



Jessica R. Baker
The Montgomery County
Conference Center and Hotel
(MCCCH), Rockville, MD

3.0 Building Overview

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General Project Data:

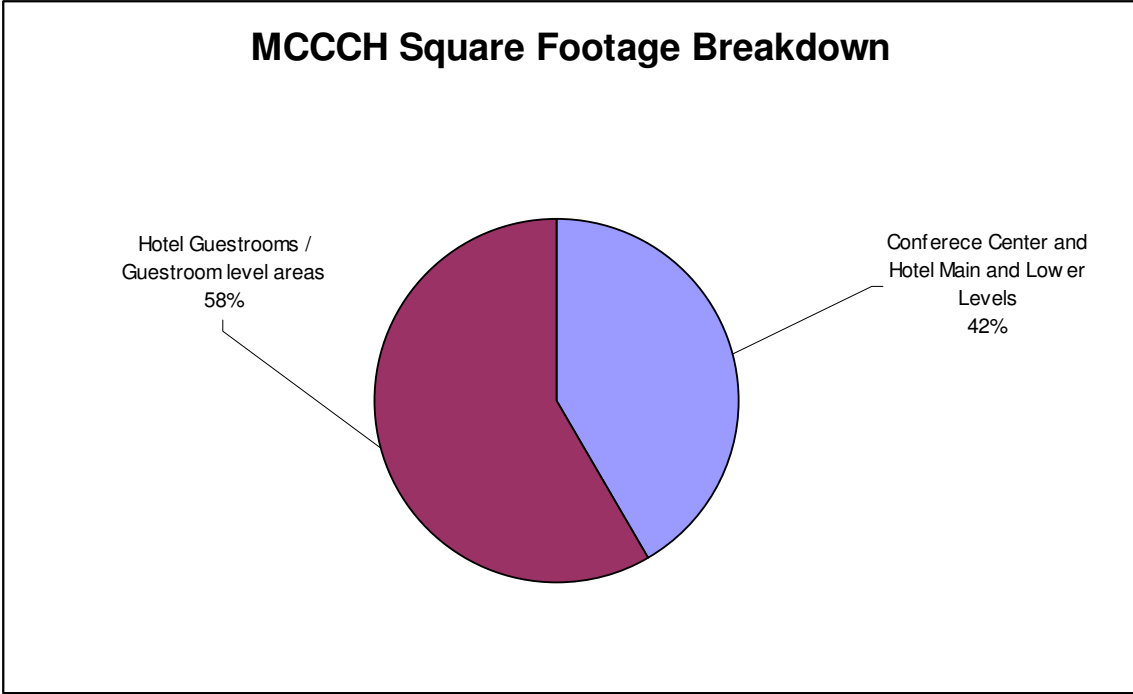
Building Name:	Montgomery County Conference Center and Hotel, (MCCCH). (also known as Bethesda North Marriott Hotel and Conference Center)
Location and Site:	5701 Marinelli Road , Rockville , MD 20852 The Montgomery County Conference Center and Hotel is located on a twelve-acre plot of land neighboring the White Flint Metro Station (of the Washington D.C. Metro's Red Line) along the Rockville Pike in the North Bethesda/Rockville, MD area. By Metro-rail, downtown Washington D.C. is a fifteen minute ride from the hotel and conference center. The building's site is surrounded by several major shopping areas, like the White Flint Mall, and over two-hundred restaurants. The location is also minutes away from the Washington D.C. Beltway (I-495) and Montgomery County's Technology Corridor (I-270).
Building Occupant Name:	The conference center portion of this building project has Montgomery County of Maryland as its primary occupant. The hotel is owned by IRP/QDC White Flint Associates, L.L.C. but occupied and operated by Marriot International.
Occupancy / Function Types:	The occupancy/function type of the conference center could be considered a mixed use space with meeting rooms, classrooms, boardrooms, amphitheater, and public open space for exhibit, reception, and pre-function needs. The Marriott run section of the building is simply a hotel space.
Size:	The total building square footage for The Montgomery County Conference Center and Hotel is approximately 240,000 sq. ft. The conference center portion comprises about 100,000 sq. ft. of this total with its 36,000 sq. ft. of meeting space, 24,000 sq. ft. ballroom, and 40,000 sq. ft. of pre-function and service space. The 225 room Marriott Hotel makes up the remaining 140,000 sq. ft. of the total

	building.
Number of Stories Above Grade / Total Levels:	The Marriott Hotel portion of this project consists of ten full stories above grade and one lower level service area below grade. The convention center is two full stories with its main level being fully aboveground and the lower level, partially underground.

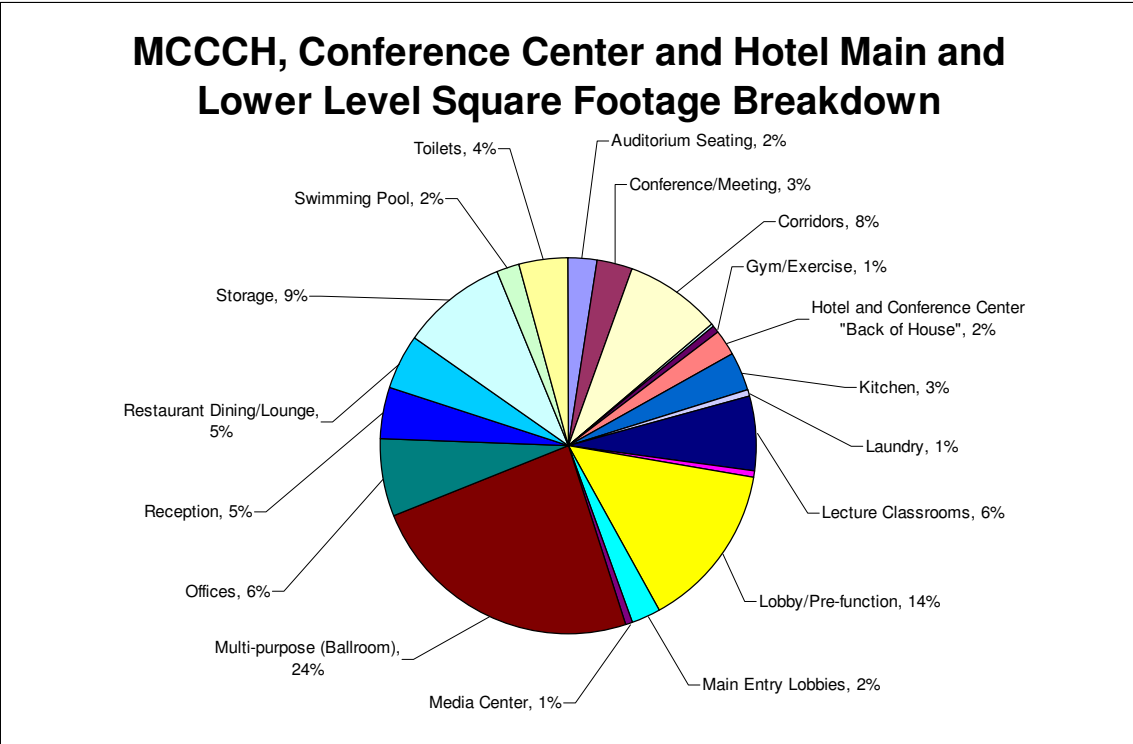
The building's space breakdown is listed / displayed below in Table 1, Graph 1, and Graph 2.

SPACE NAME	AREA (sq. ft.)	# ROOMS IN EACH SPACE
Auditorium Seating	2370	1
Conference/Meeting	3295	4
Corridors	8085	9
Electric/Telephone/Data Entry	320	10
Gym/Exercise	760	1
Hotel and Conference Center "Back of House"	2176	10
Kitchen	3116	1
Laundry	650	1
Lecture Classrooms	6465	8
Lobbies	380	1
Lobby/Pre-function	14369	12
Main Entry Lobbies	2275	4
Media Center	540	2
Multi-purpose (Ballroom)	24070	1
Offices	6480	20
Reception	4615	6
Restaurant Dining/Lounge	4740	2
Storage	8988	10
Swimming Pool	1860	1
Toilets	4270	12
Hotel Guestrooms / Guestroom level areas	140000	225
Untreated	N/A	N/A
TOTALS	239824	341

Table 1: MCCCH Building Space Breakdown



Graph 1: MCCCH Building Space Breakdown



Graph 2: MCCCH Building Space Breakdown

Primary Project Team:

Building Owners:	Convention Center - Maryland Stadium Authority, Office of Economic Development for Montgomery County. Marriot Hotel - IRP/QDC White Flint Associates, L.L.C.
Operator:	Marriot International
Architect:	RTKL Associates
Interior Design:	Soe Lin & Associates
Structural Engineer:	KTLH Engineers
MEP Engineers:	Engineering Design Group, Golden Engineering, Inc.
Civil Engineer:	Delon Hampton & Associates
Audio Visual Design:	Electro-Media Design, LTD.
Kitchen Design:	Cini-Little International, Inc.
Vertical Transportation:	Lerch Bates North America, Inc.
General Contractor / CM:	Hitt Contracting
Mechanical / Plumbing Consultant and Contractor:	Southland Industries
Electrical Contractor:	J.E. Richards

Construction:

Dates of Construction:	Start – January 2003 Substantial Completion – September 2004 Turnover – October 2004 Grand Opening – November 1, 2004
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Actual Cost Information:	Overall Project Cost: \$45,000,000 Mechanical/Plumbing: \$7,000,000
Project Delivery Method:	Design-Bid-Build

Architecture:

Design and Functional Components / Construction:	<p>The Montgomery County Conference Center and Hotel is the third largest convention center/hotel in the Washington D.C. area.</p> <p>The conference center contains a total of twenty-one classrooms/meeting rooms and a ballroom that is divisible into eight separate sections by moveable partitions. The ballroom is capable of accommodating 2,535 people for receptions and 1,820 for banquets. The conference center also includes a 130 seat amphitheatre, a full service kitchen, an indoor/outdoor restaurant, and a bar/lounge.</p> <p>The main level of the Marriott Hotel consists of a lobby/front desk, offices, fitness center, indoor pool, and mechanical and electrical spaces. Levels two through ten of the hotel comprise 225 guest rooms designated as typical, non-smoking, ADA-accessible, or hearing impaired facilitated. The hotel's tenth level also includes a pantry and concierge lounge for guest use. The lower level of the hotel is made up of hotel service space.</p> <p>The entire conference center/hotel project was designed and built with the intention and ability for future expansion.</p>
Major Building Model Codes / Standards:	<p>1996 BOCA National Building Code 1997 NFPA 101 The Life Safety Code 1996 International Mechanical Code 1996 National Electric Code 1999 Marriott Hotel Design Standards 1997 Montgomery County Amendments to BOCA National Building Code 1997 Montgomery County Amendments to The Life</p>

	<p>Safety Code 1997 State of Maryland Amendments to The Life Safety Code</p>
Zoning and Historical Information:	<p>New construction on a previously undeveloped site under commercial/residential zoning by Montgomery County of Maryland.</p>
Building Envelope:	<p>The building envelope on the hotel portion of this project is made up of a load bearing structural concrete frame with a plant precast architectural concrete/stone faced precast concrete facade. The windows are architectural aluminum windows with tinted and mirrored glazing.</p> <p>The building envelope on the conference center consists of a load bearing structural concrete and steel frame with a plant precast architectural concrete/stone faced precast concrete facade. The conference center envelope also includes non-load bearing, glazed aluminum curtain walls and entrance doors as well as the architectural aluminum windows with tinted and mirrored glazing.</p> <p>The roof system used over the entire building project is a flat concrete roof deck with horizontal waterproofing. The hotel roof includes deck insulation, geotextile fabric, and aggregate ballast. The conference center roof uses a sand bed covered by concrete pavers. Small portions of both roof sections also utilize steel roof deck, fire rated roof board, and elastomeric roof membrane.</p>