



MEMO

TO: Mayor and City Council
FROM: Dennis Enslinger, Assistant City Manager
Michele Porter, Director of Parks, Recreation & Culture
DATE: June 16, 2014
SUBJECT: Former Consumer Product Safety Commission
(CPSC)/NIKE Site

Background:

The Department of Parks, Recreation & Culture began working with the United States Department of the Interior National Park Service in 2010 to look at the possibility of acquiring the 9.54 acre former Consumer Product Safety Commission (CPSC)/NIKE campus. Formal declaration of interest in acquiring the property was issued to the Department of the Interior in the summer of 2012, following notice that the site had been determined available for transfer. The City's application for acquisition was approved later that year with the condition that the area be used as a public park and for recreational purposes.

Prior to acquisition, an Environmental Site Assessment was commissioned by the City in October of 2013 to identify potential contamination. The study recommends four areas for further investigation. If any ground contaminants are discovered in the future, the Quitclaim Deed prepared by the Department of the Interior designates the Federal Government as the responsible party, placing upon it the burden of quick remediation. The City is responsible for all necessary lead paint and asbestos abatement.

A Quick Claim Deed was executed and filed on January 24, 2014. The Quick Claim Deed spells out the restrictions and requirements regarding the City's acquisition. A copy of the Quick Claim Deed has been attached for additional information.

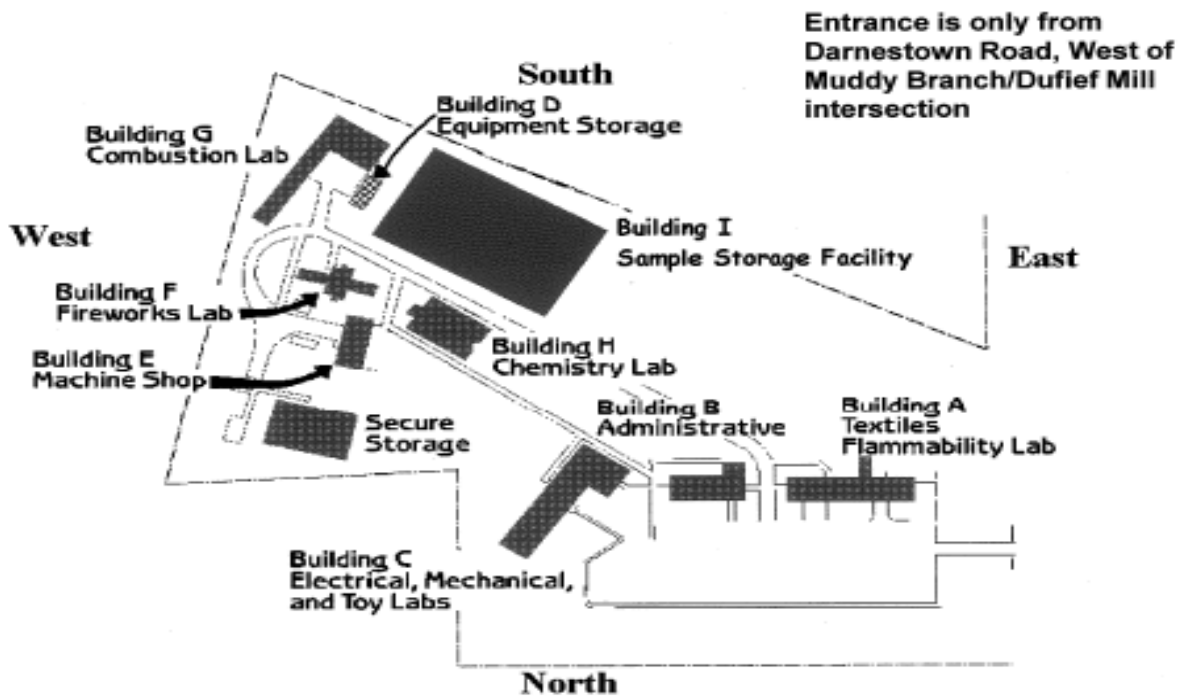
History and Condition of the Site:

The 9.54 acre campus was a former fire control radar site for U.S. Army NIKE missile system (1955-1975). The site includes nine facilities/buildings. From 1975-2012 the area was used by the Consumer Product Safety Commission for testing consumer products.

Prior to the City's acquisition the following structures were removed from the site:

- Helicopter pad
- Old diesel generators
- Old oil tanks (soil was then cleaned and tested)
- The tunnel that was used to connect this area with the NIKE site was filled
- The copper wire located in the Stormwater Management area was removed
- Interior furniture/equipment was removed, either taken to the new CPSC location or conveyed to GSA

CPSC Laboratory - Current Facilities Layout



| Building Location | Square Footage | Approximate Construction Date | Former Use/Special Features Comments |
|-------------------|----------------|-------------------------------|---|
| A | 4,066 | 1967 | Textiles Flammability Lab |
| B | 2,320 | 1967 | Administrative |
| C | 6,503 | 1967 | Electrical, Mechanical and Toy Labs. This building has men's/women's showers. |
| D | 120 | unknown | Wood frame building; open to elements |
| E | 1,438 | 1967 | REC Equipment - Machine Shop - had compressed air |
| F | 503 | 1967 | VEH test - Fireworks Lab |
| G | 1,413 | 1970 | POW Equipment - 120 feet long, Combustion Lab – Natural gas entrance to property |
| H | 3,300 | 1993 | Chemistry Lab – Had a single pass air with six air changes an hour. Also had hazardous storage |
| I | 18,000 | 2003 | 2,000 square feet is office area. Storage facility. Three roller doors, roof to floor – 15' to 18' slope, 30' floor span of poles, no regular AC (kept at temperatures from 65 to 85 degrees) |
| Old Pump Bld. | | 1967 | |

Notes: A gate keeper/security building is at entrance of the property, but not shown on the above map

The following is a brief summary of the existing conditions of the site and associated buildings. To help place the site into greater context an aerial photo has been provided on page 6.

Property Access and Site Conditions

- The only entrance is located off of Darnestown Road, west of Muddy Branch/Dufief Mill intersection; traffic is limited to right-in and right-out movements
- The existing entrance is not constructed to current city standards
- Existing parking accommodations contain approximately 40 spaces
- Given the topography of the site there are some minor drainage/water runoff issues
- The site is in close proximity to surrounding residential properties
- Two transformers are on site adjacent to Buildings A and F (owned by Potomac Electric Power Company; PEPCO)

Buildings

- Most are ill-suited for adaptation to recreational use
- All except the Building I: Warehouse contain mold on the interior; some contain mold on the interior and exterior

| <u>Building</u> | <u>Building Element/Issue</u> | <u>Condition</u> |
|---|--------------------------------------|--|
| Building A: Textiles/ Burn Lab | Roof | fair condition |
| | Ceiling | poor condition |
| | Electrical ;high capacity | excessive damage; poor condition |
| | HVAC | good condition |
| | Plumbing | excessive damage; poor condition |
| | Flooring | poor condition |
| | Walls | several penetrations; poor condition; mold |
| | Chimney | unsafe condition |
| Note: Building A contains Verizon equipment (belonging to Verizon); Verizon is in process of decommissioning their CPSC site. | | |
| Building B: Administrative | Roof | several leaks; poor condition |
| | Ceiling | poor condition |
| | Electrical | poor condition |
| | HVAC | poor condition |
| | Plumbing | poor condition |
| | Flooring | poor condition |
| | Walls | poor condition; mold |
| Building C Mechanical Labs | Roof | good condition |
| | Ceiling | poor condition |
| | Electrical | poor condition |
| | HVAC | poor condition |
| | Plumbing | poor condition |
| | Flooring | poor condition |
| | Walls | poor condition; extensive mold |
| | Chimney | unsafe condition |

| Building | Building Element/Issue | Condition |
|---|-------------------------------|--------------------------------|
| Building D: Storage | Roof | poor condition |
| | Walls | poor condition |
| Building E: Machine Shop/Storage | Roof | good condition |
| | Ceiling | poor condition |
| | Electrical | poor condition; major issues |
| | HVAC | poor condition |
| | Plumbing | poor condition; major issues |
| | Flooring | fair condition |
| | Walls | poor condition; mold |
| Exterior Grading | needs improvement | |
| Building F: Fireworks Lab | Roof | poor condition |
| | Electrical | poor condition; major issues |
| | HVAC | Poor condition; major issues |
| | Plumbing | poor condition |
| | Flooring | fair condition |
| | Walls | poor condition; mold |
| Building G: Combustion Lab | Roof | good condition |
| | Electrical | poor condition |
| | HVAC | poor condition |
| | Plumbing | poor condition |
| | Flooring | fair condition |
| | Walls | poor condition |
| Exterior Grading | needs improvement | |
| Building H: Chemistry Lab | Roof | poor condition |
| | Electrical | poor condition |
| | HVAC | poor condition |
| | Plumbing | poor condition |
| | Walls | poor condition; extensive mold |
| Building I: Office/Storage | Roof | good condition |
| | Electrical | good condition |
| | HVAC | good condition |
| | Plumbing | good condition |
| | Floor | good condition |
| | Walls | good condition |
| Notes: Only office area has air conditioning. Minor mold issues in bathrooms. | | |

Budget Information and Timeline:

The Consumer Product Safety Commission Park Capital Budget, CIP 14-2, supports the development of a park and recreation facility. As of June 30, 2014, the CIP fund for this project contained 1.4 million dollars with an additional allocation of \$200,000 in FY15. So as of July 1, 2014 there will be 1.6 million dollars in available funds. Future year CIP shows an allocation of 2.5 million dollars for each fiscal year in FY16 and FY17. This would bring the total funds available for the project to \$6.6 million.

The Mayor and City Council have identified the Consumer Product Safety Commission Park project as one of the priority Capital Improvement Projects. Construction of the site improvements are schedule to occur in FY17 and FY18 with delivery of the completed site by the end of FY18 (June 30, 2018).

Staff Recommendation and Next Steps:

After assessing the current conditions of the structures on the site, staff is recommending the demolition of all the structures with the exception of Building I: Warehouse. Staff based this recommendation on the current conditions, the anticipated costs of rehabilitation/reuse and the potential for conversion of the structures to recreation uses. Staff is requesting guidance on whether to proceed with the demolition process which would include:

- Consulting with the Maryland State Historic Preservation Office regarding the proposed demolition per the Quick Claim Deed requirements
- Further investigation of the four potential Areas of Environmental Concern as identified in the *Phase I Environmental Site Assessment for 10901 Darnstown Road*
- Developing the appropriate procurement documents to solicit contractors for the demolition of the Buildings A, B, C, D, E,F, G, H and Guard House
- Compliance with any requirements outline in the Quick Claim Deed related to the demolition of said structures

In parallel, staff will be developing a draft resolution establishing an Ad Hoc Committee to assist in the future planning of park site which will be presented to the Mayor and City Council for approval. Given the time frame for design and construction, Staff is looking at the possibility of using a design/build process. In the past, the Ad Hoc Committee typically was provided with a charge to develop park plans which would later be refined by cost and construction limitations. The design/build process would require the development of park plans which could be used for final construction of the project. When the proposed resolution establishing the Ad Hoc Committee is brought before the Mayor and City Council for approval staff will outline the modified approach to design which will allow for the expedited construction of the final park improvements.

Aerial Image of the Site

