Soft Costs):		0.0% \$ -	\$ -	\$ -	\$ -	
SUB TOTAL		\$ 19,327,725	\$ 1,410.78	\$ 18,661,422	\$ 1,447.74	
ffe & E:		3.0% \$ 579,832	\$ 42.32	\$ 559,843	\$ 43.43	
SUB TOTAL		\$ 19,907,557	\$ 1,453.11	\$ 19,221,265	\$ 1,491.18	
SOFT COSTS:		30.0% \$ 5,972,267	\$ 435.93	\$ 5,766,379	\$ 447.35	
TOTAL PROJECT COST		\$ 25,879,824	\$ 1,889.04	\$ 24,987,644	\$ 1,938.53	
ALTERNATE 1 - SOCCER FIELD FOR OPTION 1 ONLY		\$ 805,358		\$ -		
ALTERNATE 2 - SOCCER FIELD LIGHTING & CONTROLS FOR OPTION 1 ONLY		\$ 505,877		\$ -		
ALTERNATE 3 - TRAIL LIGHTING & CONTROLS FOR OPTION 1 ONLY		\$ 78,966		\$ -		
TOTAL PROJECT COST with ALT		\$ 27,270,025		\$ 24,987,644		

ESTIMATE						<div>[+C+]</div>	
PROJECT:		NORTH COLLEGE PARK					
OWNER:		Maryland-National Capital Park and Planning Commission					
LOCATION:		Riverdale, MD					
A / E:		WXY ARCHITECTS					
C/M:		N/A					
PHASE:		MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022	
DIVISION	DESCRIPTION		QUANTITY	UNIT	UNIT PRICE	TOTAL	
01	DIVISION 01 - GENERAL REQUIREMENTS						
01 10 00	SUMMARY						
						N/A	
						\$	-
						SUBTOTAL FOR - 01 10 00 SUMMARY	
						\$	-
TOTAL FOR		DIVISION 01 - GENERAL REQUIREMENTS				\$	-
02	DIVISION 02 - EXISTING CONDITIONS						
02 00 00	EXISTING CONDITIONS - GENERAL						
	Site Demolition and Removals						
	Trees incl. stump		8	EA	\$ 800.00	\$	6,400
	Misc. site demolition, removals, protection and carting away of debris (building footprint, wood deck, paved plaza, 1/2 mile pedestrian loop assumed 10' wide, 25 parking stalls)		48,950	SF	\$ 2.50	\$	122,375
	Abatement of Hazardous Materials						Excluded
	Removal of contaminated soil						Excluded
						SUBTOTAL FOR - 02 00 00 EXISTING CONDITIONS - GENERAL	
						\$	128,775
TOTAL FOR		DIVISION 02 - EXISTING CONDITIONS				\$	128,775
03	DIVISION 03 - CONCRETE						
03 00 00	CONCRETE - GENERAL						
	Standard Foundation						
	Foundation, grade beams, footing, piers		13,700	GSF	\$ 35.00	\$	479,500
	Slab on Grade						
	Slab on Grade, allow 6"		13,700	GSF	\$ 12.50	\$	171,250
	Lightweight Concrete						
	Concrete infill at roof deck (assuming 10% overhang, including Canopy excluding Gym.)		8,720	SF	\$ 7.50	\$	65,400
	Misc. Concrete						
	Allow for equipment pads, pits, grout and patch, column bases, dewatering for footings		13,700	GSF	\$ 2.50	\$	34,250
						SUBTOTAL FOR - 03 00 00 CONCRETE - GENERAL	
						\$	750,400
TOTAL FOR		DIVISION 03 - CONCRETE				\$	750,400
04	DIVISION 04 - MASONRY						
04 00 00	MASONRY - GENERAL						
	Unit Masonry (vener excluded, exterior wall face assumed to be metal cladding)						Excluded
	CMU partitions, allowance						w/Div. 9
						SUBTOTAL FOR - 04 00 00 MASONRY - GENERAL	
						\$	-
TOTAL FOR		DIVISION 04 - MASONRY				\$	-

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PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
05	DIVISION 05 - METALS				
05 00 00	METALS - GENERAL				
	Structural Steel Framing				
	Structural steel framing (allow 15 lbs. per SF)	113	TON	\$ 7,000.00	\$ 791,175
	Metal Deck				
	Roof deck, allow 3"20 Ga.-composite deck (including 10'x15' canopy extension, excluding Gym.)	8,720	SF	\$ 7.50	\$ 65,400
	Sloped acoustical roof deck at Gym.	6,500	SF	\$ 25.00	\$ 162,500
	Misc. Metals				
	Ladder at roof	1	LS	\$ 2,250.00	\$ 2,250
	Misc. ornamental metals, metal supports, trims, angles, lintels, etc.	13,700	GSF	\$ 1.50	\$ 20,550
SUBTOTAL FOR - 05 00 00 METALS - GENERAL					\$ 1,041,875
TOTAL FOR	DIVISION 05 - METALS				\$ 1,041,875
06	DIVISION 06 - WOODS & PLASTICS				
06 00 00	WOODS, PLASTICS & COMPOSITES - GENERAL				
	Rough Carpentry				
	Misc. wood blocking and rough carpentry	13,700	GSF	\$ 2.00	\$ 27,400
	Finish Carpentry				
	Millwork, paneling, trims and railings	13,700	GSF	\$ 5.00	\$ 68,500
SUBTOTAL FOR - 06 00 00 WOODS, PLASTICS & COMPOSITES - GENERAL					\$ 95,900
TOTAL FOR	DIVISION 06 - WOODS & PLASTICS				\$ 95,900
07	DIVISION 07 - THERMAL AND MOISTURE PROTECTION				
07 00 00	THERMAL AND MOISTURE PROTECTION - GENERAL				
	Waterproofing				
	Waterproofing (foundation walls, pits) allowance	13,700	GSF	\$ 1.00	\$ 13,700
	Vapor Retarder				
	Vapor barrier at SOG	13,700	GSF	\$ 2.00	\$ 27,400
	Fireproofing				Excluded
	Roofing System				
	Roofing system in entirety (incl. waterproofing, cover board, insulation, gutters, leaders, flashing), allow 10% overhang	15,220	SF	\$ 35.00	\$ 532,700

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PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	Metal Panels (considered at exterior wall face)				
	Metal cladding system (incl. back-up framing, air vapor barrier, insulation), allow 80% of total façade	12,874	SF	\$ 65.00	\$ 836,784
	Underside of roof overhang and canopy	1,520	SF	\$ 37.50	\$ 57,000
	Parapet wall incl. wall framing, allow 3'-6" high	1,670	SF	\$ 50.00	\$ 83,475
	Joint Sealers				
	Misc. caulking, sealants and expansion control	13,700	GSF	\$ 0.75	\$ 10,275
SUBTOTAL FOR - 07 00 00 THERMAL AND MOISTURE PROTECTION - GENERAL					\$ 1,561,334
TOTAL FOR	DIVISION 07 - THERMAL AND MOISTURE PROTECTION				\$ 1,561,334
08	DIVISION 08 - OPENINGS				
08 00 00	OPENINGS - GENERAL				
	Curtain Wall & Glazed Assemblies				
	Exterior window wall system, allow 20% of total façade	3,218	SF	\$ 120.00	\$ 386,208
	Interior glass wall system, allow 10' high	1,060	SF	\$ 85.00	\$ 90,100
	Doors, Frames & Hardware				
	Exterior Doors				
	Glass, aluminum entrance door at Lobby, Gym., and Inner Courtyard, double	7	PR	\$ 10,000.00	\$ 70,000
	Folding glass operable wall, 15' wide at MPR and Group Fitness	3	EA	\$ 25,000.00	\$ 75,000
	HM door at Storage and Staging, double	1	PR	\$ 3,500.00	\$ 3,500
	HM door at Lobby, Sprinkler and Elec. Room, single	3	EA	\$ 2,000.00	\$ 6,000
	Interior Doors				
	Single	14	EA	\$ 1,850.00	\$ 25,900
	Double	2	PR	\$ 2,500.00	\$ 5,000
	Roof access hatch, allow	1	EA	\$ 3,500.00	\$ 3,500
SUBTOTAL FOR - 08 00 00 OPENINGS - GENERAL					\$ 665,208
TOTAL FOR	DIVISION 08 - OPENINGS				\$ 665,208
09	DIVISION 09 - FINISHES				
09 00 00	FINISHES - GENERAL				
	Partitions				
	Gyp./CMU partitions	13,700	GSF	\$ 15.00	\$ 205,500
	Ceiling Finishes				
	Ceiling finishes allowance (excluding Gym.)	7,200	SF	\$ 15.00	\$ 108,000
	Gym. wood ceiling, slats	6,500	SF	\$ 35.00	\$ 227,500

ESTIMATE					<div><div></div><div>+</div><div>C</div><div>+</div><div></div></div>
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LOCATION:	Riverdale, MD				
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C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	Floor Finishes (based on finish assumptions)				
	Athletic Wood Flooring at Gym	6,500	SF	\$ 25.00	\$ 162,500
	Luxury Vinyl Tile LVT at MPR and Lobby and Circulation	3,700	SF	\$ 10.00	\$ 37,000
	Quarry tile at Kitchen	150	SF	\$ 22.00	\$ 3,300
	Ceramic tile at Restroom & Janitors Closet	500	SF	\$ 20.00	\$ 10,000
	Sealed Concrete at Storage, MEP rooms, Janitors	600	SF	\$ 3.00	\$ 1,800
	Resilient Athletic Flooring at Fitness	1,100	SF	\$ 23.50	\$ 25,850
	Carpet at Senior Center, Teen Room, Flex Room, Admin	1,150	SF	\$ 10.00	\$ 11,500
	Wall Finishes				
	Gym. wood wall panels (excluding 100 LF of exterior glazing	8,900	SF	\$ 30.00	\$ 267,000
	Misc. wall finishes (tile wall at Restrooms, acoustic wall paneling)	13,700	GSF	\$ 7.50	\$ 102,750
	Misc. Finishes				
	Gym. Striping and logo, allowance	1	LS	\$ 5,000.00	\$ 5,000
	Misc. finishes, paint and coatings	13,700	GSF	\$ 1.50	\$ 20,550
SUBTOTAL FOR - 09 00 00 FINISHES - GENERAL					\$ 1,188,250
TOTAL FOR	DIVISION 09 - FINISHES				\$ 1,188,250
10	DIVISION 10 - SPECIALTIES				
10 00 00	SPECIALTIES - GENERAL				
	Misc. Specialties				
	Toilet and bathroom specialties, wall protection, fire extinguishers, signage, visual display units	13,700	GSF	\$ 5.00	\$ 68,500
	Demountable Partitions				
	Operable Wall at MPR, 23' wide	1	LS	\$ 35,000.00	\$ 35,000
SUBTOTAL FOR - 10 00 00 SPECIALTIES - GENERAL					\$ 103,500
TOTAL FOR	DIVISION 10 - SPECIALTIES				\$ 103,500
11	DIVISION 11 - EQUIPMENT				
11 00 00	EQUIPMENT - GENERAL				
	Foodservice Equipment				
	Warming kitchen equipment, counters, refrigerated storage and shelving, allow	1	LS	\$ 30,000.00	\$ 30,000
	Gym, Equipment	1	LS	\$ 120,000.00	\$ 120,000
	Folding basketball goal / backstops				Incl. above
	Volleyball sleeves and standards				Incl. above
	Dividers				Incl. above
	Wall padding				Incl. above
	Scoreboard, shot clocks, scoring console				Incl. above
	Bleachers				Incl. above
	Fitness Equipment				
	Group Fitness/Cardio, Aerobic, Teens Room, Senior Room, Mats	1	LS	\$ 25,000.00	\$ 25,000
SUBTOTAL FOR - 11 00 00 EQUIPMENT - GENERAL					\$ 175,000
TOTAL FOR	DIVISION 11 - EQUIPMENT				\$ 175,000

ESTIMATE						<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></di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ESTIMATE					
PROJECT:	NORTH COLLEGE PARK				
OWNER:	Maryland-National Capital Park and Planning Commission				
LOCATION:	Riverdale, MD				
A / E:	WXY ARCHITECTS				
C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
21 20 00	FIRE EXTINGUISHING SYSTEMS				
	Fire Extinguisher cabinets w/ Fire Extinguisher	13,700	GSF	\$ 0.20	\$ 2,740
					\$ -
SUBTOTAL FOR - 21 20 00 FIRE EXTINGUISHING SYSTEMS					\$ 2,740
21 30 00	FIRE PUMPS				
	ALLOWANCE New Fire Pump and Jockey Pump	13,700	GSF	\$ 2.75	\$ 37,675
					\$ -
SUBTOTAL FOR - 21 30 00 FIRE PUMPS					\$ 37,675
21 40 00	FIRE SUPPRESSION WATER STORAGE				
	ALLOWANCE New Fire Suppression water tank	13,700	GSF	\$ 2.00	\$ 27,400
					\$ -
SUBTOTAL FOR - 21 40 00 FIRE SUPPRESSION WATER STORAGE					\$ 27,400
TOTAL FOR	DIVISION 21 - FIRE SUPPRESSION				\$ 176,045
22	DIVISION 22 - PLUMBING				
22 00 00	PLUMBING - GENERAL				
	Material Handling	13,700	GSF	\$ 0.65	\$ 8,905
	Seismic restraints	13,700	GSF	\$ 0.50	\$ 6,850
	Submittals and Shop drawings	13,700	GSF	\$ 0.20	\$ 2,740
	Testing and inspection	13,700	GSF	\$ 0.50	\$ 6,850
	Coordination	13,700	GSF	\$ 0.35	\$ 4,795
					\$ -
SUBTOTAL FOR - 22 00 00 PLUMBING - GENERAL					\$ 30,140
22 10 00	PLUMBING PIPING AND PUMPS				
	Domestic water pipe, valves, accessories and insulation	13,700	GSF	\$ 7.25	\$ 99,325
	Sanitary drain pipe and vent pipe, including floor drains and	13,700	GSF	\$ 5.25	\$ 71,925
					\$ -
SUBTOTAL FOR - 22 10 00 PLUMBING PIPING AND PUMPS					\$ 171,250
22 30 00	PLUMBING EQUIPMENT				
	Domestic Hot water heater and circ pumps	13,700	GSF	\$ 1.50	\$ 20,550
					\$ -
SUBTOTAL FOR - 22 30 00 PLUMBING EQUIPMENT					\$ 20,550
22 40 00	PLUMBING FIXTURES				
	Rest room plumbing fixtures	13,700	GSF	\$ 4.75	\$ 65,075
	Other area plumbing fixtures	13,700	GSF	\$ 1.75	\$ 23,975
	Drinking fountains and bottle fillers	13,700	GSF	\$ 0.70	\$ 9,590
	Misc. Fixtures	13,700	GSF	\$ 0.50	\$ 6,850
					\$ -
SUBTOTAL FOR - 22 40 00 PLUMBING FIXTURES					\$ 105,490
TOTAL FOR	DIVISION 22 - PLUMBING				\$ 327,430

Additional assumptions for Mechanical include:

Div. 21 : Fire Suppression

- Wet sprinkler system w/ New Fire pump & Water tank

Div. 22 : Plumbing

- Domestic water distribution system w/ Sanitary/Vent etc.
- No Gas piping, No storm drain piping
- Standard Fixtures for Restrooms & other common area fixtures like Drinking fountain, Bottle filling station etc.

Div. 23 : HVAC

- Ducted Air Distribution System w/ VAV
- Air Handling Units w/ Cooling & Heating
- Outside Air is handled by DOAS unit.
- IT & Electric Room gets Split AC units.

ESTIMATE					
PROJECT:	NORTH COLLEGE PARK				
OWNER:	Maryland-National Capital Park and Planning Commission				
LOCATION:	Riverdale, MD				
A / E:	WXY ARCHITECTS				
C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
23	DIVISION 23 - HVAC				
23 00 00	HVAC - GENERAL				
	Pipe sleeves, core drills, Firestopping etc.	13,700	GSF	\$ 0.65	\$ 8,905
	Vibration isolation	13,700	GSF	\$ 0.75	\$ 10,275
	Air & water balancing	13,700	GSF	\$ 1.20	\$ 16,440
	Rigging	13,700	GSF	\$ 2.50	\$ 34,250
	Submittals and Shop drawings	13,700	GSF	\$ 0.75	\$ 10,275
	Testing and inspection	13,700	GSF	\$ 1.20	\$ 16,440
	Coordination	13,700	GSF	\$ 0.85	\$ 11,645
	Commissioning labor support	13,700	GSF	\$ 0.60	\$ 8,220
					\$ -
SUBTOTAL FOR - 23 00 00 HVAC - GENERAL					\$ 116,450
23 20 00	HVAC PIPING AND PUMPS				
	HVAC piping & Insulation (HHW, Refrig, Cond Drain)	13,700	GSF	\$ 11.50	\$ 157,550
	HHW circ pumps	13,700	GSF	\$ 0.85	\$ 11,645
					\$ -
SUBTOTAL FOR - 23 20 00 HVAC PIPING AND PUMPS					\$ 169,195
23 30 00	HVAC AIR DISTRIBUTION				
	Ductwork & insulation	13,700	GSF	\$ 12.50	\$ 171,250
	Ductwork accessories	13,700	GSF	\$ 2.50	\$ 34,250
	Air outlets	13,700	GSF	\$ 3.50	\$ 47,950
	VAV Boxes	13,700	GSF	\$ 2.25	\$ 30,825
					\$ -
SUBTOTAL FOR - 23 30 00 HVAC AIR DISTRIBUTION					\$ 284,275
23 50 00	CENTRAL HEATING EQUIPMENT				
	Baseboard radiators and misc. heaters	13,700	GSF	\$ 4.65	\$ 63,705
					\$ -
SUBTOTAL FOR - 23 50 00 CENTRAL HEATING EQUIPMENT					\$ 63,705
23 70 00	CENTRAL HVAC EQUIPMENT				
	Air Handling Units w/ Energy Wheel DX cooling w/ HW heating & duct	13,700	GSF	\$ 17.50	\$ 239,750
	Other HVAC Equipment (DOAS etc.)	13,700	GSF	\$ 5.50	\$ 75,350
	Misc. HW system equipment (incl. Chemical feeder, Air separator &	13,700	GSF	\$ 1.50	\$ 20,550
					\$ -
SUBTOTAL FOR - 23 70 00 CENTRAL HVAC EQUIPMENT					\$ 335,650
23 80 00	DECENTRALIZED HVAC EQUIPMENT				
	Split system AC's in IT and Electric Room	13,700	GSF	\$ 1.25	\$ 17,125
	Exhaust Fans	13,700	GSF	\$ 3.00	\$ 41,100
					\$ -
SUBTOTAL FOR - 23 80 00 DECENTRALIZED HVAC EQUIPMENT					\$ 58,225
TOTAL FOR	DIVISION 23 - HVAC				\$ 1,027,500

ESTIMATE					
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LOCATION:	Riverdale, MD				
A / E:	WXY ARCHITECTS				
C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
25	DIVISION 25 - INTEGRATED AUTOMATION				
25 00 00	INTEGRATED AUTOMATION - GENERAL				
	Controls	13,700	GSF	\$ 13.50	\$ 184,950
					\$ -
SUBTOTAL FOR - 25 00 00 INTEGRATED AUTOMATION - GENERAL					\$ 184,950
TOTAL FOR	DIVISION 25 - INTEGRATED AUTOMATION				\$ 184,950
26	DIVISION 26 - ELECTRICAL				
26 00 00	ELECTRICAL - GENERAL				
	Mech. Misc. & Plumb Equipment Hookup	13,700	GSF	\$ 2.60	\$ 35,620
	Gym Equipment Hookup (Allowance)	13,700	GSF	\$ 1.10	\$ 15,070
	Temporary Lighting, Power & Service	13,700	GSF	\$ 3.00	\$ 41,100
	Wiring Devices	13,700	GSF	\$ 2.10	\$ 28,770
	Electrical General Conditions - Includes the following: Coordination of Electrical, Electrical Seismic Restraints, Electrical Testing and Commissioning, Firestopping & Floor Sleeve, Identification for Electrical Equipment Systems, Rigging & Shop Drawings & Submittal	13,700	GSF	\$ 1.90	\$ 26,030
					\$ -
SUBTOTAL FOR - 26 00 00 ELECTRICAL - GENERAL					\$ 146,590
26 20 00	LOW-VOLTAGE ELECTRICAL DISTRIBUTION				
	Disconnects, Panelboards & Switchgear	13,700	GSF	\$ 5.00	\$ 68,500
	Branch, Feeder Conduit & Wiring	13,700	GSF	\$ 12.00	\$ 164,400
					\$ -
SUBTOTAL FOR - 26 20 00 LOW-VOLTAGE ELECTRICAL DISTRIBUTION					\$ 232,900
26 30 00	FACILITY ELECTRICAL POWER GENERATING AND STORAGE				
	Solar Panel System on Roof (Allowance)	6,028	GSF	\$ 23.00	\$ 138,644
					\$ -
SUBTOTAL FOR - 26 30 00 FACILITY ELECTRICAL POWER GENERATING AND STORAGE EQUIPMENT					\$ 138,644
26 40 00	ELECTRICAL AND CATHODIC PROTECTION				
	Bonding & Grounding	13,700	GSF	\$ 0.65	\$ 8,905
	Lightning Protection System	1	LS	\$ 16,775.00	\$ 16,775
					\$ -
SUBTOTAL FOR - 26 40 00 ELECTRICAL AND CATHODIC PROTECTION					\$ 25,680
26 50 00	LIGHTING				
	Interior Lighting Fixtures	13,700	GSF	\$ 12.00	\$ 164,400
	Exterior Lighting Fixtures	13,700	GSF	\$ 4.00	\$ 54,800
	Interior Lighting Controls	13,700	GSF	\$ 3.00	\$ 41,100
	Exterior Lighting Controls	13,700	GSF	\$ 0.30	\$ 4,110
					\$ -
SUBTOTAL FOR - 26 50 00 LIGHTING					\$ 264,410
TOTAL FOR	DIVISION 26 - ELECTRICAL				\$ 808,224


ESTIMATE					
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OWNER:	Maryland-National Capital Park and Planning Commission				
LOCATION:	Riverdale, MD				
A / E:	WXY ARCHITECTS				
C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
27	DIVISION 27 - COMMUNICATIONS				
27 10 00	STRUCTURED CABLING				
	Audio Frequency Induction Loop System (AFILS) for Gym (Allowance)	6,500	GSF	\$ 9.50	\$ 61,750
					\$ -
SUBTOTAL FOR - 27 10 00 STRUCTURED CABLING					\$ 61,750
27 20 00	DATA COMMUNICATIONS				
	Data & Voice Device Backbox & Conduit Pathway (Allowance)	13,700	GSF	\$ 1.25	\$ 17,125
					\$ -
SUBTOTAL FOR - 27 20 00 DATA COMMUNICATIONS					\$ 17,125
27 30 00	VOICE COMMUNICATIONS				
	Data & Voice Installation & Wiring FBO (Allowance)	13,700	GSF	\$ 2.00	\$ 27,400
					\$ -
SUBTOTAL FOR - 27 30 00 VOICE COMMUNICATIONS					\$ 27,400
27 40 00	AUDIO-VIDEO COMMUNICATIONS				
	Audio Video & Rough In (Conduit Pathway Only) - (No Equipment)	13,700	GSF	\$ 1.25	\$ 17,125
	Audio Video (Allowance for Equipment, Installation & Wiring)	13,700	GSF	\$ 3.50	\$ 47,950
					\$ -
SUBTOTAL FOR - 27 40 00 AUDIO-VIDEO COMMUNICATIONS					\$ 65,075
27 50 00	DISTRIBUTED COMMUNICATIONS AND MONITORING SYSTEMS				
	Intercom, Master, Sound System & Rough In (Conduit Pathway Only) - (No Equipment)	13,700	GSF	\$ 1.25	\$ 17,125
	Intercom, Master, Sound System (Allowance for Equipment & Wiring)	13,700	GSF	\$ 1.65	\$ 22,605
					\$ -
SUBTOTAL FOR - 27 50 00 DISTRIBUTED COMMUNICATIONS AND MONITORING SYSTEMS					\$ 39,730
TOTAL FOR	DIVISION 27 - COMMUNICATIONS				\$ 211,080
28	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY				
28 00 00	ELECTRONIC SAFETY AND SECURITY - GENERAL				
	Access Control Device Backbox & Conduit Pathway (Allowance)	13,700	GSF	\$ 1.25	\$ 17,125
					\$ -
SUBTOTAL FOR - 28 00 00 ELECTRONIC SAFETY AND SECURITY - GENERAL					\$ 17,125
28 10 00	ELECTRONIC ACCESS CONTROL AND INTRUSION DETECTION				
	Access Control Installation & Wiring FBO (Allowance)	13,700	GSF	\$ 1.80	\$ 24,660
					\$ -
SUBTOTAL FOR - 28 10 00 ELECTRONIC ACCESS CONTROL AND INTRUSION DETECTION					\$ 24,660


ESTIMATE					
PROJECT:	NORTH COLLEGE PARK				
OWNER:	Maryland-National Capital Park and Planning Commission				
LOCATION:	Riverdale, MD				
A / E:	WXY ARCHITECTS				
C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
28 20 00	ELECTRONIC SURVEILLANCE				
	CCTV Installation & Wiring FBO (Allowance)	13,700	GSF	\$ 2.75	\$ 37,675
					\$ -
SUBTOTAL FOR - 28 20 00 ELECTRONIC SURVEILLANCE					\$ 37,675
28 40 00	ELECTRONIC MONITORING AND CONTROL				
	Fire Alarm System (Allowance)	13,700	GSF	\$ 4.30	\$ 58,910
					\$ -
SUBTOTAL FOR - 28 40 00 ELECTRONIC MONITORING AND CONTROL					\$ 58,910
TOTAL FOR	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY				\$ 138,370
31	DIVISION 31 - EARTHWORK				
31 00 00	EARTHWORK - GENERAL				
	Earthwork				
	Crushed stone below SOG, 6"	254	CY	\$ 100.00	\$ 25,370
	Excavation, building footprint/spread and wall footings incl. disposal	13,700	GSF	\$ 10.00	\$ 137,000
	Structural/borrowed fill (assumed balanced site)				Excluded
	Fine grade & proof roll building footprint, deck, paved plaza, pathway trail 10' wide assumed	8,372	SY	\$ 2.50	\$ 20,931
	Erosion and Sediment Control				
	Stabilized control entrance, construction fence/gates, silt fence, tree protection, maintenance and removal	13,700	GSF	\$ 5.00	\$ 68,500
SUBTOTAL FOR - 31 00 00 EARTHWORK - GENERAL					\$ 251,801
TOTAL FOR	DIVISION 31 - EARTHWORK				\$ 251,801
32	DIVISION 32 - EXTERIOR IMPROVEMENTS				
32 00 00	EXTERIOR IMPROVEMENTS - GENERAL				
	Pavements, Curbs and Surfacing				
	Inner Courtyard and Open Space wood decking with joist framing, anchor and supports - allowance (assumed 6" high from grade)	4,200	SF	\$ 50.00	\$ 210,000
	Pedestrian trail (1/2 mile loop, allow 10' wide concrete path)	26,400	SF	\$ 12.50	\$ 330,000
	Asphalt pavement at additional 25 parking stalls, allow 9'W 18'L	4,050	SF	\$ 10.00	\$ 40,500
	Paved plaza (allow for pavers)	600	SF	\$ 25.00	\$ 15,000
	Athletic Surfacing				
	Soccer field				Add ALT

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PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 13,700 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	Pavement Markings and Specialties				
	Parking space marking	25	EA	\$ 35.00	\$ 875
	Wheel stops	25	EA	\$ 150.00	\$ 3,750
	ADA signs, symbols	1	LS	\$ 1,500.00	\$ 1,500
	Misc. Exterior Improvements, allowance (at outdoor wood decking, paved plaza, 1/2 mile pedestrian loop and 25 parking stalls)	35,250	SF	\$ 15.00	\$ 528,750
	Site furnishings (benches, trash bins, bike racks)				Incl. above
	Fences & gates				Incl. above
	Steps, ramps, seat walls, curbs				Incl. above
	Playground equipment and surfacing				Excluded
	Planting, Turf & Grasses				
	Trees	8	EA	\$ 1,000.00	\$ 8,000
	Allowance for shrubs, perennials, groundcovers, bio-retention area, landscape edging, mulch, planters	1	LS	\$ 100,000.00	\$ 100,000
	Landscape irrigation				Excluded
SUBTOTAL FOR - 32 00 00 EXTERIOR IMPROVEMENTS - GENERAL					\$ 1,238,375
TOTAL FOR	DIVISION 32 - EXTERIOR IMPROVEMENTS				\$ 1,238,375
33	DIVISION 33 - UTILITIES				
33 00 00	UTILITIES - GENERAL				
	Water distribution, sanitary sewerage, storm drainage, protection and relocation of existing as required	13,700	GSF	\$ 25.00	\$ 342,500
	Water fountains, bottle filling stations				Excluded
	Fuel, gas distribution				Excluded
	Stormwater detention system				Excluded
SUBTOTAL FOR - 33 00 00 UTILITIES - GENERAL					\$ 342,500
33 70 00	ELECTRICAL UTILITIES				
	Electrical Service from Pad-mount Transformer to Building Switchgear (Allowance)	1	LS	\$ 12,750.00	\$ 12,750
					\$ -
SUBTOTAL FOR - 33 70 00 ELECTRICAL UTILITIES					\$ 12,750
33 80 00	COMMUNICATION UTILITIES				
	Telecom Service (Allowance)	1	LS	\$ 4,750.00	\$ 4,750
					\$ -
SUBTOTAL FOR - 33 80 00 COMMUNICATION UTILITIES					\$ 4,750
TOTAL FOR	DIVISION 33 - UTILITIES				\$ 360,000

ESTIMATE					
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C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
01	DIVISION 01 - GENERAL REQUIREMENTS				
01 10 00	SUMMARY				
					N/A
					\$ -
SUBTOTAL FOR - 01 10 00 SUMMARY					\$ -
TOTAL FOR	DIVISION 01 - GENERAL REQUIREMENTS				\$ -
02	DIVISION 02 - EXISTING CONDITIONS				
02 00 00	EXISTING CONDITIONS - GENERAL				
	Site Demolition and Removals				
	Trees incl. stump	8	EA	\$ 800.00	\$ 6,400
	Misc. site demolition, removals, protection and carting away of debris (building footprint, outdoor wood deck, paved plaza, truck access route assumed 500'x20' wide)	40,590	SF	\$ 2.50	\$ 101,475
	Abatement of Hazardous Materials				Excluded
	Removal of contaminated soil				Excluded
SUBTOTAL FOR - 02 00 00 EXISTING CONDITIONS - GENERAL					\$ 107,875
TOTAL FOR	DIVISION 02 - EXISTING CONDITIONS				\$ 107,875
03	DIVISION 03 - CONCRETE				
03 00 00	CONCRETE - GENERAL				
	Standard Foundation				
	Foundation, grade beams, footing, piers	12,890	GSF	\$ 35.00	\$ 451,150
	Footings for canopy support columns	10	EA	\$ 750.00	\$ 7,500
	Slab on Grade				
	Slab on Grade, allow 6"	12,890	GSF	\$ 12.50	\$ 161,125
	Lightweight Concrete				
	Concrete infill at roof deck (assuming 10% overhang, including Canopy excluding Gym.)	8,689	SF	\$ 7.50	\$ 65,168
	Misc. Concrete				
	Allow for equipment pads, pits, grout and patch, column bases, dewatering for footings	12,890	GSF	\$ 2.50	\$ 32,225
SUBTOTAL FOR - 03 00 00 CONCRETE - GENERAL					\$ 717,168
TOTAL FOR	DIVISION 03 - CONCRETE				\$ 717,168
04	DIVISION 04 - MASONRY				
04 00 00	MASONRY - GENERAL				
	Unit Masonry (vener excluded, exterior wall face assumed to be metal cladding)				Excluded
	CMU partitions, allowance				w/Div. 9
SUBTOTAL FOR - 04 00 00 MASONRY - GENERAL					\$ -
TOTAL FOR	DIVISION 04 - MASONRY				\$ -

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PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
05	DIVISION 05 - METALS				
05 00 00	METALS - GENERAL				
	Structural Steel Framing				
	Structural steel framing (allow 15 lbs. per SF)	106	TON	\$ 7,000.00	\$ 744,398
	Canopy support columns	10	EA	\$ 2,500.00	\$ 25,000
	Metal Deck				
	Roof deck, allow 3"20 Ga.-composite deck (including 20'x40'-6" canopy extension, excluding Gym.)	8,689	SF	\$ 7.50	\$ 65,168
	Sloped acoustical roof deck at Gym.	6,300	SF	\$ 25.00	\$ 157,500
	Misc. Metals				
	Ladder at roof	1	LS	\$ 2,250.00	\$ 2,250
	Misc. ornamental metals, metal supports, trims, angles, lintels, etc.	12,890	GSF	\$ 1.50	\$ 19,335
SUBTOTAL FOR - 05 00 00 METALS - GENERAL					\$ 1,013,650
TOTAL FOR	DIVISION 05 - METALS				\$ 1,013,650
06	DIVISION 06 - WOODS & PLASTICS				
06 00 00	WOODS, PLASTICS & COMPOSITES - GENERAL				
	Rough Carpentry				
	Misc. wood blocking and rough carpentry	12,890	GSF	\$ 2.00	\$ 25,780
	Finish Carpentry				
	Millwork, paneling, trims and railings	12,890	GSF	\$ 5.00	\$ 64,450
SUBTOTAL FOR - 06 00 00 WOODS, PLASTICS & COMPOSITES - GENERAL					\$ 90,230
TOTAL FOR	DIVISION 06 - WOODS & PLASTICS				\$ 90,230
07	DIVISION 07 - THERMAL AND MOISTURE PROTECTION				
07 00 00	THERMAL AND MOISTURE PROTECTION - GENERAL				
	Waterproofing				
	Waterproofing (foundation walls, pits) allowance	12,890	GSF	\$ 1.00	\$ 12,890
	Vapor Retarder				
	Vapor barrier at SOG	12,890	GSF	\$ 2.00	\$ 25,780
	Fireproofing				Excluded
	Roofing System				
	Roofing system in entirety (incl. waterproofing, cover board, insulation, gutters, leaders, flashing), allow 10% overhang and	14,989	SF	\$ 35.00	\$ 524,615

ESTIMATE						
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C/M:	N/A					
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022	
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	
	Metal Panels (considered at exterior wall face)					
	Metal cladding system (incl. back-up framing, air vapor barrier, insulation), allow 80% of total façade	12,816	SF	\$ 65.00	\$ 833,040	
	Underside of roof overhang and canopy	2,099	SF	\$ 37.50	\$ 78,713	
	Parapet wall incl. wall framing, allow 3'-6" high	1,505	SF	\$ 50.00	\$ 75,250	
	Joint Sealers					
	Misc. caulking, sealants and expansion control	12,890	GSF	\$ 0.75	\$ 9,668	
SUBTOTAL FOR - 07 00 00 THERMAL AND MOISTURE PROTECTION - GENERAL					\$ 1,559,955	
TOTAL FOR	DIVISION 07 - THERMAL AND MOISTURE PROTECTION				\$ 1,559,955	
08	DIVISION 08 - OPENINGS					
08 00 00	OPENINGS - GENERAL					
	Curtain Wall & Glazed Assemblies					
	Exterior window wall system, allow 20% of total façade	3,204	SF	\$ 120.00	\$ 384,480	
	Interior glass wall system				Not Applicable	
	Doors, Frames & Hardware					
	Exterior Doors					
	Glass, aluminum entrance door at Lobby, Gym., and Group Fitness, double	3	PR	\$ 10,000.00	\$ 30,000	
	Openings at Interior Walkway, MPR and Senior Room to Outdoor Deck	4	EA	\$ 10,000.00	\$ 40,000	
	Folding glass operable wall, 18' wide at MPR	1	EA	\$ 30,000.00	\$ 30,000	
	HM door at Storage and Staging, double	1	PR	\$ 3,500.00	\$ 3,500	
	HM door at Gym., Elec. and Sprinkler Room, single	5	EA	\$ 2,000.00	\$ 10,000	
	Interior Doors					
	Single	15	EA	\$ 1,850.00	\$ 27,750	
	Double	3	PR	\$ 2,500.00	\$ 7,500	
	Roof access hatch, allow	1	EA	\$ 3,500.00	\$ 3,500	
SUBTOTAL FOR - 08 00 00 OPENINGS - GENERAL					\$ 536,730	
TOTAL FOR	DIVISION 08 - OPENINGS				\$ 536,730	
09	DIVISION 09 - FINISHES					
09 00 00	FINISHES - GENERAL					
	Partitions					
	Gyp./CMU partitions	12,890	GSF	\$ 15.00	\$ 193,350	
	Ceiling Finishes					
	Ceiling finishes allowance (excluding Gym.)	6,590	SF	\$ 15.00	\$ 98,850	
	Gym. wood ceiling, slats	6,300	SF	\$ 35.00	\$ 220,500	

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PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022	
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	
	Floor Finishes (based on finish assumptions)					
	Athletic Wood Flooring at Gym	6,300	SF	\$ 25.00	\$ 157,500	
	Luxury Vinyl Tile LVT at MPR and Lobby, Circulation, Inner Walkway	3,270	SF	\$ 10.00	\$ 32,700	
	Quarry tile T at Kitchen	100	SF	\$ 22.00	\$ 2,200	
	Ceramic tile T-01 at Restroom & Janitors Closet	530	SF	\$ 20.00	\$ 10,600	
	Sealed Concrete at Storage, MEP rooms, Janitors	540	SF	\$ 3.00	\$ 1,620	
	Resilient Athletic Flooring at Fitness	950	SF	\$ 23.50	\$ 22,325	
	Carpet at Senior Center, Teen Room, Flex Room, Admin	1,200	SF	\$ 10.00	\$ 12,000	
	Wall Finishes					
	Gym. wood wall panels (excluding 100 LF of exterior glazing	8,798	SF	\$ 30.00	\$ 263,940	
	Misc. wall finishes (tile wall at Restrooms, acoustic wall paneling)	12,890	GSF	\$ 7.50	\$ 96,675	
	Misc. Finishes					
	Gym. Striping and logo, allowance	1	LS	\$ 5,000.00	\$ 5,000	
	Misc. finishes, paint and coatings	12,890	GSF	\$ 1.50	\$ 19,335	
SUBTOTAL FOR - 09 00 00 FINISHES - GENERAL					\$ 1,136,595	
TOTAL FOR	DIVISION 09 - FINISHES				\$ 1,136,595	
10	DIVISION 10 - SPECIALTIES					
10 00 00	SPECIALTIES - GENERAL					
	Misc. Specialties					
	Toilet and bathroom specialties, wall protection, fire extinguishers, signage, visual display units	12,890	GSF	\$ 5.00	\$ 64,450	
	Demountable Partitions					
	Operable Wall at MPR, 20' wide	1	LS	\$ 30,000.00	\$ 30,000	
SUBTOTAL FOR - 10 00 00 SPECIALTIES - GENERAL					\$ 94,450	
TOTAL FOR	DIVISION 10 - SPECIALTIES				\$ 94,450	
11	DIVISION 11 - EQUIPMENT					
11 00 00	EQUIPMENT - GENERAL					
	Foodservice Equipment					
	Warming kitchen equipment, counters, refrigerated storage and shelving, allow	1	LS	\$ 30,000.00	\$ 30,000	
	Gym, Equipment					
	Folding basketball goal / backstops	1	LS	\$ 120,000.00	\$ 120,000	
	Volleyball sleeves and standards				Incl. above	
	Dividers				Incl. above	
	Wall padding				Incl. above	
	Scoreboard, shot clocks, scoring console				Incl. above	
	Bleachers				Incl. above	
	Fitness Equipment					
	Group Fitness/Cardio, Aerobic, Teens Room, Senior Room, Mats	1	LS	\$ 25,000.00	\$ 25,000	
SUBTOTAL FOR - 11 00 00 EQUIPMENT - GENERAL					\$ 175,000	
TOTAL FOR	DIVISION 11 - EQUIPMENT				\$ 175,000	

ESTIMATE						<div>+C+</div>	
PROJECT:		NORTH COLLEGE PARK					
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C/M:		N/A					
PHASE:		MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022	
DIVISION	DESCRIPTION		QUANTITY	UNIT	UNIT PRICE	TOTAL	
12	DIVISION 12 - FURNISHINGS						
12 00 00	FURNISHINGS - GENERAL						
	Misc. Furnishings						
	Lavatory countertops, curtains & drapes		12,890	SF	\$ 3.50	\$ 45,115	
	Rugs & Mats						
	Walk-off Entrance Mat, allow		100	SF	\$ 55.00	\$ 5,500	
SUBTOTAL FOR - 12 00 00 FURNISHINGS - GENERAL						\$ 50,615	
TOTAL FOR	DIVISION 12 - FURNISHINGS					\$ 50,615	
13	DIVISION 13 - SPECIAL CONSTRUCTION						
13 00 00	SPECIAL CONSTRUCTION - GENERAL						
						N/A	
						\$ -	
SUBTOTAL FOR - 13 00 00 SPECIAL CONSTRUCTION - GENERAL						\$ -	
TOTAL FOR	DIVISION 13 - SPECIAL CONSTRUCTION					\$ -	
14	DIVISION 14 - CONVEYING EQUIPMENT						
14 00 00	CONVEYING EQUIPMENT - GENERAL						
						N/A	
						\$ -	
SUBTOTAL FOR - 14 00 00 CONVEYING EQUIPMENT - GENERAL						\$ -	
TOTAL FOR	DIVISION 14 - CONVEYING EQUIPMENT					\$ -	
21	DIVISION 21 - FIRE SUPPRESSION						
21 00 00	FIRE SUPPRESSION - GENERAL						
	Vibration Isolation		12,890	GSF	\$ 0.15	\$ 1,934	
	Hydraulic calculations		12,890	GSF	\$ 0.15	\$ 1,934	
	Hydrant test		12,890	GSF	\$ 0.10	\$ 1,289	
	Fire department test		12,890	GSF	\$ 0.10	\$ 1,289	
	Seismic restraints		12,890	GSF	\$ 0.25	\$ 3,223	
	Submittals and Shop drawings		12,890	GSF	\$ 0.20	\$ 2,578	
	Testing and Inspection		12,890	GSF	\$ 0.50	\$ 6,445	
	Coordination		12,890	GSF	\$ 0.35	\$ 4,512	
						\$ -	
SUBTOTAL FOR - 21 00 00 FIRE SUPPRESSION - GENERAL						\$ 23,202	
21 10 00	WATER-BASED FIRE SUPPRESSION SYSTEMS						
	Wet sprinkler pipe and heads		12,890	GSF	\$ 5.50	\$ 70,895	
	Floor control valve assemblies		12,890	GSF	\$ 0.60	\$ 7,734	
						\$ -	
SUBTOTAL FOR - 21 10 00 WATER-BASED FIRE SUPPRESSION SYSTEMS						\$ 78,629	

ESTIMATE						<div>[+C+]</div>	
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LOCATION: Riverdale, MD							
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C/M: N/A							
PHASE: MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022			
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL		
21 20 00	FIRE EXTINGUISHING SYSTEMS						
	Fire Extinguisher cabinets w/ Fire Extinguisher	12,890	GSF	\$ 0.20	\$ 2,578		
					\$ -		
SUBTOTAL FOR - 21 20 00 FIRE EXTINGUISHING SYSTEMS					\$ 2,578		
21 30 00	FIRE PUMPS						
	ALLOWANCE New Fire Pump and Jockey Pump	12,890	GSF	\$ 2.75	\$ 35,448		
					\$ -		
SUBTOTAL FOR - 21 30 00 FIRE PUMPS					\$ 35,448		
21 40 00	FIRE SUPPRESSION WATER STORAGE						
	ALLOWANCE New Fire Suppression water tank	12,890	GSF	\$ 2.00	\$ 25,780		
					\$ -		
SUBTOTAL FOR - 21 40 00 FIRE SUPPRESSION WATER STORAGE					\$ 25,780		
TOTAL FOR DIVISION 21 - FIRE SUPPRESSION					\$ 165,637		
22	DIVISION 22 - PLUMBING						
22 00 00	PLUMBING - GENERAL						
	Material Handling	12,890	GSF	\$ 0.65	\$ 8,379		
	Seismic restraints	12,890	GSF	\$ 0.50	\$ 6,445		
	Submittals and Shop drawings	12,890	GSF	\$ 0.20	\$ 2,578		
	Testing and inspection	12,890	GSF	\$ 0.50	\$ 6,445		
	Coordination	12,890	GSF	\$ 0.35	\$ 4,512		
					\$ -		
SUBTOTAL FOR - 22 00 00 PLUMBING - GENERAL					\$ 28,358		
22 10 00	PLUMBING PIPING AND PUMPS						
	Domestic water pipe, valves, accessories and insulation	12,890	GSF	\$ 7.25	\$ 93,453		
	Sanitary drain pipe and vent pipe, including floor drains and	12,890	GSF	\$ 5.25	\$ 67,673		
					\$ -		
SUBTOTAL FOR - 22 10 00 PLUMBING PIPING AND PUMPS					\$ 161,125		
22 30 00	PLUMBING EQUIPMENT						
	Domestic Hot water heater and circ pumps	12,890	GSF	\$ 1.50	\$ 19,335		
					\$ -		
SUBTOTAL FOR - 22 30 00 PLUMBING EQUIPMENT					\$ 19,335		
22 40 00	PLUMBING FIXTURES						
	Rest room plumbing fixtures	12,890	GSF	\$ 4.75	\$ 61,228		
	Other area plumbing fixtures	12,890	GSF	\$ 1.75	\$ 22,558		
	Drinking fountains and bottle fillers	12,890	GSF	\$ 0.70	\$ 9,023		
	Misc. Fixtures	12,890	GSF	\$ 0.50	\$ 6,445		
					\$ -		
SUBTOTAL FOR - 22 40 00 PLUMBING FIXTURES					\$ 99,253		
TOTAL FOR DIVISION 22 - PLUMBING					\$ 308,071		

ESTIMATE						<div>+C+</div>	
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C/M:		N/A					
PHASE:		MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022	
DIVISION		DESCRIPTION		QUANTITY	UNIT	UNIT PRICE	TOTAL
23		DIVISION 23 - HVAC					
23 00 00		HVAC - GENERAL					
		Pipe sleeves, core drills, Firestopping etc.	12,890	GSF	\$ 0.65	\$ 8,379	
		Vibration isolation	12,890	GSF	\$ 0.75	\$ 9,668	
		Air & water balancing	12,890	GSF	\$ 1.20	\$ 15,468	
		Rigging	12,890	GSF	\$ 2.50	\$ 32,225	
		Submittals and Shop drawings	12,890	GSF	\$ 0.75	\$ 9,668	
		Testing and inspection	12,890	GSF	\$ 1.20	\$ 15,468	
		Coordination	12,890	GSF	\$ 0.85	\$ 10,957	
		Commissioning labor support	12,890	GSF	\$ 0.60	\$ 7,734	
						\$ -	
SUBTOTAL FOR - 23 00 00 HVAC - GENERAL						\$ 109,565	
23 20 00		HVAC PIPING AND PUMPS					
		HVAC piping & Insulation (HHW, Refrig, Cond Drain)	12,890	GSF	\$ 11.50	\$ 148,235	
		HHW circ pumps	12,890	GSF	\$ 0.85	\$ 10,957	
						\$ -	
SUBTOTAL FOR - 23 20 00 HVAC PIPING AND PUMPS						\$ 159,192	
23 30 00		HVAC AIR DISTRIBUTION					
		Ductwork & insulation	12,890	GSF	\$ 12.50	\$ 161,125	
		Ductwork accessories	12,890	GSF	\$ 2.50	\$ 32,225	
		Air outlets	12,890	GSF	\$ 3.50	\$ 45,115	
		VAV Boxes	12,890	GSF	\$ 2.25	\$ 29,003	
						\$ -	
SUBTOTAL FOR - 23 30 00 HVAC AIR DISTRIBUTION						\$ 267,468	
23 50 00		CENTRAL HEATING EQUIPMENT					
		Baseboard radiators and misc. heaters	12,890	GSF	\$ 4.65	\$ 59,939	
						\$ -	
SUBTOTAL FOR - 23 50 00 CENTRAL HEATING EQUIPMENT						\$ 59,939	
23 70 00		CENTRAL HVAC EQUIPMENT					
		Air Handling Units w/ Energy Wheel DX cooling w/ HW heating & duct	12,890	GSF	\$ 17.50	\$ 225,575	
		Other HVAC Equipment (DOAS etc.)	12,890	GSF	\$ 5.50	\$ 70,895	
		Misc. HW system equipment (incl. Chemical feeder, Air separator &	12,890	GSF	\$ 1.50	\$ 19,335	
						\$ -	
SUBTOTAL FOR - 23 70 00 CENTRAL HVAC EQUIPMENT						\$ 315,805	
23 80 00		DECENTRALIZED HVAC EQUIPMENT					
		Split system AC's in IT and Electric Room	12,890	GSF	\$ 1.25	\$ 16,113	
		Exhaust Fans	12,890	GSF	\$ 3.00	\$ 38,670	
						\$ -	
SUBTOTAL FOR - 23 80 00 DECENTRALIZED HVAC EQUIPMENT						\$ 54,783	
TOTAL FOR		DIVISION 23 - HVAC				\$ 966,750	

ESTIMATE						<div>+C+</div>	
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OWNER: Maryland-National Capital Park and Planning Commission							
LOCATION: Riverdale, MD							
A / E: WXY ARCHITECTS							
C/M: N/A							
PHASE: MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022			
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL		
25	DIVISION 25 - INTEGRATED AUTOMATION						
25 00 00	INTEGRATED AUTOMATION - GENERAL						
	Controls	12,890	GSF	\$ 13.50	\$ 174,015		
					\$ -		
SUBTOTAL FOR - 25 00 00 INTEGRATED AUTOMATION - GENERAL					\$ 174,015		
TOTAL FOR	DIVISION 25 - INTEGRATED AUTOMATION				\$ 174,015		
26	DIVISION 26 - ELECTRICAL						
26 00 00	ELECTRICAL - GENERAL						
	Mech, Misc. & Plumb Equipment Hookup	12,890	GSF	\$ 2.60	\$ 33,514		
	Gym Equipment Hookup (Allowance)	12,890	GSF	\$ 1.10	\$ 14,179		
	Temporary Lighting, Power & Service	12,890	GSF	\$ 3.00	\$ 38,670		
	Wiring Devices	12,890	GSF	\$ 2.10	\$ 27,069		
	Electrical General Conditions - Includes the following: Coordination of Electrical, Electrical Seismic Restraints, Electrical Testing and Commissioning, Firestopping & Floor Sleeve, Identification for Electrical Equipment Systems, Rigging & Shop Drawings & Submittal	12,890	GSF	\$ 1.90	\$ 24,491		
					\$ -		
SUBTOTAL FOR - 26 00 00 ELECTRICAL - GENERAL					\$ 137,923		
26 20 00	LOW-VOLTAGE ELECTRICAL DISTRIBUTION						
	Disconnects, Panelboards & Switchgear	12,890	GSF	\$ 5.00	\$ 64,450		
	Branch, Feeder Conduit & Wiring	12,890	GSF	\$ 12.00	\$ 154,680		
					\$ -		
SUBTOTAL FOR - 26 20 00 LOW-VOLTAGE ELECTRICAL DISTRIBUTION					\$ 219,130		
26 30 00	FACILITY ELECTRICAL POWER GENERATING AND STORAGE						
	Solar Panel System on Roof (Allowance)	5,832	GSF	\$ 23.00	\$ 134,136		
					\$ -		
SUBTOTAL FOR - 26 30 00 FACILITY ELECTRICAL POWER GENERATING AND STORAGE EQUIPMENT					\$ 134,136		
26 40 00	ELECTRICAL AND CATHODIC PROTECTION						
	Bonding & Grounding	12,890	GSF	\$ 0.65	\$ 8,379		
	Lightning Protection System	1	LS	\$ 16,775.00	\$ 16,775		
					\$ -		
SUBTOTAL FOR - 26 40 00 ELECTRICAL AND CATHODIC PROTECTION					\$ 25,154		
26 50 00	LIGHTING						
	Interior Lighting Fixtures	12,890	GSF	\$ 12.00	\$ 154,680		
	Exterior Lighting Fixtures	12,890	GSF	\$ 4.00	\$ 51,560		
	Interior Lighting Controls	12,890	GSF	\$ 3.00	\$ 38,670		
	Exterior Lighting Controls	12,890	GSF	\$ 0.30	\$ 3,867		
					\$ -		
SUBTOTAL FOR - 26 50 00 LIGHTING					\$ 248,777		
TOTAL FOR	DIVISION 26 - ELECTRICAL				\$ 765,120		

ESTIMATE					
PROJECT:	NORTH COLLEGE PARK				
OWNER:	Maryland-National Capital Park and Planning Commission				
LOCATION:	Riverdale, MD				
A / E:	WXY ARCHITECTS				
C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
27	DIVISION 27 - COMMUNICATIONS				
27 10 00	STRUCTURED CABLING				
	Audio Frequency Induction Loop System (AFILS) for Gym (Allowance)	6,300	GSF	\$ 9.50	\$ 59,850
					\$ -
SUBTOTAL FOR - 27 10 00 STRUCTURED CABLING					\$ 59,850
27 20 00	DATA COMMUNICATIONS				
	Data & Voice Device Backbox & Conduit Pathway (Allowance)	12,890	GSF	\$ 1.25	\$ 16,113
					\$ -
SUBTOTAL FOR - 27 20 00 DATA COMMUNICATIONS					\$ 16,113
27 30 00	VOICE COMMUNICATIONS				
	Data & Voice Installation & Wiring FBO (Allowance)	12,890	GSF	\$ 2.00	\$ 25,780
					\$ -
SUBTOTAL FOR - 27 30 00 VOICE COMMUNICATIONS					\$ 25,780
27 40 00	AUDIO-VIDEO COMMUNICATIONS				
	Audio Video & Rough In (Conduit Pathway Only) - (No Equipment)	12,890	GSF	\$ 1.25	\$ 16,113
	Audio Video (Allowance for Equipment, Installation & Wiring)	12,890	GSF	\$ 3.50	\$ 45,115
					\$ -
SUBTOTAL FOR - 27 40 00 AUDIO-VIDEO COMMUNICATIONS					\$ 61,228
27 50 00	DISTRIBUTED COMMUNICATIONS AND MONITORING SYSTEMS				
	Intercom, Master, Sound System & Rough In (Conduit Pathway Only) - (No Equipment)	12,890	GSF	\$ 1.25	\$ 16,113
	Intercom, Master, Sound System (Allowance for Equipment & Wiring)	12,890	GSF	\$ 1.65	\$ 21,269
					\$ -
SUBTOTAL FOR - 27 50 00 DISTRIBUTED COMMUNICATIONS AND MONITORING SYSTEMS					\$ 37,381
TOTAL FOR	DIVISION 27 - COMMUNICATIONS				\$ 200,351
28	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY				
28 00 00	ELECTRONIC SAFETY AND SECURITY - GENERAL				
	Access Control Device Backbox & Conduit Pathway (Allowance)	12,890	GSF	\$ 1.25	\$ 16,113
					\$ -
SUBTOTAL FOR - 28 00 00 ELECTRONIC SAFETY AND SECURITY - GENERAL					\$ 16,113
28 10 00	ELECTRONIC ACCESS CONTROL AND INTRUSION DETECTION				
	Access Control Installation & Wiring FBO (Allowance)	12,890	GSF	\$ 1.80	\$ 23,202
					\$ -
SUBTOTAL FOR - 28 10 00 ELECTRONIC ACCESS CONTROL AND INTRUSION DETECTION					\$ 23,202

ESTIMATE					
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OWNER:	Maryland-National Capital Park and Planning Commission				
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C/M:	N/A				
PHASE:	MASTER PLAN ESTIMATE		GROSS SF: 12,890 SF		September 14, 2022
DIVISION	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
28 20 00	ELECTRONIC SURVEILLANCE				
	CCTV Installation & Wiring FBO (Allowance)	12,890	GSF	\$ 2.75	\$ 35,448
					\$ -
SUBTOTAL FOR - 28 20 00 ELECTRONIC SURVEILLANCE					\$ 35,448
28 40 00	ELECTRONIC MONITORING AND CONTROL				
	Fire Alarm System (Allowance)	12,890	GSF	\$ 4.30	\$ 55,427
					\$ -
SUBTOTAL FOR - 28 40 00 ELECTRONIC MONITORING AND CONTROL					\$ 55,427
TOTAL FOR	DIVISION 28 - ELECTRONIC SAFETY AND SECURITY				\$ 130,189
31	DIVISION 31 - EARTHWORK				
31 00 00	EARTHWORK - GENERAL				
	Earthwork				
	Crushed stone below SOG, 6"	239	CY	\$ 100.00	\$ 23,870
	Excavation, building footprint/spread and wall footings incl. disposal cut/m/grade site a required (corner or knode island Ave & Muskogee St.)	12,890	GSF	\$ 10.00	\$ 128,900
		1	LS	\$ 25,000.00	\$ 25,000
	Fine grade & proof roll building footprint, deck, paved plaza, truck access road	5,621	SY	\$ 2.50	\$ 14,053
	Erosion and Sediment Control				
	Stabilized control entrance, construction fence/gates, silt fence, tree protection, maintenance and removal	12,890	GSF	\$ 5.00	\$ 64,450
SUBTOTAL FOR - 31 00 00 EARTHWORK - GENERAL					\$ 256,273
TOTAL FOR	DIVISION 31 - EARTHWORK				\$ 256,273
32	DIVISION 32 - EXTERIOR IMPROVEMENTS				
32 00 00	EXTERIOR IMPROVEMENTS - GENERAL				
	Pavements, Curbs and Surfacing				
	Outdoor space wood decking with joist framing, anchor and supports - allowance (assumed 6" high from grade)	10,540	SF	\$ 50.00	\$ 527,000
	Re-route truck access (allow 500' x 20' wide)	10,000	SF	\$ 10.00	\$ 100,000
	Asphalt pavement at additional 25 parking stalls, allow 9'W 18'L				Not Applicable
	Paved plaza (allow for pavers)	7,160	SF	\$ 25.00	\$ 179,000
	Athletic Surfacing				
	Soccer field				Not Applicable
	Pavement Markings and Specialties				Not Applicable

ESTIMATE						<div>+C+</div>	
PROJECT:		NORTH COLLEGE PARK					
OWNER:		Maryland-National Capital Park and Planning Commission					
LOCATION:		Riverdale, MD					
A / E:		WXY ARCHITECTS					
C/M:		N/A					
PHASE:		MASTER PLAN ESTIMATE			GROSS SF: 12,890 SF		September 14, 2022
DIVISION	DESCRIPTION		QUANTITY	UNIT	UNIT PRICE	TOTAL	
	Misc. Exterior Improvements, allowance (at outdoor wood decking, paved plaza and truck access route)		27,700	SF	\$ 15.00	\$ 415,500	
	Site furnishings (benches, trash bins, bike racks)						Incl. above
	Fences & gates						Incl. above
	Steps, ramps, seat walls						Incl. above
	Playground equipment and surfacing						Excluded
	Planting, Turf & Grasses						
	Trees (allow for additional 8 trees at Outdoor Spaces)		16	EA	\$ 1,000.00	\$ 16,000	
	Allowance for shrubs, perennials, groundcovers, bio-retention area, landscape edging, mulch, planters		1	LS	\$ 100,000.00	\$ 100,000	
	Landscape irrigation						Excluded
SUBTOTAL FOR - 32 00 00 EXTERIOR IMPROVEMENTS - GENERAL						\$ 1,337,500	
TOTAL FOR	DIVISION 32 - EXTERIOR IMPROVEMENTS					\$ 1,337,500	
33	DIVISION 33 - UTILITIES						
33 00 00	UTILITIES - GENERAL						
	Water distribution, sanitary sewerage, storm drainage, protection and relocation of existing as required		12,890	GSF	\$ 25.00	\$ 322,250	
	Water fountains, bottle filling stations						Excluded
	Fuel, gas distribution						Excluded
	Stormwater detention system						Excluded
SUBTOTAL FOR - 33 00 00 UTILITIES - GENERAL						\$ 322,250	
33 70 00	ELECTRICAL UTILITIES						
	Electrical Service from Pad-mount Transformer to Building Switchgear (Allowance)		1	LS	\$ 12,750.00	\$ 12,750	
						\$ -	
SUBTOTAL FOR - 33 70 00 ELECTRICAL UTILITIES						\$ 12,750	
33 80 00	COMMUNICATION UTILITIES						
	Telecom Service (Allowance)		1	LS	\$ 4,750.00	\$ 4,750	
						\$ -	
SUBTOTAL FOR - 33 80 00 COMMUNICATION UTILITIES						\$ 4,750	
TOTAL FOR	DIVISION 33 - UTILITIES					\$ 339,750	

ALTERNATE SUMMARY

PROJECT:

OWNER:

LOCATION:

A / E:

C/M:

PHASE:

NORTH COLLEGE PARK

Maryland-National Capital Park and Planning Commission

Riverdale, MD


WXY ARCHITECTS

N/A

MASTER PLAN ESTIMATE

September 14, 2022

ALT #	DESCRIPTION	AMOUNT	COMMENTS
01	ALTERNATE 1 - SOCCER FIELD FOR OPTION 1 ONLY	\$ 805,358	
02	ALTERNATE 2 - SOCCER FIELD LIGHTING & CONTROLS FOR OPTION 1 ONLY	\$ 505,877	
03	ALTERNATE 3 - TRAIL LIGHTING & CONTROLS FOR OPTION 1 ONLY	\$ 78,966	

ALTERNATES						
PROJECT:	NORTH COLLEGE PARK					
OWNER:	Maryland-National Capital Park and Planning Commission					
LOCATION:	Riverdale, MD					
A / E:	WXY ARCHITECTS					
C/M:	N/A					
PHASE:	MASTER PLAN ESTIMATE					September 14, 2022
ALT #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL	
01	ALTERNATE 1 - SOCCER FIELD FOR OPTION 1 ONLY					
	Soccer Field Assumptions					
	Natural Turf					
	Dimensions 360'x225'	81,000	SF			
	Allow additional 10' turf along perimeter	12,100	SF			
	Earthwork					
	Site clearing and grading	10,344	SY	\$ 2.50	\$	25,861
	Silt fence	1,250	LF	\$ 5.00	\$	6,250
	Turf and Grasses					
	Natural turf soccer field (dimensions assumed 380'x245')	93,100	SF	\$ 2.50	\$	232,750
	Markings					
	Soccer field lines, logos	1	LS	\$ 5,000.00	\$	5,000
	Fences and Gates					Excluded
	Field Equipment					
	Goal posts, steel incl. foundation	1	PR	\$ 6,500.00	\$	6,500
	Scoreboards, time clocks					Excluded
	Bleachers, allow	1	LS	\$ 50,000.00	\$	50,000
	Utility, Subdrainage, Field Irrigation					Excluded
	Field lighting					Excluded
					\$	-
				Subtotal	\$	326,361
	MARK-UPS (Bonds, Escalation, Design Contingency, CM/GMP Contingency, Owner Contingency)				\$	478,997
TOTAL FOR	ALTERNATE 1 - SOCCER FIELD FOR OPTION 1 ONLY			\$		805,358
02	ALTERNATE 2 - SOCCER FIELD LIGHTING & CONTROLS FOR OPTION 1 ONLY					
	Soccer Field Lighting & Controls (Adder Option Allowance)	1	LS	\$ 205,000.00	\$	205,000
					\$	-
				Subtotal	\$	205,000
	MARK-UPS (Bonds, Escalation, Design Contingency, CM/GMP Contingency, Owner Contingency)				\$	300,877
TOTAL FOR	ALTERNATE 2 - SOCCER FIELD LIGHTING & CONTROLS FOR OPTION 1 ONLY			\$		505,877
03	ALTERNATE 3 - TRAIL LIGHTING & CONTROLS FOR OPTION 1 ONLY					
	Pathway Trail Lighting & Controls (Adder Option Allowance)	1	LS	\$ 32,000.00	\$	32,000
					\$	-
				Subtotal	\$	32,000
	MARK-UPS (Bonds, Escalation, Design Contingency, CM/GMP Contingency, Owner Contingency)				\$	46,966
TOTAL FOR	ALTERNATE 3 - TRAIL LIGHTING & CONTROLS FOR OPTION 1 ONLY			\$		78,966

