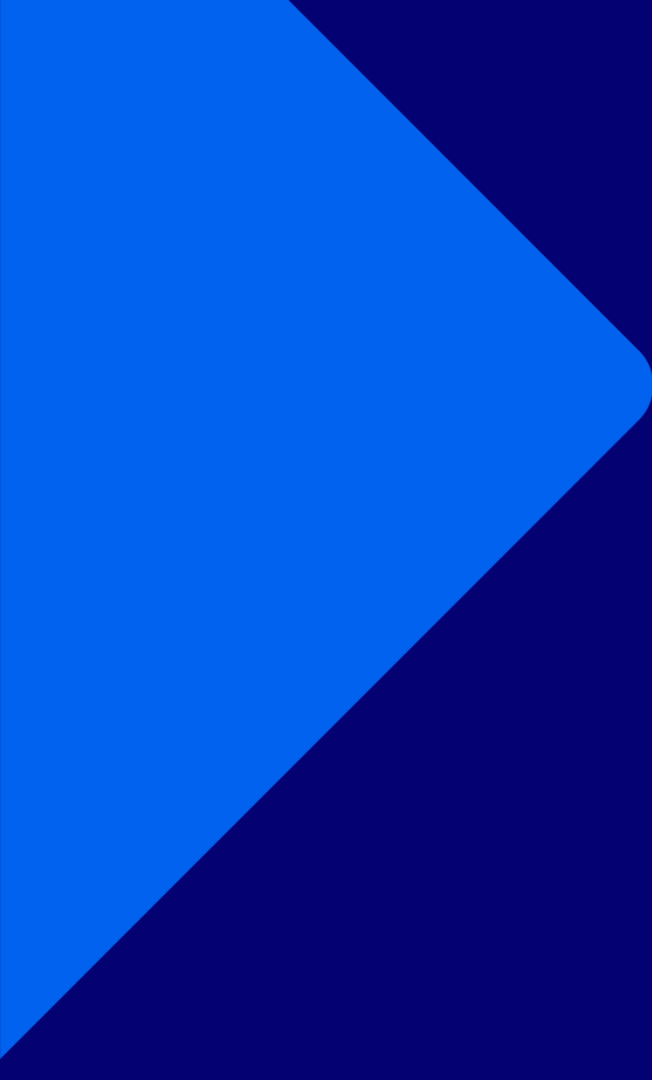




King Farm Farmstead: Preservation & Potential

Construction Cost Estimation & Economic Analysis Review

Mayor and Council Work Session
September 29, 2025

Outline

- Purpose & Expected Outcomes
- Mayor and Council Guiding Principles
- Requested Feedback
- Project Timeline
- Community Outreach & Preferences
- Mayor and Council Direction
- Building Use Renderings
- Economic Analysis
- Cost Construction Estimation
- Questions
- Work Session



Purpose & Expected Outcomes

This work session will:

- Provide a review of the project's timeline, community engagement, and Mayor Council direction to-date.
- Revisit community preferences for desired programs and building uses.
- Share results from economic analysis and construction cost estimation.
- Confirm Mayor and Council direction on which building uses will move forward to implementation.
- Confirm Mayor and Council recommendations for finalizing Master Plan.

Mayor and Council Guiding Principles



✓ **Economic Development**



✓ **Public Safety**



✓ **Effective and Efficient Service Delivery**

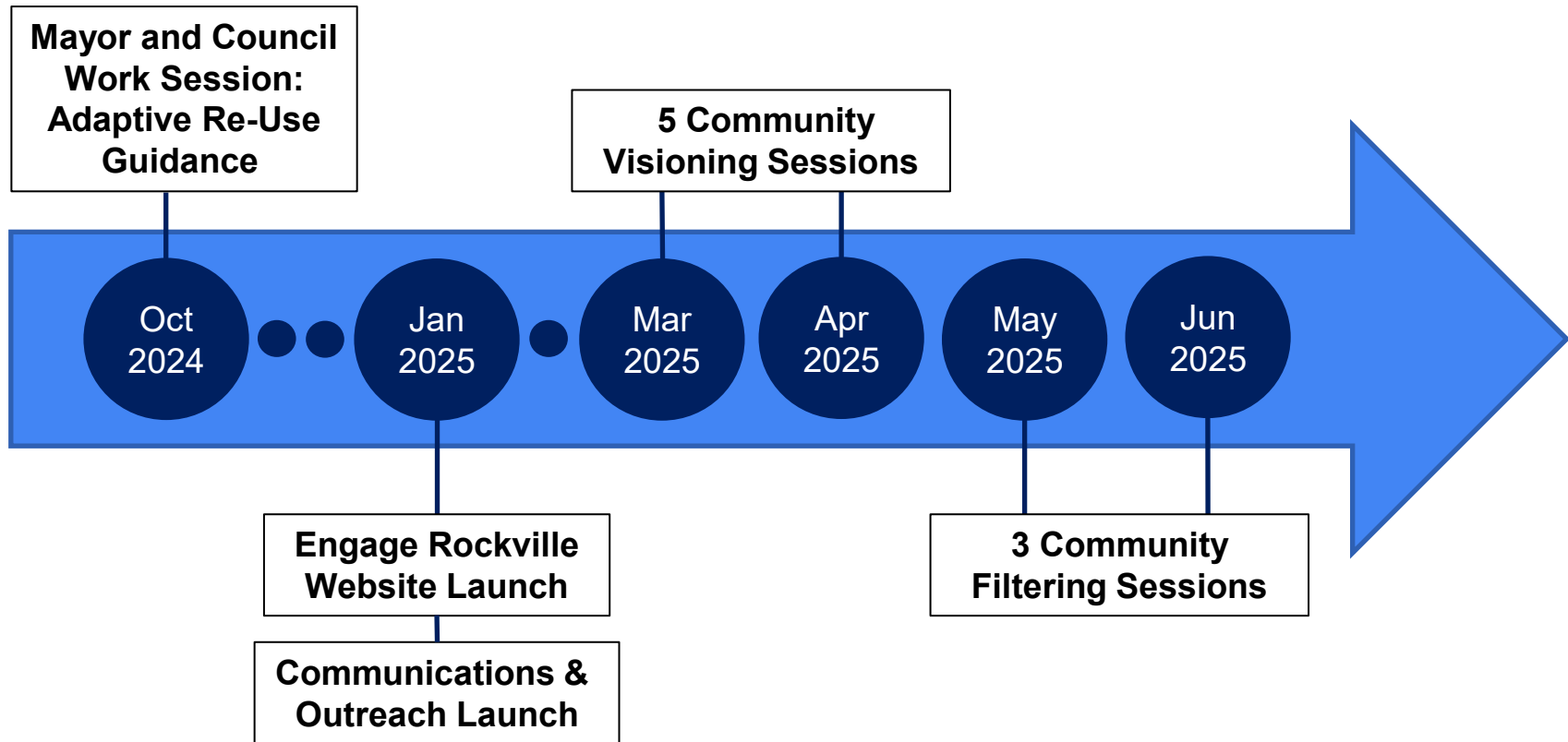


✓ **Stewardship of the Environment and Infrastructure**

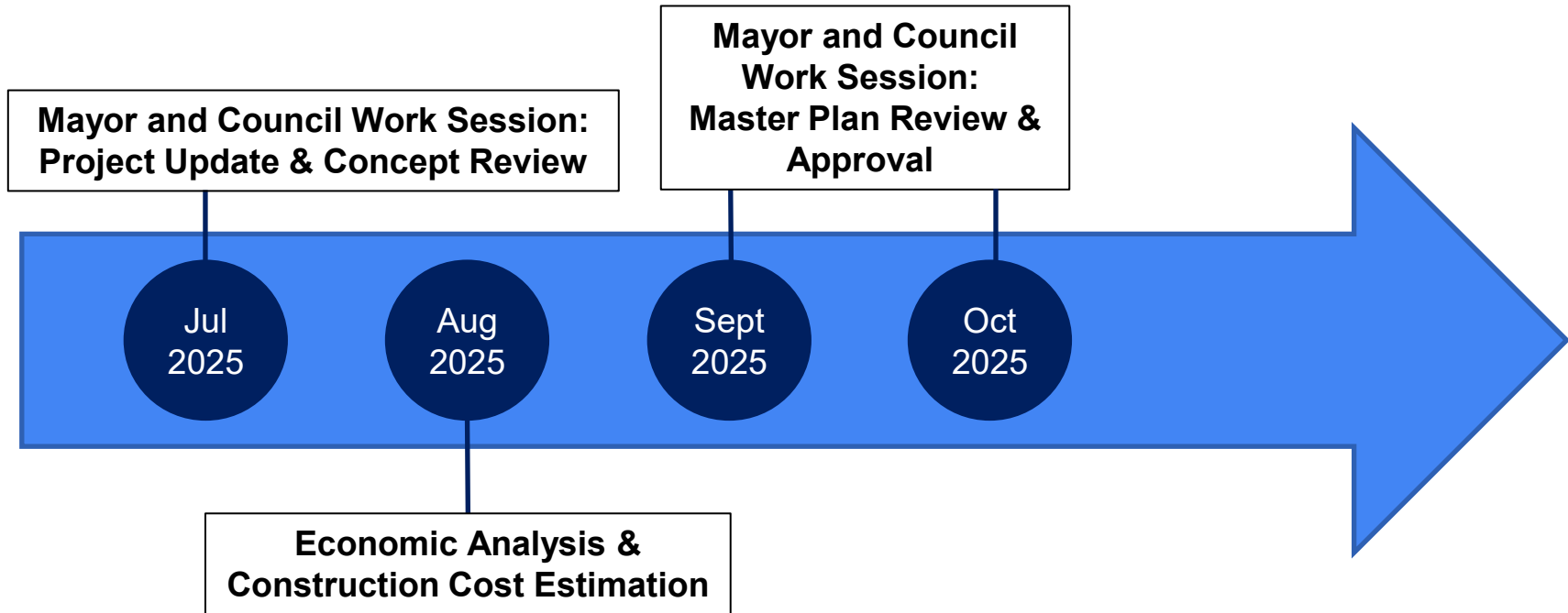
Requested Feedback

1. Which dairy barn option do you recommend moving to the implementation phase (with addition or without addition)?
2. Do you support phasing project implementation over the next 5-15 years?
3. Do you support the proposed approach for phasing the projects (option #1 or option #2)?

Project Timeline



Project Timeline



Community Outreach & Engagement

- Engage Rockville Website
- Online & Hardcopy Visioning Survey
- In-Person & Virtual Visioning Sessions
- In-Person & Virtual Concepts Filtering Sessions
- Online Concepts Filtering Survey
- Monthly Email Updates & Reminders
- Social Media Promotion
- Fliers & Posters at Publicly Used City Buildings



Community Preferences: Building Uses & Programs

Multipurpose Hall
Wellness
Makerspaces
Arts & Tech

Multipurpose Rooms
Community Kitchen
Youth/Teen Center
Daycare/Childcare

- Option 1 – Minimum Intervention
- ★ • **Option 2 – Medium Intervention**

- Option 3 – Medium Intervention
- ★ • **Option 4 – High Intervention**

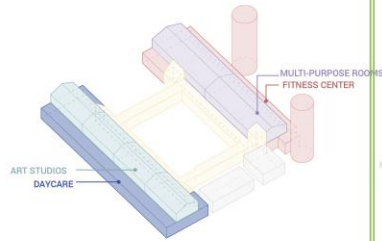
3 COMMUNITY FILTERING SESSIONS

60 PARTICIPANTS

7 SURVEY RESPONSES

YOUR FAVORITE CONCEPTS

Compiled from your filtering session votes & survey responses.



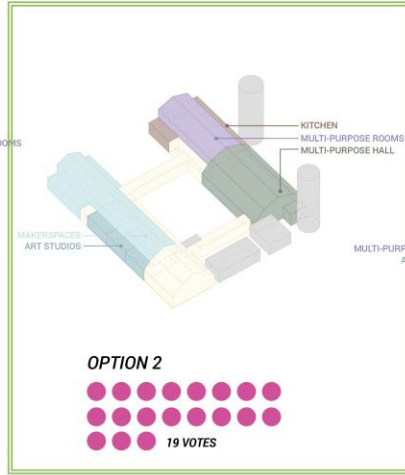
OPTION 1

4 VOTES

"Makerspaces are inclusive spaces that enrich our community and elevate our future."

"Keep it simple and get it done!"

"Seniors have recently renovated center... Youth have new skate park... DAYCARE is needed."

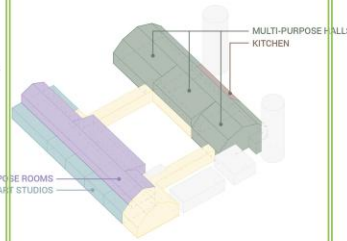


OPTION 2

19 VOTES

"Silos...Arts. Maybe a structure hanging above and kaleidoscopic light filtering through."

"Love the idea of multiple makerspaces to keep loud and dirty activities separate... Great opportunity for jobs, art and people of all ages."

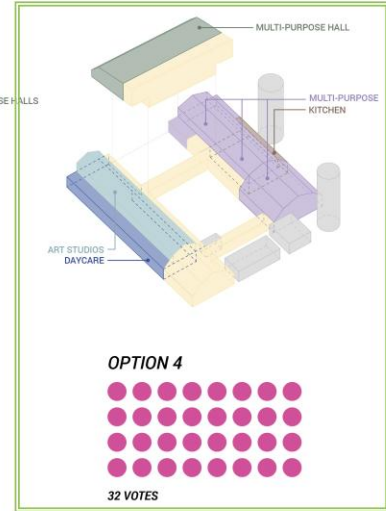


OPTION 3

13 VOTES

"Move kitchen to the end to provide more performance space."

"Add a cafe/library"



OPTION 4

32 VOTES

"Go BIG or go home! :)"

"Combine arts/tech and makerspaces in dairy barns. Move daycare to tenant house."

"Make the optional addition glass..."

Quotes compiled from your filtering session free responses and survey responses.

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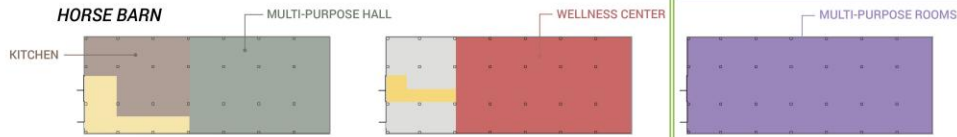
FILTERING SESSIONS: FINDINGS

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KING FARM FARMSTEAD PARK | ROCKVILLE, MD

Design Collective



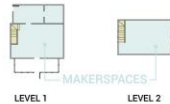
ADDITIONAL PROGRAM OPTIONS



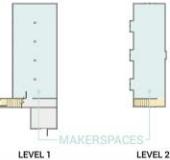
TENANT HOUSE



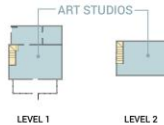
TENANT HOUSE



GARAGE



"The horse barn, if not partitioned, could be the only large recreational space in Rockville that is not a gym... used for group rehearsals..."



"Makerspaces provide an educational and economic benefit... kids and adults can learn fantastic skills and build community."

FARM HOUSE



"I really like the idea of the Daycare having a separate dedicated space."

"Keep the farm house as a space that can be used for the public, not offices!"

"Youth/teen center programming can go in multipurpose space."

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SITE PROGRAM



"If we have a daycare, is there a playground?"

"Under cover performing arts area and outdoor amphitheater lawn seating..."

"Gardens and green space - please keep... no more parking lots in park."

"Dog park!"

"Love the idea of a courtyard space."

Quotes compiled from your filtering session free responses and survey responses.

FILTERING SESSIONS: FINDINGS

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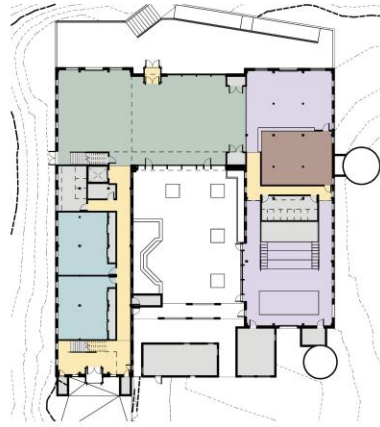
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Mayor and Council Direction

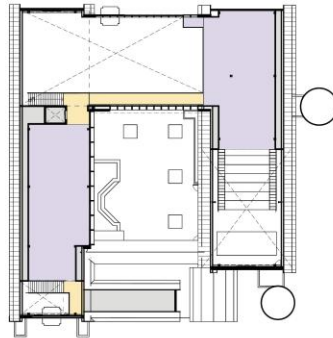


King Farm Farmstead Work Session – July 14, 2025

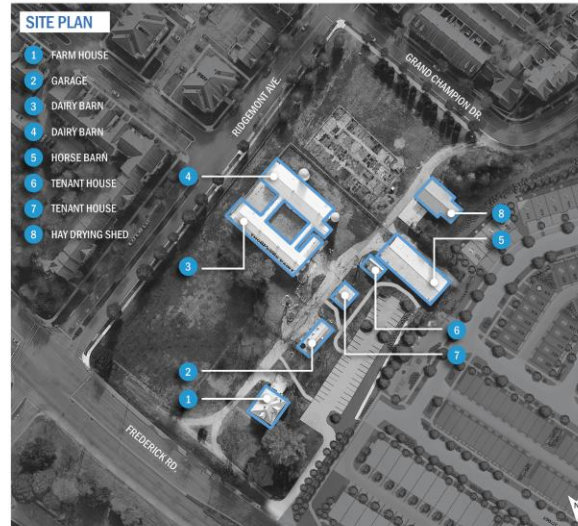
- ✓ **Arts, Culture, & History:** Incorporate arts, culture, and education honoring the farmstead's history.
- ✓ **Flexibility:** Prioritize flexible and accessible spaces with highest potential for community use.
- ✓ **Childcare:** Explore options for utilizing the Farmhouse for childcare.
- ✓ **Community Gardens:** Preserve community gardens & expand opportunities throughout City.
- ✓ **Greenspace:** Activate existing green spaces and overall connectivity to buildings/structures.
- ✓ **Fiscal Responsibility:** Utilize a phased approach for implementation exploring construction and operating costs for Option #4 (high intervention) and Option #2 (medium intervention).



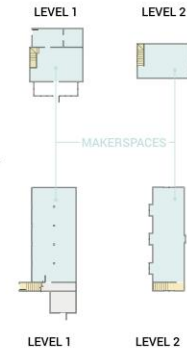
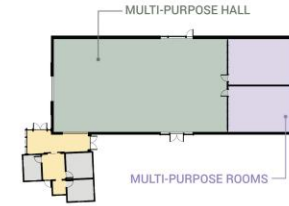
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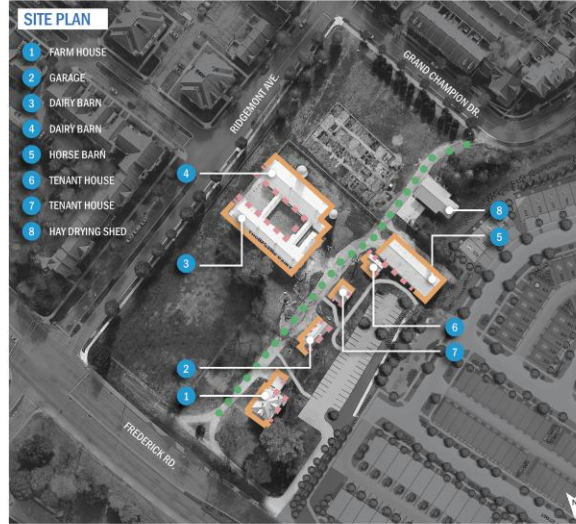


LEVEL 2



	MULTI-PURPOSE HALL		ART STUDIO
	MULTI-PURPOSE ROOM		MAKERSPACE
	KITCHEN		DAYCARE





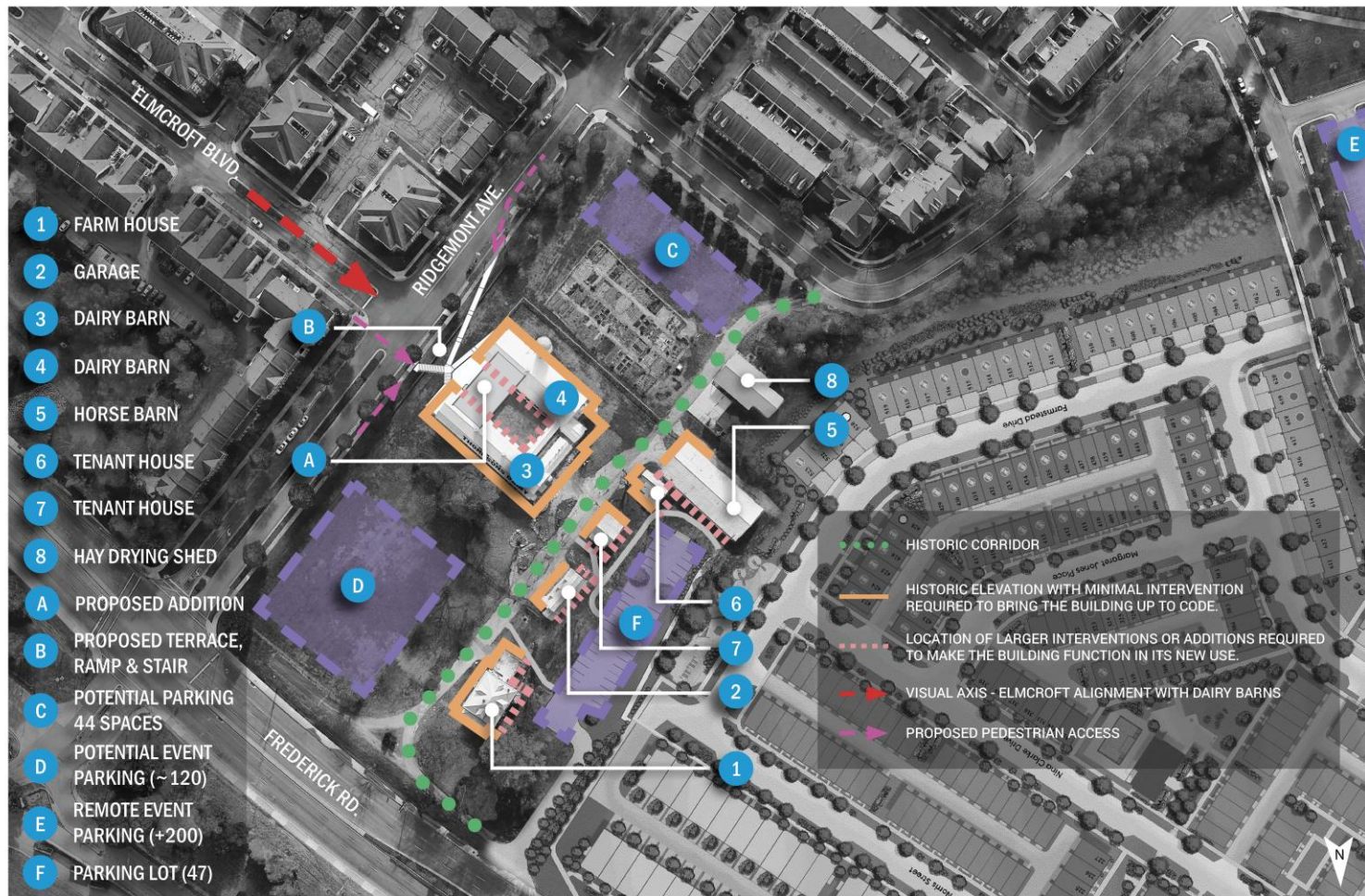
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CONCEPT REFINEMENT: APPROACH TO HISTORIC REHABILITATION

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CONCEPT REFINEMENT: DAIRY BARN SITE PLAN

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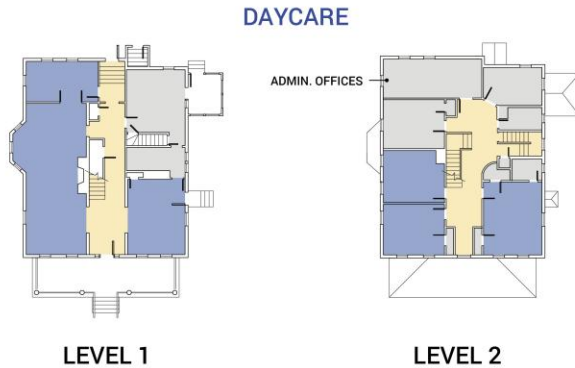
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 Rockville
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1 FARM HOUSE



FARMHOUSE

Daycare facility on the first and second floor

The basement and attic could function as storage

Playground to be located nearby

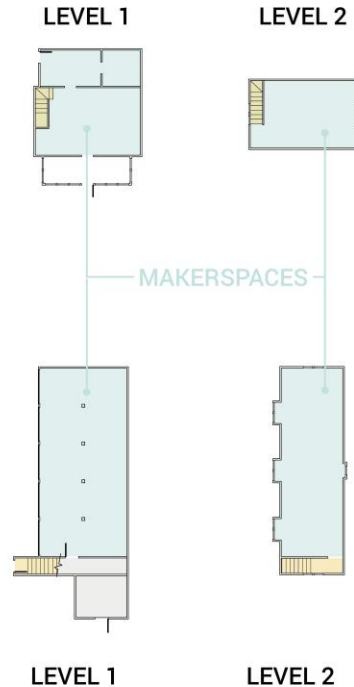
Accessibility: Ramp/Elevator and accessible bathrooms

Kitchen upgrades

New configuration and interior finishes

7 TENANT HOUSE 2

2 GARAGE



TENANT HOUSE 2

“Clean” maker’s space

Extensive renovation/reconstruction

Accessibility: Ramps & Restroom

GARAGE

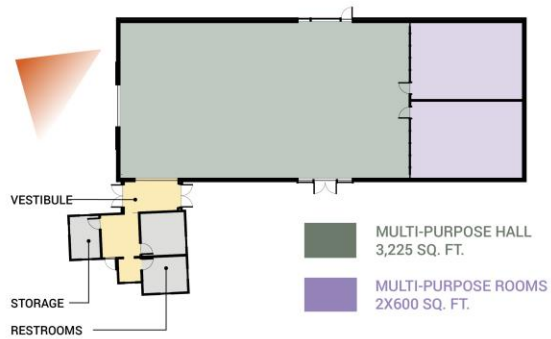
“Dusty and dirty” maker’s space

Envelope, accessibility, and code improvements

5

6

HORSE BARN / TENANT HOUSE 1



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HORSE BARN AND TENANT HOUSE 1

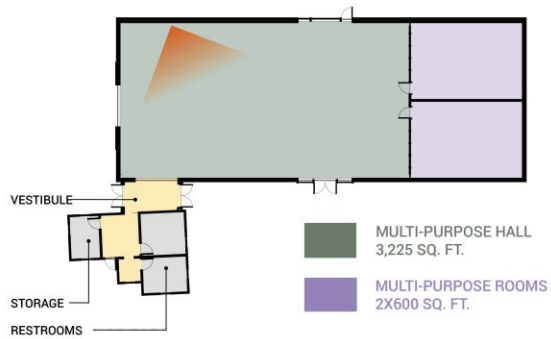
Historic reconstruction

Vestibule addition to be reviewed
and approved by the
Historic District Commission

5

6

HORSE BARN / TENANT HOUSE 1



HORSE BARN AND TENANT HOUSE 1

Multi-purpose Hall

Multi-purpose Rooms

Tenant house - Building Services



HORSE BARN: MULTI-PURPOSE HALL

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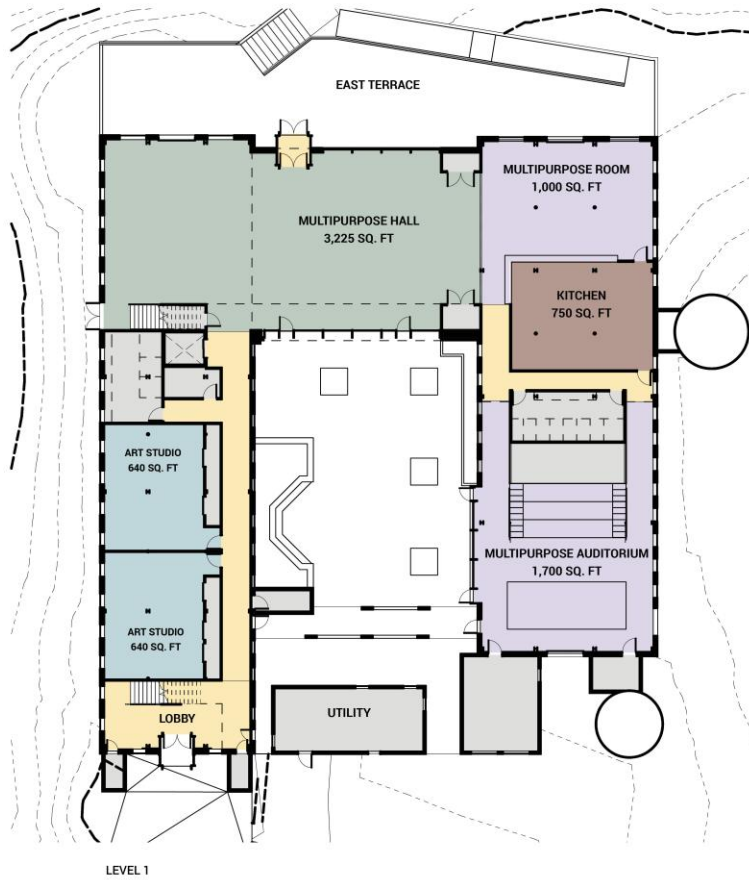
CONCEPT REFINEMENT: HORSE BARN RECONSTRUCTION

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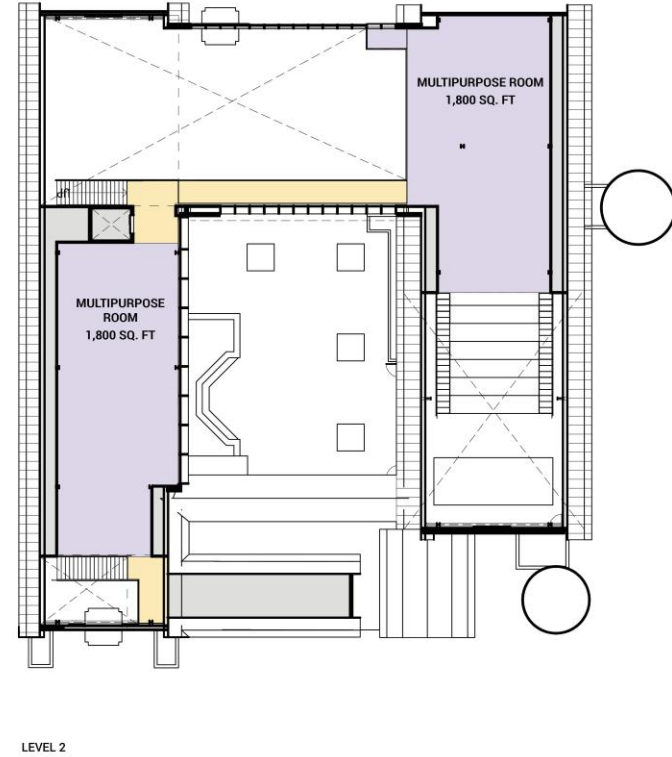


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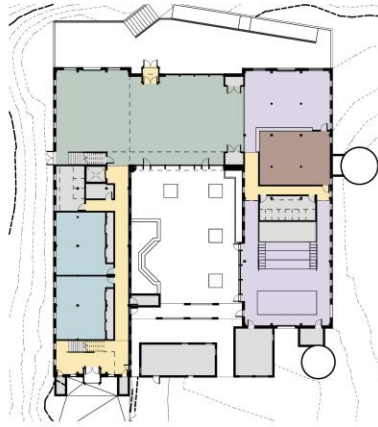
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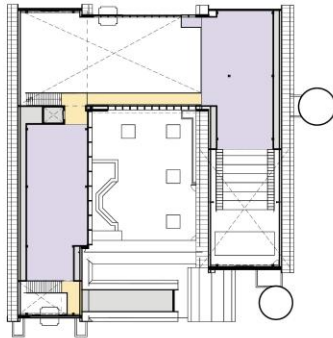
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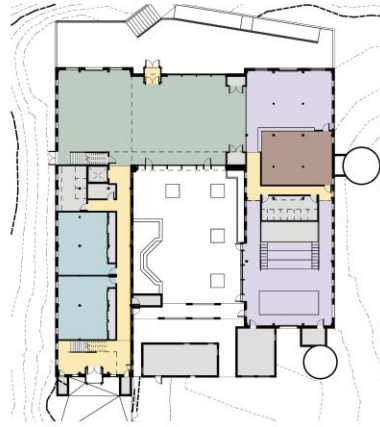
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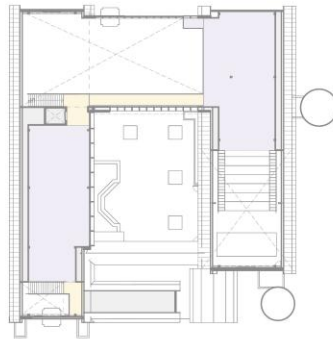
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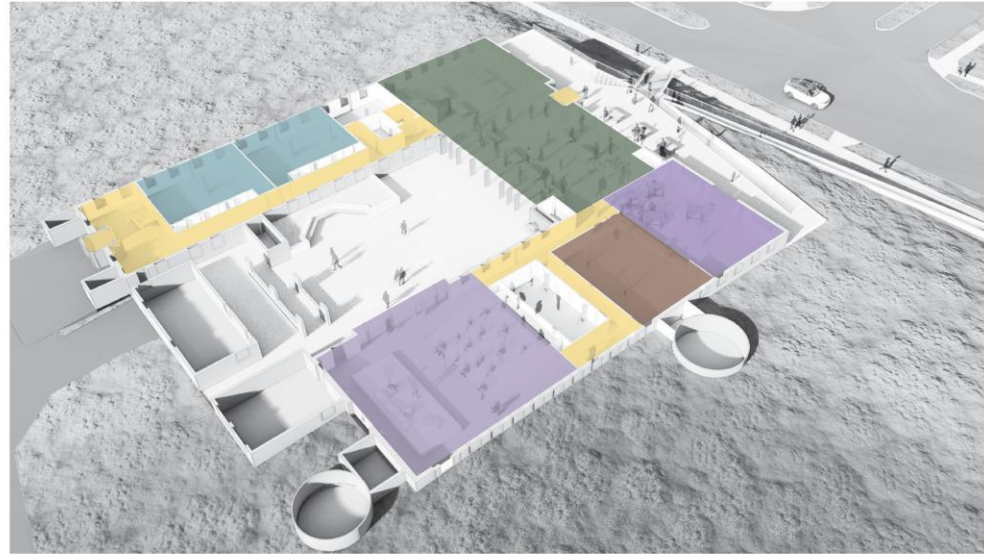
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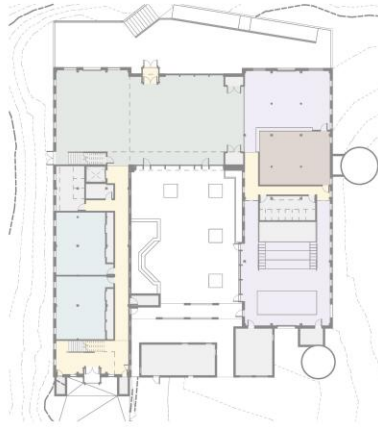
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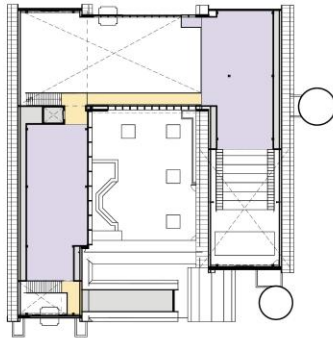
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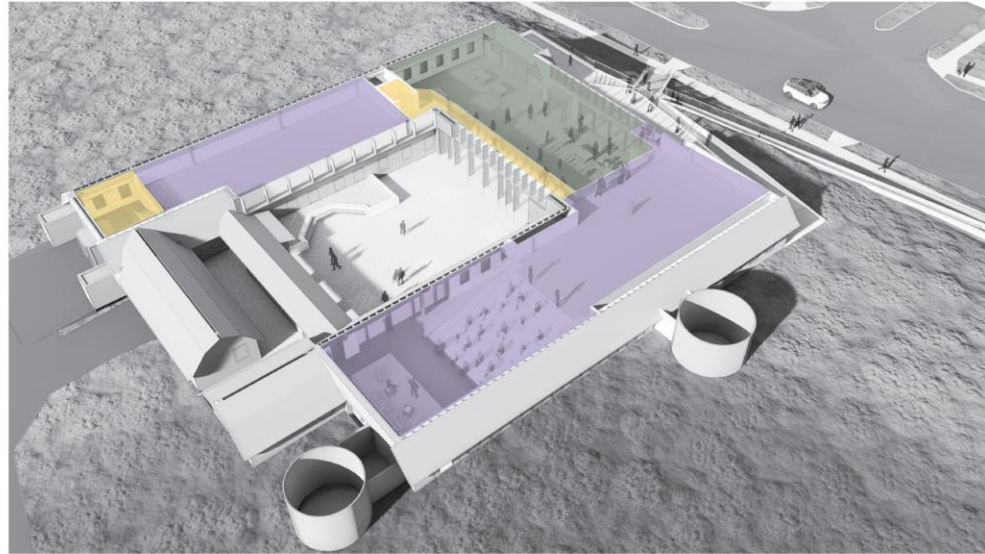




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LEVEL 2



- MULTI-PURPOSE HALL
- MULTI-PURPOSE ROOM

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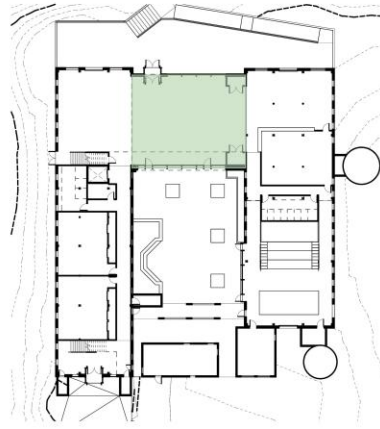
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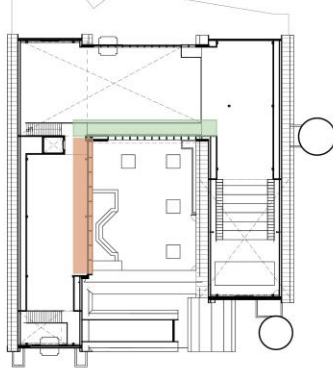
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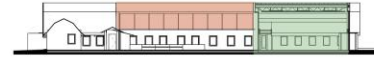


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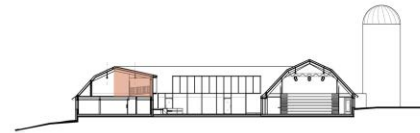
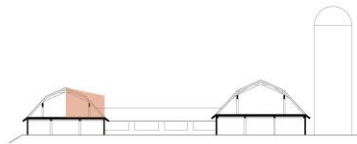
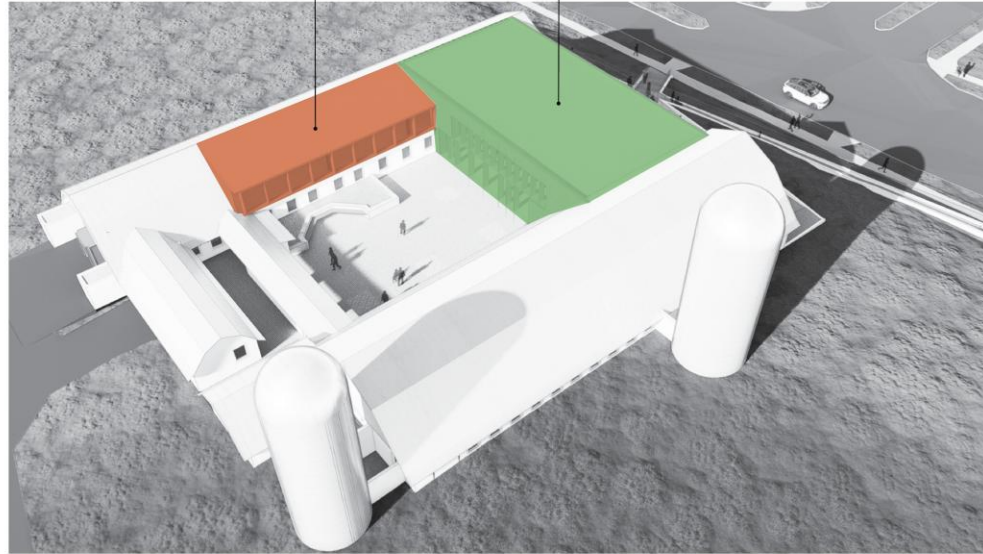
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ROOF DORMER

ADDITION

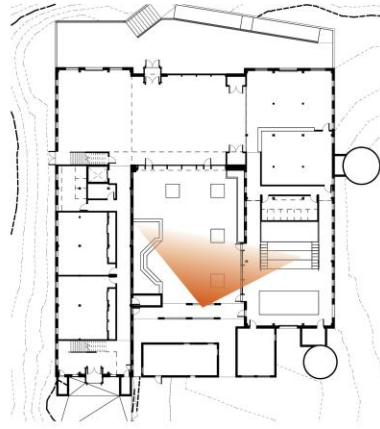


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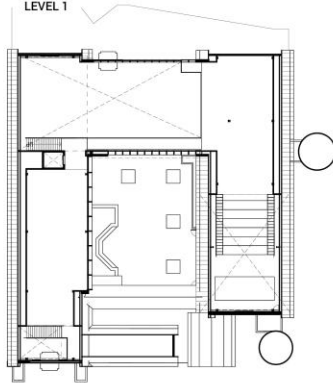
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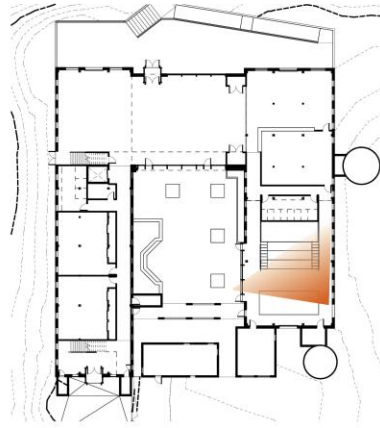
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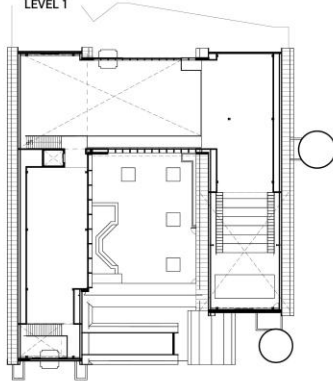
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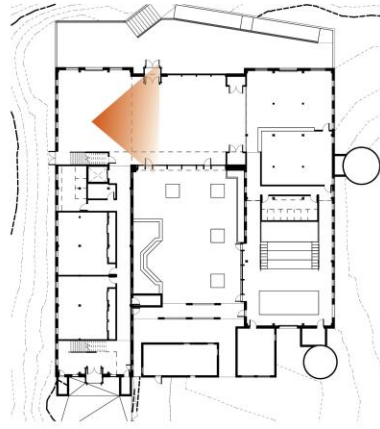
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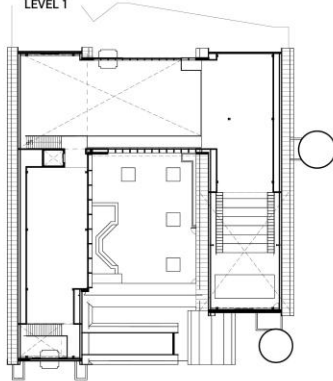
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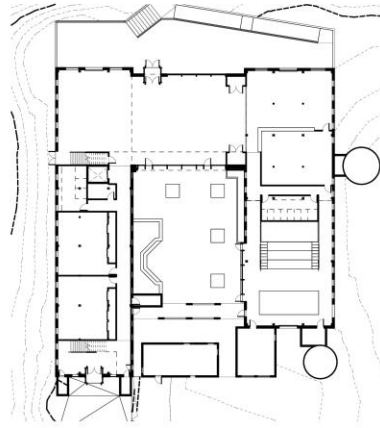
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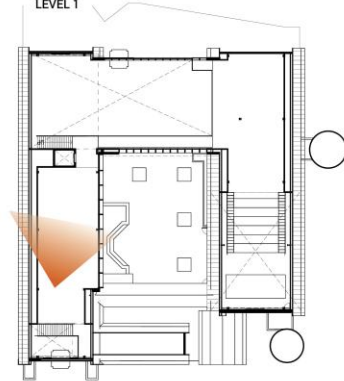
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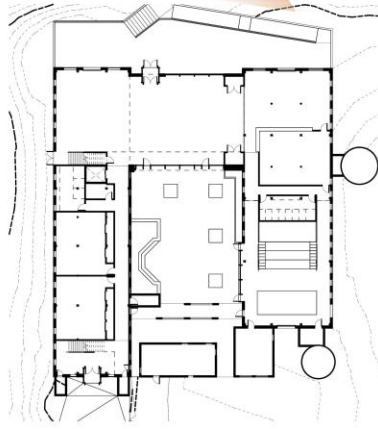
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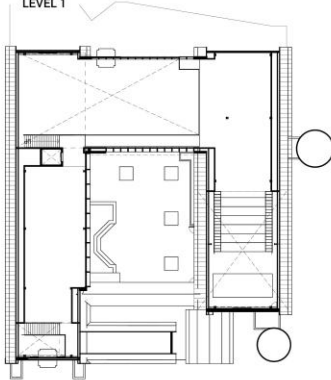
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CONCEPT REFINEMENT

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ECONOMIC ANALYSIS APPROACH

IDENTIFY CONSTRAINTS - Current parking limits the number of activities or occupants on site.

SCHEDULE - subject to parking availability.

EVENT POTENTIAL - reliant on parking

EVENT AND CLASS FEE POTENTIAL - estimated

ADJUSTMENTS - seasonality + less full enrollment

STAFFING - assumptions adjusted based on scale of activity

OPERATING EXPENSES - allocated by building

= COST RECOVERY RATIO

ECONOMIC ANALYSIS SCENARIOS

EXISTING PARKING - 47 spaces

- Assumes Farmhouse, Horse Barn, Tenant Houses and Garage

LIMITED PARKING ADDED - 47 existing spaces + 44 new asphalt spaces = 91 spaces

- Assumes Dairy Barn with smaller event capacity, Main House, Horse Barn, Tenant Houses and Garage

EXPANDED PARKING - 91 paved spaces + 100-120 grass-paver spaces

- Assumes Dairy Barn with larger event capacity, Main House, Horse Barn, Tenant Houses and Garage

ECONOMIC ANALYSIS FOR PROPOSED USES

Existing Parking

Utilization

Weekday Classes	12
Weekend Classes	14
Weekday Events	0
Weekend Events	360
Summer Camp 10 Weeks	

Limited Parking

Utilization

Weekday Classes	21
Weekend Classes	14
Weekday Events	110
Weekend Events	101
Summer Camp 10 Weeks	

Expanded Parking

Utilization

Weekday Classes	21
Weekend Classes	12
Weekday Events	110
Weekend Events	102
Summer Camp 10 Weeks	

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POTENTIAL USAGE UNDER PARKING ALTERNATIVES

Existing Parking

Estimated Cost Recovery

Dairy Barn	NA
Horse Barn	113%
Tenant Houses	26%
Childcare	92%

King Farm Farmstead 95%

Limited Parking

Estimated Cost Recovery

Dairy Barn	87%
Horse Barn	114%
Tenant Houses	26%
Childcare	92%

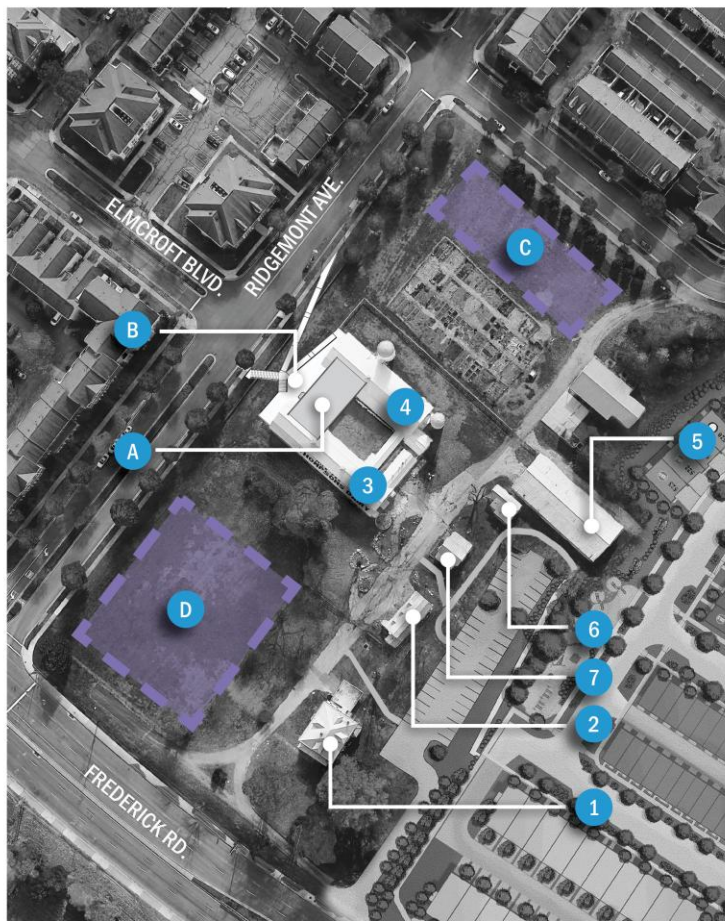
King Farm Farmstead 92%

Expanded Parking

Estimated Cost Recovery

Dairy Barn	95%
Horse Barn	112%
Tenant Houses	26%
Childcare	92%

King Farm Farmstead 96%



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DAIRY BARN

	W/ ADDITION	W/OUT ADDITION	
3 Existing	\$ 6,913,450	\$ 6,913,450	Existing
4 Addition	\$ 1,967,535	-	
B SE TERRACE	\$ 525,610	-	
	-	\$ 486,535	Bridge
	\$ 9,406,595	\$ 7,399,985	

HORSE BARN + TENANT HOUSE 1

5 Horse Barn	\$ 1,803,550
6 Tenant House 1	\$ 311,620
	\$ 2,115,170

7 TENANT HOUSE 2

\$ 503,190

2 GARAGE

\$ 602,485

1 FARMHOUSE

\$ 2,171,635

SITEWORK

Minimum

\$ 1,865,000

Including

C D

W/ ADDITION

\$ 16,664,075

OPTION 4

W/OUT ADDITION

\$ 14,657,465

OPTION 2

CONSTRUCTION COST ESTIMATE SUMMARY



WORKSHOP 2 | SEPTEMBER 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD



CONSTRUCTION COST ESTIMATE

ASSUMPTIONS & EXCLUSIONS:

ESCALATION - This estimate is based on today's costs and does not include any escalation. (+5% ANNUALLY)

SOFT COSTS - This estimate does not include soft costs such as design fees and FF&E. (DESIGN FEES +8%, SOFT COST TBD)

CONSTRUCTION CONTINGENCY - The Owner's construction contingency is excluded from this estimate. (+20% SUGGESTED)

HAZARDOUS MATERIAL - This estimate does not include testing or abatement of hazardous materials on site. (TBD)

PERMIT & DEVELOPMENT FEES - Permitting or any other fees required for development are excluded from this estimate. (TBD)

UTILITIES - Site work for building services such as water, sewer, telecommunications and electricity were excluded.
Water, sewer, and electric infrastructure CIP projects have been completed with utilities within 10 feet of buildings.
Telecommunications TBD.

ROAD WORK - Work within the surrounding streets has been excluded from this estimate. (TBD during development review process)

SITE WORK - Landscape design was excluded from this process however a placeholder estimate which includes a limited number of site items has been included for reference. It should be considered a minimum cost and may not include all necessary improvements. (\$1,865,000 minimum)

ALL WORK © DESIGN COLLECTIVE, INC.

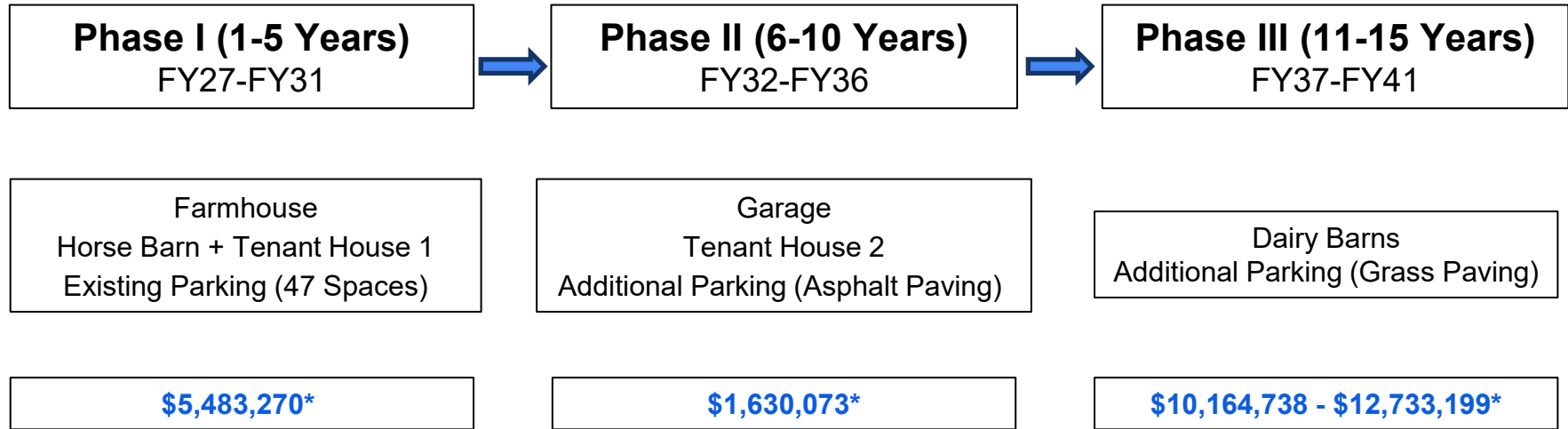
CONSTRUCTION COST ESTIMATE SUMMARY



WORKSHOP 2 | SEPTEMBER 2025
KING FARM FARMSTEAD PARK | ROCKVILLE, MD



Project Phasing (Option 1) - Recommended



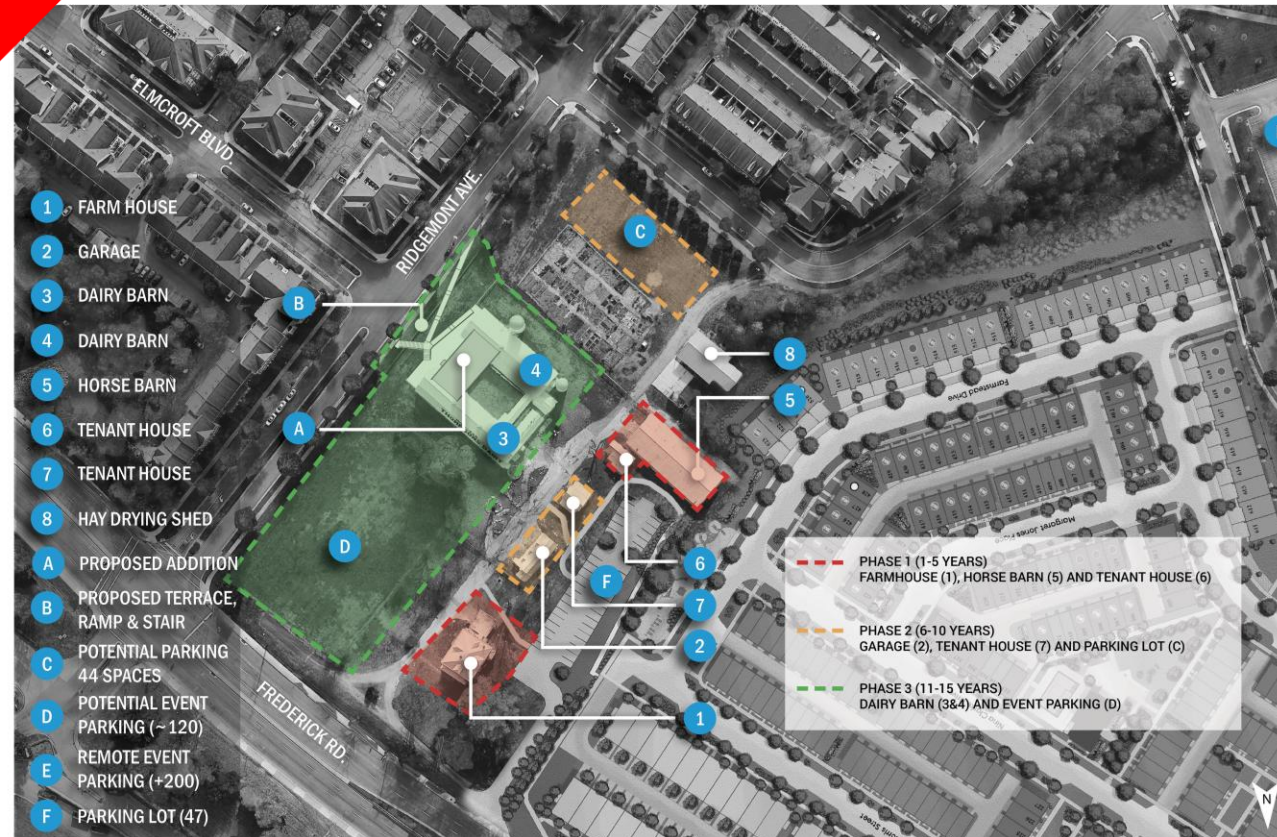
**Includes estimated design, construction, and construction contingency costs.*

- Childcare/Daycare
- Community Meetings & Event Space
- Wellness Classes
- Summer Camps

- Makerspaces
- Additional Parking to Support Expanded/Future Uses

- Arts & Tech Studios
- Community Meetings & Event Space
- Community Kitchen
- Performing Arts Space

Project Phasing (Option 1) - Recommended

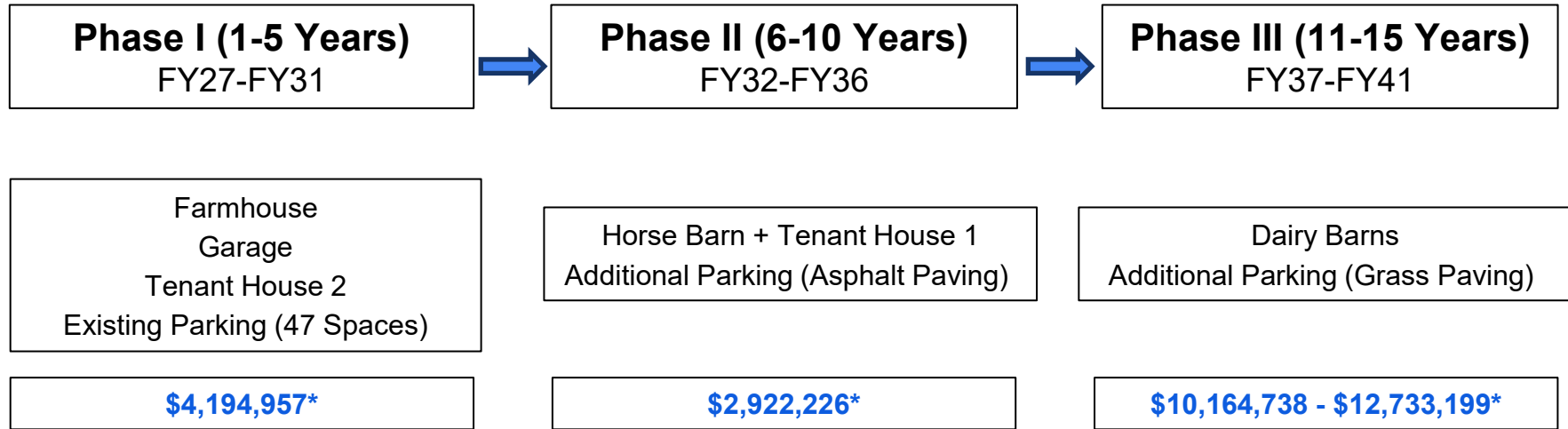


- *Childcare/Daycare*
- *Community Meetings & Event Space*
- *Wellness Classes*
- *Summer Camps*

- *Makerspaces*
- *Additional Parking to Support Expanded/Future Uses*

- *Arts & Tech Studios*
- *Community Meetings & Event Space*
- *Community Kitchen*
- *Performing Arts Space*
- *Additional Parking (Grass Paving)*

Project Phasing (Option 2)



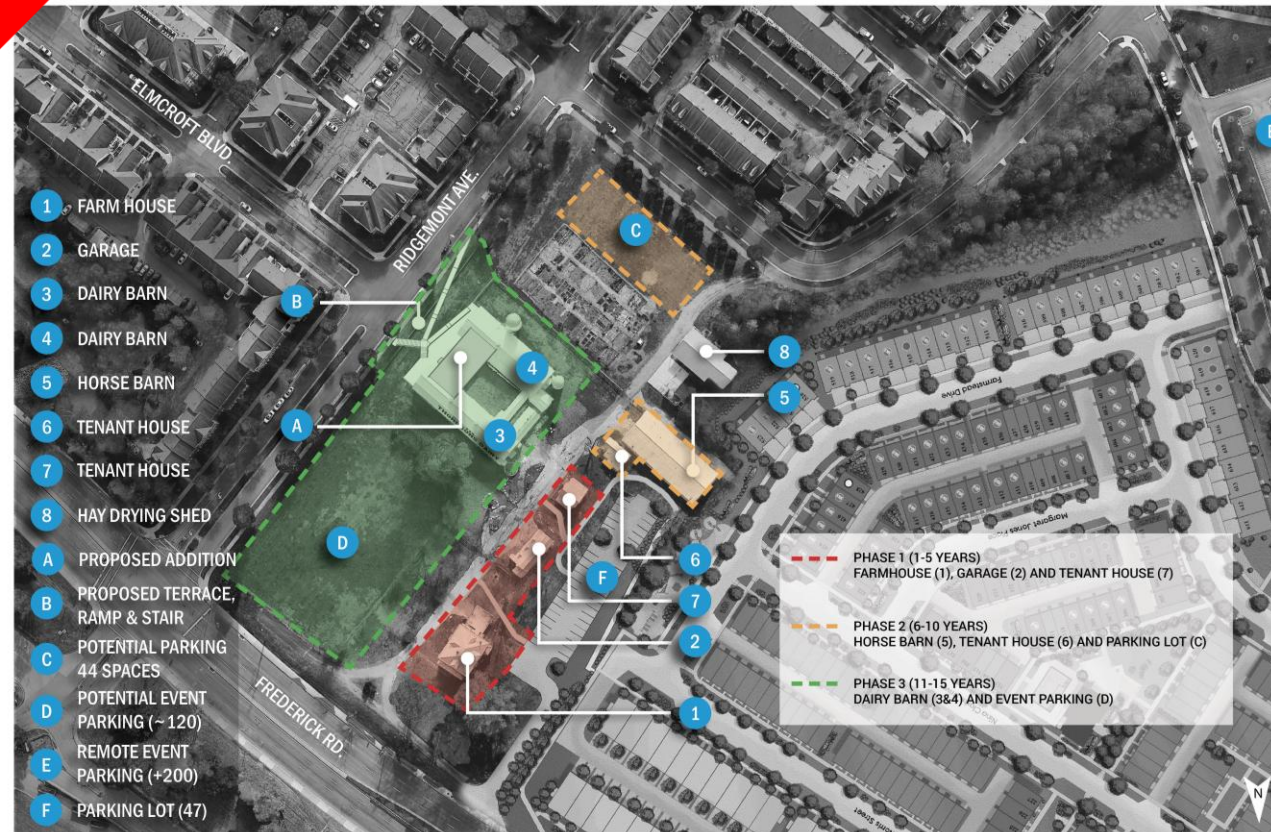
**Includes estimated design, construction, and construction contingency costs*

- Childcare/Daycare
- Makerspaces

- Community Meetings & Event Space
- Wellness Classes
- Summer Camps
- Additional Parking to Support Expanded Uses

- Arts & Tech Studios
- Community Meetings & Event Space
- Community Kitchen
- Performing Arts Space

Project Phasing (Option 2)

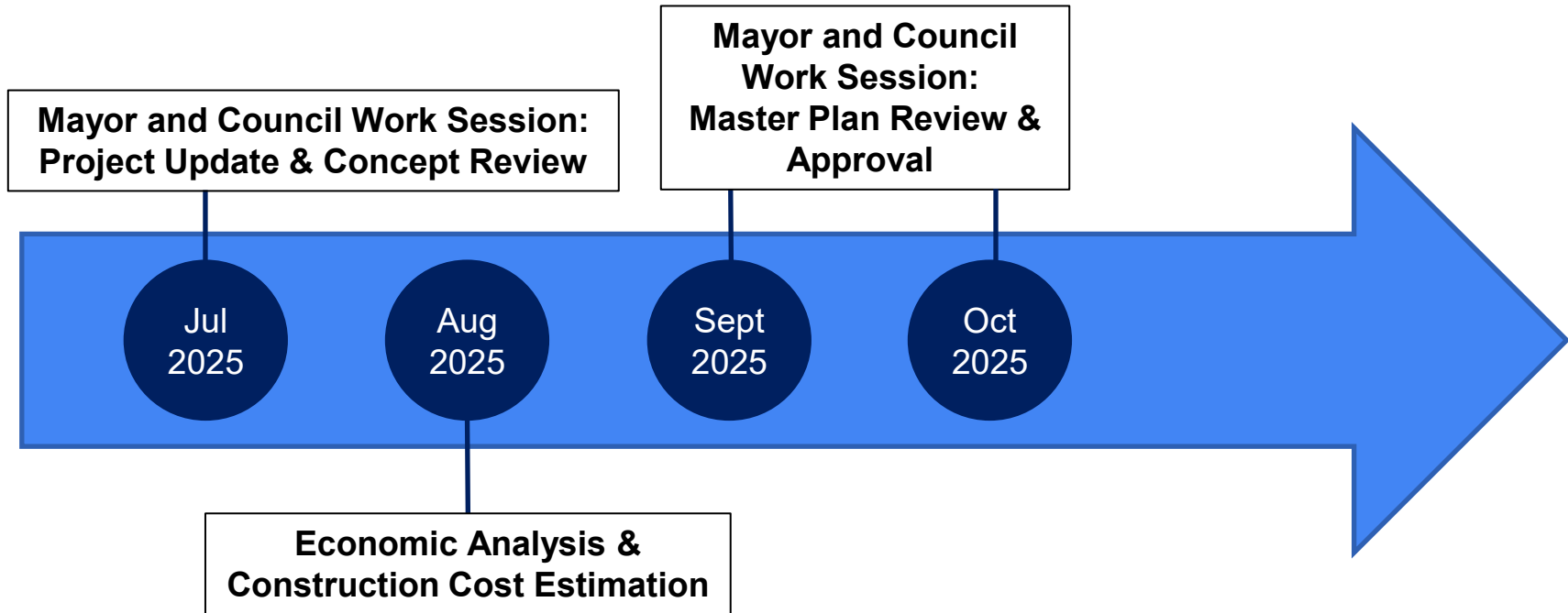


- *Childcare/Daycare*
- *Makerspaces*

- *Community Meetings & Event Space*
- *Wellness Classes*
- *Summer Camps*
- *Additional Parking to Support Expanded Uses*

- *Arts & Tech Studios*
- *Community Meetings & Event Space*
- *Community Kitchen*
- *Performing Arts Space*
- *Additional Parking (Grass Paving)*

Project Timeline



Requested Feedback

1. Which dairy barn option do you recommend moving to the implementation phase (with addition or without addition)?
2. Do you support phasing project implementation over the next 5-15 years?
3. Do you support the proposed approach for phasing the projects (option #1 or option #2)?

Questions?

