

AGENDA ITEM #6  
March 9, 2010

**WORKSESSION**

**MEMORANDUM**

March 5, 2010

TO: Public Safety Committee

FROM: Susan Farag, Legislative Analyst *SOF*  
Linda McMillan, Senior Legislative Analyst *LMc*

SUBJECT: **Worksession: FY11-16 Capital Improvements Program**  
Department of Correction and Rehabilitation

**Those expected for this worksession:**

Arthur Wallenstein, Director, Department of Correction and Rehabilitation  
David Dise, Director, Department of General Services  
Jacqueline Carter, Office of Management and Budget  
Ed Piesen, Office of Management and Budget

**Summary of Public Safety Committee Recommendations**

The Public Safety Committee held worksessions on the Executive's Recommended CIP for the Department of Correction and Rehabilitation in February 25<sup>th</sup> and March 4<sup>th</sup>. **The Committee recommends (3-0):**

**Approval of the Criminal Justice Complex as recommended by the County Executive.**

\$5.045 million is requested for design during the six years. FY11 expenditures are \$881,000 and the FY11 appropriation request is \$4.528 million.

**Approval of the DOCR Staff Training Center as recommended by the County Executive.**

\$536,000 is requested for design during the six years. FY11 expenditures are \$152,000 and the FY11 appropriation request is \$421,000.

**Approval of the Pre-Release Center Kitchen Renovation and Addition as recommended by the Executive.** \$675,000 is requested for design during the six years. FY11 expenditures are \$233,000 and the FY11 appropriation request is \$675,000.

**Placing the Detention Center Reuse project on the pending close-out list as recommended by the County Executive.**

## Background and Committee Discussion

The County Executive is recommending funding for three projects for the Department of Correction and Rehabilitation for FY11-16: the Criminal Justice Complex at Seven Locks Road, DOCR Staff Training Center at MCCF in Boyds, and the Pre-Release Center Kitchen Renovation and Addition. The Executive is recommending that the Detention Center (MCDC) Reuse project be placed on pending close-out as he recommends instead building the Criminal Justice Complex.

	Total	Thru FY10	6 Years	FY11	FY12	FY13	FY14	FY15	FY16
Criminal Justice Complex	5,045	0	5,045	881	3,189	975	0	0	0
Detention Center Reuse	5,456	5,456	0	0	0	0	0	0	0
Staff Training Center	536	0	536	152	331	53	0	0	0
PRC Kitchen Renovation	675	0	675	233	442	0	0	0	0
<b>TOTAL</b>	<b>11,712</b>	<b>5,456</b>	<b>6,256</b>	<b>1,266</b>	<b>3,962</b>	<b>1,028</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 1. Criminal Justice Complex (at Seven Locks Road)

(FY11-16 Recommended PDF ©1-2 and page 12-2 of the CIP)

As a part of the 1995 decision to operate a two-jail system, there was agreement that the Montgomery County Detention Center in Rockville would be renovated for continued use. In addition to serving as a jail for up to about 200 short-term inmates, MCDC would be the location for the intake and release of all inmates, the Central Processing Unit, evaluation for pre-trial services, medical and mental health assessments (medical and mental health units are located at MCCF), the Montgomery County Police Department's Warrant and Fugitive section, centralized records and storage of inmates' personal items, and DOCR departmental training.

The FY07-12 Approved Capital Improvements Program included \$31.683 million for this project. This amount included an increase of \$4.725 million in order to re-use the old high-rise housing unit for secure, climate-controlled storage and for the replacement of failing boilers and ancillary equipment. The FY09-14 Approved CIP (© 11-12) includes \$38.449 million for this project.

In June 2008, the Public Safety Committee was told that given the continued increasing cost estimates for the renovation of MCDC, the age of MCDC, and because the ongoing work related to the Property Use Study/Smart Growth Initiative had looked at future use of county owned property on Seven Locks Road, the Executive had convened a work group and hired a consultant to look at different options for how to provide for the criminal justice programs that were to be housed in the renovated MCDC.

While the consultant looked at potentially consolidating all programs at MCCF in Boyds, Council staff noted for the Committee the following data to show that the county is best served by continuing to locate short term detention and central processing in Rockville.

- About 40% of all those arrested and booked at central processing in Rockville are released directly from the Central Processing Unit without being detained as an inmate in the jail.
- Of the 9,400 persons who were arrested and detained in jail from November 2006 through October 2007, about 3,200 (or 34%) were released from MCDC within the first two days. More than 45% were released within four days.

**In October 2008, the County Executive informed the Council that he recommends instead of renovating MCDC, a new Criminal Justice Complex be built at the end of Seven Locks Road (current site of the 1<sup>st</sup> District Police Station). The site will become available when the 1<sup>st</sup> District Station is relocated to the Public Safety Headquarters at the GE Tech Park. The Executive highlighted the following (memo at ©3-5):**

- A review of the renovations needed to MCDC that include value engineering, changes to PEPCO high voltage lines, and life-cycle items not originally included in the Detention Center Reuse project show that the cost of renovating MCDC is \$55.488 million; \$17 million more than the FY09 approved amount.
- The estimated cost of the Criminal Justice Complex is \$65.076 million or \$9.588 million more than renovating MCDC but provides a new more efficient facility.

The County Executive forwarded a supplemental appropriation and amendment to the FY09-14 CIP on October 13, 2008. It was introduced at the Council's December 9, 2008 session and a public hearing was held on January 22, 2009. Testimony provided on behalf of the County Executive is attached at © 6-8. The Criminal Justice Complex project proposed in the supplemental included the construction of a DOCR Training Unit at MCCF in Boyds. The Committee and Council deferred acting on this supplemental in order to address other components of the Smart Growth Initiative.

**The Executive's Recommended FY11-16 CIP separates the Criminal Justice Complex project and the DOCR Training Unit at MCCF. The Executive is recommending \$5.045 in planning and design monies for the Criminal Justice Complex. The PDF notes that the total expected cost of the Criminal Justice Complex is \$57.5 million. Design is scheduled to begin in Spring 2011 and end in Fall 2012 (18 months).**

Executive staff has provided the following description of the project:

*This project consists of the design and construction of a new 103,000 gross square foot Criminal Justice Complex (CJC) with underground structured parking to be located at the north end of Seven Locks Road in Rockville (location of the existing 1<sup>st</sup> District Police Station). New construction is proposed because the renovation of the existing Montgomery County Detention Center facility (Detention Center Reuse PDF No. 429755) was determined not to be cost effective due to the need for significant capital expenditures, life cycle costs, and continued maintenance of aging building systems.*

*The primary function at CJC will be the Intake Unit, providing initial care, custody and security of inmates for up to 72 hours prior to transfer to the Montgomery County Correctional Facility (MCCF) in Clarksburg. The maximum number of beds at the CJC will be approximately 200. The Intake Unit also provides psychological and medical screening, and risk assessment to determine the appropriate classification level of inmates for security assessment. In addition, the Central Processing Unit (CPU) will provide processing of arrested offenders by law enforcement. Other uses include: District Court Commissioners' area, Department of Health and Human Services Mental Health Assessment and Placement Unit, Pre-Trial Services Assessment Unit, Public Defenders Unit, and the Police Warrants and Fugitive Unit.*

*The project incorporates technical requirements from the Detention Center Reuse project in addition to updated space requirements developed by an interagency working group. Design and construction of a new Department of Correction and Rehabilitation Staff Training Center, which was a component of the Detention Center Reuse project, will proceed as a separate project at the MCCF under PDF No.421101.*

The Executive will be requesting State funding for this project and has noted that, as it has all the same programmatic elements as MCDC reuse, including space for the State's District Court Commissioners, he expects funding will be provided. \$440,000 in State aid is assumed to be available to cover FY11 design costs. OMB has provided the following detail on this assumption.

*The CE recommended project provides for the funding with two revenue sources: 50% G.O. Bonds and 50% State Aid. The availability of State Aid is depended on the County submitting a state aid application for the project (due before July 1 of each year), inclusion in the Governor's Annual State Government Capital Budget, and approval by the Maryland General Assembly. Approval of state aid for this project is subject to the scope of the project meeting the qualification requirements as outlined in the "Local Jails Capital Improvement Program Policy and Procedure Manual," and the State Government's fiscal capability.*

**At its February 25<sup>th</sup> worksession, the Committee reviewed the Executive's recommendation. The Committee requested additional information on the revised cost estimate for the Detention Center (MCDC) Reuse project because its increased cost one of the main reasons the Executive is no longer recommending renovation of the building.**

**The response provided to the Committee at the March 4<sup>th</sup> session is attached at © 15-18. The information shows that main components of the increase include replacing existing roofs (\$2.4 million), replacing paving and lighting (\$1.46 million), replacing certain plumbing that is 30 years old and for which the county can no longer get replacement parts and under-slab sanitary lines (\$2.4 million), replacing emergency generator transfer switch (\$970,000) and new requirements for PEPCO incoming service lines (\$1.1 million). These items were not in the original scope of the Detention Center Reuse project. The response also notes that the Criminal Justice Complex will be more energy efficient, be built in**

**compliance with LEED requirements, have a footprint that is 8 acres smaller than MCDC, meet ADA standards, free-up county land that can be used for other purposes.**

**Noting the Committee's concern about the change from renovating MCDC, it was also emphasized that the option of building a new Criminal Justice Center was not possible until it was decided that the Police 1<sup>st</sup> District Station would be moved from its current site to the PS Headquarters at the GE Tech Park.**

**The Committee recommends (3-0) approval of the Executive's recommendation for the Criminal Justice Complex. The Committee discussed Council staff's suggestion that this project might need to be shifted out for fiscal reasons and agreed that they would return to this project if a shift in funding is needed for CIP reconciliation.**

## **2. DOCR Staff Training Center**

(FY11-16 Recommended PDF © 9 and page 12-5 of the CIP)

DOCR Staff Training was included in the Program of Requirements for the MCDC Reuse program. It was expected that the modular housing units would be renovated for this purpose. DOCR must be provided with staff training facilities as they are not included in the requirements for the new Public Safety Training Academy. It is preferable that training be conducted in an operational jail rather than at a facility like the PSTA.

Because the Executive is no longer recommending the Detention Center Reuse project, he is recommending that DOCR training facilities be provided at MCCF in Boyds rather than at the proposed Criminal Justice Complex on Seven Locks Road. The DOCR Staff Training Center will be approximately 12,000 gross square feet and will house classrooms, administrative offices and materials for the DOCR's training programs.

As the DOCR Staff Training Center will be constructed on the site of the existing MCCF, it will be proximate to security systems, equipment and facilities for practical training to Correctional Officers and to provide real world situations to Correctional Officers and other staff in the performance of their duties. The project incorporates technical requirement from the Detention Center Reuse project in addition to updated space requirements developed by an interagency working group.

The Executive is recommending \$536,000 in planning and design money for this project. The PDF notes that design will start in Spring 2011 (FY11) and last 15 months (Fall 2012). The total cost of the project is expected to be \$5.3 million. *(note: there is an error in the PDF language which says design will start in Fall 2011.)*

The Executive will be requesting State funding for this project. \$76,000 in State aid is assumed to be available to cover FY11 design costs.

**At its worksession, the Committee was told by Director Wallenstein that DOCR has lacked dedicated training facilities and that building the training unit at MCCF in Boyds is a far superior plan than building the unit in renovated space at MCDC because staff will be able to have the hands-on training that they need.**

**The Committee recommends (3-0) approval as recommended by the County Executive.**

### **3. Detention Center (MCDC) Reuse**

(FY11-16 Recommended PDF ©10 and page 12-4 of the CIP; FY09-14 Approved PDF ©11-12)

This project, which was first approved by the Council in 1995 as a part of the decision to operate a two-jail system, will renovate the Montgomery County Detention Center in Rockville for use by the Department of Correction and Rehabilitation (short-term holding, intake and release, pre-trial services and training), District Court (Commissioner processing), the Montgomery County Police (Warrant and Fugitive Unit), county, municipal, and other law enforcement (central arrest processing), and Health and Human Services (mental health assessment). For FY07-12, the Council approved the Executive's recommendation to increase the project by \$4.725 million in order to re-use the old high-rise housing unit for secure, climate-controlled storage and for the replacement of failing boilers and ancillary equipment. As a part of the FY09-14 CIP, the Council approved \$38.449 million for this project. The Executive estimates that the current cost of renovation will exceed \$55 million.

As described in the previous discussion of the Criminal Justice Complex, the County Executive recommends close-out of this project.

Although the Appropriation and Expenditure box (bottom left ©10) indicates an unencumbered balance of \$16.302 million; the narrative in the fiscal note states that the estimated unencumbered balance is \$33 million and the expenditure schedule shows that \$5.456 million will be the amount spent in this project. The \$33 million balance includes assumptions about G.O. Bonds and expected State aid. The Fiscal Note states that the capacity will be released to the G.O. Bond set aside in the amounts of \$3.6 million in FY09, \$8.2 million in FY10, and \$6.8 million in FY11

The language in the PDF says that, "State aid totaling \$9,090,000 previously approved for the Detention Center reuse project is assumed to be applicable for the funding of the Criminal Justice Complex and DOCR Training Unit project." While the Executive believes that both the Criminal Justice Complex and DOCR Training Unit are eligible for State aid, OMB has provided the following update regarding the \$9 million based on the Governor's proposed budget.

*The \$9 million State Aid funds have not been re-allocated by State to the Criminal Justice Complex and the DOCR Staff Training Center projects. The County, however, has learned*

*that the Governor's in his FY10 State Capital Budget, is proposing to de-authorize \$8,237,000 State Aid allocation to the Detention Center Reuse project because the County has deferred with proceeding with this project. The Executive Staff is currently assessing the Governor's proposal, in consultation with the County's legislative delegation.*

**As the Committee is recommending approval of the Criminal Justice Complex, they are recommending approval of placing this project on the pending close-out list.**

#### **4. Pre-Release Center Kitchen Renovation and Addition**

(FY11-16 Recommended PDF © 13 and page 12-6 of the CIP; FY09-14 Approved PDF © 14)

This project, located at 11651 Nebel Street, Rockville, provides for the planning, design and construction of the Pre-Release Center's (PRC) kitchen renovation and addition, which includes an expanded dining area. The PRC was built in 1978 and the kitchen is in need of extensive renovation and expansion to properly serve the increased residential population and staff. The kitchen was originally designed for only 100 residents. The current population of the PRC varies from approximately 130 up to 167 residents with a staff of approximately 68 employees operating in shifts. Since 1978, there has been no updating of the kitchen, storage and serving area, or the dining room. Many original pieces of equipment are failing and/or obsolete. The storage and work space in the kitchen is entirely inadequate for meal preparation, service, supervision and control. The existing 4,630 square feet in the kitchen and cafeteria wing needs to expand by approximately 2,311 square feet of net usable space.

For FY11-16, the Executive is recommending planning and design funds for FY1 and FY12 which is consistent with the FY09-14 Approved CIP. The Executive has lowered the amount requested from \$799,000 to \$675,000 after review showed that the \$799,000 previously approved included some construction supervision monies. An FY11 appropriation of \$675,000 is requested.

**The Committee recommends (3-0) approval as recommended by the County Executive.**

FY11-16 Recommend

## Criminal Justice Complex -- No. 421100

Category  
Subcategory  
Administering Agency  
Planning Area

**Public Safety**  
**Correction and Rehabilitation**  
**General Services**  
**Rockville**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 08, 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	5,045	0	0	5,045	881	3,189	975	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>5,045</b>	<b>0</b>	<b>0</b>	<b>5,045</b>	<b>881</b>	<b>3,189</b>	<b>975</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	2,522	0	0	2,522	441	1,594	487	0	0	0	0
State Aid	2,523	0	0	2,523	440	1,595	488	0	0	0	0
<b>Total</b>	<b>5,045</b>	<b>0</b>	<b>0</b>	<b>5,045</b>	<b>881</b>	<b>3,189</b>	<b>975</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project, located at 1451 Seven Locks Road, Rockville, provides for the design of an approximately 103,000 gross square foot (GSF) Criminal Justice Complex (CJC) with underground structured parking. This new project is proposed because renovation of the existing Montgomery County Detention Center facility (Detention Center Reuse PDF#429755) was determined not to be cost effective due to the need for significant capital expenditures, life cycle costs, and continued maintenance. The CJC will be constructed on the site of the existing District One Police Station located at the north end of Seven Locks Road. Demolition of the District One Police Station and construction of the CJC will start after police station functions are relocated to become, as a part of the Smart Growth Initiative program, a component of the new Public Safety Headquarters (PDF #470906).

The primary function at CJC will be to operate as the Intake Unit, providing initial care, custody, and security of inmates for up to 72 hours prior to transfer to the Montgomery County Correctional Facility (MCCF) in Clarksburg. The maximum number of beds at the CJC will be approximately 200. The Unit also provides psychological and medical screening, and risk assessment to determine the appropriate classification level of inmates for security assessment. In addition, the Central Processing Unit (CPU) will provide processing of arrested offenders by law enforcement. Other uses include: District Court Commissioners' area; Department of Health and Human Services Mental Health Assessment and Placement Unit; Pre-Trial Services Assessment Unit; Public Defenders Unit; and the Police Warrants and Fugitive Unit.

The project incorporates technical requirements from the Detention Center Reuse project in addition to updated space requirements developed by an interagency working group. The CJC does not include storage anticipated to be provided by the housing tower building at MCDC. Design and construction of a new Department of Correction and Rehabilitation (DOCR) Staff Training Center, which was a component of the Detention Center Reuse project, will proceed as a separate project at the Correctional Facility under PDF #421101.

**ESTIMATED SCHEDULE**

The Criminal Justice Complex design phase will commence during Spring 2011 and is estimated to last eighteen months, followed by approximately twelve months for permitting and bidding, with a construction period of approximately thirty months.

**JUSTIFICATION**

This project is consistent with Council Resolution 13-356 passed by the County Council on December 5, 1995 which approved two jail facilities at two locations - Rockville and Clarksburg - as priority public safety uses.

Renovation of the existing Montgomery County Detention Center (MCDC) facility (Detention Center Reuse PDF#429755) was determined not to be cost effective due to the need for significant capital expenditures, life cycle costs, and continued maintenance as a result of aging systems. Public Financial Management consultants and County staff determined "that the additional cost and delay (of a new project) are more than offset by the long-term advantages of having a new, modern, efficient, purpose-built facility that can serve the County well for decades".

**OTHER**

The project provides for only the design phase. Final construction costs will be determined during the design development phase.

Lease arrangements with the State regarding the District Court Commissioners' space will be developed prior to the completion of the construction of the Central Processing Unit (CPU) portion of this project.

**FISCAL NOTE**

The total project cost is anticipated to approximate \$57.5 million. State aid totaling \$9,090,000 has been previously approved for the Detention Center Reuse

<p><b>APPROPRIATION AND EXPENDITURE DATA</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td>FY11</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td>FY11</td> <td>5,045</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td>FY11</td> <td>4,528</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY12</td> <td>517</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td>0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td>0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td>0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td>FY08</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY09</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table>	Date First Appropriation	FY11	(\$000)	First Cost Estimate			Current Scope	FY11	5,045	Last FY's Cost Estimate		0				Appropriation Request	FY11	4,528	Appropriation Request Est.	FY12	517	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	<p><b>COORDINATION</b></p> <ul style="list-style-type: none"> <li>County Council</li> <li>Department of Correction and Rehabilitation</li> <li>Department of General Services</li> <li>Department of Technology Services</li> <li>Office of Management and Budget</li> <li>Department of Police</li> <li>Sheriff's Office</li> <li>District Court of Maryland</li> <li>Montgomery County Fire and Rescue Service</li> <li>Department of Health and Human Services</li> <li>Washington Gas</li> <li>PEPCO</li> <li>City of Rockville</li> <li>State of Maryland</li> <li>Community Representatives</li> </ul>	<p><b>MAP</b></p>
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**Criminal Justice Complex -- No. 421100 (continued)**

FY11-16  
Recommend

project and is assumed to be available for the funding of the CJC and DOCR Staff Training Center.

**OTHER DISCLOSURES**

- A pedestrian impact analysis will be performed during design or is in progress.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

PS



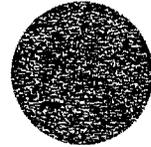
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OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

MEMORANDUM



October 13, 2008

TO: Michael J. Knapp, Council President  
FROM: Isiah Leggett, County Executive *Timothy L. Firestine* (Acting)  
SUBJECT: Montgomery County Detention Center Reuse Update

95-0-11-11-11-11-11  
11-11-11-11-11-11-11

Today I am transmitting two amendments to the FY09-14 Capital Improvements Program (CIP) and one supplemental appropriation to the FY09 Capital Budget. This action is the result of the confluence of many factors coming together. First, when I learned about a year ago that the costs for the Montgomery County Detention Center Reuse (MDCR) project (Detention Center Reuse – No. 429755) escalated from \$31.683 million to \$38.449 million – an increase of \$6.766 million, I initiated a fiscal and operational comparative review of the project to determine if other options should be considered. Second, as I began a comprehensive look at the future land use needs in the County, it became clear that there was an alternative site for the future new District One Police Station. This would make available the land at the end of Seven Locks Road, where the current police station is located.

At the June 17, 2008 Council Briefing, Chief Administrative Officer Timothy L. Firestine, Public Financial Management, Inc. (PFM) consultant John Cape, and Beryl L. Feinberg of the Office of Management and Budget, outlined four possible options to provide additional space for the services provided at the Seven Locks campus. As underscored at that time, the location is not simply a short-term detention facility but instead represents an essential component of the criminal justice operations. A full array of programs are located at this facility relating to the central processing function, as well as serving as the site for the 24/7 District Court of Maryland, Health and Human Services Intake Screening, Department of Corrections (DOCR) Pre-Trial Services and next day court hearings, public defense operations, centralized property storage and prisoner release, and jail booking/screening and initial classification for those not released from the Central Processing Unit. Of the options considered, it is my view that the best course is to demolish the District One Police Station, construct a new, purpose-built Criminal Justice Complex (CJC) on the former District One Police Station site, and construct a dedicated DOCR Training site at the Clarksburg correctional facility. Construction would begin on the CJC once the District One Police Station is relocated to what is currently known as the GE building, but is proposed to become the Public Safety Headquarters as part of the County Executive's Smart Growth Initiative.

I shared your initial concerns that the costs to construct a CJC and DOCR Training Unit, conceptualized at approximately \$65.1 million, would make this difficult to recommend. However, a life cycle cost analysis that includes new PEPCO utility requirements made the comparison between an improved existing facility and a new facility much clearer. Life cycle improvements projected ten years

out and adjusted for inflation and construction cost increases are estimated to cost \$12.048 million. A detailed analysis is available from Department of General Services (DGS) staff, but illustratively includes replacement of existing roofs not included in the MCDC Reuse project at the Crisis Intervention Unit, gym, G-wing corridor, and housing tower; repair of exterior walls; replacement of the kitchen floor; replacement of Housing Tower mechanical equipment; new watch tower technology; exterior camera replacement; and replacement of piping, plumbing fixtures and valves in housing unit (E/F Wing) and sanitary line in the kitchen and main incoming gas service line. Similarly, DGS staff identified several items in the value engineering process conducted during the summer of 2007 that are viewed as compromising the quality of the approved project (\$4.340 million) and must be reinstated. Together with the cost of re-routing PEPCO high voltage utility lines (\$651,000), the estimated total cost of the project increases by \$17.039 million.

As the attached chart indicates, the actual cost of renovating the existing MCDC facility would be \$55.488 million with the inclusion of the value engineering and life cycle maintenance items. This is a difference of \$9.588 million compared to the estimated cost of the proposed new Criminal Justice Complex and the new DOCR Training site at Clarksburg. It should be noted that these figures are based on the construction bid price submitted in the summer of 2007 for the MCDC Reuse. New figures obtained through competitive bidding will likely be higher.

I am aware of the State aid currently programmed in the MCDC Reuse Project and the concerns that a new project is not assured of receiving State support. However, based on preliminary conversations with the State, if the new Criminal Justice Complex incorporates the same programmatic purposes and the project moves along expeditiously, we are not at risk of losing the current level of State aid. In fact, based on the new and higher project costs, we would anticipate requesting additional assistance.

I appreciate your prompt consideration of the two recommended actions. If you are in need of additional information or clarification on these matters, please do not hesitate to contact me or Executive Branch staff.

IL:blf

Attachment

cc: Timothy L. Firestine, Chief Administrative Officer  
Jennifer E. Barrett, Director, Department of Finance  
Joseph F. Beach, Director, Office of Management and Budget  
Kathleen Boucher, Assistant Chief Administrative Officer  
Diane Schwartz Jones, Assistant Chief Administrative Officer  
Arthur M. Wallenstein, Director, Department of Correction and Rehabilitation  
J. Thomas Manger, Chief, Department of Police  
David E. Dise, Director, Department of General Services  
Melanie Wenger, Director, Office of Intergovernmental Relations  
Raymond M. Kight, Sheriff, Montgomery County  
Jacqueline Carter, Manager, Office of Management and Budget  
Beryl L. Feinberg, Manager, Office of Management and Budget  
Ed Piesen, Office of Management and Budget

**Comparison: MCDC Reuse and Criminal Justice Complex/DOCR Training Unit\***

(millions)

<b>Approved Detention Center Reuse Appropriation</b>	\$	<b>38.449</b>
Restore quality items from proposed Value Engineering with cost escalation at 8% to mid-point (2.2 years) for construction and utilities, and additional replacement furniture.	\$	4.340
Rerouting PEPCO high voltage line with cost escalation at 8% to mid-point (2.2 years).	\$	0.651
Costs of Life Cycle items that are not in the scope of Reuse construction with mid-point of completion at 5 years with 8% escalation.	\$	12.048
<b>Subtotal of Project Cost Increase</b>	\$	<b>17.039</b>
<b>Total Project Cost</b>	\$	<b>55.488</b>

<b>Difference: Approved Detention Center Reuse Project Cost Vs. Revised Detention Center Project Cost</b>	\$	<b>17.039</b>
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<b>Criminal Justice Complex (CJC) and DOCR Training Unit Project</b>		
Criminal Justice Complex (CJC)	\$	59.785
DOCR Training Unit	\$	5.291
<b>Total Project Cost</b>	\$	<b>65.076</b>

<b>Difference: Revised Detention Center Project Cost Vs. Criminal Justice Complex (CJC) and DOCR Training Unit</b>		<b>9.588</b>
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\* All estimates assume project planning and design is initiated in Fall 2008.

12

**Amendment to the FY09-14 Capital Improvements Program (CIP) and  
Supplemental Appropriation #8-S08-CMCG-1 to the FY09 Capital Budget for a  
Criminal Justice Complex and DOCR Training Unit, and related Amendment to the  
Detention Center Reuse Project (No. 429755) to Remove Programmed Funds**

**Public Hearing Testimony**

**January 22, 2009**

Good evening, I am Beryl L. Feinberg, Manager at the Office of Management and Budget, and I am here to testify on behalf of County Executive Isiah Leggett in support of two amendments to the FY09-14 Capital Improvements Program (CIP), specifically a Supplemental Appropriation #8-S08-CMCG-1 for a new Criminal Justice Complex and DOCR Training Unit, and related amendment to the Detention Center Reuse Project (No. 429755) to remove programmed funds. The subject amendments result from two factors – first, project escalation when it was learned that the MCDC Reuse cost estimates increased from \$31.683 million to \$38.449 million, and second, an opportunity for alternative land use at the end of Seven Locks Road. In the fall of 2007, the County Executive initiated a fiscal and operational comparative review of the MCDC Reuse project to determine if other options should be considered. When the County Smart Growth Initiative Study recommended an alternative site for the future new District One Police Station, the possibility of a newly constructed criminal justice facility became a viable alternative.

I ask that you consider the merit of investing likely \$55.488 million for a building that is almost a half century old versus a new one that will serve for decades without future costly repairs. These amendments, to approve a new Criminal Justice Complex

and a Training Unit (at Clarksburg), and place the current approved project on pending closeout status, frees up approximately \$33 million dollars in the short term which may be programmed for other uses. Construction dollars, not needed until late FY11, would be requested during an improved economic climate. Increased state funds would be requested for all eligible costs, including the training facility.

Public Financial Management (PFM) worked with county staff and stakeholders, identifying four options to provide the array of criminal justice operations currently programmed at the Detention Center. At the June 17, 2008 Council Briefing, CAO Timothy L. Firestine, PFM consultant John Cape and I outlined the findings of the report, that of all the options, the best course would be to construct a new, purpose-built Criminal Justice Complex on the site of the to-be-relocated District One Police Station.

The current detention center building was constructed in 1961 with multiple additions and modifications five times between 1973 and 1990 in response to growing and changing needs. It occupies an unnecessarily large footprint of almost 15 acres of land in the middle of a prime 25 acre parcel – not a good use of scarce land that could satisfy other county needs. A new facility, purpose-built, would occupy 5-6 acres at the far end of the Seven Locks Road, and present future opportunities for the highest and best land use.

Renovation of the current facility while maintaining its use as a holding facility requires an additional control room, building entrance, and temporary spaces for the interim jail, whereas no temporary or duplicative spaces are needed to construct a new facility. Simply put, in the current project old housing units are adapted to accommodate new uses, regardless of programmatic and staff space needs. A new facility, designed

and constructed following LEED standards for silver certification is aligned with county policies for reducing the carbon footprint. Working with an old hodge-podge facility precludes maximizing best energy and design practices, or employing the best materials and systems technology. Even with the best of intentions, the total project cost could escalate due to unforeseen complexities once construction begins. With a new facility, the risks are far less and cost estimates are more accurate.

Concerns have been raised that while all of the above may be accurate and make the most sense, it is too expensive to seriously consider a new facility. To that, I must point out that the real comparison is not between the current approved MCDC Reuse total project cost of \$38.449 million and the Criminal Justice Complex/DOCR Training Unit estimated cost of \$65.076 million, but \$55.488 million for MCDC Reuse – a difference of \$9.588 million for a new energy-efficient facility under warranty, and that will last for decades. A life cycle analysis of items excluded in the scope of the current project escalated to the mid-point of completion will add \$12.048 million. Illustrative items include replacement piping, plumbing fixtures and valves in the E/F housing unit, along with sanitary lines in the kitchen and main in-coming gas service line; and other related site and facility work. Re-routing of PEPCO high voltage service lines are now required, adding more than \$650,000. Items removed from the project to reduce costs in the mechanical and electrical systems but now deemed necessary for proper facility renovation and maintenance also increase the project cost.

Thank you for allowing me to address the Council today on this very important matter.

FY11-16 Recommend

## DOCR Staff Training Center -- No. 421101

Category  
Subcategory  
Administering Agency  
Planning Area

**Public Safety**  
**Correction and Rehabilitation**  
**General Services**  
**Clarksburg**

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 08, 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	536	0	0	536	152	331	53	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>536</b>	<b>0</b>	<b>0</b>	<b>536</b>	<b>152</b>	<b>331</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	267	0	0	267	76	165	26	0	0	0	0
State Aid	269	0	0	269	76	166	27	0	0	0	0
<b>Total</b>	<b>536</b>	<b>0</b>	<b>0</b>	<b>536</b>	<b>152</b>	<b>331</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project, located at 22880 Whelan Lane, Boyds, provides for the design of a new Department of Correction and Rehabilitation (DOCR) Staff Training Center of approximately 12,000 GSF at the Montgomery County Correctional Facility (MCCF). The Training Center will house classrooms, administrative offices and materials for the DOCR's training programs. This new project is proposed because renovation of the existing Montgomery County Detention Center facility (Detention Center Reuse PDF#429755) was determined not to be cost effective due to the need for significant capital expenditures, life cycle costs, and continued maintenance.

The DOCR Staff Training Center will be constructed on the site of the existing MCCF proximate to security systems, equipment and facilities for practical training to Correctional Officers and to provide real world situations to Correctional Officers and other staff in the performance and their duties

The project incorporates technical requirements from the Detention Center Reuse project in addition to updated space requirements developed by an interagency working group. Design and construction of a new Criminal Justice Complex, which was a component of the Detention Center Reuse project, will proceed as a separate project at the site of the District One Police Station under PDF No. 421100.

**ESTIMATED SCHEDULE**

The DOCR Staff Training Center design phase will commence during Fall 2011 and is estimated to last fifteen months, followed by approximately ten months for permitting and bidding, with a construction period of approximately eighteen months.

**JUSTIFICATION**

Renovation of the existing Montgomery County Detention Center (MCDC) facility (Detention Center Reuse PDF No. 429755) was determined not to be cost effective due to the need for significant capital expenditures, life cycle costs, and continued maintenance as a result of aging systems. Public Financial Management consultants and County staff determined "that the additional cost and delay (of a new project) are more than offset by the long-term advantages of having a new, modern, efficient, purpose-built facility that can serve the County well for decades".

As directed by the County Executive, an independent consultant, Public Financial Management, Inc. (PFM), worked with an interagency work group to examine alternatives to the renovation of MCDC, and issued a final report entitled "MCDC Reuse Cost Benefit and Operational Analysis."

**OTHER**

The project provides for only the design phase. Final construction costs will be determined during the design development phase.

**FISCAL NOTE**

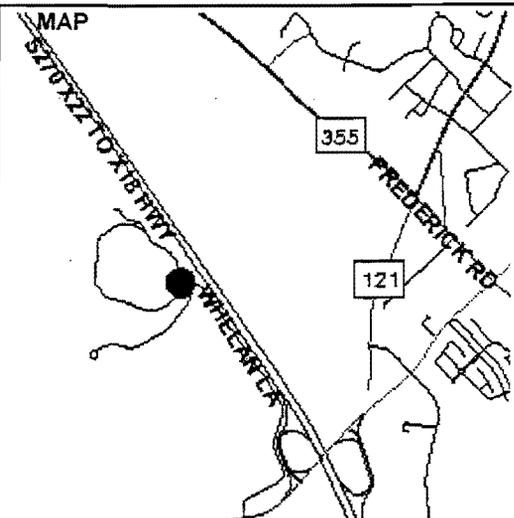
The total project cost is anticipated to approximate \$5.3 million. This project is eligible for funding from the State of Maryland; requests will be submitted to the extent allowed.

**OTHER DISCLOSURES**

- A pedestrian impact analysis will be performed during design or is in progress.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY11	(\$000)
First Cost Estimate		
Current Scope	FY11	536
Last FY's Cost Estimate		0
Appropriation Request	FY11	421
Appropriation Request Est.	FY12	115
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**  
 County Council  
 Department of Correction and Rehabilitation  
 Department of General Services  
 Department of Technology Services  
 Office of Management and Budget  
 Montgomery County Fire and Rescue Service  
 WSSC  
 Washington Gas  
 Alleghany Power  
 Upcounty Regional Services Center  
 State of Maryland  
 Community Representatives





# Detention Center Reuse -- No. 429755

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Correction and Rehabilitation  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 03, 2008  
No  
None.  
Planning Stage

FY09-14  
Approved

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	4,568	3,186	484	898	505	393	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	6,651	0	4,057	2,594	1,937	657	0	0	0	0	0
Construction	25,345	102	6,852	18,391	3,252	8,373	6,766	0	0	0	0
Other	1,885	8	105	1,772	860	912	0	0	0	0	0
<b>Total</b>	<b>38,449</b>	<b>3,296</b>	<b>11,498</b>	<b>23,655</b>	<b>6,554</b>	<b>10,335</b>	<b>6,766</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Current Revenue: General	40	40	0	0	0	0	0	0	0	0	0
G.O. Bonds	27,271	2,470	6,284	18,517	3,554	8,197	6,766	0	0	0	0
State Aid	11,138	786	5,214	5,138	3,000	2,138	0	0	0	0	0
<b>Total</b>	<b>38,449</b>	<b>3,296</b>	<b>11,498</b>	<b>23,655</b>	<b>6,554</b>	<b>10,335</b>	<b>6,766</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				72	0	0	6	22	22	22
Energy				-162	0	0	-9	-51	-51	-51
Program-Other				17	0	0	15	2	0	0
<b>Net Impact</b>				<b>-73</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>-27</b>	<b>-29</b>	<b>-29</b>

#### DESCRIPTION

This project provides for the planning, design and renovation of the Montgomery County Detention Center (MCDC) for use primarily as a short-term holding and central processing facility. Other proposed uses for MCDC include: Department of Correction and Rehabilitation training; District Court Commissioners' area; Department of Health and Human Services Mental Health Assessment and Placement Unit; Pre-trial Services Assessment Unit; Public Defenders Unit; the Police Warrants and Fugitive Unit. These uses are considered priority public safety uses and are consistent with Council Resolution No. 13-356 approving construction of the Montgomery County Correctional Facility. This facility houses up to 200 inmates. The project will also provide storage for various County agencies which involves construction of an entrance to the building on the south side and a second means of egress for emergencies.

#### COST CHANGE

Increases due to higher construction estimates.

#### JUSTIFICATION

As part of a cost reduction to the MCDC reuse project, and also in accordance with the green building guidelines, it was decided not to demolish the housing tower building at MCDC. Various County agencies expressed a need for a storage facility. An inter-agency working group has verified that the identified priority uses can be accommodated within the MCDC, confirmed adjacency and functional efficiencies, and incorporated recommendations made by the Council consultant. Executive staff has completed facility planning work and presented a draft Program of Requirements (POR) for comment to the County Council, City of Rockville Council and Planning Board, Neighborhood Associations, and the general public. The POR was approved by the Chief Administrative Officer in February 2002. The POR was re-evaluated due to high construction costs associated with the original scope of work. The value engineering revised program is dated September 9, 2004.

#### OTHER

Special Capital Projects Legislation will be proposed by the County Executive to reauthorize this project. The location, schedule, and scope of this project are under review by the County Executive. Pending the outcome of this ongoing assessment, the Executive may propose amendments to the project scope, location, cost estimates, and schedule.

#### FISCAL NOTE

State aid has been requested for the reuse of the MCDC pursuant to the Annotated Code of Maryland, Section 11-104. Lease arrangements with the State regarding the Commissioners' space will be developed prior to the completion of the construction of the Central Processing Unit (CPU) portion of this project.

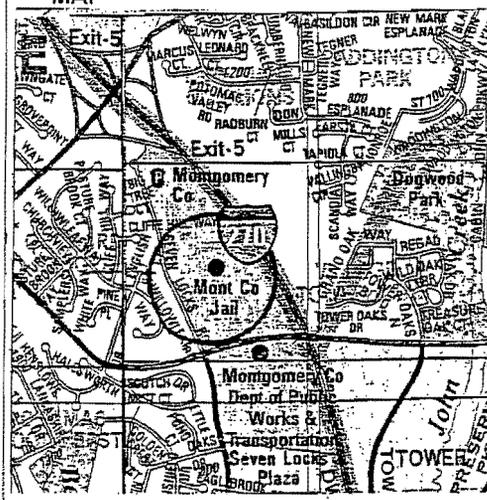
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY97	(\$000)
First Cost Estimate		
Current Scope	FY07	31,883
Last FY's Cost Estimate		31,883
Appropriation Request	FY09	9,725
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		28,724
Expenditures / Encumbrances		21,458
Unencumbered Balance		7,265
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

#### COORDINATION

County Council  
Department of Correction and Rehabilitation  
Department of General Services  
Department of Technology Services  
Department of Police  
Montgomery County Fire and Rescue Service  
Sheriff's Office  
Department of Health and Human Services  
Office of Management and Budget  
District Court of Maryland  
City of Rockville  
State of Maryland  
Community Representatives  
Special Capital Projects Legislation [Bill No. 10-02] was adopted by Council May 23, 2002.

#### MAP



P409-14  
Approved

**OTHER DISCLOSURES**

- A pedestrian impact analysis has been completed for this project.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

FY11-16 Recommend

## Pre-Release Center Kitchen Renovation and Addition -- No. 420900

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Correction and Rehabilitation  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 08, 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	675	0	0	675	233	442	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>675</b>	<b>0</b>	<b>0</b>	<b>675</b>	<b>233</b>	<b>442</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	675	0	0	675	233	442	0	0	0	0	0
<b>Total</b>	<b>675</b>	<b>0</b>	<b>0</b>	<b>675</b>	<b>233</b>	<b>442</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance	6	0	0	2	2	2
Energy	6	0	0	2	2	2
<b>Net Impact</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>4</b>

**DESCRIPTION**

This project, located at 11651 Nebel Street, Rockville, provides for planning, design, and construction of the Pre-Release Center's (PRC) kitchen renovation and addition, which includes an expanded dining area.

**CAPACITY**

The population of the PRC varies from approximately 130 up to 167 residents and a staff of 67 to 68 employees operating in shifts.

**ESTIMATED SCHEDULE**

The design phase will commence during Fall 2010 and is estimated to last twenty months, followed by approximately eight months for permitting and bidding, with a construction period of approximately fifteen months.

**COST CHANGE**

Decrease is due to project cost being limited to planning and design only.

**JUSTIFICATION**

The kitchen within the PRC was built in 1978. The kitchen was originally designed for 100 residents. There has not been any updating of the kitchen and related food service and food storage areas since 1978. The storage and work space in the kitchen is inadequate for meal preparation, service, supervision and control. The dining and kitchen area is also very small and does not support the current capacity of 167 residents and 68 employees. This project will provide a new kitchen addition, expand the current dining area, and undertake needed renovation to the existing dining and kitchen areas.

**OTHER**

The project provides for only the design phase. Final construction costs will be determined during the design development phase.

**FISCAL NOTE**

The total estimated project is \$4,800,000.

**OTHER DISCLOSURES**

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

<p><b>APPROPRIATION AND EXPENDITURE DATA</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td style="text-align: right;">FY11</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td style="text-align: right;">FY09</td> <td style="text-align: right;">799</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">799</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: right;">FY11</td> <td style="text-align: right;">675</td> </tr> <tr> <td>Appropriation Request Est.</td> <td style="text-align: right;">FY12</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td style="text-align: right;">FY08</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: right;">FY09</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: right;">0</td> </tr> </table>	Date First Appropriation	FY11	(\$000)	First Cost Estimate			Current Scope	FY09	799	Last FY's Cost Estimate		799				Appropriation Request	FY11	675	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	<p><b>COORDINATION</b></p> <p>Department of Correction and Rehabilitation Department of General Services Department of Technology Services Pre-Release Center City of Rockville Office of Procurement</p>	<p><b>MAP</b></p>
Date First Appropriation	FY11	(\$000)																																																			
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Unencumbered Balance		0																																																			
Partial Closeout Thru	FY08	0																																																			
New Partial Closeout	FY09	0																																																			
Total Partial Closeout		0																																																			

Pre-Release Center Kitchen Renovation and Addition -- No. 420900

FY09  
Approved

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Correction and Rehabilitation  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 03, 2008  
No  
None  
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	799	0	0	799	0	0	386	413	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>799</b>	<b>0</b>	<b>0</b>	<b>799</b>	<b>0</b>	<b>0</b>	<b>386</b>	<b>413</b>	<b>0</b>	<b>0</b>	<b>0</b>

FUNDING SCHEDULE (\$000)

G.O. Bonds	799	0	0	799	0	0	386	413	0	0	0
<b>Total</b>	<b>799</b>	<b>0</b>	<b>0</b>	<b>799</b>	<b>0</b>	<b>0</b>	<b>386</b>	<b>413</b>	<b>0</b>	<b>0</b>	<b>0</b>

DESCRIPTION

This project provides for the planning, and design of the Pre-Release Center's (PRC) kitchen renovation and addition, which includes an expanded dining area.

CAPACITY

The population of the PRC varies from approximately 130 up to 167 residents and a staff of 67 to 68 employees operating in shifts.

JUSTIFICATION

The kitchen within the PRC was built in 1978. The kitchen was originally designed for 100 residents. There has not been any updating of the kitchen and related food service and food storage areas since 1978. The storage and work space in the kitchen is inadequate for meal preparation, service, supervision and control. The dining and kitchen area is also very small and does not support the current capacity of 167 residents and 68 employees. This project will provide a new kitchen addition, expand the current dining area, and undertake needed renovation to the existing dining and kitchen areas.

OTHER

The project provides for only the design phase. Final construction costs will be determined during the design development phase.

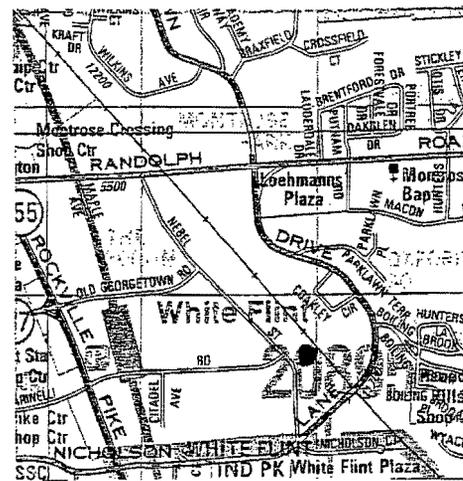
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	(\$000)	
First Cost Estimate		
Current Scope	FY09	799
Last FY's Cost Estimate		0
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Department of Correction & Rehabilitation  
Department of General Services  
Department of Technology Services  
Pre-Release Center  
City of Rockville  
Office of Procurement

MAP



14

**FOLLOW UP RESPONSES TO QUESTIONS CONCERNING DOCR CIP  
PROJECTS FOR THE MARCH 4, 2010 PUBLIC SAFETY COMMITTEE  
SESSION**

1. Please provide additional information regarding the approximately \$17 million increase that includes items such as the PEPCO lines and life-cycle costs that were not in the original project. Please provide not only a list of the items but a sentence or two on why it is either important or required that we complete this improvements if the facility is going to operate for another 20 or 30 years.

*Response: The \$17M increase has three components. One group of items is the balance of the scope reduction (value engineering) recommendations that the County intended to accept recognizing that quality of services and end product from the original bid documents would be compromised. This category of work is valued at \$3.9M and includes:*

- *Construction supervision and quality control for trades such as HVAC and roofing (\$1,100,000);*
- *Roofing system as specified (\$370,000);*
- *Mechanical system per documents not per accepted value engineering proposal (\$1,980,000); and*
- *Electrical items value engineering including wiring type, light fixtures, switchgear, lightning protection and generators (which eliminated redundancy) per documents (\$450,000)*

*The second component relates to a PEPCO requirement. PEPCO informed the County that the current incoming service line would have to be re-routed from the front of the building to the transformer location around the existing structure to the back. The cost for this is \$1.1M.*

*The third component is comprised of life cycle costs which are for items beyond the renovation scope. The Reuse project scope was to adapt the existing building for new programmatic uses, and included limited systems upgrades. While the physical shell of the facility, meaning its concrete structure, is not anticipated to need repair, every other system in its infrastructure has reached or exceeded its lifespan. Due to conservation of funds it was anticipated that future operating budgets would cover the costs of repairs to other infrastructure systems as they became critical. A non-exhaustive list of items are anticipated to take place within the first 10 years after the Reuse project is complete and have been projected to occur 5 years post construction. This life cycle category is estimated to cost \$12M and includes:*

- *Sitework, rehabilitation of asphalt paving that has become severely deteriorated and replacement of original site lighting (\$1,460,000);*
- *Masonry re-pointing, repair and re-caulking exterior joints (\$170,000);;*
- *Replace existing roofs scheduled to remain at CIU, Gym, G-Wing Corridor, Housing Tower (\$2,430,000);*
- *Repair/replace metal stairs and equipment service platforms on roof and inmate worker exercise area roof grate (\$290,000);*

- *Replace/refurbish doors, frames and hardware that have experienced extensive use and are failing operationally – these doors are obsolete and replacement parts are no longer available, and replace single pane steel-frame windows (\$590,000);*
- *Repair and repaint exterior walls, and replace quarry tile kitchen floor that is currently in extremely poor condition (\$800,000);*
- *Furnish and install audiovisual equipment for Training Unit in two of the three classrooms and new food service equipment (\$350,000);*
- *New watch-tour technology, Key Watch system and exterior camera replacement (\$340,000);*
- *Major overhaul of E/F (future CPU) elevator (\$400,000);*
- *Replace mechanical equipment in Housing Tower (\$990,000);*
- *Replace piping, plumbing fixtures and valves in housing unit (E/F Wing) – these systems are approaching 30 years old, replacement parts are not available, and the age, wear and tear of the components presents maintenance challenges, along with under-slab sanitary lines in kitchen which is in very poor condition and main in-coming gas service line (\$2,410,000);*
- *Replace automatic transfer switch for emergency generator and motor-control center in Housing Tower (\$970,000);*
- *Replace all non-inmate furniture – current furniture is 20+ years old and extremely worn due to 24/7 usage) (\$800,000).*

#### *Additional Benefits of New CJC*

*Additional benefits of a new CJC include design efficiencies, relative to both programs and systems. In the core building the roof structure is within 9' of the finish floor level which required mechanical ductwork and equipment to be located on the roof. This results in multiple smaller units / limited mechanical systems options; numerous roof penetrations and constant maintenance of exposed items. Design of a new facility will allow for mechanical and ductwork systems to be incorporated into the building and not be exposed to the weather. This "purpose-built" approach equates to a more efficient use of space, at the same time offering greater efficiency to the occupants in terms of work flow and productivity, in contrast to the spaces that are being adapted for new uses at MCDC in less than ideal configurations.*

#### *LEED*

*The current MCDC Reuse project was not designed in accordance with the new LEED requirement, with which any project undertaken at this time, new or reuse, must comply. Redesigning the project to comply with LEED will take additional resources in terms of time and money. Design of the new building under LEED guideline will result in an energy efficient building. While energy consumption cannot be calculated until the building is designed, the County will be sure to benefit from heating and cooling a 103,000 GSF building plus a 12,000 GSF training facility*

at MCCF rather than 180,000 GSF of renovated structure with much under utilized space.

ADA

All new spaces of the MCDC Reuse project have been designed for complete ADA compliance. All renovated areas have been designed to comply with ADA to the extent compliance is technically feasible. However, existing ramps that connect various areas of the facility and some doors will not comply in the Reuse project. The new facility will be in full compliance with the ADA.

Security

Construction of a new CJC facility on the adjacent property will eliminate any commingling risk between inmates, construction workers and construction tools, which could then become a security issue.

2. Please provide information on the size of the footprint of MCDC versus the footprint of the proposed Criminal Justice Complex.

*Response:* The MCDC Reuse project occupies 180,200 GSF on a 97,000 GSF footprint and covers approximately 14 acres of land. The proposed CJC will occupy 102,800 GSF on a 57,600 GSF footprint and will cover approximately 6 acres of land.

3. Please provide more detail related to the State funding that has been approved for MCDC Reuse (\$9 million) including the dates that the funding will expire.

*Response:* A total of \$9,090,000 in State Aid has been authorized by the Maryland General Assembly for the Detention Center Reuse project.

Legislation	Bill Number	Amount	Signed into Law	7 Years
FY04 in the amount of \$853,000 (2003 Laws of Maryland, Ch. 204),	HB140	\$ 853,000	May 13, 2003	2010
FY05 in the amount of \$3,048,000 (2004 Laws of Maryland, Ch 432)	SB191	\$ 3,048,000	May 26, 2004	2011
FY06 in the amount of \$5,189,000 (2005 Laws of Maryland, Ch 445).	HB340	\$ 5,189,000	May 26, 2005	2012
<b>Total</b>		<b>\$ 9,090,000</b>		

State Aid for this project, however, was not requested for FY10 and FY11 as the Executive Branch staff was directed by the County Executive to undertake a comprehensive assessment of the MCDC Reuse project that included clarifying the project's scope of work, and a value engineering analysis to identify potential cost savings for this project.

The State, by letter dated June 23, 2009, was informed of the comprehensive assessment, and the County Executive's decision to recommend to the County Council not to proceed

*with the MCDC Reuse project but to replace this project with the Criminal Justice Complex, and DOCR Training Unit project.*

*Based on the 7 year utilization rule, the County faced the potential that State Aid allocation could be de-authorized due to project inactivity or not transferring the authorized allocation to the new CJC project.*

*The \$9 million State Aid funds have not been re-allocated by State to the Criminal Justice Complex and the DOCR Staff Training Center projects. The County, however, has learned that the Governor's in his FY10 State Capital Budget, is proposing to de-authorize \$8,237,000 State Aid allocation to the Detention Center Reuse project because the County has deferred with proceeding with this project. The Executive Staff is currently assessing the Governor's proposal, in consultation with the County's legislative delegation.*

- 4. Please briefly explain the increase for the design of the CJ Complex that was originally included in the FY09 supplemental request.**

*Response: DGS includes costs for AE services throughout the pre-construction period which includes design of 18 months followed by 12 months for permitting and bidding. The earlier PDF inadvertently omitted the third year costs reflected in the new PDF. Neither PDF includes construction management services.*

- 5 Please provide the background that led to the proposal that the 1<sup>st</sup> District Station be relocated and co-located with Police Headquarters**

*Response: At the time the MCDC Reuse project began, there was no intent to relocate the District One Police Station and the option of relocating the facility did not exist. With the opportunity to relocate District One to the Public Safety Headquarters, and the fact that the bids came in higher than the budgeted construction cost, the County Executive determined that a new CJC was in the best long-term interests of the County for multiple reasons including land use, unexplored life cycle costs, design efficiencies relating to workflow adjacencies and space sizes, LEED, complete ADA compliance and security.*