

Worksession

MEMORANDUM

February 22, 2010

TO: Public Safety Committee

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Worksession: FY11-16 Capital Improvements Program  
Public Safety Training Academy**

*Expected for this briefing:*

David Dise, Director, Department of General Services  
Chief Dave Steckel, Montgomery County Fire and Rescue Service  
Asst. Chief Mike Clemens, Montgomery County Fire and Rescue Service  
Captain Tina Faass, Montgomery County Police Department  
Lt. Eric Burnett, Montgomery County Police Department  
Jacqueline Carter, Office of Management and Budget  
Hamid Omidvar, Department of General Services  
Sandra Batterden, MCPD Management and Budget Capital Projects

The County Executive is recommending approval of a new stand alone PDF for the Public Safety Training Academy Relocation to the Webb Tract (© 1). The Executive is requesting an FY11 appropriation of \$5.515 million for planning and design. Design is scheduled to begin in the summer of 2010 and last about one year. **Because this project is a part of the Smart Growth Initiative and revenues are expected from the sale of the current PSTA site on Darnestown Road, the source of funding for the project is Interim Financing. The Committee should note that the PDF's fiscal note says that the permanent funding sources will include G.O. Bonds and Land Sale Proceeds.**

Expenditures	Total	Thru FY10	6 Years	FY11	FY12	FY13	FY14	FY15	FY16
PSTA Relocation	5,515	0	5,515	4,224	1,291	0	0	0	0

On September 22, 2009 the Council approved Resolution 16-1129 which appropriated \$46.621 million for the purchase of the Webb Tract and \$1.695 million in master site planning monies for the entire Webb Tract. The Webb Tract will be the location for the new PSTA, Montgomery County Public Schools' (MCPS) Food Distribution Facility, and MCPS and Maryland-National Park and Planning Maintenance Facilities. This PDF, PSTA and Multi-Agency Service Park, is attached at © 2. The September appropriation was also funded with Interim Financing.

On January 28, 2010 the Public Safety Committee was briefed on the Program of Requirements for the PSTA (briefing material at © 3-10). The Committee was told that there has been a preliminary fit of the facilities on the site, but that the site master planning work that would determine how each facility will be specifically located on the site has not been completed.

At the January 28 session, the Committee asked for the following information:

- A one page summary of all costs related to the PSTA project, including the land (portion of the Webb Tract) and the estimated cost of improvements to Snouffer School Road.
- A review of the ratio of male and female locker room facilities to make sure it reflects expected future hiring and demographics of volunteers. Councilmember Andrews raised a specific concern about Fire and Rescue; Council staff requested that Police review this issue as well.
- A breakdown of the uses for the planned 380 parking spaces.
- An update on the land swap issue.

A response from the Executive branch was not available at the time this packet went to print. Council staff expects the information to be provided to the Committee at the worksession. Council staff notes that at the January 28 session, the Committee was told that **the cost for design and construction of the new PSTA is about \$85 million. If one attributes one-half of the Webb Tract (\$23.3 million) and one-half the site master planning costs (\$850,000) to the PSTA project, the total cost for the new PSTA would be about \$109 million.** In addition, \$400,000 from the old PSTA renovation project was transferred to the General Government Facility Planning PDF to pay for facility planning for the relocation of the PSTA. Not included in this cost are any improvements to Snouffer School Road that may be required because of the PSTA relocation. Council staff understands that the Department of Transportation is completing the traffic studies on what intersection and road improvements may be needed.

### **Council staff recommendation**

**Council staff recommends approval of this project with the following amendments to the narrative portion of the PDF.**

#### **OTHER:**

The PSTA and Multi-Agency Service Park (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning. Approximately one-half of this cost is required for the relocation of the PSTA. Costs for any improvements to

Snouffer School Road that may be required because of the PSTA relocation will be funded through CIP projects included in the Transportation portion of the CIP.

Current estimated cost of the relocated PSTA is \$109 million for planning, design, construction, and land costs. Cost estimates will be revised when the design phase is completed.

### **Council staff comment – Lecture Hall**

The PDF and the POR presentation indicate that “future expansion” may include a Lecture Hall sized at 7,900 square feet. The POR includes a Police Department classroom that will serve 72 students which is about 4,700 square feet. Based on the classroom square footage, Council staff estimates that the Lecture Hall would seat about 120 persons.

In previous discussions of the renovation of the current PSTA, Police and Fire and Rescue had asked for a shared auditorium space. **Council staff understood that because of a large flexible space that will be available at the new Public Safety Headquarters, there is no longer a need for a large auditorium space at the PSTA. Council staff questions why this space is included in the POR for the new PSTA. At \$200 per square foot, a 7,900 square foot space would cost \$1.58 million. Council staff believes the Committee should discuss this issue and have a commitment from the Executive branch that this “future expansion” is not going to be bid as an alternate.**

### **PSTA and Multi-Agency Service Park (PDF No. 470907)**

The County Executive has not included this PDF in his Recommended CIP as no additional funds are requested in the six year and each of the projects to be located on the Webb Tract now has its own project-specific PDF. However, the project remains active and is not recommended for pending close-out or close-out at this time.

# Public Safety Training Academy (PSTA) Relocation -- No. 471102

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Other Public Safety  
General Services  
Gaithersburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 10, 2010  
No  
None  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	5,515	0	0	5,515	4,224	1,291	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5,515</b>	<b>0</b>	<b>0</b>	<b>5,515</b>	<b>4,224</b>	<b>1,291</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Interim Finance	5,515	0	0	5,515	4,224	1,291	0	0	0	0	0
<b>Total</b>	<b>5,515</b>	<b>0</b>	<b>0</b>	<b>5,515</b>	<b>4,224</b>	<b>1,291</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project is part of the County Executive's comprehensive Smart Growth Initiative and provides for the planning and design of the relocation of the Public Safety Training Academy (PSTA) from its current location at the intersection of Great Seneca Highway and Darnestown Road to a site on Snouffer School Road known as the Webb Tract. The PSTA is the primary training facility for the Department of Police and Montgomery County Fire Rescue Service. The project includes: an academic building with various classrooms and training rooms, an EMT paramedics training facility, a simulation area, a student study center, a gymnasium, an indoor firing skills training range, office spaces, locker rooms, a graphics and video development area, a canine support facility, an Emergency Vehicle Operation Center (EVOC), driver training classes and simulation rooms, a driver training skid pan, a driver training skills pad, a driver training speed track, a fire safety training building, and staff and visitor parking. A future phase may include the addition of a lecture hall.

#### ESTIMATED SCHEDULE

The design phase will commence during the summer of 2010 and is expected to last twelve months.

#### JUSTIFICATION

The PSTA was completed in 1973. Since then, the training needs of user agencies have changed significantly. As a result, there is a need for reconfiguration and expansion of the PSTA to meet current needs. The County needs better preparation for first responders, and the current facility is not adequate. Given the current status of the academic building, its aged systems, and site constraints that do not allow for reconfiguration of functions that will allow the County to meet current and future training standards and requirements, in the long term, it is prudent to relocate this program to a new location, and allow Montgomery County to pursue future smart growth opportunities at the old PSTA site.

Relocation of the PSTA will promote medical research economic development and prepare Montgomery County for future smart growth possibilities.

Plans and studies for this project include: "Program of Requirements for Montgomery County Public Safety Training Academy" August 27, 1998; M-NCPPC Shady Grove Sector Plan, Approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to the County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council," September 23, 2008.

#### OTHER

The public safety memorial will be located in the new Public Safety Headquarters site at 100 Edison Park Drive in Gaithersburg.

#### FISCAL NOTE

Interim financing will be used in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds.

#### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

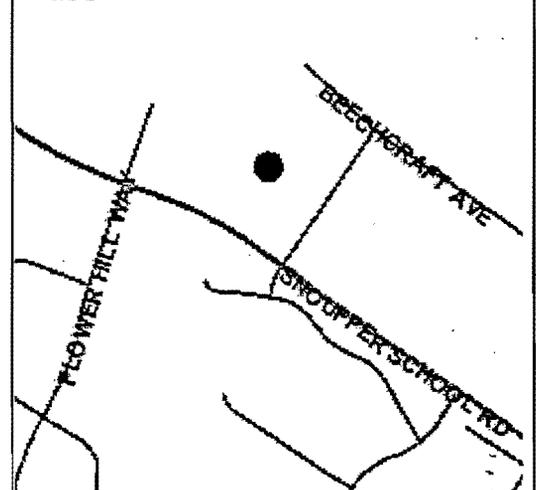
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY11	(\$000)
First Cost Estimate	FY11	5,515
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY11	5,515
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

#### COORDINATION

Department of General Services  
Department of Police  
Montgomery County Fire and Rescue Service  
Maryland-National Capital Park and Planning Commission  
Department of Permitting Services  
Department of Finance  
Department of Technology Services  
Office of Management and Budget  
Washington Suburban Sanitary Commission  
Pepco  
Washington Gas  
Upcounty Regional Services Center

#### MAP



**PSTA and Multi-Agency Service Park -- No. 470907**

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Other Public Safety  
General Services  
Gaithersburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

September 22, 2009  
No  
None.  
Planning Stage

**EXPENDITURE SCHEDULE (\$000)**

Cost Element	Total	Thru FY09	Est. FY10	Total 5 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 5 Years
Planning, Design, and Supervision	1,695	0	1,695	0	0	0	0	0	0	0	0
Land	46,546	0	46,546	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>48,241</b>	<b>0</b>	<b>48,241</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**FUNDING SCHEDULE (\$000)**

Interim Finance	48,241	0	48,241	0	0	0	0	0	0	0	0
<b>Total</b>	<b>48,241</b>	<b>0</b>	<b>48,241</b>	<b>0</b>							

**DESCRIPTION**

This project is part of the Smart Growth Initiative and provides for land acquisition and master site planning and studies for a site on Snouffer School Road known as the Webb Tract or Centerpark. The Webb Tract is separated by wetlands into an east and west section. Facilities targeted for relocation to the east section of the Webb Tract are the (1) Montgomery County Public Schools (MCPS) Food Distribution Facility, (2) MCPS Facilities Maintenance Depot, and (3) Maryland-National Capital Park and Planning Commission (M-NCPPC) Facilities Maintenance Depot. These three facilities are currently located at the County Service Park on Crabbs Branch Way. These facilities must be relocated in order to implement the Shady Grove Sector Plan that creates a transit-oriented community at the Shady Grove Metro Station. The County Executive is recommending that the Public Safety Training Academy on Darnestown Road be relocated to the west side of the Webb Tract in order to provide housing at the current PSTA site in support of the Life Sciences Center recommended in the Planning Board Draft of the Gaithersburg West Master Plan.

Public Safety Training Academy - is the primary training facility for the department of Police and Fire and Rescue. The proposed facility includes an academic building including a simulation area, gymnasium, indoor firing range, graphics and video development capabilities, and canine training and support facilities. An emergency vehicle operations center, driver training classrooms and simulation room, driver training track, driver training skills pad and skid pan, and fire and rescue training building will also be at the site. Staff and visitor surface parking will be constructed.

MCPS Food Distribution Facility - The current MCPS Food Distribution Facility is about 58,000 square feet with 150 parking spaces for staff and loading docks. The new facility may include expansion space.

MCPS Facilities Maintenance Depot - includes an administrative building, vehicle/equipment repair shop, PLAR storage building, outdoor covered storage, uncovered bulk material storage, heavy equipment and vehicle staging areas, and staff and visitor parking. The new facility will be designed to accommodate growth.

M-NCPPC Facilities Maintenance Depot - includes an administrative building, vehicle/equipment repair shop, outdoor covered storage, uncovered bulk material storage, heavy equipment and vehicle staging areas, fuel station, staff and visitor parking. The current facility includes 65,000 square feet of building space, 370 staff and visitor parking spaces, and storage for 220 maintenance vehicles and pieces of equipment. The new facility will be designed to accommodate needed growth and will include best environmental management practices.

**JUSTIFICATION**

PSTA - There have been no major upgrades or renovations to the PSTA since it was completed in 1973. The PSTA needs reconfiguration and expansion to meet current and projected training needs. The PSTA Academic Building Complex Project No. 479909 does not include the cost of design and construction to meet LEED Silver requirements.

MCPS and M-NCPPC Facilities - Relocation is required in order to implement the Shady Grove Sector Plan that creates a transit oriented community next to the Shady Grove Metro station. The Parks Department's Shady Grove maintenance facility opened in 1981 and is undersized to serve the needs of the Park System which has nearly doubled over the last 30 years. A 2005 study by Delmar Architects concluded that the MCPS food distribution facility should be expanded to 71,000 square feet to meet current and future needs.

**OTHER**

Plans and studies for this project include: "Program of Requirements for Montgomery County Public Safety Training Academy" August 27, 1998; M-NCPPC Shady Grove Sector Plan, Approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County

APPROPRIATION AND EXPENDITURE DATA			COORDINATION		MAP
Date First Appropriation	FY	(\$000)	Department of General Services		
First Cost Estimate			Department of Police Montgomery County		
Current Scope	FY09	48,316	Fire and Rescue Service		
Last FY's Cost Estimate		0	Montgomery County Public Schools		
Appropriation Request	FY11	0	Maryland-National Capital Park and Planning Commission		
Appropriation Request Est.	FY12	0	Department of Permitting Services		
Supplemental Appropriation Request		48,241	Department of Finance		
Transfer		0	Department of Technology Services		
Cumulative Appropriation		0	Office of Management and Budget		
Expenditures / Encumbrances		0	Washington Suburban Sanitary Commission		
Unencumbered Balance		0	Pepco		
Partial Closeout Thru	FY08	0	Washington Gas		
New Partial Closeout	FY09	0	Upcounty Regional Services Center		
Total Partial Closeout		0			

# MONTGOMERY COUNTY SMART GROWTH INITIATIVE

## PSTA Relocation POR

January 28, 2010

Department of General Services - Office of Special Projects



**PSTA****Space Requirements Summary Table**

11/14/2009

POR Paragraph Number	Space or Function	Area NSF Program+Walls	Future Expansion
	<b>Outdoor Facilities</b>	<b>1,207,646</b>	<b>-</b>
3.1.38	Dog Run Outdoor kennels	750	
3.1.39	<b>CANINE - DOG TRAINING AREA - OUTDOOR</b>	<b>80,800</b>	
3.2.21	Special Operation Props + Confined Space Training Prop Ventilation Roof Simulator + US&R	32,000	-
3.2.22	Roof Ventilation Prop	10,000	-
3.2.23	Fire Training Area: Gas Fired Training Pit + Automobile Fire Training Props + Vehicle Extrication Pad + Fire Extinguisher Training Area	90,000	-
3.2.24	Fire safety Training Building	18,000	-
3.2.24	Fire safety Training Building -High Bay	12,000	-
3.2.26	Training Activities Building Garage	4,500	-
3.2.27	Fire Training Support Building	1,800	-
3.2.28	36000 gallon underground water storage tank	4,000	-
3.4.18	Skill Pad	120,000	-
3.4.19	Skid Pan	70,000	-
3.4.23	MCPD/MCFRS/DOT Training Facility - Vehicle Maintenance	796	
3.4.24	<b>MULTI-USE CITYSCAPE</b>	<b>10,000</b>	
3.4.24	Outdoor Cityscape venue walls+roads+signs	52,000	
3.4.25	Helipad	-	-
3.4.27	Driving Track area + EVOC Track area	530,000	-
1.7.4	Parking Exist=183, Renovation=327, POR 2009=380	171,000	-

# PSTA

## Space Requirements Summary Table

11/14/2009

POR Paragraph Number	Space or Function	Area NSF Program+Walls	Future Expansion
	<b>POLICE</b>	<b>38,541</b>	-
	<b>ADMINISTRATION</b>	<b>4,981</b>	-
	<b>CLASSROOM FACILITIES</b>	<b>13,168</b>	-
3.1.17	ENTRY LEVEL CLASSROOM (72 PERSON) - QTY = 2	4,704	-
3.1.18	GENERAL CLASSROOM (48 PERSON) - QTY=1	1,564	-
3.1.19	GENERAL CLASSROOM (36 PERSON) - QTY = 2	2,600	-
3.1.20	COMPUTER CLASSROOM (24 PERSON)-QTY =1 In PHQ	-	-
3.1.21	LEADERSHIP AND COMMAND DEVELOPMENT	2,000	-
3.1.22	DEFENSE TACTICS	2,300	-
	<b>FIREARMS/SKILLS TRAINING</b>	<b>17,657</b>	-
3.1.23	FIRING RANGE:	12,580	-
3.1.24	INSTRUCTOR OFFICE AREA	1,500	-
3.1.25	ARMORER'S AREA:	786	-
3.1.26	GENERAL STORAGE	200	-
3.1.27	COMPRESSOR ROOM	80	-
3.1.28	VAULT	400	-
3.1.29	JANITORS CLOSET	30	-
3.1.30	STUDENT GUN CLEANING ROOM	250	-
3.1.31	RANGE CLASSROOM (30 PERSON)	1,170	-
3.1.33	PRISM ROOM	661	-
	<b>Canine Facility Building</b>	<b>2,735</b>	-
3.1.34	OFFICE AREA	1,549	-
3.1.35	VAULT	50	-
3.1.36	CLASSROOM/ROLL CALL	300	-
3.1.37	KENNELS consolidated indoor-outdoor	836	-

<b>PSTA</b>			
<b>Space Requirements Summary Table</b>			11/14/2009
<b>POR Paragraph Number</b>	<b>Space or Function</b>	<b>Area NSF Program+Walls</b>	<b>Future Expansion</b>
	<b>FIRE AND RESCUE SERVICES</b>	<b>27,478</b>	<b>-</b>
	<b>ADMINISTRATION</b>	<b>3,911</b>	<b>-</b>
	<b>CLASSROOM FACILITIES/SUPPORT AREAS</b>	<b>14,232</b>	<b>-</b>
3.2.4	LEVEL CLASSROOM (48 PERSON) - QTY=1	1,560	-
3.2.5	GENERAL CLASSROOM (36 PERSON) - QTY=3	3,900	-
3.2.6	DRIVER TRAINING CLASSROOM (36 PERSON) - QTY=2	2,600	-
3.2.7	DRIVER TRAINING SIMULATION LAB (24 PERSON) - QTY=1	1,036	-
3.2.8	IT/ COMPUTER CLASSROOM (24 PERSON) QTY=1	1,036	-
3.2.9	ALS Simulation Lab	2,500	-
3.2.10	EMT STORAGE AREA:	800	-
3.2.11	FIRE SIMULATOR ROOM:	400	-
3.2.12	Fire Storage Room	400	-
	<b>APPARATUS BUILDING</b>	<b>6,335</b>	<b>-</b>
<b>3.2.25</b>	<b>Command Development Training Center (FRS)</b>	<b>3,000</b>	

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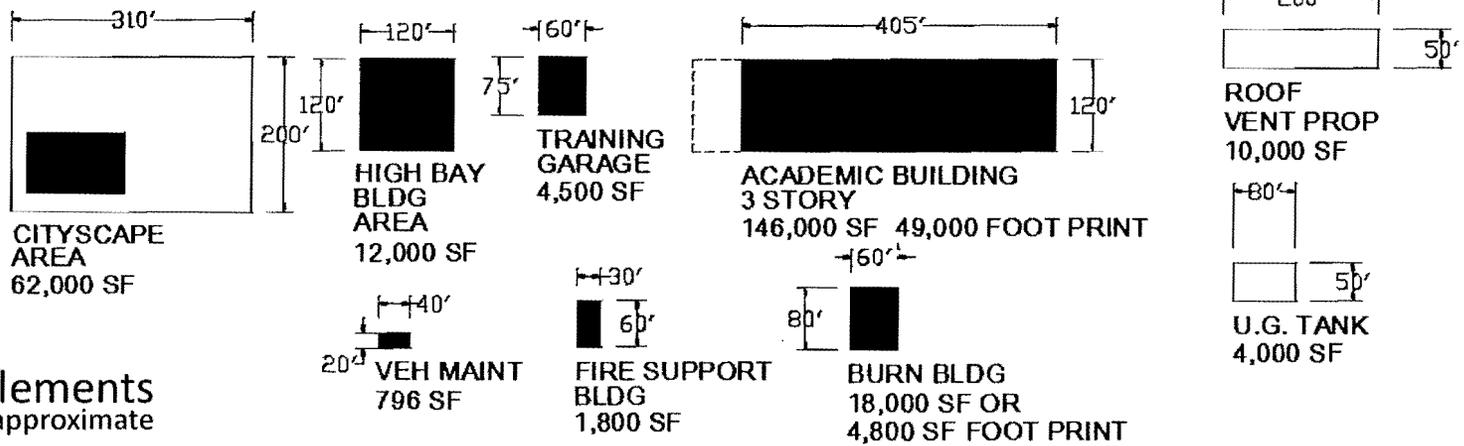
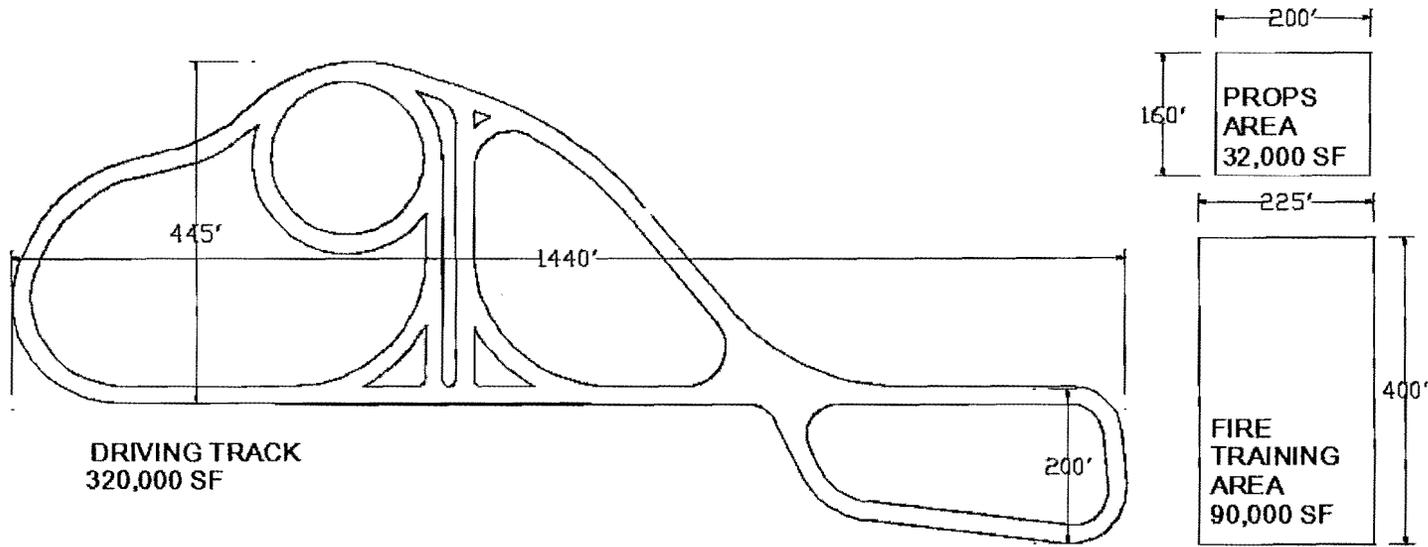
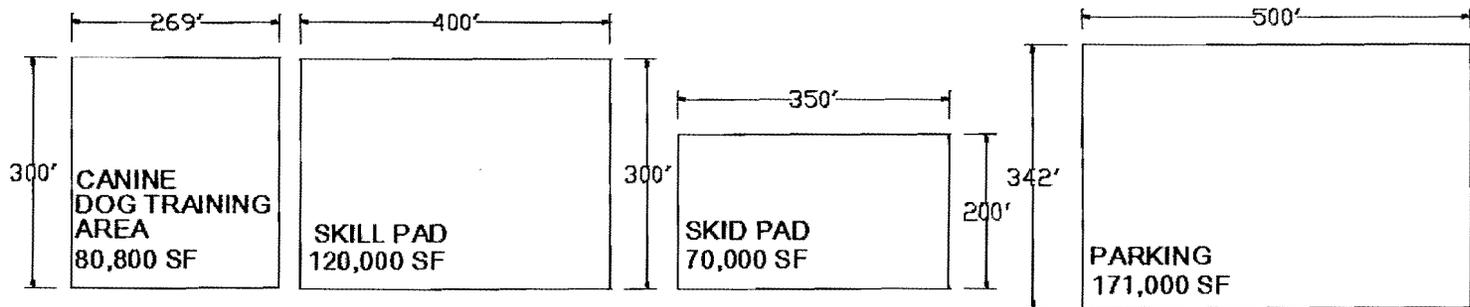
# PSTA

## Space Requirements Summary Table

11/14/2009

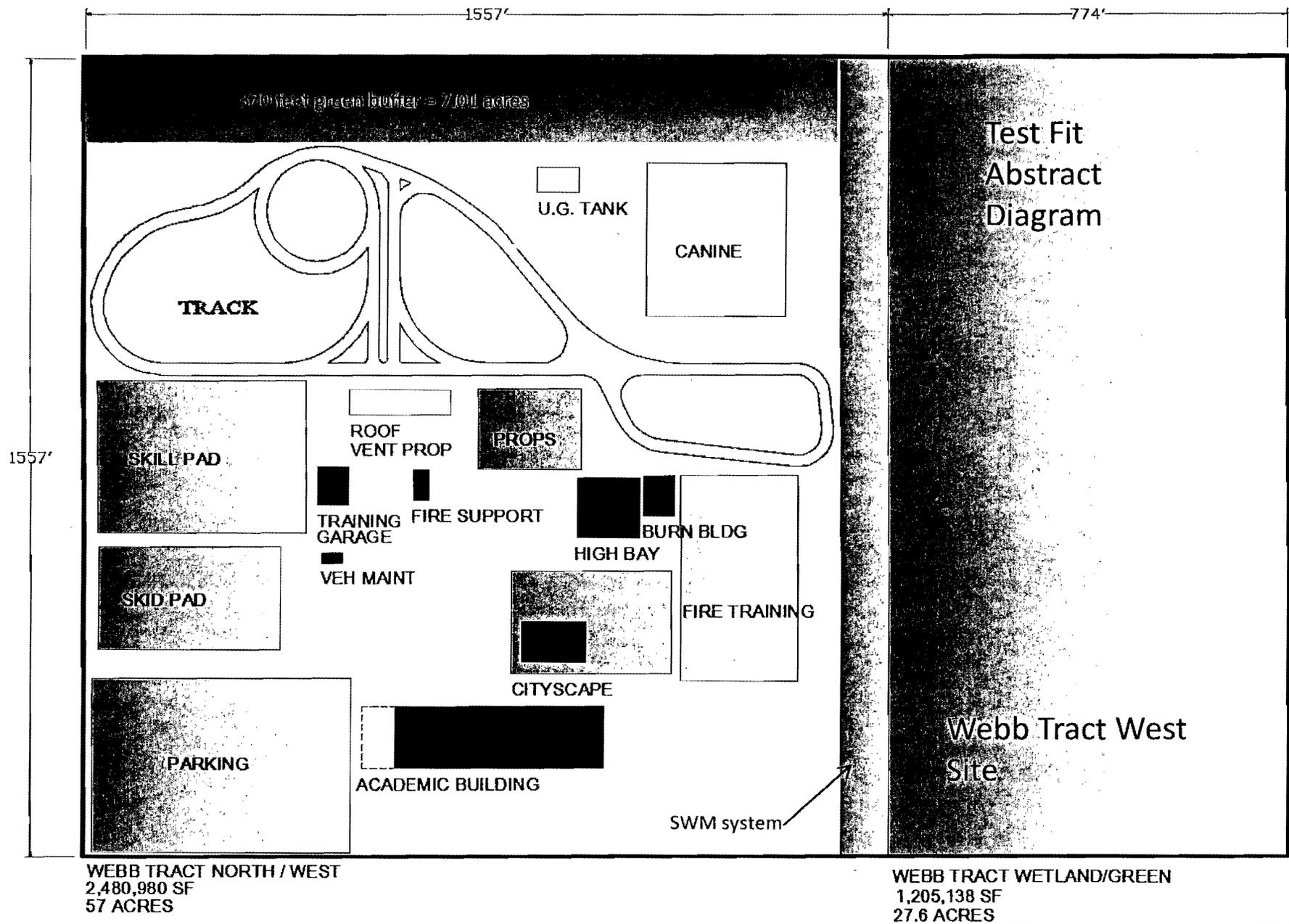
POR Paragraph Number	Space or Function	Area NSF Program+Walls	Future Expansion
	<b>SHARED FACILITIES</b>	<b>30,415</b>	<b>12,900</b>
	CENTRAL LOBBY	2,242	-
3.4.3	SECURITY STATION	161	-
	Staff Break Area	424	-
	<b>PHYSICAL TRAINING</b>	<b>18,404</b>	<b>5,000</b>
3.4.5	GYMNASIUM	10,000	5,000
3.4.6	AEROBIC EQUIPMENT ROOM	1,326	-
3.4.7	FREE WEIGHT ROOM	1,794	-
3.4.8	LOCKER ROOM - MALE STAFF	1,340	-
3.4.9	LOCKER ROOM - FEMALE STAFF	785	-
3.4.10	LOCKER ROOM - MALE STUDENTS	1,986	-
3.4.11	LOCKER ROOM - FEMALE STUDENTS	1,003	-
3.4.12	UNIFORM ROOM	170	-
	VIDEO PRODUCTION/BROADCASTING	1,972	-
3.4.20	Lecture Hall	-	7,900
	MCPD/MCFRS/DOT Driver Training Facility	5,080	-
3.4.26	Lunch and Vending Room	2,132	-
	General Building Areas	638	-
	<b>Subtotal NET Area</b>	<b>97,072</b>	<b>12,900</b>
	<b>Total Gross New Academic Buildings Area</b>	<b>114,610</b>	<b>12,900</b>

①



**PSTA Site elements**  
 Dimensions are approximate





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