



Equipment and Maintenance Operations Center - EMOC

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**MONTGOMERY COUNTY
MARYLAND**

Isiah Leggett, County Executive

Owner & Project Manager

Department of General Services
David E. Dise, Director

Office of Special Projects
Hamid Omidvar, AIA, Chief
Rassa Davoodpour, Manager, PM

Tenants

**Department of General Services
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Millie Souders, Chief
Keith Stickley, Acting Chief

**Department of Transportation
Division of Highway Services**
Keith Compton, Chief

**Department of Transportation
Division of Transit Services**
Carolyn Biggins, Chief

Design Team

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S3E Klingemann, Inc.
Mechanical, Plumbing & Fire Protection Engineer
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Architectural rendering of the new EMOC - Shady Grove Road View

Project Description

The Smart Growth Initiative is a comprehensive program created by County Executive Isiah Leggett to boost overall economic growth, renovate old, and inadequate county-owned facilities and create opportunities to implement the planning goals for the Shady Grove area.

A number of County facilities are part of this initiative:

- Police Headquarters on Research Boulevard;
- The Public Safety Training Academy on Great Seneca Highway;
- All facilities located in the County Service Park on Crabbs Branch Way in the Shady Grove area; and
- Several County owned and leased facilities in need of consolidation.

The Shady Grove Sector Plan, approved by the County Council in 2005, calls for the transition of the area along Crabbs Branch Way from light industrial use to up to 6,500 units of transit-oriented housing, including affordable and workforce housing. Implementation of this initiative depends on the relocation of the County Service Park.

The County Service Park (CSP), a 92 acre County-owned site, is located in the heart of the Shady Grove Sector Plan area. The plan calls for removal of government uses in the CSP, which is divided by Crabbs Branch Way into west and east sides. The west side is the current location of the Department of Liquor Control Headquarters and Warehouse, Montgomery County Public Schools Food Distribution Center, Crabbs Branch Day Labor Center and the Montgomery County Equipment Maintenance and Operations Center. The east side is used for the Montgomery County Public Schools Bus and Facilities Maintenance depots, Montgomery County Radio Shop, and the Park and Planning Facilities Maintenance Depot.

Project Description

The Equipment and Maintenance Operations Center (EMOC) and Crabbs Branch Day Labor Center are being relocated to parcels of land bounded by I-370, Shady Grove Road and Crabbs Branch Way extended that are zoned I-3 and referred to as Casey 6, Casey 7 and a portion of the property owned by Robert's Oxygen. Casey 6 is 19 acres, Casey 7 is 17 acres, and Roberts Oxygen is five acres.

EMOC consists of 13 buildings in a multi-functional facility for the departments of Transportation and General Services, including the divisions of Fleet Management, Transit Services, and Highway Maintenance Services. The portion of EMOC at 16624 Crabbs Branch Way (Casey 7) includes a maintenance building, parking, fare collection, Fleet Services and a storage building comprising 323,981 gross square feet with a footprint of 192,440 square feet. The new facilities at 17000 Crabbs Branch Way (Casey 6 and Robert's Oxygen) include Highway Services, contractor check-in, salt/sand barns, bunkers, covered storage, covered heavy vehicle storage, a fuel island and the Day Labor Center. These facilities have a footprint of 148,321 square feet.



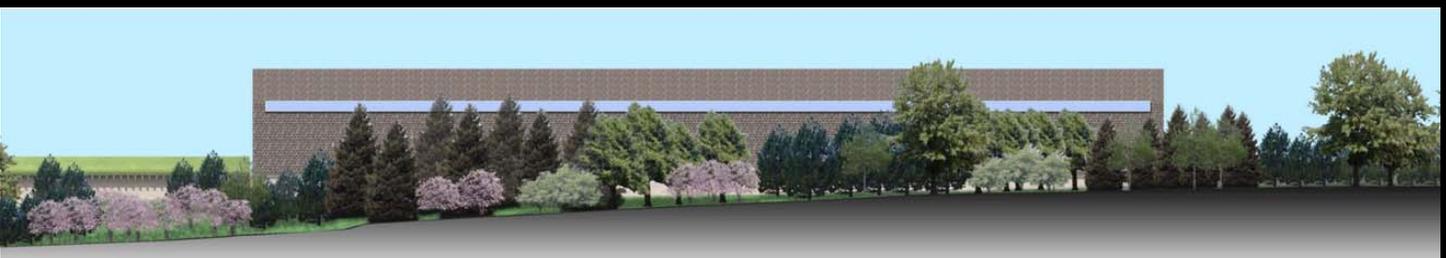
Site Plan

Sustainable Strategies

- ◆ Project is expected to achieve LEED GOLD certification.
- ◆ New facilities require greater space, but have a smaller footprint than existing facilities through the use of multi-story structures.
- ◆ Community involvement has mitigated concerns about noise, views, traffic and other issues.
- ◆ Space for on-site bus queuing minimizes traffic impacts on Crabbs Branch Way,



Elevated view of the new facilities from Shady Grove Road



Back of the Salt Barn is designed to reflect a more traditional barn with a wide green buffer that shields the barn from the community.

Project Description

EMOC is currently located on 28 acres of land and the new facilities will encompass 41 acres. Although the new EMOC has significantly more square footage, it will actually have a smaller footprint than the existing facilities as the new design includes several acres of land for stream buffer protection, forest conservation land and newly created green space. The new EMOC minimizes its footprint by including multi-story buildings and parking structures. The new design supports 200 buses and 187 heavy vehicles, while the current EMOC supports only 163 buses.

Community Coordination: From the early stages of planning, county staff has conducted numerous meetings with the community to present ideas and receive feedback. Main community concerns were noise, view, traffic and pollution. County staff and their team of consultants evaluated all possibilities and suggestions from the community and incorporated any feasible ideas into plans for the new facilities. The result has been a truly community friendly and environmentally sensitive concept. The Maryland-National Capital Park and Planning Commission Planning Board applauded the team for a very successful, responsible and innovative design.

Innovation & Design Process

- An efficient automated bus washer and water reclamation system will treat contaminated water runoff, reducing water usage and sewer discharges by about 80 percent.
- A green cleaning policy ensures use of environmentally safe and environmentally friendly products.
- The vehicle maintenance bay design maximizes natural daylighting using glazed panels and transoms.
- Solar lighting is provided on the parking roof.
- All the exterior lighting is LED
- The elevator's EcoDisc permanent-magnet synchronous motor uses 60 to 70 percent less energy than conventional elevators.
- Active and passive measures to reduce noise helped determine equipment location and operation, location of enclosures and building height/orientation.



More than four acres of live, green roofs will decrease stormwater runoff. Roof runoff is captured in a highly automated system and reused. This pilot program will serve as a green roof laboratory for the County, WSSC and the University of Maryland Shady Grove.



Crabbs Branch Way view of Highway Services



Crabbs Branch Way view of Parking Structure



View from Shady Grove



DGS - Office of Special Projects (OSP)

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This office is responsible for planning, design and construction of special projects assigned by the Director of DGS or the County Executive. OSP is tasked to address development issues such as: site acquisition, disposal of surplus sites, site selection, land use decisions, master planning, leased facilities relocation, leased facilities consolidation, design, construction and other related activities. OSP is generally responsible for the County's strategic objectives with regards to special programs, including leveraging land value and encouraging transit-oriented development.

Currently OSP projects are grouped in two major programs:

- Government Core Facilities Program
- Smart Growth Initiative Program

Government Core Facilities Program

This program includes study and analysis of the existing County-owned buildings within the Rockville Central Core (RCC) and the current and future staff requirements within the RCC and larger Rockville Core. The existing County facilities in this study are:

- Judicial Center
- Council Office Building
- Council Office Building Parking Garage
- Gray Courthouse
- Red Brick Courthouse
- Jury Parking Lot
- Executive Office Building

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Government Core Master plan

Smart Growth Initiative (SGI) Program

The County Executive has several long-range important strategic objectives. A study was performed expressly to examine the feasibility of moving and expanding existing uses to different facilities from a macro perspective that would provide the County with better long-term solutions for public facility needs.

This program includes relocation of facilities such as:

- Public Safety Training Academy,
- Police Headquarters,
- Fire-Rescue Headquarters,
- 1st District Police Station,
- Homeland Security,
- Liquor Control Warehouses,
- MCPS Bus Depot,
- MCPS Facilities Maintenance Depot,
- MCPS food services,
- M-NCPPC Maintenance Facility,
- MCG Equipment and Maintenance Operations Center (EMOC),
- MCG Radio Shop, and
- Number of leased facilities.

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Existing County Service Park to be relocated

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