

Clarksburg Fire Station -- No. 450300

Category
Subcategory
Administering Agency
Planning Area

Public Safety
Fire/Rescue Service
General Services
Clarksburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 14, 2012
No
None.
Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	3,374	462	291	125	125	0	0	0	0	0	2,496
Land	1,660	1,660	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	6,514	2	42	2,413	84	2,329	0	0	0	0	4,057
Construction	9,811	0	0	0	0	0	0	0	0	0	9,811
Other	5,577	4	0	0	0	0	0	0	0	0	5,573
Total	26,936	2,128	333	2,538	209	2,329	0	0	0	0	21,937

FUNDING SCHEDULE (\$000)

G.O. Bonds	Total	FY11	FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
G.O. Bonds	26,366	2,128	333	1,968	209	1,759	0	0	0	0	21,937
Intergovernmental	570	0	0	570	0	570	0	0	0	0	0
Total	26,936	2,128	333	2,538	209	2,329	0	0	0	0	21,937

DESCRIPTION

This project provides for a new Fire and Rescue Station in the Clarksburg area and the purchase of associated apparatus. Also, the project will provide a connection to the Washington Suburban Sanitary Commission (WSSC) sanitary sewer system for the fire station and for properties along MD 355 within the Clarksburg Historic District. The new facility will be located at 23420 Frederick Road, Clarksburg. The new station will be constructed in accordance with square footage specifications of the prototype Program of Requirements (POR) for a Class I Fire Station. A Class I Fire Station is approximately 22,600 gross square feet and includes apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and a meeting/training room. This station will include offices for a Battalion Chief, a Police satellite facility, additional space for the Upcounty Regional Services Center and personal protective equipment storage totaling 2,589 square feet. On-site parking will be provided. Fire/Rescue apparatus to be purchased for this station includes an aerial truck, a tanker and a brush truck.

ESTIMATED SCHEDULE

The fire station planning and design is complete through the design development stage. The final design and construction of the Clarksburg fire station is deferred beyond six-years due to fiscal capacity. Funds for the design and construction for the sewer extension required to serve the fire station and the Clarksburg Historic District are included in FY13 and FY14.

COST CHANGE

Previously funded costs are for land and partial design costs for the fire station up to the design development phase. FY13-18 project costs represent preliminary cost estimates for the sewer extension only. Costs and funding reflected on this PDF will be revised after the County completes a cost-sharing agreement with the affected property owners in the Clarksburg Historic District and finalizes the scope of work with WSSC.

JUSTIFICATION

A new station will be necessary in this area due to the present and projected population density for the Clarksburg area. Clarksburg is expected to increase from a few thousand residents to more than 25,000. The Clarksburg Town Center is envisioned to include a mix of housing, commercial, retail, recreation and civic uses with the Clarksburg Historic District as the focal point. Residential areas include the Newcut Road neighborhood, the Cabin Branch neighborhood, the Ten Mile Creek area, the Ridge Road transition area, the Brink Road transition area, as well as projected residential development in the Transit Corridor District and the Gateway Center.

In addition, the property for the fire station and the surrounding properties are not connected to the sanitary sewer system; with failing septic systems, they do not meet modern wastewater disposal standards. Therefore, this project also includes the design and construction of the sanitary sewer connection for the fire station and 38 surrounding properties. This will help keep the Clarksburg Historic District a viable community, promote rehabilitation of existing structures, and allow for limited development that is consistent with the adopted master plan. This sanitary sewer connection was based on the 2010 WSSC report "Sewer Facility Plan for Historic Clarksburg."

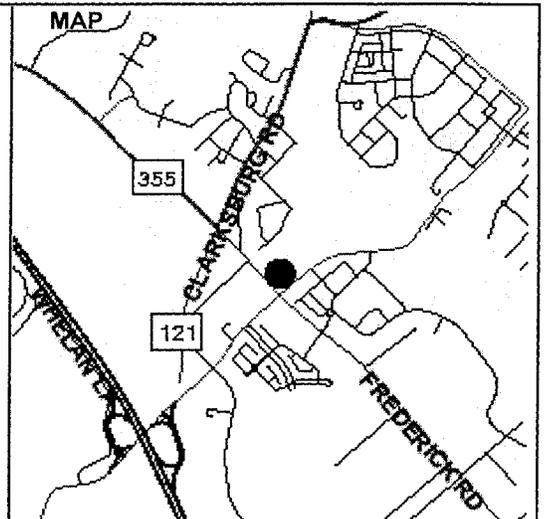
This project is recommended in the Fire, Rescue, Emergency Medical Services and Community Risk Reduction Master Plan approved by the County Council in October 2005 and the Montgomery County Fire and Rescue Service Station Location and Resource Allocation Work Group, Phase I Report, "Need for Upcounty Fire-Rescue Resource Enhancements, October 14, 1999. Development of this facility will help Montgomery County meet the NFPA 1710 Guidelines.

OTHER

Unexpended appropriation for the design and construction of the fire station has been removed. The County Council will consider a future appropriation request for the design and construction of the sewer extension once the County Council and County Executive have agreed upon a cost-sharing agreement for the sewer extension with the affected property owners. This agreement should equitably allocate the sewer extension costs between the County and the

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY03	(\$000)
First Cost Estimate		
Current Scope	FY13	4,999
Last FY's Cost Estimate		3,952
Appropriation Request	FY13	-726
Appropriation Request Est.	FY14	1,047
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,952
Expenditures / Encumbrances		2,893
Unencumbered Balance		1,059
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION
Montgomery County Fire and Rescue Service
Department of Police
Upcounty Regional Services Center
Department of General Services
Department of Permitting Services
Department of Technology Services
M-NCPPC
State Highway Administration
WSSC



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private property owners who will benefit from the extension. The property for the fire station will require a sewer category change prior to the issuance of permits. Contributions reflect a planning level estimate of a WSSC health hazard subsidy for which Clarksburg Historic District property owners would be eligible for construction of new sanitary sewer mains.

OTHER DISCLOSURES

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