



## **Building 501, Vaccine Production**

### **USAG Forest Glen Annex**

#### **Silver Spring, MD**

Preliminary & Final Design Submission for the  
NCPC July 7, 2016 Commission  
Hearing



USAG Fort Detrick Forest Glen Annex  
2460 Stephen Sitter Ave., Building 601  
Directorate of Public Works Master Planning Office  
Silver Spring, MD  
Submitted: 08 April 2016

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## SECTION 1

# *PROJECT REPORT*

## A. AGENCY

Agency: United States Army Garrison Fort Detrick  
 Directorate of Public Works  
 201 Beasely Drive  
 Frederick, MD  
 301-619-2454

## B. AGENCY POINT OF CONTACT

Agency POC: ATTN: Mr. Carl B. Pritchard, Director  
 United States Army Garrison Fort Detrick  
 Directorate of Public Works  
 201 Beasely Drive  
 Frederick, MD  
 301-619-2454

Tenant POC: ATTN: Mr. Randy Weishaar, MEDCOM - MPMC  
 Director Facility Transformation  
 504 Scott Street  
 Ft. Detrick, MD 21702  
 301-619-2750

## C. SITE AREA AND LAND ALLOCATION

Site Area: 115,000 SF  
 Land Allocation 50,170 SF of area disturbed for building additions, utilities and pavement

## D. BUILDING AREA AND SITE COVERAGE

Existing Building Area: 21,613 SF  
 Proposed Building Area: 26,101 SF  
 Site Coverage: 23% of Site Area (Building Coverage)

## E. EXISTING AND PROJECTED FULL TIME EMPLOYMENT

Current Assigned Employment:	30
Post Renovation Employment:	40
Projected Employment (2021)	40
Projected Employment (2026)	40
Projected Employment (2031)	40
Projected Employment (2036)	40

## F. RELATIONSHIP TO FOREST GLEN MASTER PLAN

This building is not on the latest NCPC approved masterplan but the addition is not a differing use and the renovation is repair and replacement of the existing facility. This project has been developed and approved based on the 2003 Masterplan and in coordination with the Directorate of Public Works, Forest Glen Annex, Silver Spring, Maryland in order to comply with the *Fort Detrick Installation Design Guide* (dated March 28, 2010) and the *Installation Planning Standards for Forest Glen Annex, Silver Spring, Maryland* draft (dated April 13, 2015).

## G. COORDINATION WITH LOCAL GOVERNMENT & COG

A 2012 draft of the Forest Glen Annex masterplan was informally presented and reviewed for comment with representatives of the Maryland – National Capitol Planning Commission in 2012. This project is a major interior renovation with minor additions to the existing facility. The entire exterior fenestration of the existing building will be renovated to bring it up to the standards required by the *Installation Planning Standards for Forest Glen Annex, Silver Spring, Maryland* draft (dated April 13, 2015). This project has not been directly coordinated with the local government or Council of Government.

## H. SCHEDULE OF CONSTRUCTION AND OCCUPANCY

This project is being executed as a Design – Build Project for the Federal Government. The project includes the design, construction, commissioning, outfitting and validation of the facility. These dates are delineated below:

Notice to Proceed:	27 October 2015
Design Development Start:	13 November 2015
Design Development Finish:	6 October 2016
Construction Start:	18 October 2016
Construction Complete:	14 March 2018
Commissioning Complete:	10 August 2018
Validation Complete:	31 October 2018
Substantial Completion:	31 October 2018
Beneficial Occupancy Date:	31 October 2018

## I. TOTAL ESTIMATED PROJECT COST AND FUNDING STATUS

Current Construction Estimate:	\$41,802,558
Funding Status:	Project is Fully Funded by the Defense Health Program (DHP) – Research, Development, Test and Evaluation (RDT&E)

## J. TRANSPORTATION MANAGEMENT PLAN

Based upon the existing assigned employment and the 20-year projected assigned employment being below 100 persons, it has been interpreted that a Transportation Management Plan is not required for this project.

## SECTION 2

# *PROJECT NARRATIVE*

## A. PURPOSE

The overall program goal for the building 501 renovation and addition is to provide a state-of-the-art cGMP vaccine production facility in support of the new mission. The current facility is comprised of an existing 21,613 sf building constructed in 1953 with two additions constructed in 1996 and 2011. The current layout, construction and finishes of the building do not adequately support the new mission and program goal. This project will fully renovate the existing building area and add approximately 5,000 sf of new footprint in order to meet the mission requirements.

Building access and entry points will be modified to meet the new layout and to provide suitable ABA access to the facility. The new primary entry point will be located on the western end of the building with secondary entrances located on the north face of the building and the southeast side, which will provide dock access.

## B. BACKGROUND

The Walter Reed Army Institute of Research (WRAIR), located on the Fort Detrick, Forest Glen Annex in Silver Spring, Maryland has provided biomedical research to protect and sustain the warfighter and global medical solutions for many decades.

Critical to supporting this function has been the Biologic Products Research Laboratory (Building 501). The original Building 501 is a 15,074 square feet, single-story over partial basement structure, constructed in 1953 as a pilot vaccine production facility in support of research to protect and sustain the warfighter and global medical solutions. Two additions were constructed, the first in 1998 added 3,977 square feet and another in 2011 added an additional 2,562 square feet bringing the current building total to 21,613 square feet.

Building 501's exterior envelope and infrastructure systems are beyond their serviceable life and not in accordance with current building code or design practice. Insufficient power and data systems are found through-out the facility. Efficient operation is hindered by the antiquated systems and layout of the facility. Building 501 does not have sufficient space for proper operation of specialized equipment which was added after the original construction of the facility.

An assessment of Building 501 was performed in 2014 to develop a deficiency listing to renew the facility. Building 501's function shall convert from the pilot vaccine production facility to a Good Manufacturing Practice Pilot Phase 1 cGMP Vaccine Production Facility, which will require reconfiguration to modern standards and support the new mission. Building 501's exterior envelop, infrastructure systems, and floor plan layout shall be renovated, and 4,262 SF of additional space added for a total of 25,875 SF (including the basement), in order for the facility to be compliant with current building codes and standards, and change mission to a GMP Vaccine Production Facility.

## C. LOCATION

The site for Building 501 is located at Walter Reed Army Institute of Research (WRAIR). WRAIR is part of the Fort Detrick, Forest Glen Annex located just outside of our nation's capital in Silver Spring, MD. The Forest Glen Annex encompasses approximately 175 acres made up of wooded forest and bottom lands,



open recreational spaces and developed areas with multiple research buildings and parking areas. At this time the building and surrounding site is not considered an historic property and as such does not need to meet requirements of historic structures.

The existing building includes associated equipment and utilities on the site. The existing building is surrounded by roads to the east and west, parking to the north and an adjacent existing building and open space to the south. The slopes around the existing building are rolling, with a change in elevation of less than 10 feet.

## D. CIVIL DESIGN

The existing building is to be renovated and expanded, with small building additions on the southeast corner and on the west side of the existing building. The loading dock will move further to the southeast with the expansion. Some existing pavement and curb will be demolished to make room for the building additions and loading area. The equipment in the maintenance yard is to remain.

There will be a small increase in impervious area. Roof and parking surface runoff will be directed to three proposed micro-bioretenment facilities for stormwater management. After treatment, the stormwater will be directed from these facilities into the existing storm sewer system, maintaining the existing drainage patterns. Stormwater management will be designed to meet Maryland Department of the Environment (MDE) requirements.

Erosion and sediment control measures, per MDE standards will be provided to treat all runoff and earthwork during construction.

## E. PARKING

In order to meet the required Anti-Terrorism Force Protection (AT/FP) requirements, 16 existing parking spaces located directly adjacent to the building will be removed and 12 new spaces will be added to the opposite side of the parking area in a currently landscaped area. The general parking for employees in this facility is included in the combined central parking area to the west of building 503 and 511 which accommodates approximately 627 vehicles. The facility currently has 30 employees and will grow to an anticipated 40 employees for a growth of 10 employees. NCPC allows 0.67 vehicle space per employee (27 employee spaces) with the goal of 0.5 space per employee (20 employee spaces) based on mass transit center distance of greater than 2,000 feet. Four accessible vehicle spaces are provided in the existing / relocated accessible lot directly adjacent to the building. This project represents an aggregate addition of 11 vehicles parking in the Forest Glen Annex central parking area, or a 1.7% increase. See attached parking drawing and calculation.

The travel way will be extended to connect to the existing road to the east. The campus includes a consolidated parking area just to the west of the site that is designed to accommodate the overall campus parking requirements. The proposed standard parking spaces will be 9'x18' minimum, and the handicap parking spaces shall meet ADA requirements of 8'x18' with 5' minimum access aisles. The handicap parking spaces shall have the associated parking signage. The accessible and alternate entrances to the building will be relocated; and ramps, stairs and a chair lift will be available for access into the building.

## F. LANDSCAPE DESIGN

A full landscape package will be provided which will address the lawn restoration, vegetation in and around the proposed micro-bioretenion facilities, trees, ground covers, planting beds and shrubs. Landscape design will comply with all AT/FP requirements. Sidewalks and pavements will be provided for parking and pedestrian site circulation to the building entrances. The sidewalk varies in width, but will have a minimum width of 6 feet.

## G. UTILITIES

The utilities for the renovated facility will predominantly remain as they currently exist. Service sizes will be increased to accommodate the increased requirements of the building including but not limited to increased water line size, and increase power service and transformer size. New water and fire protection services will be provided to the eastern side of the building, and a new sanitary service will be provided to the western side of the building. These services will connect to the adjacent existing water main and sanitary sewer system.

## H. ARCHITECTURAL DESIGN

The overall project goal for building 501 is to provide a state-of-the-art current Good Manufacturing Process (cGMP) vaccine production facility in support of the new mission. The current layout, construction and finishes of the building do not adequately support the new mission and program goal. This project will fully renovate the existing building area and add 4,262 sf of new footprint in order to meet the mission requirements.

To facilitate this building expansion and new function the majority of the original 1953 building envelope will be maintained with full renovation of the interior layout and building systems. For the 1998 and 2011 additions, the roof structure and the majority of the exterior wall systems above slab will be removed or modified to allow for the area to be increased in height by approximately 8 feet. The two building additions to be constructed will be incorporated into the higher volume portion of the building with matching roof height of 18 feet.

A single-ply thermoplastic polyolefin (TPO) system is specified for the new roof. The finish surface has a reflective white surface that meet the requirements of the U.S. Energy Star program and qualifies for LEED credit for reflectance and emittance.

The exterior wall system will be load bearing cavity wall construction with brick veneer and precast concrete accent banding. Red brick veneer will be specified to comply with the Installation Planning Standards for Forest Glen Annex and matching the existing building-503.

Aluminum storefront with aluminum doors will be provided at primary building entrances. Non-corroding, extra heavy-duty, galvanized steel doors will be utilized elsewhere, including at locations where crawlspace access is to be provided for the original 1953 construction. All doors and storefront systems will comply with current AT/FP blast requirements.

The existing building entry stairs on the west, east and north sides of the building will be removed as part of the construction process. New entry stairs will be provided on the west and north sides of the building.

The project will meet or exceed the requirements of the ADA Guidelines and ABA Accessibility Standard for Department of Defense Facilities. New accessible parking spaces will be added to the parking area on the north side of the building replacing the ones displaced in order to meet AT/FP standoff requirements. Accessible route markings, curb ramps and walkways will lead to an automatic wheelchair lift system incorporated into the new stair entrance on the north side of the building. This will provide ABA compliant access from the parking areas into the new/renovated facility.

## I. SUSTAINABLE DESIGN CONCEPT

The Building 501 project at Walter Reed Army Institute of Research (WRAIR) represents a significant modernization to renovate, re-purpose, and add additional floor space to change the mission from pilot vaccine production to current Good Manufacturing Practice (cGMP) vaccine production. Alterations will be made that align with sustainable principles mandated by the Government, as well as specified project goals. The project includes a certification in LEED program for New Construction and Major Renovation version 3, with a minimum of “Silver” for the achievement level.



SECTION 3  
*DOCUMENTATION*

Record of Environmental Consideration.

**RECORD OF ENVIRONMENTAL CONSIDERATION  
FOREST GLEN ANNEX  
SILVER SPRING, MARYLAND**


Proponent of Activity: Lloyd A. Webster, Sr Facility Manager  
Walter Reed Army Institute of Research (WRAIR)

Project Title: WRAIR, Building 501 Revitalization Addition

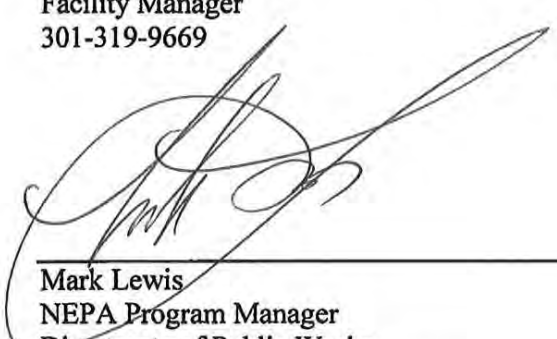
Brief Description: Project is to construct an addition to Building 501 as part of the revitalization and recapitalization of the WRAIR vaccine production capabilities. The addition will be approximately 7,000 square feet. The most likely location for the addition will be on the southern portion of Building 501.

Anticipated date and/or duration of proposed action: Anticipated start is FY15. Project duration is anticipated to be two years with an FY17 completion.

**[New Construction]** The above activity is categorically excluded under the provisions of 32 CFR 651, Appendix B, Categorical Exclusion (c)(1), (and no extraordinary circumstances exist as defined in Section 651.29), because the proposed action is new construction conducted in accordance with the approved installation master plan and the Installation Design Guidelines and, does not significantly alter land use, and when completed does not of itself have a significant environment impact.

  
\_\_\_\_\_  
Lloyd A. Webster, Sr  
Facility Manager  
301-319-9669

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Mark Lewis  
NEPA Program Manager  
Directorate of Public Works  
Environmental Management Office  
301-619-3136

  
\_\_\_\_\_  
Date

PREPARATION DATE: 06 MAR 2015 FY 2015 PROGRAM  
FORM/PROJECT NUMBER: 87418  
PROJECT TITLE: Lab Revit Add, B 501, Bioproduction Facility  
INSTALLATION: Fort Detrick  
LOCATION: Maryland

## ENVIRONMENTAL ANALYSIS

### Environmental Documentation

Record of Environmental Compliance dated 4-30-15 M. Lewis. A preliminary environmental assessment was conducted 5-2015. The proposed site is within or adjacent to a documented waste disposal area identified in the Army Environmental Database as FTGL-01, a Category III site, with known environmental contamination.

### Summary of Environmental Consequences

Proposed construction does not alter land use nor have significant environmental impact. However, the excavation activities are likely to unearth waste materials that may require appropriate worker protection and lawful disposal.

### Environmental Standard Text

The Record of Environmental Consideration (REC) is included. It has been determined that the action qualifies for categorical exclusion, (c) (1) 32 CFR part 651.

### Environmental Officer

/S/ Robert P. Craig  
GS-14  
Chief, Env Mgmt Division  
23 Jun 2015

### Director of Public Works

/S/ Carl B. Pritchard, III  
GS-14  
Director  
23 Jun 2015

## B. SHPO

PREPARATION DATE: 06 MAR 2015 FY 2015 PROGRAM  
FORM/PROJECT NUMBER: 87418  
PROJECT TITLE: Lab Revit Add, B 501, Bioproduction Facility  
INSTALLATION: Fort Detrick  
LOCATION: Maryland

### PROTECTION OF HISTORIC PROPERTIES

#### Historic and Archeological Sites (Standard Text)

#### Detailed Statement of Review Findings

There are no eligible or listed properties within the view shed and general area of the proposed addition. This project doesn't need to be reviewed by SHPO.

#### SHPO Statement of Concurrence

Not applicable

#### SHPO Statement of Non-Concurrence

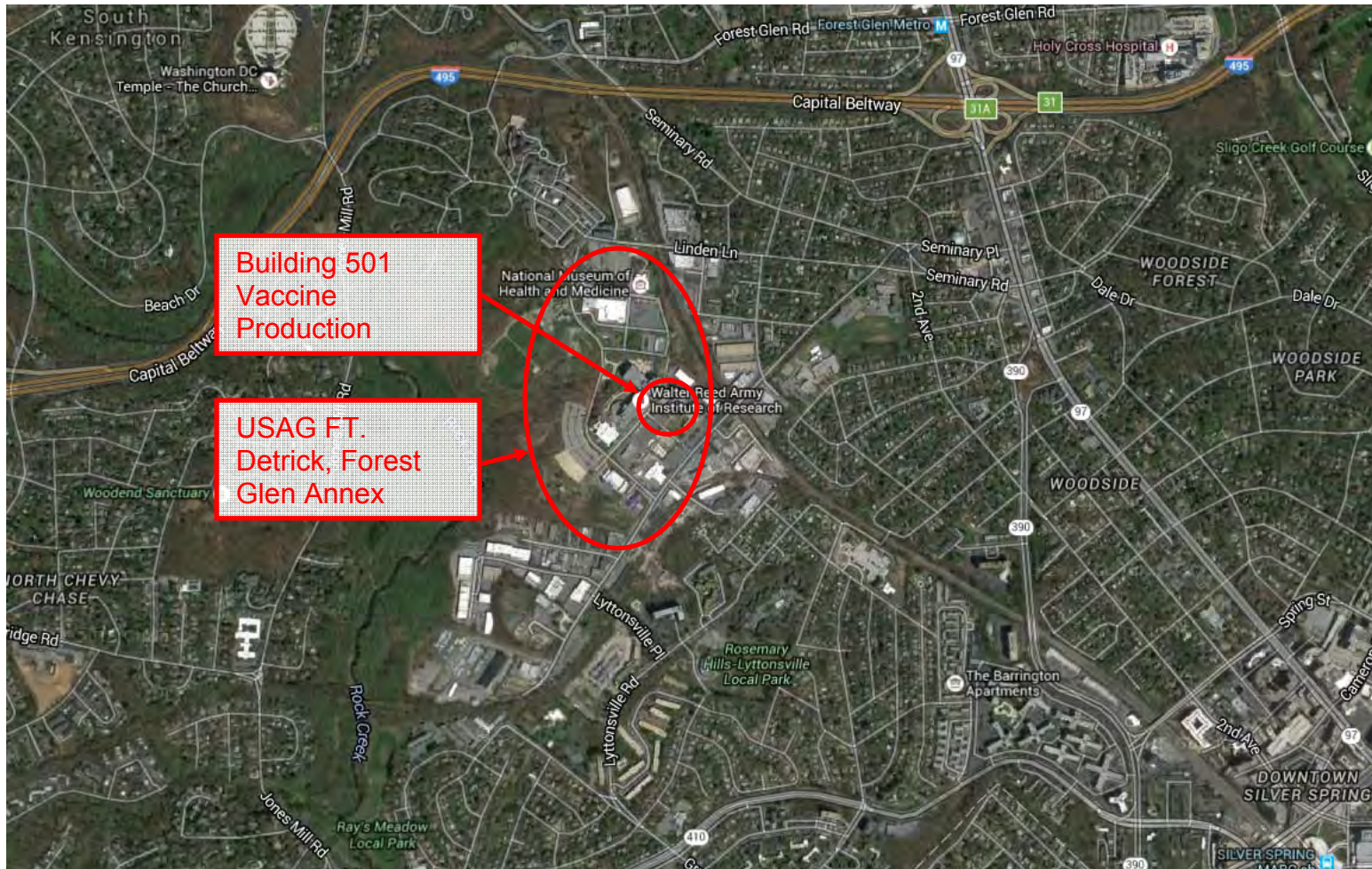
#### Request to ACHP

#### Memorandum of Agreement



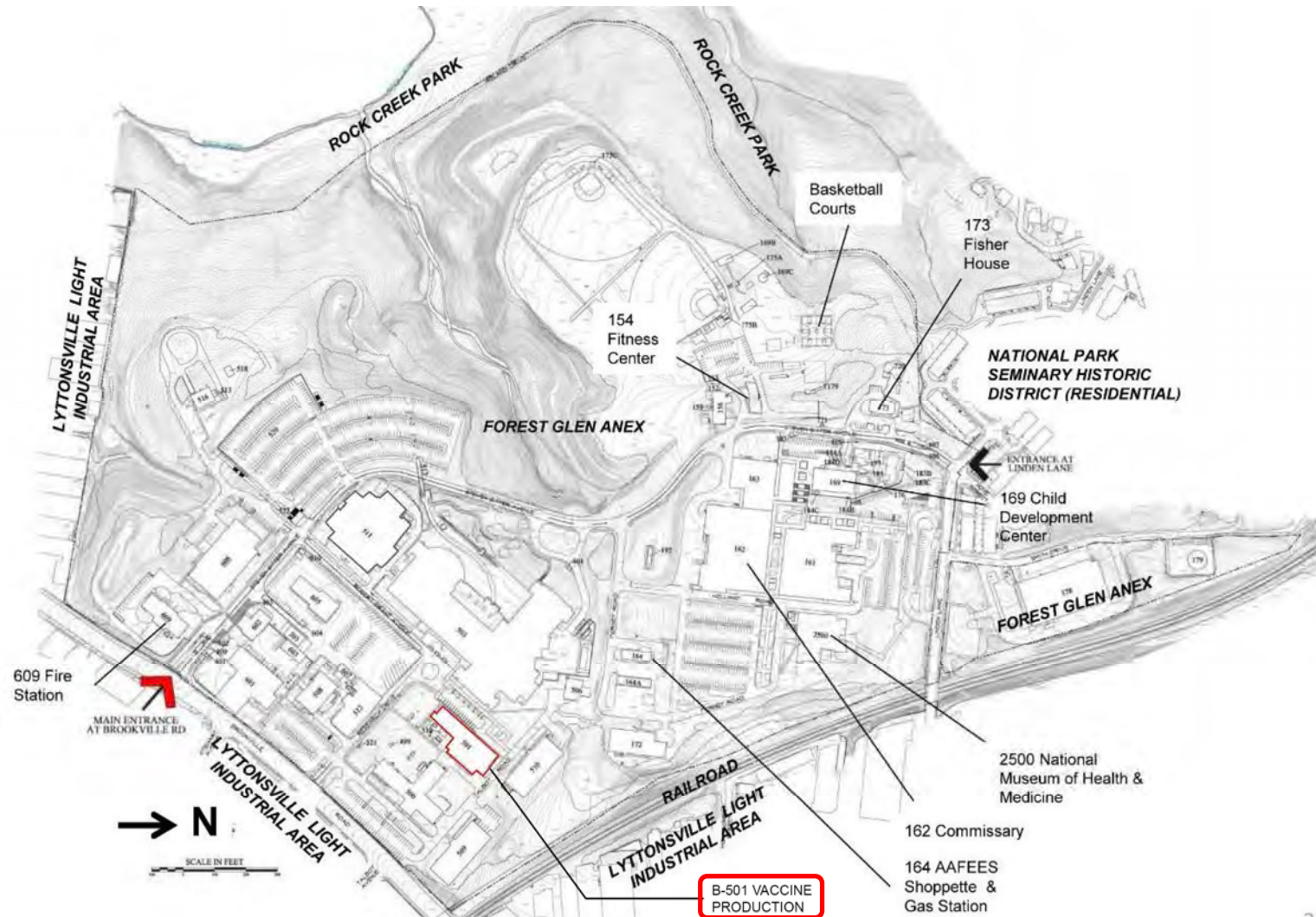
## C. SUPPORTING DRAWINGS &amp; MAPS

## D. VICINITY MAP



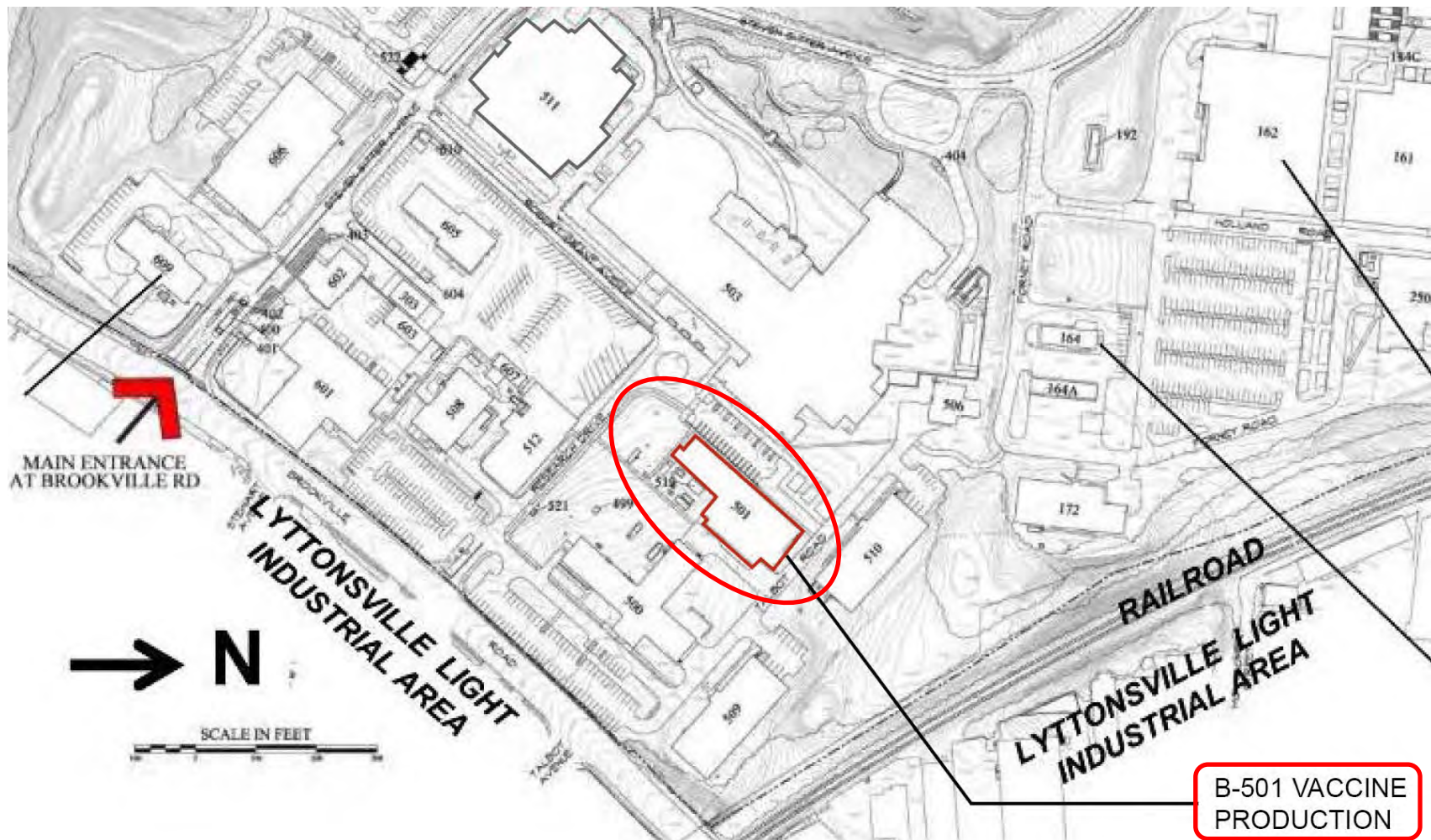
## E. INSTALLATION MAP

## DOCUMENTATION



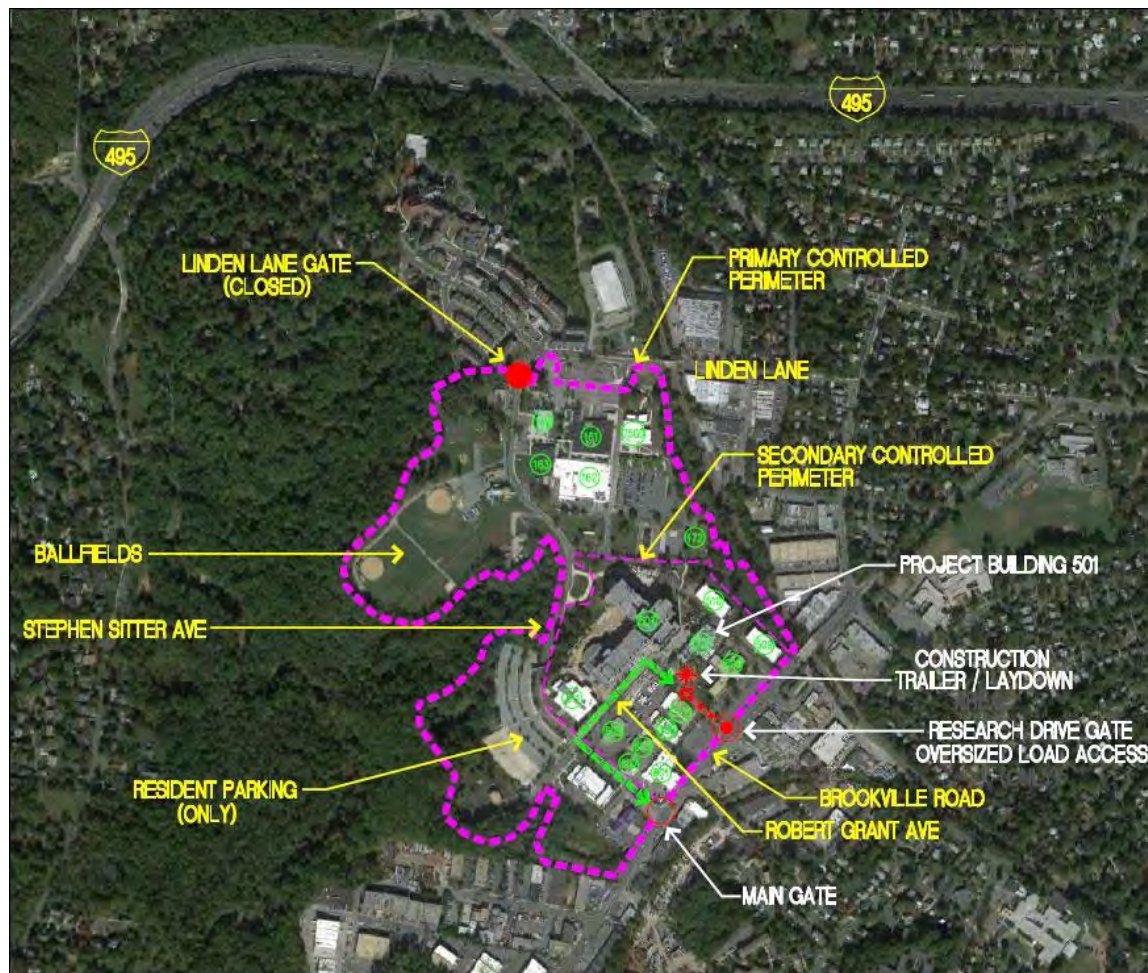


## F. INSTALLATION MAP DETAIL



## G. SITE ACCESS MAP

### DOCUMENTATION



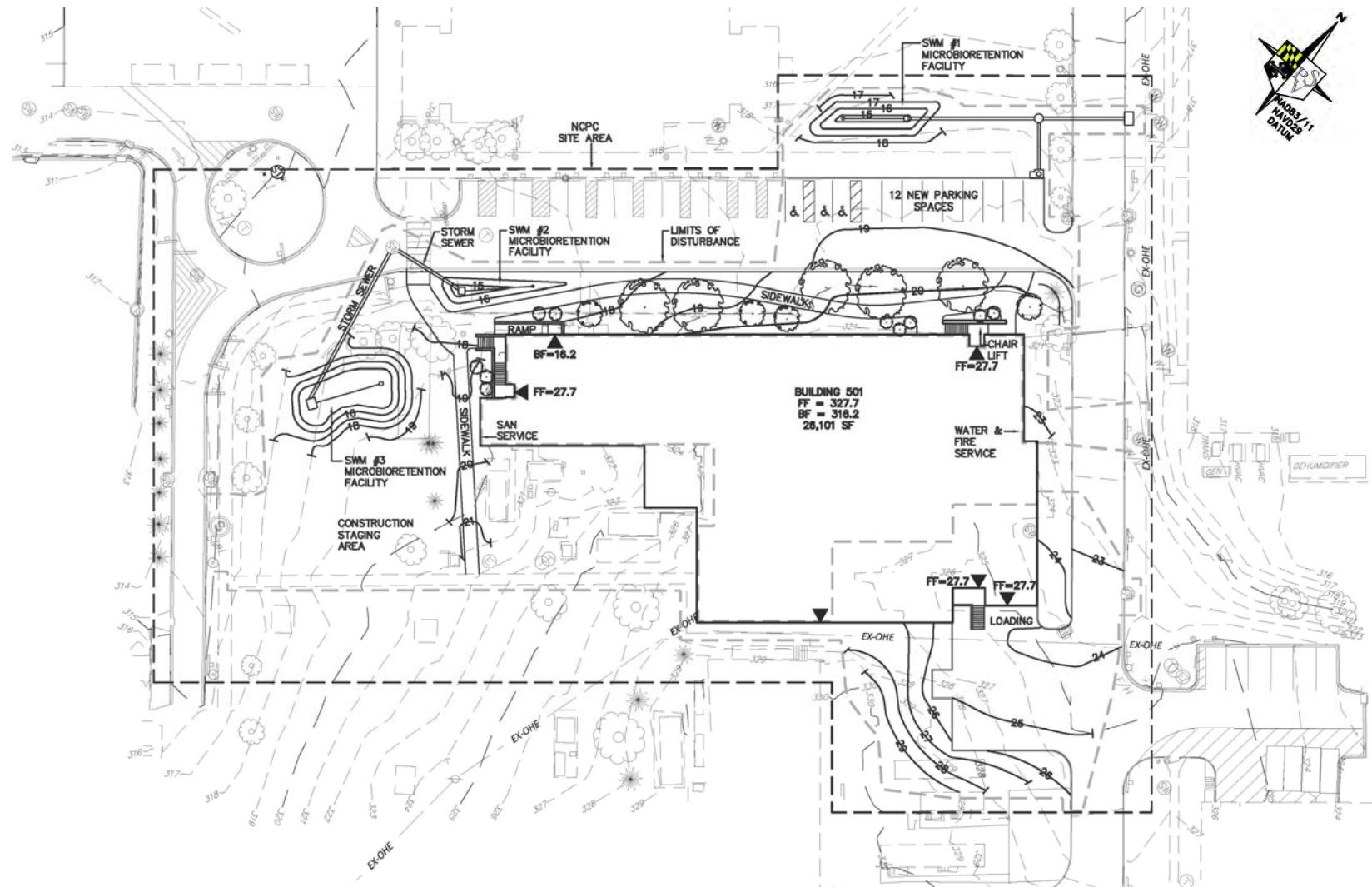
- PRIMARY CONTROL PERIMETER
- SECONDARY CONTROL PERIMETER
- VEHICLE INGRESS/EGRESS ROUTE
- OVERSIZED VEHICLE INGRESS/EGRESS ROUTE
- CONSTRUCTION TRAILER AND LAYDOWN AREA
- GATED ACCESS OPEN (SECURITY CHECKPOINT)
- GATED ACCESS CLOSED (SECURITY CHECKPOINT) (SCHEDULED OPENINGS FOR OVERSIZED LOADS)
- GATED ACCESS CLOSED
- BUILDING IDENTIFICATION NUMBER

**FORT DETRICK**  
FOREST GLEN ANNEX

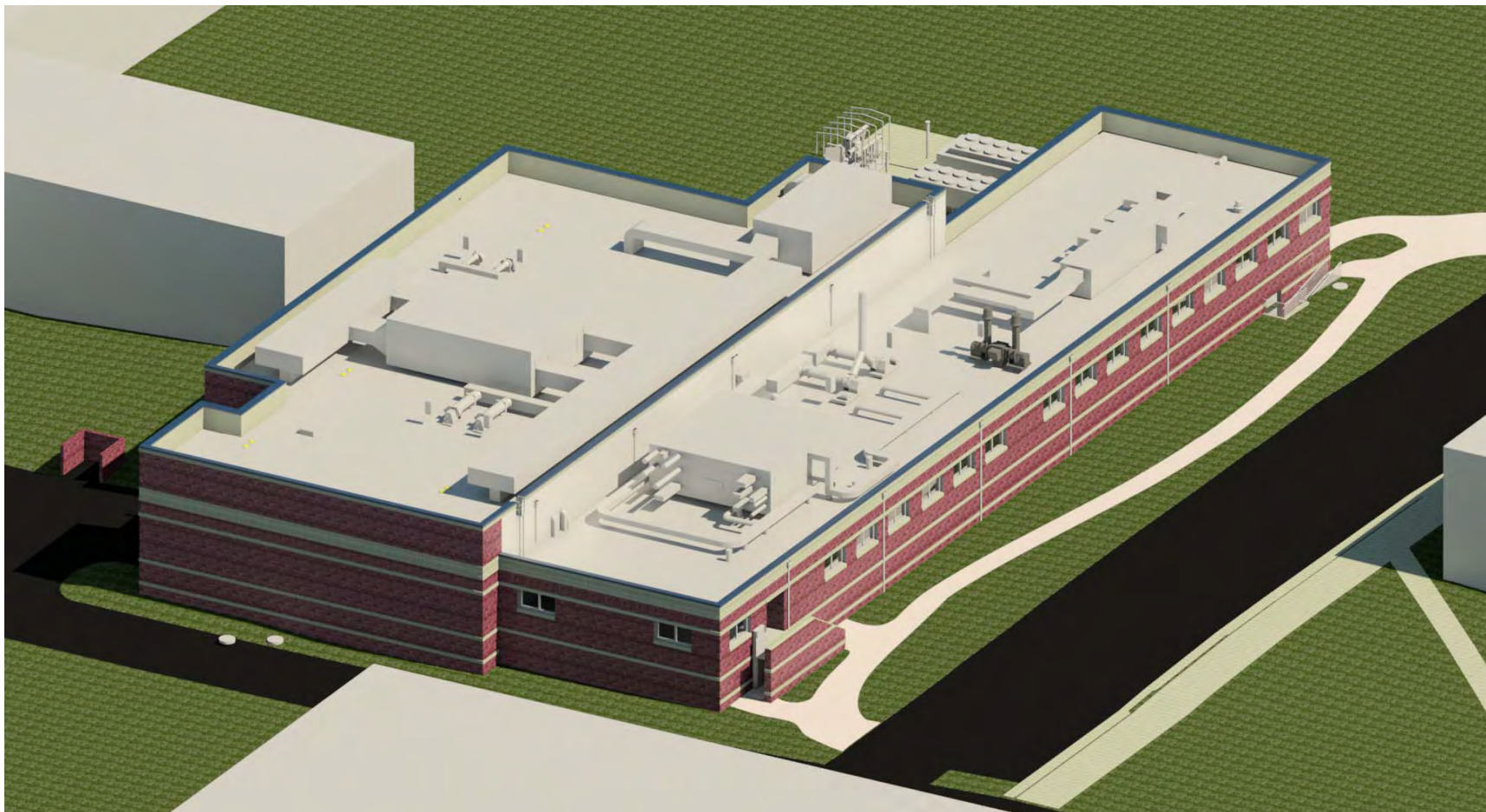




## H. SITE LANDSCAPE, GRADING &amp; UTILITY PLAN



## I. RENDERING



BUILDING 501 - VIEW FROM NORTHEAST



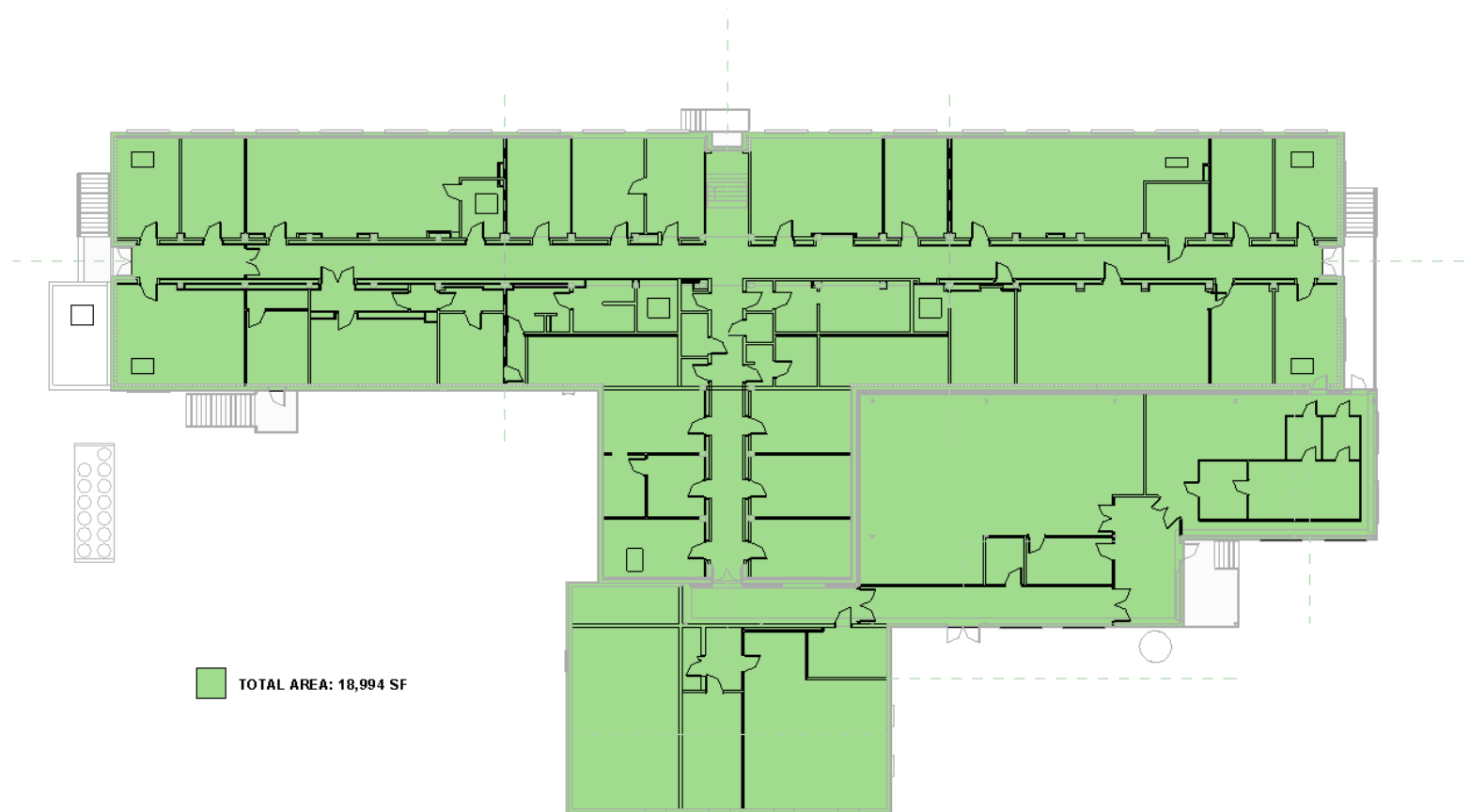


BUILDING 501 - VIEW FROM NORTHWEST



IMAGES OF BUILDING 503 (Standard for Materials and Palette)

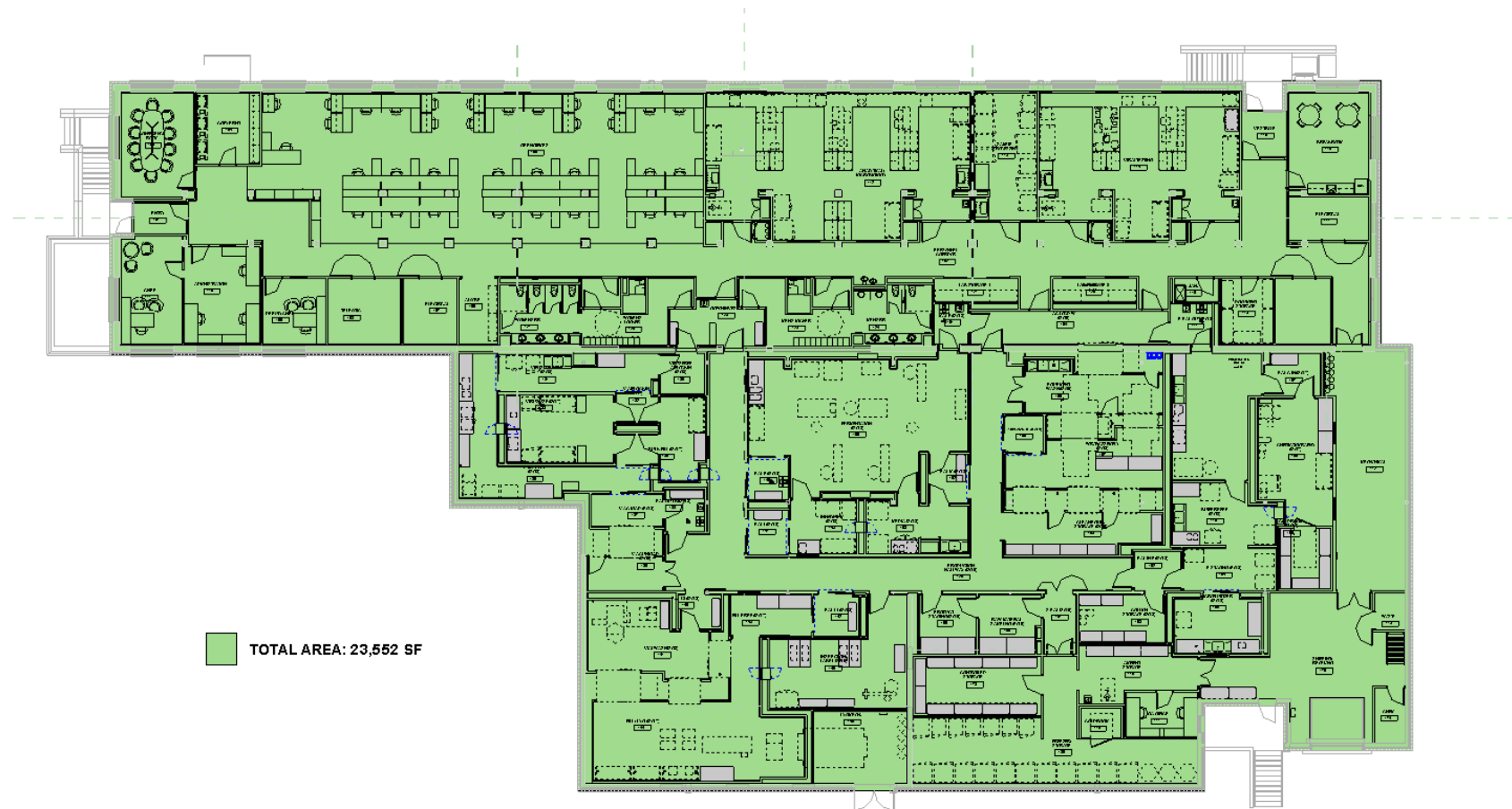
## J. FLOOR PLAN (EXISTING)



BUILDING 501 – EXISTING FLOOR PLAN

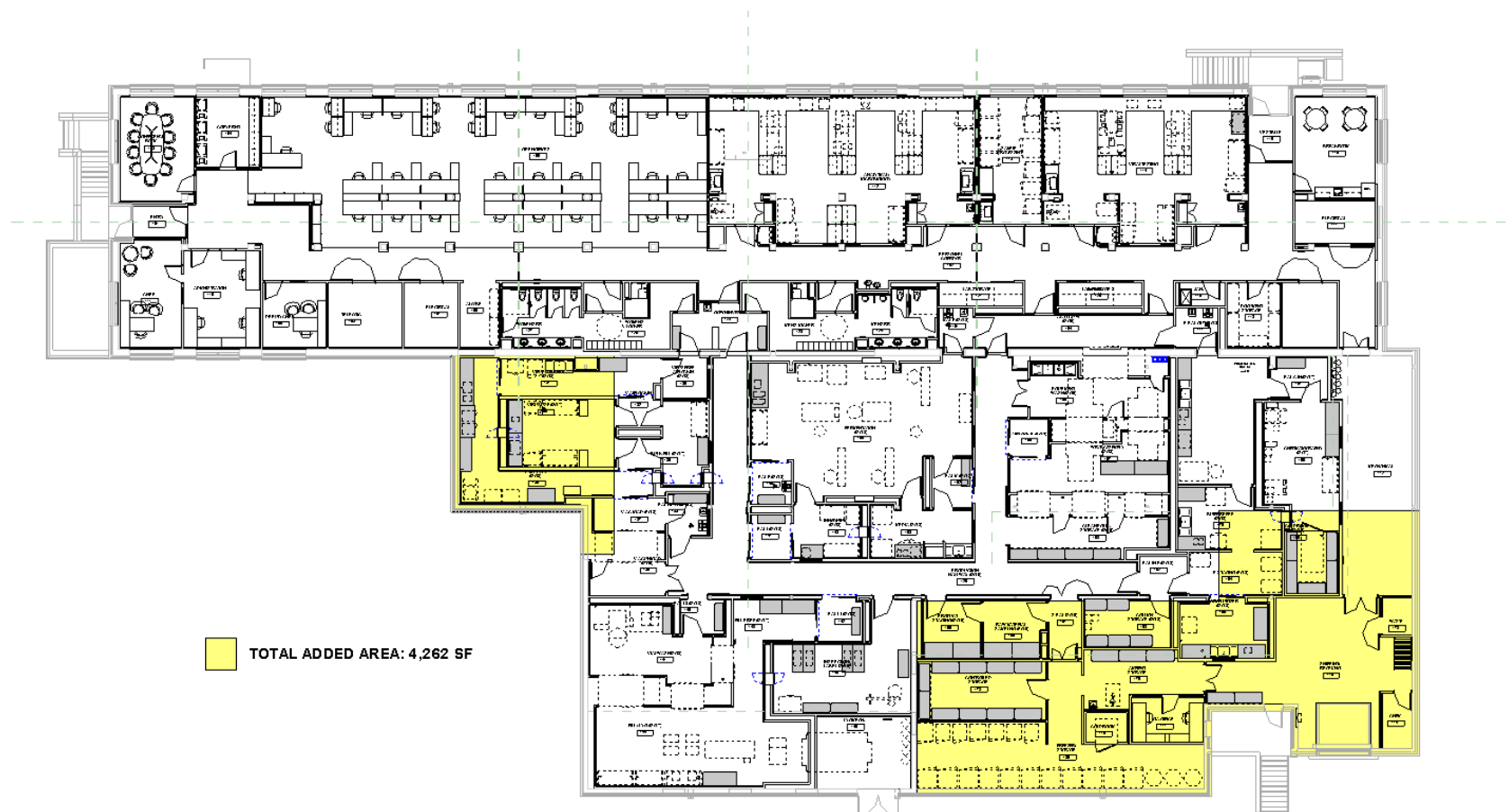


## K. FLOOR PLAN (PROPOSED FLOOR PLAN)



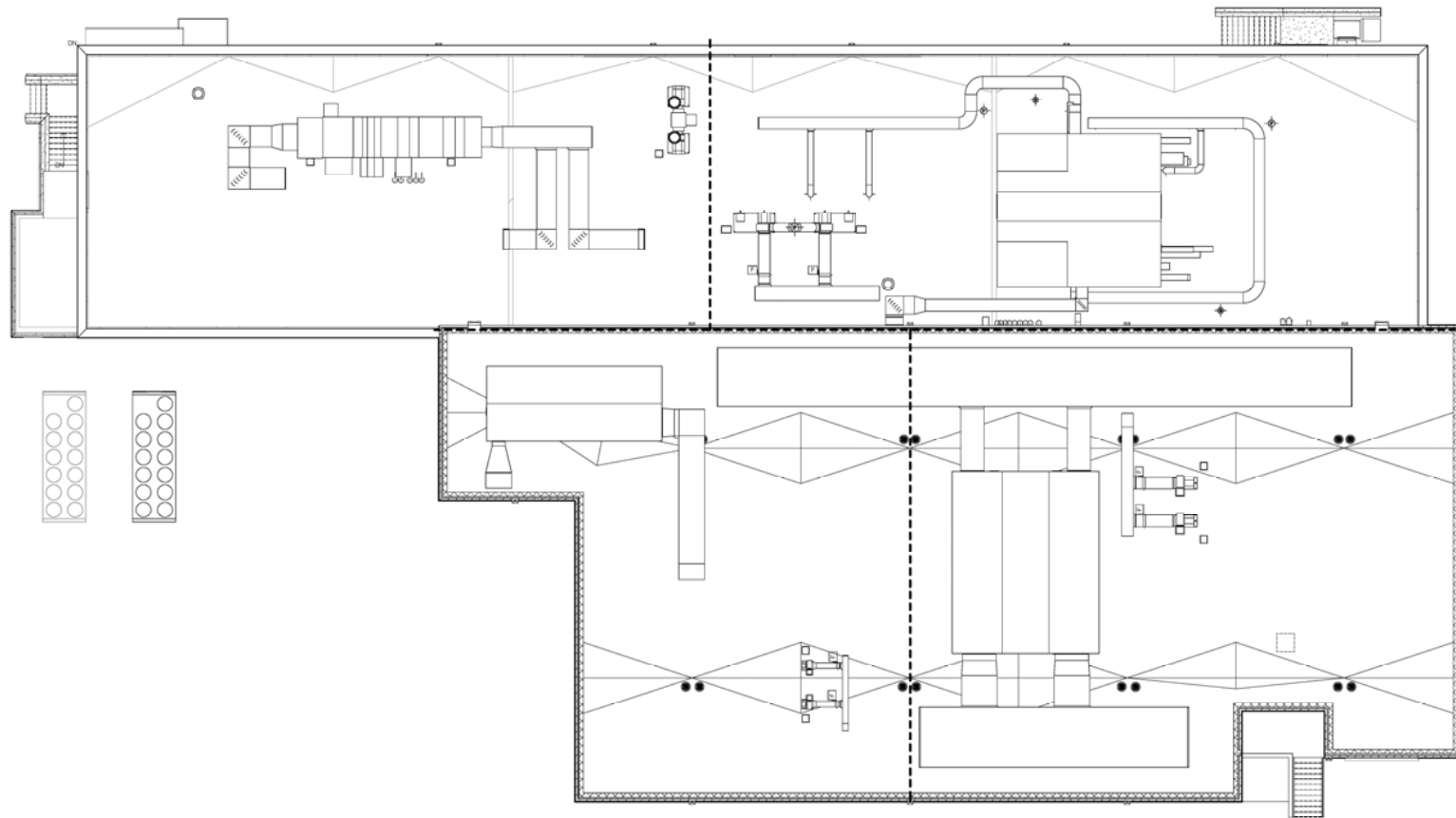
BUILDING 501 – PROPOSED FLOOR PLAN

## L. FLOOR PLAN (ADDITIONS NOTED)



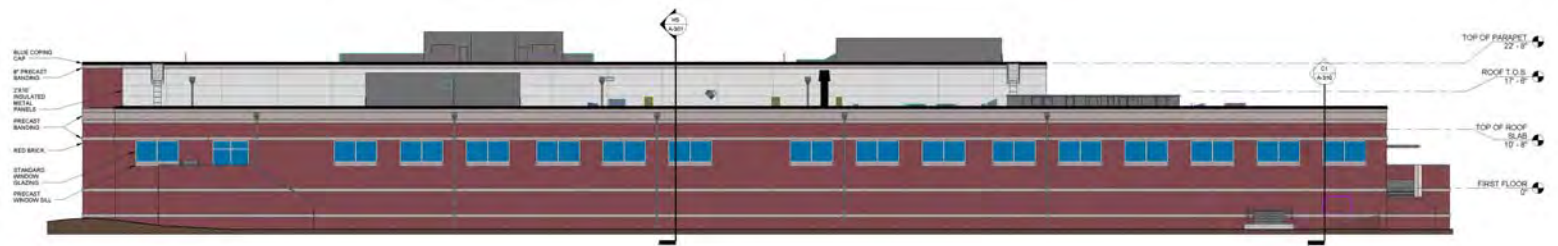
BUILDING 501 – PROPOSED FLOOR PLAN (WITH ADDITIONS HIGHLIGHTED)

## M. ROOF PLAN

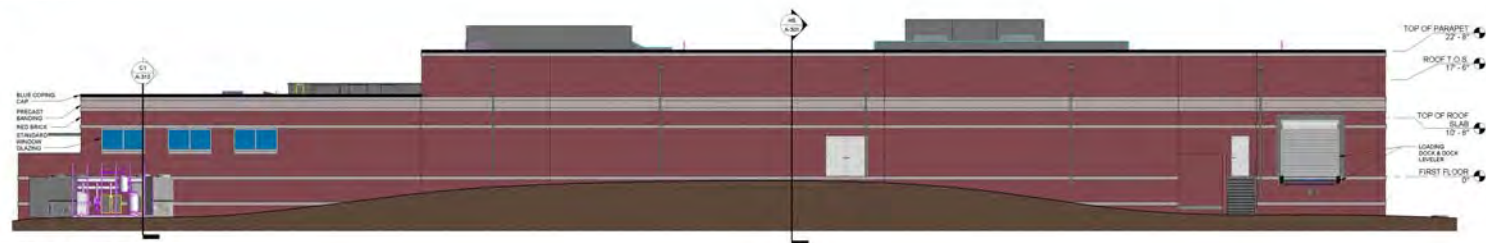


BUILDING 501 – PROPOSED ROOF PLAN

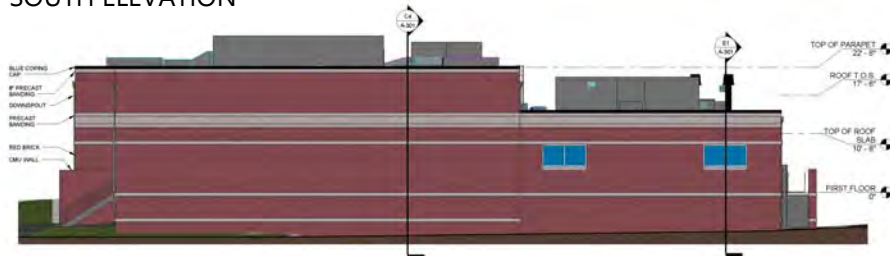
## N. ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

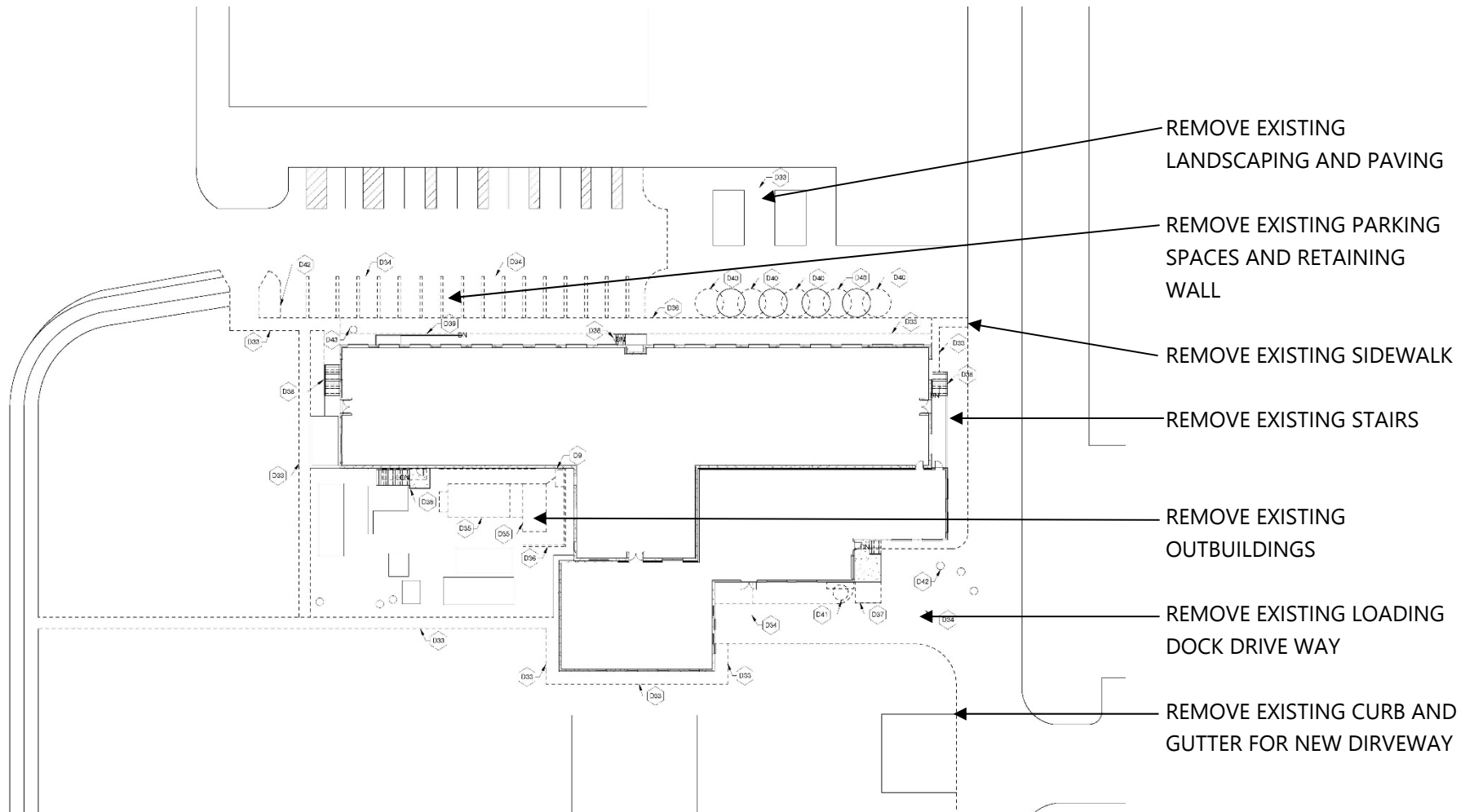


EAST ELEVATION



WEST ELEVATION

## O. SITE DEMOLITION PLAN

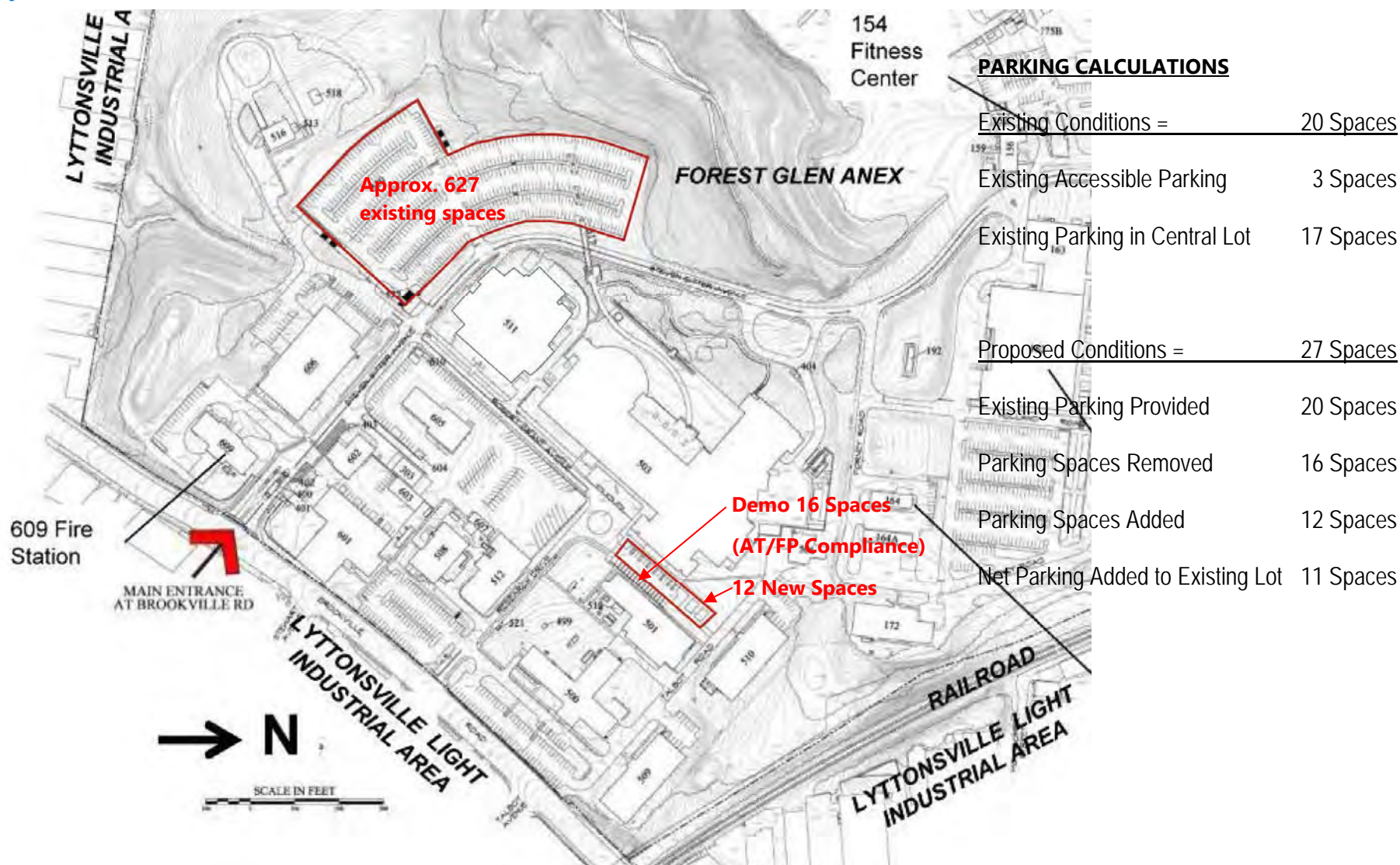


The site plan for Building 501 includes the following details:

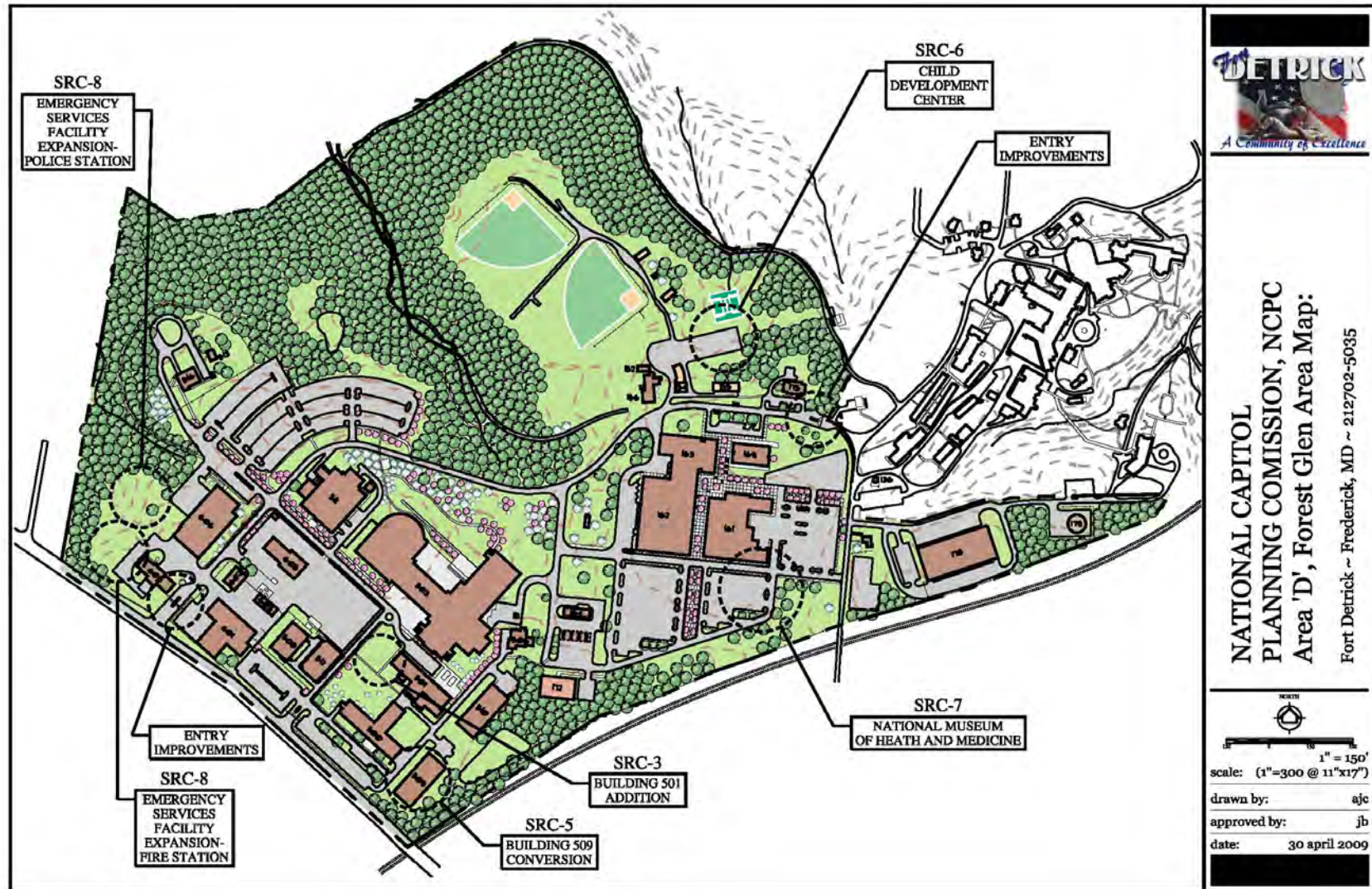
- Building 501:** FF = 327.7, BF = 318.2, 28,101 SF.
- Construction Staging Area:** Located to the west of the building.
- Parking:** 12 new parking spaces located to the north of the building.
- Service Areas:** SAN SERVICE, WATER & FIRE SERVICE, and a CHAIR LIFT.
- Infrastructure:** STORM SEWER, RAMP, and SIDEWALK.
- Boundaries:** LIMITS OF DISTURBANCE and EX-OHE.
- Orientation:** A north arrow is located in the top right corner, pointing towards the upper right.



## Q. PARKING



## R. FT. DETRICK PRELIMINARY NCPC SUBMISSION (2009)





**Department of the Army, Headquarters, Fort Detrick**

Directorate of Installation Services  
201 Beasley Drive  
Fort Detrick, MD 21702-5000

RE: Forest Glen and Glen Haven Realignment to Fort Detrick

SUBJECT: National Capital Planning Commission, NCPC Project Site Review  
Request at Forest Glen, Fort Detrick, MD.

DOCUMENTATION: The following Documentation is provided in support of  
NCPC's Project Site Review:

1. Walter Reed Army Medical Center, Forest Glen Annex, Silver Spring, Maryland, Real Property Master Plan Update, Final Report, January 2009.
2. Final, Environmental Assessment, Base Realignment and Closure Recommendations and Master Planning Activities, Walter Reed Army Medical Center, Forest Glen Annex, Maryland, U.S. Army Corps of Engineer, Mobile District, August 2008.
3. Final, Finding of No Significant Impact, Implementation of 2005 Base Realignment and Closure Recommendations and Master Planning Activities, Walter Reed Army Medical Center, Forest Glen Annex, Maryland, 23 September 2008.
4. Walter Reed Army Medical Center, Forest Glen Annex, Silver Spring, Maryland, Real Property Master Plan Update, Transportation Management Plan, Final Report, January 2009.
5. 100% Work Plan, Corrections to Active Vehicle Barrier Systems, Installed under ACPEP Program – Phase III, Fort Detrick, Maryland, U.S. Army Engineering & Support Center, Huntsville, Alabama.

The planning documentation (above) was developed in advance, and in support of, the more specific project documentation which followed. The Siting Review of these specific projects by NCPC is requested at this time. Revision of the Forest Glen Master Plan is currently in progress. A final draft of this Plan is expected too be available for NCPC's review in the Spring-Summer of 2010. . Revision of the Master Plan at Forest Glen will acknowledge these projects and integrate Forest Glen into the community and installation at Fort Detrick, MD.

PROJECTS: The following projects are submitted for NCPC's site review. The project descriptions, which follow, are summary descriptions of each project as they have been documented and described by their specific, individual, project (DD Form 1391) funding request.

#### 1. SRC-3. Building 501. Addition.

This project is required to adjust for personnel and mission changes resulting from the 2005 BRAC mandates. The project will construct a 3800 square foot medical research laboratory addition to Building 501 for the vaccine pilot bioproduction program. The addition will consolidate this mission in one central location and improve pilot bioproduction efficiencies in the research, development, production, and testing of vaccines. This addition will ensure compliance with the Good Manufacturing Practice regulations and ensure products prepared in this facility are safe, potent, and reproducible.

The Bldg 501 addition will be constructed to all modern building codes to include Life Safety Codes, American with Disability Act Standards, and Force Protection Criteria. Sustainable principles to include Life Cycle cost-effective practices and energy efficiency will be integrated into the design, development, and construction of this project. The addition will be aesthetically pleasing and blend in with the style of Building 501.

#### 2. SRC-5. Building 509. Internal Conversion and Renovation.

This project is required to adjust for personnel and mission changes resulting from the 2005 BRAC mandates. The project will include the alterations and conversion of an existing medical warehouse (bldg. 509), to biomedical research laboratory CAP-certified lab, and freezer repository. Work will include building information systems, intrusion detection systems, energy monitoring and control systems, fire/smoke detection and alarm systems and connections to the installation central systems. Access for individuals with disabilities will be provided. This 16,084 square foot alteration/conversion of an existing medical warehouse is required to provide a permanent biomedical research medical research facility at Building 509.

Sustainable principles, to include Life Cycle cost-effective practices, will be integrated into the design, development, and construction of the project.

#### 3. SRC-6. Child Development Center.

The purpose of this project is to provide a Child Development Center (CDC) with an approximate capacity of 144 children. In addition to the interior space

required, the facility requires 6,500 gsf of exterior playground equipment area; staff and visitor parking; fencing and landscaping.

#### 4. SRC-7. AFIP Museum - National Museum of Health & Medicine (NMHM).

This project will design and build a 20,000 square foot building, new parking facilities, stormwater management features, and continuation of Forest Glen Annex perimeter security fencing. The new facility will retain and reconstitute the National Museum of Health and Medicine (NMHM) workforce to Forest Glen Annex. Approximately 28 full-time personnel and about 6 part-time and visiting personnel will be located in the new facility.

The new facility shall use technology to encourage collaboration, both internally and externally. The mission of the NMHM is to inspire interest in and promote the understanding of medicine – past, present, and future – with a special emphasis on tri-service American military medicine. As a National Landmark recognized for its ongoing value to the health of the military and to the nation since 1862, the museum identifies, collects, and preserves important and unique resources to support a broad agenda of innovative exhibits, educational programs, and scientific, historical, and medical research. This includes space requirements for Office/Administrative spaces, Exhibit Areas, Graphics, Gift Shop, Research, Collections Storage and Processing, and Support Spaces.

#### 5. SRC-8. Emergency Facility Expansion – Police Station.

This project will provide 6,937 Gross Square Feet of space to house the new Provost Marshal's Office and Police force being transferred to Forest Glen Annex. Currently the Department of the Army Civilian Police (DACP) from Walter Reed Army Medical Center (WRAMC) secures and provides law enforcement support for Forest Glen Annex. When Walter Reed closes in September 2011, the police force assigned to Walter Reed will be relocated to Forest Glen. There is no police facility at Forest Glen that can support this relocation. This closure eliminates the base of operations for the current DACP that provides law enforcement support for Forest Glen Annex. The mission of the DACP will fail if a new base of operations is not provided at Forest Glen.

#### 6. SRC-8. Emergency Facility Expansion – Fire Station Addition.

This project will provide a five-bay, drive-through apparatus room and administrative and dormitory space as an addition to the existing one-company station, and renovate existing space to accommodate the functions of a two-company fire station. The complete facility will include headquarters, operational area, watch/alarm room, training room, physical training area, dayroom,



administrative supply and storage, hazmat supply room, equipment maintenance and storage room, hose drying room, dormitory unit, male and female latrines and showers, kitchen, and dining area. Install an intrusion detection system (IDS). Connect energy monitoring and control system (EMCS). Supporting facilities including access drives, parking, and pedestrian walkways will be provided, including modification of existing pavements to accommodate updated AT/FP criteria. Required utilities are available and are adequate to support the expansion. Access for the handicapped will be provided in the office area, as well as an accessible toilet.

This project will provide 5,860 GSF of additional space to convert the existing one-company fire station building into a two-company fire station at Forest Glen. The addition will include a new apparatus room to provide the requirements for a two-company fire station, and to meet the special Hazmat response mission requirements, as well as administrative and dormitory space for the expanded company.

Existing apparatus bays are too small to hold assigned equipment and are not “drive-through”; dormitory facilities are inadequate in that sleeping spaces are open and do not provide the allowed area and privacy for each fire fighter; female fire fighters cannot be appropriately accommodated; toilet/shower facilities are inadequate; there is no separate sleeping space for the fire chief; required storage space is inadequate, and materials are currently stored off-site. Sustainable principles will be integrated into the development, design, and construction of the project.

## 7. Boundary Gate Improvements. Active Vehicle Barrier Systems.

This project will upgrade the boundary gates at Forest Glen to insure that the minimum essential components are met. The upgrades included in the project include: a canopy for entry lanes at identification check areas; one Guard Booth per entry lane and identification check area; one Traffic Island per entry lane in Identification check area; under Canopy lighting and task lighting; active vehicle barriers; Uninterruptable Power Supply (UPS); add Emergency Power Generator with Automatic Transfer Switch; signage for traffic flow/control; Card Reader, Traffic Arm and Signal; adequately sized, environmentally controlled, equipment storage; and upgraded safety systems (to include: Over-speed and Wrong-way Annunciation).