



**AMBULATORY CARE  
CENTER**  
JOINT BASE ANDREWS



**NCPC FINAL  
SUBMITTAL**

Prepared for:  
NAVFAC WASHINGTON  
US AIR FORCE  
OFFICE OF THE SURGEON  
GENERAL

AE CONTRACT  
N40080-10-C-0151



National Capital Planning Commission Project Report  
Andrews Ambulatory Care Center  
At Joint Base Andrews Naval Air Facility, Prince George's County, Maryland

This Project Report has been prepared regarding the Ambulatory Care Center facility at Joint Base Andrews Naval Air Facility in Maryland (Formally Andrews Air Force Base). This report has been prepared for the submission of this project to the National Capital Planning Commission for their review.

- a. The Project Manager for the Andrews Ambulatory Care Center is Ms. Naglaa CheMenju who can be reached at (202) 685-0723. Ms. Julie Darsie, (202) 685-1754 is NAVFAC Washington's NCPCLiaison.
- b. This project will construct a 3 story free standing Ambulatory Care Center (ACC) including Medical Clinics, Ambulatory Treatment Areas, Emergency Department, as well as Logistical, Command and other support spaces. Renovation of an existing clinic building will incorporate it to the structure of the new facility. The facility is to be constructed in the parking lots to the north of the existing Malcolm Grow Medical Center (MGMC) on Joint Base Andrews. Once construction of the new ACC is complete, the existing Malcolm Grow Medical Center and its supporting outbuildings will be demolished as part of this project. The purpose of this facility is to provide a modern and functional care center to support the delivery of integrated care in order to meet the general and advanced needs of all eligible beneficiaries in the National Capital Region (NCR) and support facilities serving as a military medical portal for patients arriving in the NCR from both within the United States and overseas. As part of the BRAC-directed evolution of medical facilities including construction of a community hospital at Fort Belvoir and an expanded Walter Reed National Military Medical Center at Bethesda, the existing Andrews facility will cease inpatient operations and the new ACC will serve as the major outpatient center with ambulatory care services in the NCR area. The new ACC at Andrews will also support selected training programs in the NCR. Use of this facility will be limited to DoD personnel, civilian personnel and dependants residing on and around Joint Base Andrews. A Supplemental Environmental Assessment prepared in 2011 addressed construction of the Ambulatory Care Center and resulted in a Finding of No Significant Impact.

Joint Base Andrews is an established military base located in the Washington Metropolitan area, approximately 9.5 miles southeast of Washington, DC, in Prince George's County, Maryland. This base is currently jointly shared between the Air Force and the Navy. The base is physically located in the town of Camp Springs, Maryland, and has a population of more than 18,000 people on 4,320-acres of land. The eastern side of Andrews AFB is home to NAF Washington. The Malcolm Grow Medical Center area where this project is located is home to the 79th Medical Wing. The base serves the needs of the 779th Aeromedical Staging Facility as the primary East Coast hub for Aeromedical evacuation aircraft returning sick or injured patients from overseas to the United States. Andrews' host unit is the 316th Air Wing whose primary responsibility is enabling national interests through global transportation for America's senior leaders through provision of Global DV Airlift, Logistics and Airborne Communication.

The facility will consist of three occupied stories with partial height rooftop mechanical spaces. Also included will be a detached, single story Central Energy Building and detached four story Parking Garage.

The primary exterior wall system will be precast panels with brick facing. Precast concrete will also be utilized as accent elements. Glazing will be a combination of double pane laminated and insulated aluminum windows and curtainwall framing. Exterior doors will utilize storefront systems for public entry and steel hollow metal for service entries. The sloped roof will incorporate perimeter gutters and downspouts. Roofing material will be standing seam metal panels, mechanically seamed, applied over steel roof deck, insulation, sheathing, and a rubberized asphalt underlayment. The low slope roof will be a ½" in 12" sloped modified bituminous system with internal roof drains and overflow scuppers. Structurally, the building will utilize a structural steel frame and a shallow reinforced concrete foundation with perimeter footing to support columns and the exterior wall. The sloped roof and floor framing will consist of light gauge metal trusses and structural steel. Floor decks will be corrugated metal with concrete slab topping. Interior walls will be gypsum board and metal stud with concrete masonry at stairs and mechanical spaces along with fit out and finishes. The Parking Garage and Central Energy Building will be of similar construction and exterior finishes but will also incorporate decorative metal screening to hide mechanical systems and provide aesthetic appeal.

The project will take measures to adhere to Executive Order 13514 concerning sustainability and will minimize storm water impacts, GHG emissions, energy consumption and water usage. The project is being designed for LEED Silver Certification. Measures taken by this project to meet these criteria include the following:

1. Erosion and Sediment Control to prevent pollution of neighboring property and waterways during construction including the preparation of an environmental protection plan.
2. Reduced site development within 100' of the adjacent wetland. The project design will encourage and enable Joint Base Andrews to restore the wetland area south of the existing facility.
3. Promotion of alternative uses of transportation to lower the emission of greenhouse gasses by locating the building along the on-base shuttle route, promoting the use of bicycles and providing special parking accommodations for high fuel efficiency vehicles. In addition, the project will reduce the number of parking spaces currently on the site.
4. Utilization of required ATFP setbacks to provide vegetated open space adjacent to the building to reduce the urban heat island effect generated in expansive areas of pavement. In addition parking areas are intended to be open grid paving blocks to allow the growth of grasses rather than heat producing expanses of asphalt. The building roof will utilize high albedo materials to reflect heat away from the environment.
5. Reduction of storm water runoff through the use of natural water filtration systems in the landscaping and parking areas. The building will incorporate Low Impact Development (LID) requirements adopted by the Navy.
6. Light fixtures used in and around the facility will be highly efficient and incorporate adjusted light levels to reduce the dependence upon generated electricity which produces greenhouse gasses. The light fixtures will be specifically designed and arranged to prevent the impact of light pollution on neighboring properties.
7. The facility will reduce the use of potable treated water by using highly efficient plumbing fixtures and irrigation.

8. Reduction of the dependence on and use of energy by using highly efficient fans, motors and air conditioning equipment within the mechanical system, high efficiency windows, a sealed building envelope, ductwork with low leakage characteristics, and internal occupancy controls to shut off systems when personnel are not present. The building will meet the requirements of the Energy Policy Act of 2005 (EPAct05).
9. Enforcement of commissioning and monitoring to make sure the building systems and physical elements operate at peak efficiency to reduce waste of our natural resources.
10. The HVAC and fire protection systems will incorporate refrigeration systems that reduce or eliminate ozone depleting compounds to minimize potential damage from greenhouse gas emissions.
11. During the building's construction, the contractor will be required to minimize waste through recycling programs and to promote the use of sustainable natural resources through the use of products which are certified, recycled or require no lengthy transportation of manufacturing costs. Construction materials will be required to have low emissions of VOC and minimize the use of chemical pollutants.
12. An air delivery monitoring system will be incorporated to maintain the air quality within the building for both workers during construction and the facility users after construction. This will include the elimination of indoor tobacco smoke and the provision for a high degree of individual controllability of thermal systems and lighting to reduce the waste of energy due to conflicting systems.

The building will be constructed on what currently are three large surface parking lots, containing approximately 674 spaces, to the north of the existing Malcolm Grow Medical Center. Ten existing buildings on the site will be demolished to make room for the replacement ACC facility. These building consist of the main Malcolm Grow Medical Center, six connected support buildings and three unconnected free standing buildings. Site demolition will include of parking lots, roadways, underground utilities and drainage areas. Construction and demolition of the existing structures will take place in several phases and will include temporary modular buildings at a location just south of the project site. The project will provide a total 1327 parking places for staff, patient and visitors, including accessible spaces. These spaces will be in several locations adjacent to the patient and staff entries to the facility. Waste and trash will be collected in dumpsters located near the service entrance on the east side of the facility and will be screened from public view by the Central Energy Building. Recyclable waste of paper, plastic, glass and aluminum will also be collected in this area.

The building will be configured with its two main wings as two bars with a main public lobby and Building 1058 acting as connection points. The site plan for the project locates the Ambulatory Health Care Wing to run roughly N/S parallel to West Perimeter Road. The Business Wing will have a slightly curved configuration to encapsulate existing Building 1058 and will run roughly N/S along Allentown Road. This site has a consistent on grade entry from all access points. The main access to the site will be from West Perimeter Road through a re-configured Malcolm Grow Medical Center loop road. While the facility will be within the secure perimeter of Joint Base Andrews and therefore not accessible via public transportation, it will be part of the on-base shuttle system and will be within walking distance from medical facilities and on-base housing. The new facility is not expected to cause additional impact to off-base utilities or public services. Existing on-base fire, rescue and security services will be extended to cover the new facility.



Existing Site

The building is bounded by the following ATRP requirements: 82 foot setback from the west and south by Malcolm Grow Medical Center Road and 82 foot setback from the east by West Perimeter Road. The northern extent of the site is limited by an existing building to remain. Further to the south, across Malcolm Grow Medical Center Road, there is also a 100 foot Wetland offset. Main access to the site will be from West Perimeter Road, which will have direct access to the main patient drop-off. Patient parking will be concentrated towards the North and will include a Parking Garage with an approximate capacity of 500 cars and a bridge connector physically linking the Garage to the main lobby of the ACC on the second floor. To the south of the new facility and Building 1058 will be a new surface parking lot to serve Staff. A new Ambulance Drop-Off and Ambulance Shelter will be located to the south of the Ambulatory Care wing. A pedestrian walkway will connect the Ambulatory Care Wing and existing Building 1051. The new Central Energy Building will be located to the east of the Business wing and will be accessed by a service drive on the east side of the loop road. In between the wings of the new building, a new primary entry promenade for staff has been incorporated. This will visually and physically connect a pathway to the wetlands south of Building 1051. Service access will be from the east along a reconfigured Malcolm Grow Medical Center Road. It is envisioned that the expansion of the building, if required in the future, would be by the extension of the west leg of the building to the south.



New Site Plan

The current floor plan assumes a two wing configuration with a multi story main entry lobby connecting the two wings. This central lobby will provide improved way finding and direct garage connection to the Main Lobby. Existing Building 1058 will be integrated into the facility design and will be accessed by the public from the main lobby and by staff from the connecting corridor between the Ambulatory Health Care Wing and Business Wing. The floor to floor height of all new construction will be 15' except the Parking Garage, whose floor to floor height will be 12'. The Existing building 1058 has a 14' floor to floor height on the first floor and 13'-9" on the second floor. Ceilings will generally be at 9'-0" tall with raised areas for public spaces and lobbies.

The slightly curved Business Wing will be configured into four pods and assumes a width of 120' with three levels of programmed space and a Penthouse Level for Mechanical. The Business Wing will contain PT/OT, Orthopedics, Logistics, Readiness, Education, OB/GYN, Family Health, Allergy Immunization, Pediatrics, Flight Medicine w/ Navy Dental, Ophthalmology / Optometry, Public Health / Audiology, Specialty Clinics and the Wing Command Offices. The Ambulatory Health Care Wing assumes a width of 120' with three levels of programmed space and a Fourth Level for Mechanical. The Ambulatory Health Care Wing will contain Pharmacy, Pathology, Radiology, ED, Surgery Clinic, Oral Surgery / Navy Dental, Ambulatory Surgery Center, Internal Medicine, Cardio / Pulmonary, Group Command / Administration and Information Management. Building 1058 will be completely renovated to contain TOPA, RMO / Housekeeping, Staff Lockers and Mental Health.



New Site and Building Perspective

c. The total area of the site is 1,014,588 sf. This is composed of the following:

1. 0 sf Existing parking and roads to remain
2. 16,981 sf Existing buildings to remain
3. 188,833 sf New Building construction
4. 428,278 sf New parking and roads
5. 323,947 sf New grass and landscape areas
6. 56,549 sf New sidewalks

d. The building area will be 344,542 square feet which includes a building footprint of 132,347 square feet on the ground floor of which 15,600 is renovation of existing Building 1058. There will be 113,654 square feet on the second floor, including 15,656 square feet of renovation of existing Building 1058. The usable space for the Penthouse mechanical areas will be 10,310 square feet.

e. The new building will be a replacement of existing, out-dated facilities. Assigned employees will be relocated from their existing stations to the new facility. Occupancy is anticipated to be 1154 FTE for facility staff and 1108 part time patients per day. The majority of the facility will be open only during normal business hours five days a week. Certain departments such as Emergency, Radiology and Lab will be open 24 hour a day, seven days a week, although

during after normal business hours, they will operate with reduced staff. No growth is expected to occur within the next five years.

- f. The project is included in the 2010 General Plan for Andrews Air Force Base, which was presented to NCPC in May 2011.
- g. As this facility is wholly within the secured perimeter of Joint Base Andrews and replaces existing facilities of the same mission, no additional coordination is required with local or state governments or the Metropolitan Washington Council of Governments.
- h. The design of the project is being coordinated with the Medical Facilities Design Office (MFDO), the Tricare Management Agency (TMA), the Air Force Medical Support Agency (AFMSA), the Air Force Center for Engineering and the Environment (AFCEE), the Air Force District of Washington (AFDW), the Joint Base Andrews Civil Engineering squadron (316 CES/CEP) and Naval Facilities Engineering Command (NAVFAC Washington). Multiple meetings have been held with these organizations and all parties have concurred with the design and appearance of the facility to date.
- i. The design of this project will be complete in September, 2011. Construction will start in January, 2012 and will take approximately two and one-half years until June, 2014. Occupancy of the new facility is expected to take place in August, 2014.
- j. The total estimated cost of construction is \$231,408,000 with an additional \$17,841,000 for interior furnishings and equipment, construction supervision costs and contingency funds. A signed contract for the design of this facility is in place and construction funds will be appropriated to facilitate fiscal year 2012 award.
- k. BRAC-related impacts to traffic, parking, and transportation were evaluated in the approved 2007 BRAC EA, which included the change in use/mission from the former in-patient hospital to the proposed Ambulatory Care Center. In 2009, Andrews designed a Transportation Management Plan which focused primarily on intersections and roadway corridors and proposed short-term and long-term transportation improvements to improve traffic flow and roadway safety. The purpose of this plan was to assess vehicular and pedestrian travel, parking conditions, and transit services and to identify transportation needs for future mission changes. This TMP was submitted to NCPC as part of the Dental Clinic Package in March 2010.

## 2. Environmental Documentation

The project and a No Action Alternative were assessed in a Supplemental Environmental Assessment (EA) in 2011. The Supplemental EA addressed potential impacts on the environment by the project that were not addressed in the 2008 Installation Development Environmental Assessment. In accordance with the Council on Environmental Quality regulations on implementing the National Environmental Policy Act (NEPA), the Supplemental EA was “tiered” to the approved Installation Development Environmental Assessment at Andrews Air Force Base, Maryland, February 2008. The Supplemental EA resulted in a Finding of No Significant Impact in June 2011 (attached).

## 3. Historic Preservation Documentation

On September 27, 2010, the Maryland Historical Trust concurred that the project would have no effect on historic properties (letter attached).

## 4. Floodplain Management and Wetlands Protection

The environmental impact of the project on Floodplain Management and Wetlands Protection is reviewed as part of the NEPA effort, discussed earlier in Section 2.

**ENVIRONMENTAL DOCUMENTATION ATTACHMENT**

## **FINDING OF NO SIGNIFICANT IMPACT**

### **SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT FOR THE PROPOSED CONSTRUCTION OF AN AMBULATORY CARE CENTER AT JOINT BASE ANDREWS-NAVAL AIR FACILITY WASHINGTON, MARYLAND**

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#### **INTRODUCTION**

The Proposed Action and the No Action Alternative were assessed in the attached Supplemental Environmental Assessment (EA). A Supplemental EA has been prepared to evaluate the Proposed Action and the No Action Alternative. Resources considered in the impact analysis include cultural resources, water resources, infrastructure, and sustainability. This Supplemental EA examines the potential impacts on the environment from the Proposed Action, which was not specifically addressed in the Installation Development Environmental Assessment (IDEA), but is consistent with the assessed installation development actions. In accordance with the Council on Environmental Quality (CEQ) regulations on implementing the National Environmental Policy Act (NEPA), this Supplemental EA for the construction of the ACC and redevelopment of the medical campus will be “tiered” to the approved *Installation Development Environmental Assessment at Andrews Air Force Base, Maryland, February 2008*.

#### **PURPOSE OF AND NEED FOR THE PROPOSED ACTION**

The purpose of the Proposed Action is to support the current and future demand of health services of Joint Base Andrews-Naval Air Facility Washington’s (“Andrews”) personnel and other health care providers within the National Capital Region (NCR). Current medical facilities at Malcolm Grow Medical Center (MGMC) cannot support delivery of integrated care to meet the needs of all eligible beneficiaries in the NCR. Nor can the MGMC serve as a military medical portal for patients arriving in the NCR from both within the United States and overseas. The proposed Ambulatory Care Center (ACC), as part of the redeveloped medical campus, will serve as an outpatient center with ambulatory care services in the NCR. The new ACC would also support health care training programs in the NCR. The Proposed Action is consistent with the current mission of Andrews and the Air Force District of Washington (AFDW).

#### **DESCRIPTION OF THE PROPOSED ACTION**

Under the Proposed Action, Andrews will redevelop the medical campus by constructing a 3-story free-standing Ambulatory Care Center (ACC) to replace the existing out-dated facilities. The consolidated ACC would include Medical Clinics, Ambulatory Treatment Areas, Emergency Department, Logistical Command, and other support spaces. Construction of the ACC will be on property presently used as parking lots to the north of the existing MGMC on Andrews. Once construction of the new ACC is complete, the existing MGMC and its supporting outbuildings will be demolished.

#### **NO ACTION ALTERNATIVE**

Under the No Action Alternative, the ACC would not be built and Andrews would have inadequate medical facility space, energy inefficient buildings, and would not meet the current mission. There would be no change from existing infrastructure or environmental conditions at Andrews.

#### **ALTERNATIVES CONSIDERED BUT ELIMINATED FROM FURTHER CONSIDERATION**

As part of the NEPA process, reasonable alternatives to the Proposed Action must be considered. Four alternative locations were considered for the proposed ACC. These alternatives were deemed infeasible and eliminated from further consideration. Criteria considered include proximity to existing support facilities, current and proposed land use, site vacancy, ease of access for patients within the NCR (on and off-base), and consistency with the base strategic plan.

**North of Building 1058.** A location that was considered but later eliminated was the area directly north of Building 1058. This location was removed from consideration since it required the relocation of Buildings 1075, 1063, and 1061 and might require temporary shuttle service for parking.

**Near Building 1684.** Another possible location was the site near the existing base commissary, Building 1684. This location was eliminated because it does not fit with the current base strategic plan, and would trigger additional suitability studies and likely impacts to other programs. The location also would not allow offsite access for veteran affairs operations.

**Near Tyler Road.** A location near Tyler Road, in the northeast corner of base was considered. The site is currently vacant but isolated from other primary commercial and community facilities. Additionally, the site falls within the 75 to 79 decibel noise contour from aircraft operations. Since hospitals are prohibited in this noise zone, the site was eliminated from further consideration.

**West of Virginia Gate.** The area west of Virginia Gate is currently vacant but is isolated from other primary commercial and community facilities and might negatively impact future transportation systems once the Town Center is constructed. This alternate location was therefore eliminated from further consideration.

#### **ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION**

Analysis performed in the EA addressed potential effects on cultural resources, water resources, infrastructure, and sustainability. The analysis indicates that implementing the Proposed Action would have no significant direct, indirect, or cumulative effects on the quality of the natural or human environment.

#### **PUBLIC REVIEW AND INTERAGENCY COORDINATION**

Federal, state, and local agencies listed in Appendix A of the Supplemental EA were contacted for comment on the Proposed Action. Agency comments were included in the analysis. Based on the provisions set forth in the Proposed Action, all activities were found to comply with the criteria or standards of environmental quality and coordinated with the appropriate federal, state, and local agencies. A draft of this FONSI was made available to the public. Additionally, copies of the draft FONSI were forwarded to federal, state, and local agencies for review and comment.

#### **FINDING OF NO SIGNIFICANT IMPACT**

After review of the Supplemental EA prepared in accordance with the requirements of NEPA, CEQ regulations, and Environmental Impact Analysis Process (EIAP), 32 Code of Federal Regulations 989, as amended, I have determined that the Proposed Action would not have a significant impact on the quality of the human or natural environment and, therefore, an Environmental Impact Statement is not required. This decision has been made after taking into account all submitted information, and considering a full range of practicable alternatives that would meet project requirements and are within the legal authority of the USAF.



LEE K. DEPALO, Colonel, USAF  
Vice Commander, 11th Wing

3 Jun 11

Date

**HISTORIC PRESERVATION DOCUMENTATION ATTACHEMNT**



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 316TH WING (AFDW)  
ANDREWS AIR FORCE BASE, MARYLAND 20762

4 December 2009

Sept. 14, 2010

Michael C. Mackiewicz  
Natural and Cultural Resources Manager (CEAN)  
316th Civil Engineer Squadron  
3466 North Carolina Avenue  
Andrews AFB MD 20762-4803

Mr. J. Rodney Little  
Department of Housing and Community Development  
Maryland Historical Trust  
Office of Preservation Services  
100 Community Place  
Crownsville, Maryland 21032

Dear Mr. Little

The purpose of this letter is to consult with your office as required by Section 106 of the National Historic Preservation Act regarding the proposed replacement of the Ambulatory Surgery Center (ASC) and Dental Clinic at Andrews AFB in Prince George's County, Maryland. The implementation of this project will allow for necessary medical and dental support delivery of integrated care in the National Capital Region (NCR). The following actions are part of the proposed project: demolition of buildings 1050 and 1075.

Both buildings are over 50 years old. Building 1050 (over 30,000 GSF) was built in 1958 for an inpatient mission. Building 1075 was built in 1953 as an educational facility and was significantly modified over the years to a clinical function. The infrastructures of both buildings do not meet today's code and criteria, as a result, demolishing and replacing them with new healthcare facilities.

Andrews AFB has determined that the proposed construction project will have no effect on historic properties. No National Register eligible archaeological or architectural resources are present in the area of potential effect, and no historic architectural resources are located within the project's viewshed.

The Maryland Historical Trust has determined  
that there are no historic properties affected by  
this undertaking.

Date 9/27/2010

