



**DEPARTMENT OF PUBLIC WORKS  
CAPITAL SERVICES DIVISION**

**CAPITAL PROJECTS QUARTERLY UPDATE**

**JANUARY 23, 2018**

**PRESENTERS:**

**TERRI KAHOUK, ASSISTANT DIRECTOR**

**CHARLES STRAWBERRY, PROGRAM MANAGER**

**ART SWANN, PROGRAM MANAGER**

## Bel Alton High School Window Replacement

### Project Purpose/Background

Replace/repair existing windows which no longer provide proper thermal/moisture protection as well as being in poor physical condition.

### Project Status

Bids received on October 21, 2017. All bids were above budget due to scope of work not being grant eligible. A new ITB for window restoration was advertised on December 5, 2017. Two (2) new bids were received on January 3, 2018 for \$127K and \$200K. A recommendation was made on January 12, 2018 and award is currently pending.

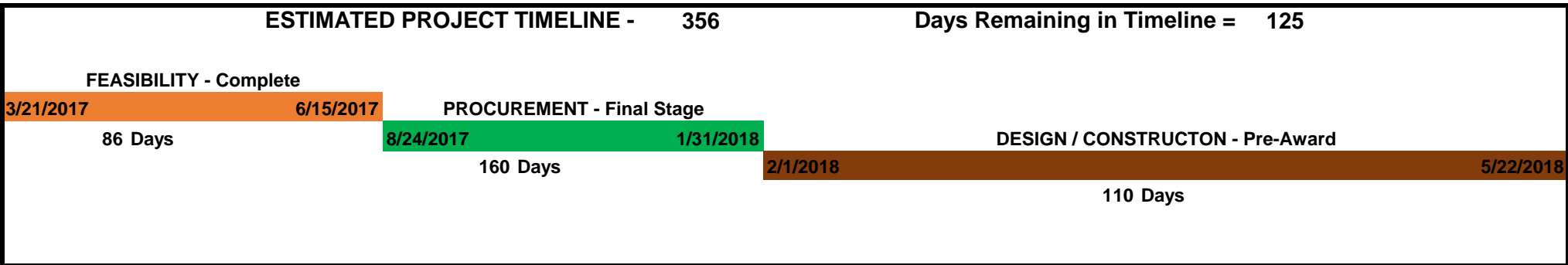
### Three-Month Look Ahead

Award contract for window restoration and issue the Notice-to-Proceed, complete 50% of window restoration by April 10, 2018 to facilitate tenant move in. Complete remainder of window restoration by May 20, 2018.

### Issues/Concerns

Building and Trades Division will contract out the painting of the frames and the sashes which require routine maintenance only. The restoration work is grant eligible.

### Project Summary



## Government Building Atrium/Security Renovations

### Project Purpose/Background

Provide architectural, structural, mechanical, electrical, plumbing, and security upgrades for the atrium of the Charles County Government building to include the replacement of two (2) aging existing HVAC rooftop units, the installation of (1) additional HVAC rooftop unit, and new second floor office space.

### Project Status

Notice-to-Proceed for construction was granted as of November 1, 2017. Steel fabrication/installation is currently underway.

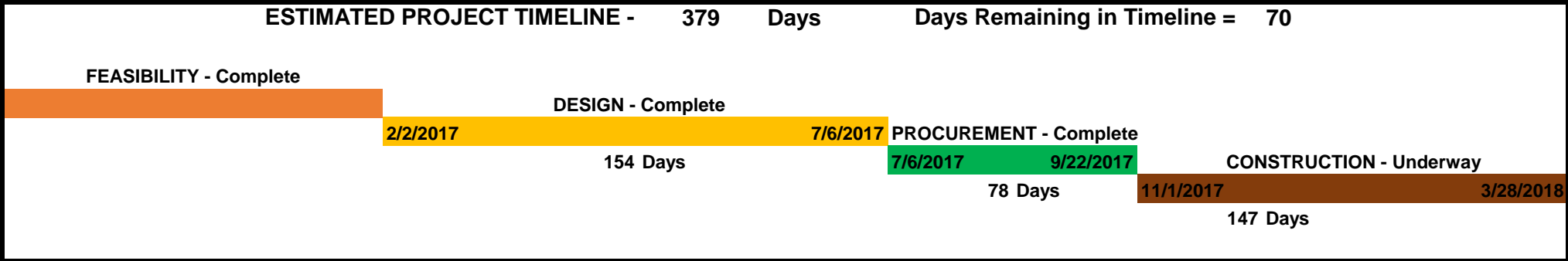
### Three-Month Look Ahead

Install structural steel, security enclosure, second floor slab, cabinetry, finishes, cleanup.

### Issues/Concerns

None.

### Project Summary



## Health Department Roof Replacement

### Project Purpose/Background

The existing roof surface layer at the Health Department (HD) has outlived its serviceable life and is in need of replacement. In 2015, an evaluation of the roof and coating system was performed and out of three (3) recommended repair options, the County originally selected a roof recovery option which involved construction of a new thermoplastic polyolefin (TPO) single-ply membrane roof over the existing metal roof. Due to logistical concerns with relocating HD staff, the design was revised to a 10-year roof coating overlay with no structural upgrades required.

### Project Status

The Invitation-to-Bid (ITB) posted on August 2, 2017; bids were received on September 9, 2017. Contractor completed roof power washing on October 31, 2017 followed by the base coat application. Due to the threat of cold weather, the Contractor has temporarily demobilized until the spring at which time the two (2) top coats will be applied.

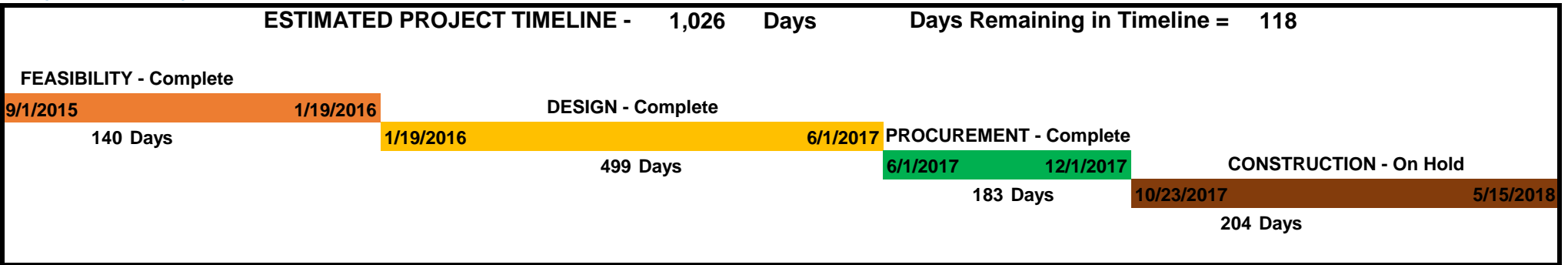
### Three-Month Look Ahead

Re-mobilize and install top coats, replace HVAC units, closeout project.

### Issues/Concerns

Public Facilities Division requested replacement of seven (7) existing HVAC units via piggyback on US Communities contract.

### Project Summary



## Waldorf Recreation Center

### Project Purpose/Background

The current Waldorf Senior Center is housed in a shared space with the Waldorf Jaycees. Over the past several years, participation has steadily increased and has outgrown the available shared space. The project has evolved into the development of a community recreation center that will meet the demand for all user groups. The original World Gym building, located on Post Office Road, was purchased to become the Waldorf Recreation Center. This two story facility has approximately 27,000 SF and a relatively open floor plan. Additionally, several of the rooms are already designed for fitness/exercise classes. Some of the items that will be included with the renovation are:

- A New Commercial Grade Warming Kitchen
- Large Multi-Purpose Area/Dining Area
- Three (3) Meeting Rooms
- Art Room
- Office Space

The renovation plan will retain two (2) of the original racquetball courts and the basketball court. However, the basketball court will receive some new upgrade features.

### Project Status

Preliminary design layout completed in December 2017. Notice-to-Proceed for full design services given on January 15, 2018. Renovation work to be completed by contractors with assistance from Facilities as needed. Currently reviewing mechanical/electrical/plumbing design services portion and soliciting costs from Task Order Consultants. Capital Services coordinating kitchen layout with Aging Dept. staff.

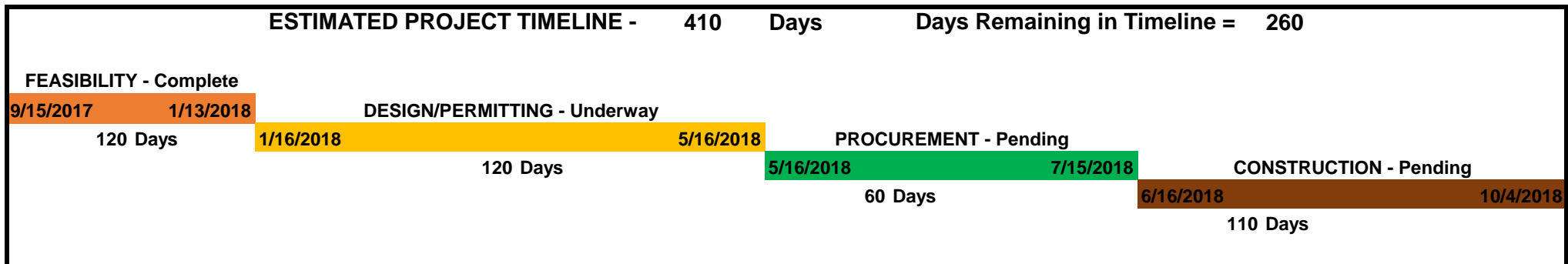
### Three-Month Look Ahead

Complete drawings, obtain permits, start construction.

### Issues/Concerns

Additional funding will be needed after final negotiations of A/E costs.

### Project Summary



## Middletown Road/Billingsley Road Roundabout

### Project Purpose/Background

Traffic backups exist during peak vehicular volume times at the existing 3-way stop located at Billingsley Road and Middletown Road. This project will allow traffic flow to move more freely through a two-lane roundabout. The project will include construction of a 2-lane roundabout and 800 linear feet of 4-lane divided highway from a signalized intersection to the roundabout to meet the ultimate roadway classification for Middletown Road.

### Project Status

Construction underway, near completion (75%). Traffic was redirected to one (1) new lane in each direction to allow the completion of the tie-in and relocation of utility poles. Contract project completion date is May 15, 2018.

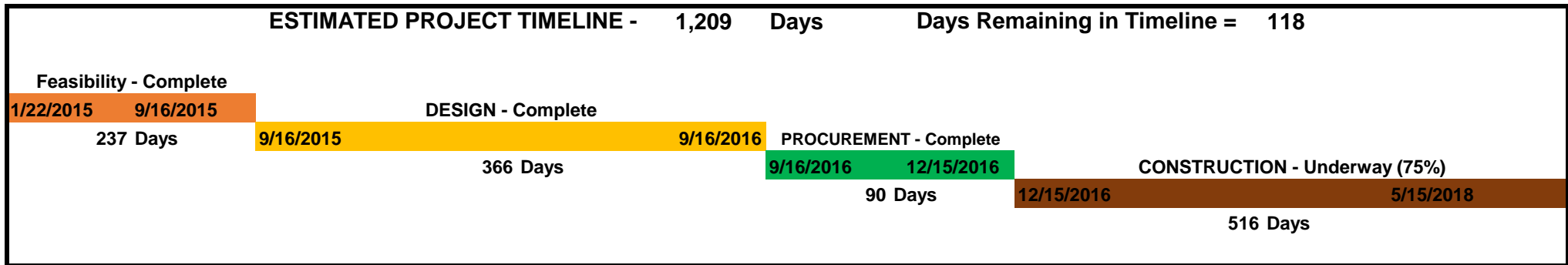
### Three-Month Look Ahead

Complete work, substantial completion inspection.

### Issues/Concerns

Inclement weather and design revisions have delayed construction progress.

### Project Summary



## Solar Power Purchase Program

### Project Purpose/Background

The County's Solar Power Purchase Program was initiated in the fall of 2015 to reduce electricity costs for County operated facilities by soliciting competitive proposals from qualified solar power providers. As a result of the solicitation, the County issued letters of intent to two (2) solar energy providers (groSolar and Energy Ventures, LLC) in January of 2016. The Power Purchase Agreement (PPA) with EnVen was executed on May 5, 2017 enabling the County to purchase electricity generated on a non-county owned solar array site.

Executed Ground Lease Agreement: October 29, 2017

SMECO Interconnection Approval: November 30, 2017

### Project Status

Preparation of the Power Purchase Agreement between the County and Energy Ventures, LLC (EnVen) for the non-County owned site and the Land Use Agreement for a County owned site is underway. Approval from the Maryland Public Service Commission is anticipated by March 31, 2018 with construction getting underway on the non-County owned site by April 30, 2018 and a Commercial Operations Date of September 30, 2018.

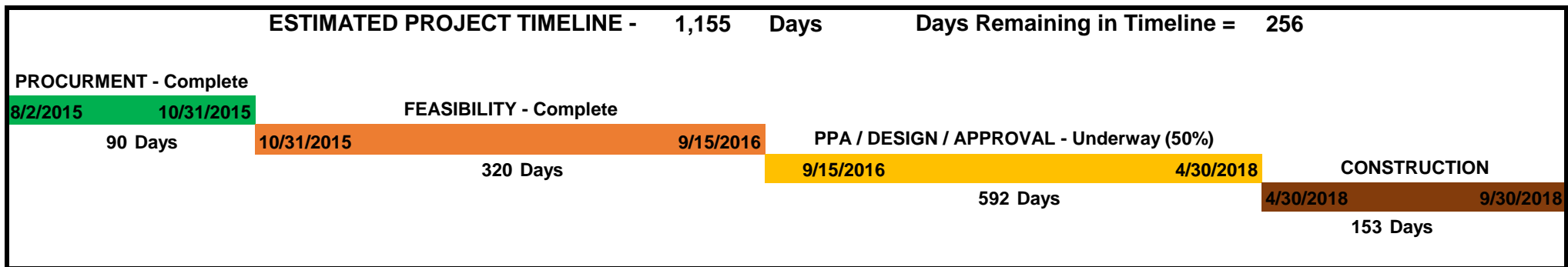
### Three-Month Look Ahead

Execute Ground Lease Agreement and start construction for the non-County owned site. Execute the Power Purchase Agreement and obtain interconnection approval from SMECO for the Pisgah Landfill site:

- |   |         |
|---|---------|
| - PPA negotiation and execution                               | 3/01/18 |
| - Ground lease negotiation and execution                      | 3/01/18 |
| - SMECO Interconnection Application                           | 4/15/18 |
| - Certificate of Public Convenience and Necessity Application | 4/15/18 |
| - County Zoning Special Exemption Application                 | 4/15/18 |

### Issues/Concerns

Declining value of renewable energy credits (RECs) will impact overall savings for County.



## Southern Maryland Stadium Seating Area Cover/Roofing

### Project Purpose/Background

Design and construct a protected/covered roofing system to cover the seating area to facilitate a venue for multiple spectator events and extend the viewing seasons.

### Project Status

A feasibility study was completed in June of 2017. A Notice-to-Proceed for Phase 1 design issued on December 5, 2017 (\$132K). Design completion is expected by March 2018. Phase 1 will install two (2) bays on each side of the existing roofed structure for a total of four (4) bays at an estimated cost of \$476,000. Phase 1 will cover approximately 530 seats.

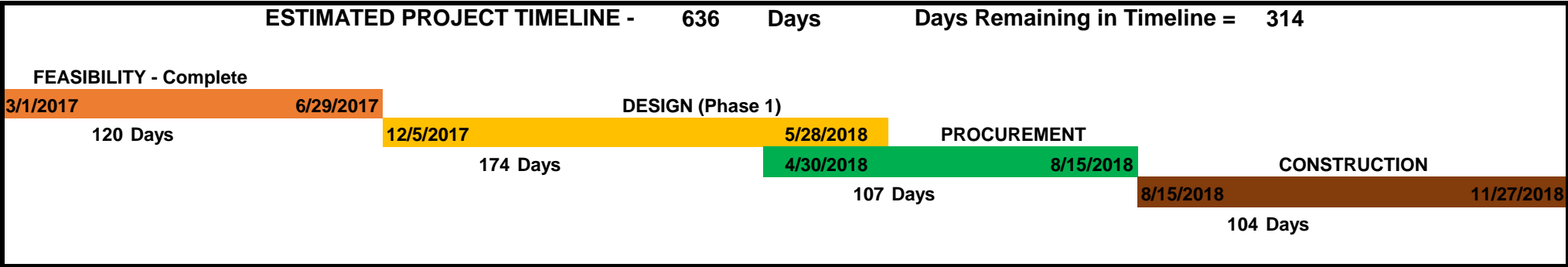
### Three-Month Look Ahead

Complete design and bid documents and advertise for Phase 1 construction bids.

### Issues/Concerns

Notice-to-Proceed has to be delayed to coincide with completion of baseball season.

### Project Summary





## Western Parkway, Phase 2

### Project Purpose/Background

The Western Parkway, Phase 2 project involves rehabilitation of the existing roadway and stormwater drainage between Acton Lane and Pierce Road. Phase 2 is the next phase of improvements for a north/south alternative route to US 301 that will facilitate local vehicular traffic within Waldorf. The existing roadway will be upgraded to a four-lane divided highway of Minor Arterial Parkway classification. Auxiliary lanes are proposed for deceleration and acceleration at intersections and entrances where right-of-way width is sufficient to allow such improvements.

### Project Status

Construction on-going, work at Holly Lane/Western Parkway intersection completed and re-opened in October of 2017, traffic shift to new lanes on January 2, 2018.

Payment to date = 68%; time elapsed to date = 64%; project approx. **23 days** ahead of schedule.

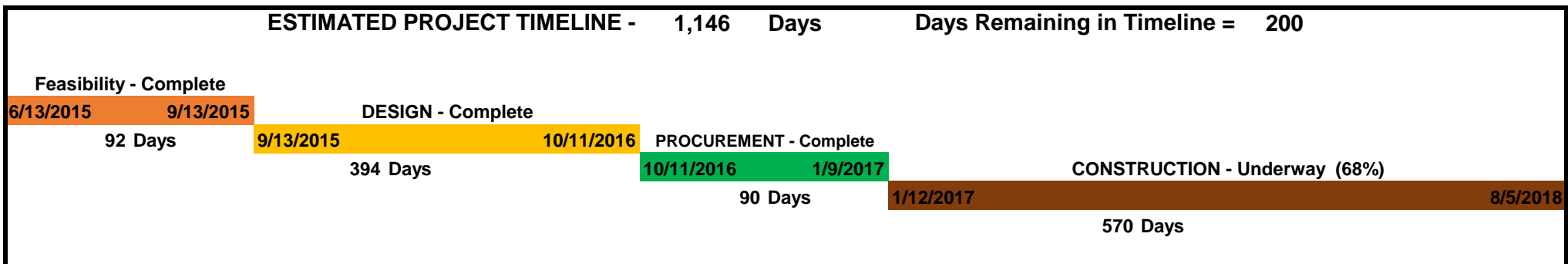
### Three-Month Look Ahead

Start work at Pierce Road intersection, continue work on south bound lanes.

### Issues/Concerns

Unanticipated unsuitable soil conditions at Pierce Road intersection which could result in increased costs.

### Project Summary



## Western Parkway, Phase 3B

### Project Purpose/Background

The Western Parkway, Phase 3B project involves the construction of a new four-lane divided highway of Minor Arterial Parkway classification between Pierce Road and US 301 north of Mattawoman Drive. The Phase 3B project is the final phase of improvements for a north/south alternative route to US 301 that will facilitate local vehicular traffic within Waldorf. Additionally, this project will provide future links of the pedestrian and bicyclist facilities within the Waldorf Urban Core area.

### Project Status

- Design for the permitted alignment is 30% (as of 2014) by developer's design consultant (Boehler Eng.).
- ACOE and MDE permits have been received and will expire December 21, 2020 and March 6, 2019, respectively.
- County continues to work with new property owner on MOU that will enable Capital Services Division to coordinate the completion of the design and begin procurement process for construction.

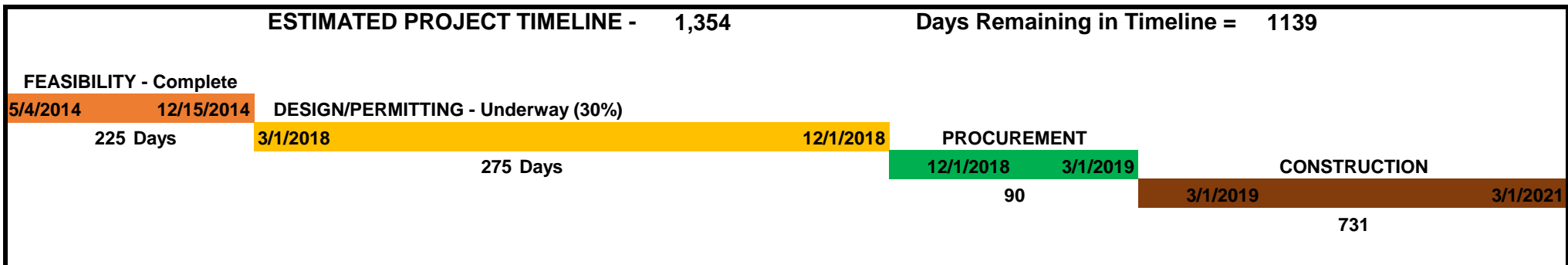
### Three-Month Look Ahead

Resume design for road with permitted alignment.

### Issues/Concerns

None.

### Project Summary





**Presented By:**  
**Charles County Government**  
**Public Works**

10430 Audie Lane, La Plata, Maryland 20646

**MD Relay Service: 7-1-1**

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