Public Safety Headquarters
(P470906)

Category	Public Safety	Date Last Modified	01/30/18
SubCategory	Other Public Safety	Administering Agency	General Services
Planning Area	Gaithersburg and Vicinity	Status	Under Construction

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	2,058	2,058	-	-	-	-	-	-	-	-	-
Land	76,430	76,374	56	-	-	-	-	-	-	-	-
Site Improvements and Utilities	210	205	5	-	-	-	-	-	-	-	-
Construction	30,436	30,436	-	-	-	-	-	-	-	-	-
Other	22	18	4	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	109,156	109,091	65	-	-	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
G.O. Bonds	109,091	109,091	-	-	-	-	-	-	-	-	-
Interim Finance	65	-	65	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	109,156	109,091	65	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 19 Request	-	Year First Appropriation	FY09
Appropriation FY 20 Request	-	Last FY's Cost Estimate	109,156
Cumulative Appropriation	109,156		
Expenditure / Encumbrances	109,155		
Unencumbered Balance	1		

PROJECT DESCRIPTION

This project is part of the Smart Growth Initiative Program and provides for acquisition, planning, design and construction for the relocation of a number of County facilities to 100 Edison Park Drive in Gaithersburg known as the GE Building/GE Technology Park. Facilities and programs to be relocated from their current location as part of this project include: the Montgomery County Police Headquarters from Research Blvd.; the Montgomery County Fire and Rescue Service from the Executive Office Building; the Office of Emergency Management and Homeland Security; some divisions of the Department of Transportation; and the 1st District Police Station. The project will also provide for the relocation of other County functions currently in leased facilities. A public safety memorial will be constructed in coordination with the Public Arts Trust. The property will be acquired under the lease purchase agreement described in the Fiscal Note below.

ESTIMATED SCHEDULE

The design was completed in Spring of 2010. The construction started in Spring of 2011 with a construction period of 10 months.

PROJECT JUSTIFICATION

Montgomery County Police Headquarters The Montgomery County Police Headquarters located at 2350 Research Boulevard is crowded and in need of major physical plant repairs and improvements. The building is in generally poor condition. The facility houses a mix of sworn and civilian units, but lacks the separation of law enforcement functions. The building also houses the Forensic Unit and the crime laboratories. Because of the lack of space at the current site, the Police Department has many of its functions dispersed to other locations in leased space. Montgomery County Fire and Rescue Service Headquarters The Montgomery County Fire and Rescue Service Headquarters is located at 101 Monroe Street on the 12th floor of the Executive Office Building (EOB). The space currently houses the Fire Chief, all five department division chiefs, and other key uniformed and administrative staff. However, due to facility and space limitations, other operational and administrative staff are located off-site. This creates inefficiencies for the day-to-day operations of the department. Also the EOB does not provide for needed 24/7 emergency response requirements and adequate parking accommodation. 1st District Police Station The 1st District Police Station was constructed in 1963 and is about 15,752 square feet while the current needs are about 32,000 square feet. To help with the need for office space, the Police Department has placed a trailer on the site behind the main building. Twenty staff members use this trailer for office space. Based on a recent County study (Facility Condition Assessment, January 2005), the building is in need of major maintenance including new windows and a new roof. The planning and design for a new 1st District Station was approved under Project No. 470703 with the location and schedule to be determined. The GE Technology Park Site is a prime location for this facility. These public safety facilities are in aging undersized buildings that are in need of extensive rehabilitation. Due to significant ongoing interaction between the Police Department, Fire and Rescue Service, and Homeland Security, these agencies would benefit from co-locating their administrative functions to facilitate their ongoing interaction and to enable the sharing of resources and support services. This co-location will be efficient operationally and will eliminate regular travel between agencies. Other Leased Facilities There are a number of County operations that are currently located in various leased facilities. This project will also provide for the relocation of a number of leased facilities which will reduce the County's long term lease costs. Plans and studies for this project include: Program of Requirements for the Police-Fire-Rescue Service-Homeland Security Department's Headquarters Facility and Police First District Station, September 2006; 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 County Council, April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council , September 23, 2008.

OTHER

The FY09 appropriation included $2.4 million for Planning and Design and $10.5 million for building system replacements and upgrades. This project includes $200,000 that must only be used for the construction of a Public Safety Memorial.

FISCAL NOTE

The County has entered into a triple net sublease-purchase agreement which will allow it to exercise its purchase option at any time before April 30, 2014. Ongoing financial analysis will determine when it is in the best interest of the County to acquire the property. Interim financing will be used for land acquisition in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. The approved 1st District Police Station project (No. 470703) will be closed out. Transfer of $1,121,500 from East Germantown Fire Station, Project # 450101 for IT improvements.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

Department of General Services, Department of Transportation, Department of Police, Montgomery County Fire and Rescue Service, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, Washington Suburban Sanitary Commission, Upcounty Regional Services Center, Pepco, Washington Gas, , Special Capital Projects Legislation [Bill No. 14-09] was adopted by the County Council on May, 13, 2009.