General Government

County Offices and Other Improvements

AltaGas-WGL Merger Fund
(P362106)

Category	General Government	Date Last Modified	06/11/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	205	-	-	205	150	55	-	-	-	-	-
Construction	6,795	-	-	6,795	4,380	1,121	1,294	-	-	-	-
TOTAL EXPENDITURES	7,000	-	-	7,000	4,530	1,176	1,294	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Utility Merger Funds	7,000	-	-	7,000	4,530	1,176	1,294	-	-	-	-
TOTAL FUNDING SOURCES	7,000	-	-	7,000	4,530	1,176	1,294	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	4,530	Year First Appropriation	
Appropriation FY 22 Request	1,176	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

This project provides for the design and implementation of energy savings projects in various County facilities and locations using funds the County received as part of the merger of AltaGas Ltd., WGL Holdings, Inc., and Washington Gas Light Company ("AltaGas/WGL merger"), as approved by the Maryland Public Service Commission (PSC) per Merger Order No. 88631 on April 4, 2018. The funds are intended to implement projects that improve energy efficiency and reduce natural gas usage in County buildings. The funds will be administered by the Department of General Services (DGS) for projects such as combined heat and power (CHP) systems (also known as cogeneration), thermal envelope components (such as insulation), boiler upgrades, and increasing the energy efficiency of facilities.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on energy savings potential, reduced maintenance costs, overall cost savings, and quantifiable environmental benefits. Schedule is subject to change based on project need. Currently planned projects include:

FY21: Animal Shelter; Olney Swim Center; Germantown Indoor Swim Center; Damascus Community Recreation Center

FY22: Rothgeb Worker Center; Kennedy Shriver Aquatic Center (KSAC); Potomac Community Recreation Center

PROJECT JUSTIFICATION

The AltaGas/WGL merger, approved by the Maryland PSC per Merger Order No. 88631 on April 4, 2018, resulted in the County receiving approximately $7 million to fund energy efficiency projects in facilities utilizing natural gas energy sources. Significant reductions in energy consumption, greenhouse gas emissions, and maintenance are expected.

OTHER

Staff from the Department of General Services (DGS), Department of Finance (FIN), Office of Management and Budget (OMB), and County Attorney (OCA) are coordinating the development of processes and monitoring of energy savings in order ensure funds are utilized as intended by the terms of the merger.

FISCAL NOTE

A total of $7.0 million was originally appropriated in the Restricted Donation Fund in FY19 for funding energy efficiency improvements in public buildings. The full amount of this funding will be shifted into this CIP project in FY21 for improved expenditure tracking and scheduling.

Projects are also expected to be eligible for utility incentives during and after implementation; utility incentives will offset the use of the merger funds. Merger funds cannot be used to supplant existing County funding for projects, including staff charges.

COORDINATION

Department of General Services, Department of Finance, Office of Management and Budget, Office of County Attorney

Americans with Disabilities Act (ADA): Compliance

(P361107)

Category	General Government	Date Last Modified	04/30/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	14,923	9,961	762	4,200	700	700	700	700	700	700	-
Site Improvements and Utilities	22,788	5,861	5,527	11,400	1,900	1,900	1,900	1,900	1,900	1,900	-
Construction	19,162	2,858	5,204	11,100	1,850	1,850	1,850	1,850	1,850	1,850	-
Other	1,127	690	137	300	50	50	50	50	50	50	-
TOTAL EXPENDITURES	58,000	19,370	11,630	27,000	4,500	4,500	4,500	4,500	4,500	4,500	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: General	3,235	-	235	3,000	500	500	500	500	500	500	-
G.O. Bonds	43,401	8,006	11,395	24,000	4,000	4,000	4,000	4,000	4,000	4,000	-
PAYGO	11,364	11,364	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	58,000	19,370	11,630	27,000	4,500	4,500	4,500	4,500	4,500	4,500	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	3,500	Year First Appropriation	FY11
Appropriation FY 22 Request	4,500	Last FY's Cost Estimate	50,000
Cumulative Appropriation	32,000		
Expenditure / Encumbrances	24,342		
Unencumbered Balance	7,658		

PROJECT DESCRIPTION

This program provides for an on-going comprehensive effort to ensure that County buildings and other facilities are built and maintained in compliance with Title II of the Americans with Disabilities Act (ADA) and the ADA 2010 Standards for Accessible Design. This program includes both the correction of deficiencies identified by the United States Department of Justice (DOJ) during its proactive Project Civic Access (PCA) assessment of County facilities, an assessment by the County of all County government buildings and facilities not included in the PCA assessment, and remediation of any deficiencies identified by those assessments. The program also includes policy development, advanced technical training for County architects and engineers to ensure that ADA compliance and accessibility are incorporated throughout the County's planning, staff training, design, and construction process in order

to ensure that County facilities are fully compliant with Title II of the ADA. In September 2010 revised Title II ADA regulations, including the 2010 Standards, were issued by DOJ. The new 2010 Standards include revisions to the 1991 ADA Accessbility Guideline (ADAAG) standards and supplemental standards for features not addressed in the 1991 ADAAG including pools, recreation facilities, ball fields, locker rooms, exercise rooms, picnic areas, golf courses, playgrounds and residential housing. The Title II ADA regulations require jurisdictions to proactively address the supplemental standards by bringing all features addressed in the supplemental standards into compliance with the 2010 Standards.

ESTIMATED SCHEDULE

FY21: 14705 Avery Rd., Germantown Outdoor Pool, MLK Outdoor Pool, Pre-Release Center - Phase II (Residential), 401 Hungerford Dr., Coffield Community Center.
FY22: Olney Aquatic Center, Executive Office Building - Phase II, Montgomery County Conference Center, Clara Barton Community Center, Holiday Park Community Center - Phase II, Pre-Release Center - Phase III (Courtyard).

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project. FY20 expenditures was reduced based on the implementation schedule.

PROJECT JUSTIFICATION

Montgomery County was selected by DOJ for a Project Civic Access review in 2006. Project Civic Access is a proactive, ongoing initiative of the Disability Rights Section (DRS) of the DOJ Civil Rights Division to ensure ADA compliance in local and state governments throughout the country. DOJ has completed reviews and signed settlement agreements with over 150 jurisdictions to date. DOJ has inspected approximately 112 County government buildings and facilities. In addition, they have inspected polling places, ballfields, golf courses, and local parks. Montgomery County signed a legally binding settlement agreement to address the findings in August 2011. M-NCPPC was a co-signer of the Agreement. The Agreement requires the County to remediate all problems identified by DOJ within a negotiated timeline and to survey all remaining buildings, facilities, and programs not surveyed by DOJ. Programs and facilities must be surveyed within a three-year time frame, with approximately 80 completed each year. Prior to FY20, the County was required to send a report of its findings to DOJ each year with a proposed remediation plan and timeline.

FISCAL NOTE

Funding switch in FY18 for $2,800,000 between Current Revenue: General and GO Bonds (Bond Premium).

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

United States Department of Justice, Department of Health and Human Services, Department of Transportation, County Attorney's Office, Montgomery County Public Schools, Revenue Authority, Maryland-National Capital Park and Planning Commission, Department of General Services, and Montgomery County Public Schools.

Asbestos Abatement: MCG
(P508728)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	378	214	20	144	24	24	24	24	24	24	-
Site Improvements and Utilities	28	28	-	-	-	-	-	-	-	-	-
Construction	979	289	114	576	96	96	96	96	96	96	-
Other	49	46	3	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,434	577	137	720	120	120	120	120	120	120	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	1,434	577	137	720	120	120	120	120	120	120	-
TOTAL FUNDING SOURCES	1,434	577	137	720	120	120	120	120	120	120	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	120	Year First Appropriation	FY96
Appropriation FY 22 Request	120	Last FY's Cost Estimate	1,194
Cumulative Appropriation	714		
Expenditure / Encumbrances	602		
Unencumbered Balance	112		

PROJECT DESCRIPTION

This project provides for the identification, management, control, and if required, removal of asbestos containing materials (ACM) from County facilities. Also included are costs associated with the removal of these materials, such as material replacement and facility repairs, when required. This project also provides for the removal of other environmental hazards such as lead based paint.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Asbestos containing materials which have become damaged, or may be disturbed during building renovation or demolition, must be

removed or abated. If these materials are not removed, they may become friable, releasing asbestos fibers into the air. Inhaled asbestos fibers may cause health impairments, such as asbestosis, lung, and other types of cancers. Therefore, removing the asbestos-containing materials prior to a renovation eliminates the release of asbestos fibers into the building ventilation system and inhalation of asbestos fibers by building occupants or renovation contractors. Neither contractors nor workers will perform renovations until asbestos is removed because of the health risk to the workers and the associated liability risk to the contractors. Asbestos and other hazardous materials abatement is performed only by specialty contractors, donning protective clothing, and respiratory protection. Asbestos abatement workers are also required to attend specialized training and follow decontamination procedures. The asbestos removal must be performed within an isolated airtight plastic containment vessel, under negative air pressure, as required by Federal and State regulation. Estimated project costs reflect these requirements and removal procedures. The primary targets of this project are County-owned facilities constructed prior to 1978. Bulk material samples and air samples are taken to verify that removal actions are in compliance with regulatory guidelines. Asbestos Abatement is currently also being included in stand-alone renovation projects and in the roof replacement project for County Government. The asbestos survey of County facilities, conducted in FY88, was the basis of the work program. Revisions have and are being made based on periodic ACM inspection, in support of facility renovation, or in response to any unidentified ACM which may be encountered in the course of a maintenance activity.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services and PLAR: Planned Lifecycle Asset Replacement.

Building Envelope Repair
(P361501)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	2,688	529	389	1,770	295	295	295	295	295	295	-
Construction	14,427	4,756	2,141	7,530	1,255	1,255	1,255	1,255	1,255	1,255	-
TOTAL EXPENDITURES	17,115	5,285	2,530	9,300	1,550	1,550	1,550	1,550	1,550	1,550	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	17,115	5,285	2,530	9,300	1,550	1,550	1,550	1,550	1,550	1,550	-
TOTAL FUNDING SOURCES	17,115	5,285	2,530	9,300	1,550	1,550	1,550	1,550	1,550	1,550	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	1,550	Year First Appropriation	FY15
Appropriation FY 22 Request	1,550	Last FY's Cost Estimate	14,015
Cumulative Appropriation	7,815		
Expenditure / Encumbrances	5,815		
Unencumbered Balance	2,000		

PROJECT DESCRIPTION

This level-of-effort project is needed to maintain the County's building infrastructure. This project funds the wholesale replacement of aged and outdated building envelope systems including the replacement of windows, exterior doors, siding, exterior walls, and weatherproofing. This project provides for a systematic replacement to maintain the building envelope, protect the building integrity, and allow for continued full and efficient use of County buildings.

ESTIMATED SCHEDULE

FY21: 8818 Georgia Ave. (Window Replacements), Fire Station #13, #16, and #20 (Rolling Doors).
FY22: Judicial Center (Windows), Three (3) Fire Stations (Rolling Doors) to be determined.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Window replacements, siding replacements, and exterior door replacements are critical to protect the life of a facility. Windows and doors can eliminate drafts to improve both comfort and energy efficiency. Siding protects the facility by eliminating potential leaks that can lead to damage of other facility components as well as creating health issues such as mold growth.

OTHER

Building envelope repairs have been neglected for many years. Many facilities still have single and/or double pane glass and are poorly sealed, leading to energy loss. Many exterior metal doors are rusted and frequently fail to close and latch which creates a safety hazard. Renovations will address leaks around windows and doors and will provide improved energy efficiency.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services and Departments affected by building envelope repair projects.

Council Office Building Renovations
(P010100)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Under Construction

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	2,657	1,374	1,183	100	100	-	-	-	-	-	-
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	2	2	-	-	-	-	-	-	-	-	-
Construction	41,401	31,909	8,139	1,353	1,353	-	-	-	-	-	-
Other	1,580	616	964	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	45,644	33,905	10,286	1,453	1,453	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Cable TV	1,052	900	152	-	-	-	-	-	-	-	-
G.O. Bonds	40,428	28,841	10,134	1,453	1,453	-	-	-	-	-	-
Long-Term Financing	4,000	4,000	-	-	-	-	-	-	-	-	-
PAYGO	164	164	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	45,644	33,905	10,286	1,453	1,453	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	-	Year First Appropriation	FY05
Appropriation FY 22 Request	-	Last FY's Cost Estimate	45,644
Cumulative Appropriation	45,991		
Expenditure / Encumbrances	39,207		
Unencumbered Balance	6,784		

PROJECT DESCRIPTION

This project is in three phases. The first phase renovated the hearing room, conference room, and anteroom on the third floor of the Council Office Building (COB) which had not been renovated in at least twenty-five years. The first phase was completed in 2009. Phase II replaces the HVAC system, the lighting systems, windows in the rest of the COB, upgrades restrooms to ADA standards, renovates the auditorium on the first floor, provides improved signage inside and outside the buildings, refreshes common areas, and reconfigures space on the fourth, fifth, and sixth floors for the Council Office and the Office of Legislative Oversight (OLO) staff. Phase III will renovate curtain wall windows in the southern end of the building.

ESTIMATED SCHEDULE

The project is expected to be finished in Summer 2020.

PROJECT JUSTIFICATION

Heating, ventilation, and air conditioning in the COB function poorly and most of the restrooms are not compliant with updated ADA standards or high performance building standards. The Council Office and OLO have far outgrown their space since it was last reconfigured more than 25 years ago. The 1st Floor Auditorium, which is used regularly for County Government staff training and as a meeting place by civic organizations, is extremely substandard.

FISCAL NOTE

The second phase of the project is partially funded with a $184,000 unencumbered balance from the first phase and a FY15 transfer of $2,993,000 in G.O. Bonds from the Montgomery County Government Complex (360901). A FY15 supplemental of $296,000 in G.O. Bonds was approved. An audit by Energy Service Company (ESCO) has been conducted, and it has determined that $4 million in savings can be anticipated from this project. An Energy Savings Performance Contract (ESPC) will allow for third-party funding to cover this portion of the contract, so that G.O. Bonds are not required for funding. A financing mechanism is in place to cover the cost of the contract and the repayment of debt is guaranteed through the energy savings. A FY17 transfer of $700,000 in long-term financing from Energy Systems Modernization was approved.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

County Council, Department of General Services, Department of Technology Services, Legislative Branch Office, Office of Consumer Protection, and Department of Housing and Community Affairs. Special Capital Projects Legislation was enacted on June 23, 2015 and signed into law on July 6, 2015 (Bill No. 27-15).

Elevator Modernization
(P509923)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	3,568	2,530	138	900	150	150	150	150	150	150	-
Site Improvements and Utilities	443	443	-	-	-	-	-	-	-	-	-
Construction	17,415	8,309	4,006	5,100	850	850	850	850	850	850	-
Other	128	128	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	21,554	11,410	4,144	6,000	1,000	1,000	1,000	1,000	1,000	1,000	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	21,554	11,410	4,144	6,000	1,000	1,000	1,000	1,000	1,000	1,000	-
TOTAL FUNDING SOURCES	21,554	11,410	4,144	6,000	1,000	1,000	1,000	1,000	1,000	1,000	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	1,000	Year First Appropriation	FY99
Appropriation FY 22 Request	1,000	Last FY's Cost Estimate	19,554
Cumulative Appropriation	15,554		
Expenditure / Encumbrances	11,987		
Unencumbered Balance	3,567		

PROJECT DESCRIPTION

This project provides for the orderly replacement/renovation of aging and outdated elevator systems in County-owned buildings. This project also includes periodic condition assessments of elevator systems in County buildings.

ESTIMATED SCHEDULE

FY21: Strathmore Mansion, Kennedy Shriver Indoor Swim Center, Alternate Emergency Communications Center, Executive Office Building (Door Operators).
FY22: Long Branch Community Center, Red Brick Courthouse, Progress Place.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Many elevator systems in County buildings are inefficient, outdated, and beyond economic repair. The useful life of heavy use equipment (hoist, machine motor generation set, governor, controls, car safety devices, door operator, rails, air conditioning pump units, car buffers, door hardware, etc.) has been exhausted. The existing maintenance program is only capable of keeping the elevator operational, since spare parts are not always readily available in the market, resulting in increased shut down time, greater energy consumption, and higher maintenance costs. Renovation/replacement of aging and outdated elevator systems improves reliability, energy conservation, safety, and code compliance. A new survey is in progress.

FISCAL NOTE

In FY18, $100,000 was transferred to Planned Life Cycle Asset Replacement project for the Data Center's Uninterruptible Power Supply (UPS) system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Departments affected by Elevator Modernization projects, and Department of General Services.

Energy Conservation: MCG
(P507834)

Category	General Government	Date Last Modified	05/13/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	421	124	99	198	33	33	33	33	33	33	-
Land	23	23	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	235	-	235	-	-	-	-	-	-	-	-
Construction	2,742	1,058	982	702	117	117	117	117	117	117	-
Other	10	4	6	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,431	1,209	1,322	900	150	150	150	150	150	150	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: General	4	-	4	-	-	-	-	-	-	-	-
G.O. Bonds	2,159	433	826	900	150	150	150	150	150	150	-
State Aid	449	-	449	-	-	-	-	-	-	-	-
Utility Incentives	819	776	43	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	3,431	1,209	1,322	900	150	150	150	150	150	150	-

OPERATING BUDGET IMPACT ($000s)

Impact Type		Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Energy		(240)	(40)	(40)	(40)	(40)	(40)	(40)
NET IMPACT		(240)	(40)	(40)	(40)	(40)	(40)	(40)

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	150	Year First Appropriation	FY78
Appropriation FY 22 Request	150	Last FY's Cost Estimate	3,131
Cumulative Appropriation	2,531		
Expenditure / Encumbrances	1,483		
Unencumbered Balance	1,048		

PROJECT DESCRIPTION

The project supports efforts yielding rapid financial returns to the County or substantial progress towards established environmental goals, such as energy savings, renewable energy installations, greenhouse gas reductions, and waste diversion. The County conducted energy assessments and other analysis to identify resource and cost savings opportunities in County facilities that will inform project scheduling. In addition, the County is preparing a comprehensive sustainability plan with specific programs and actions to reduce the environmental footprint of County operations and reduce costs. This project will provide funds to target rapid return on investment energy conservation projects; provide ancillary funds to support the installation of solar photovoltaic systems on County facilities; augment other energy conservation projects (e.g., funding incremental costs of higher efficiency equipment); support energy and sustainability master planning for County facilities and operations; leverage federal, state, and local grant funding; and provide funds to leverage public-private partnerships and third-party resources.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on energy savings potential, reduced maintenance costs, overall cost savings, and quantifiable environmental benefits.

COST CHANGE

Cost increase due to the addition of FY25 and FY26 to this level-of-effort-project

PROJECT JUSTIFICATION

This program is integral to the County's cost-containment efforts. Generally, projects will pay for themselves in one to ten years, with short payback initiatives being targeted to reduce pressure on the operating budget. The program also funds incremental costs in staff, planning, contractor support, analytics and other efforts to increase the impact of the County's overall energy and sustainability projects. The program is necessary to fulfill the mandate of the County's building energy design standards (8-14a), Council Bill 2-14 Energy Performance Benchmarking, Council Bill 5-14 Social Cost of Carbon, Council Bill 6-14 Office of Sustainability, and Council Bill 8-14 Renewable Energy Technology. Significant reductions in energy consumption, greenhouse gas emissions, solid waste, water consumption, and maintenance are expected.

FISCAL NOTE

A FY18 supplemental of $819,000 in Utility Incentives was approved.

DISCLOSURES

Expenditures will continue indefinitely. The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Department of General Services, - Advanced Energy Initiative, and Energy Modernization Program.

Energy Systems Modernization
(P361302)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	23,818	1,814	11,702	10,302	1,717	1,717	1,717	1,717	1,717	1,717	-
Construction	119,081	11,798	55,785	51,498	8,583	8,583	8,583	8,583	8,583	8,583	-
Other	1	1	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	142,900	13,613	67,487	61,800	10,300	10,300	10,300	10,300	10,300	10,300	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	1,578	39	-	1,539	39	300	300	300	300	300	-
Long-Term Financing	139,676	11,928	67,487	60,261	10,261	10,000	10,000	10,000	10,000	10,000	-
PAYGO	1,646	1,646	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	142,900	13,613	67,487	61,800	10,300	10,300	10,300	10,300	10,300	10,300	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	10,039	Year First Appropriation	FY13
Appropriation FY 22 Request	10,300	Last FY's Cost Estimate	122,300
Cumulative Appropriation	81,361		
Expenditure / Encumbrances	21,019		
Unencumbered Balance	60,342		

PROJECT DESCRIPTION

This project provides a means to implement energy savings performance contracting as a mechanism to reduce the County's energy usage and perform strategic facility upgrades with significantly reduced capital costs. These contracts performed by Energy Services Companies (ESCOs) have been used extensively by the Federal government and other State and local jurisdictions to accomplish energy saving retrofits in a variety of facility applications. For each facility proposed, a unique prescriptive energy conservation analysis (audit) is conducted. Savings are associated with each element (energy conservation measure) of the analysis. Ultimately, the compilation of the measures defines the project. Third-party funding (bonds or commercial loans) covers the cost of the contract. A key feature of Energy Savings Performance Contracts (ESPC) is that General Obligation (G.O.) bonds are not required for the contract costs. A financing mechanism is initiated to cover the cost of the contract and the repayment of the debt is guaranteed through the energy savings. G.O. Bonds are required to cover associated staffing costs.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on potential energy savings, feasibility, and coordination with other activities at project locations.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Implementation of this project is consistent with the County's continuing objective to accomplish environmentally friendly initiatives as well as limit the level of G.O. Bonds. The objective of the individual building projects is to permanently lower the County's energy usage, reduce its carbon footprint and save considerable operating expenses.

OTHER

The proposals outlined in this program are developed in conjunction with the Department of Finance, and the Office of Management and Budget. Financial consultants will be employed to advise and guide decisionmaking. Projects will be implemented based on energy savings potential as well as operational and infrastructure upgrades.

FISCAL NOTE

A FY17 transfer of $700,000 in long-term financing to Council Office Building Renovation was approved.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services, Department of Finance, and Office of Management and Budget.

Environmental Compliance: MCG
(P500918)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	4,484	2,582	402	1,500	250	250	250	250	250	250	-
Site Improvements and Utilities	681	681	-	-	-	-	-	-	-	-	-
Construction	16,179	7,311	1,968	6,900	1,150	1,150	1,150	1,150	1,150	1,150	-
Other	3,159	3,159	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	24,503	13,733	2,370	8,400	1,400	1,400	1,400	1,400	1,400	1,400	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Water Quality Protection	130	-	130	-	-	-	-	-	-	-	-
G.O. Bonds	24,373	13,733	2,240	8,400	1,400	1,400	1,400	1,400	1,400	1,400	-
TOTAL FUNDING SOURCES	24,503	13,733	2,370	8,400	1,400	1,400	1,400	1,400	1,400	1,400	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	1,400	Year First Appropriation	FY09
Appropriation FY 22 Request	1,400	Last FY's Cost Estimate	21,703
Cumulative Appropriation	16,103		
Expenditure / Encumbrances	14,525		
Unencumbered Balance	1,578		

PROJECT DESCRIPTION

This project develops and implements plans for the prevention of pollution and the abatement and containment of potential pollution sources at County facilities - including the Department of Transportation, the Department of General Services depots and maintenance shops, and other county facilities and offices. This project provides for the design and construction of structural covered areas to ensure appropriate storage of hazardous materials and potential pollution sources at County depots. Work will also include replacement of the salt barns at County depots and addressing environmental compliance issues of petroleum Underground Storage Tanks (USTs) and associated piping at County facilities. This program also addresses environmental concerns such as indoor air quality issues, mold, radon, lead paint and lead in drinking water.

ESTIMATED SCHEDULE

FY21: Colesville Depot Fueling Station, Council Office Building (COB) Fueling Station.
FY22: Fueling Station at 5th District Police Station, Damascus Depot Fueling Station.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

This project is supported by the Pollution Prevention Plan (P2) for County facilities and the Storm Water Pollution Prevention Plans (SWPPP) for County facilities to comply with aspects of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI). Each of the County maintenance facilities must implement appropriate pollution prevention techniques to reduce contamination of stormwater runoff. Covered areas are required under the NPDES for all hazardous products and liquid drums that are stored outside to avoid the potential of drum deterioration, leakage, and/or runoff contamination. Structural improvements of covered areas and salt barn structures are scheduled at the Silver Spring, Poolesville, and Bethesda Depots. This project also includes efforts to address environmental compliance issues of UST's and associated piping at County facilities.

FISCAL NOTE

In FY18, $140,000 was transfered to Planned Lifecycle Asset Replacement for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services, Department of Transportation, Department of Permitting Services, Department of Environmental Protection, and Maryland Department of the Environment.

EOB HVAC Renovation
(P361103)

Category	General Government	Date Last Modified	05/15/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	800	-	-	800	-	-	-	-	800	-	-
Construction	6,800	-	-	6,800	-	-	-	-	6,800	-	-
Other	400	-	400	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	8,000	-	400	7,600	-	-	-	-	7,600	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	8,000	-	400	7,600	-	-	-	-	7,600	-	-
TOTAL FUNDING SOURCES	8,000	-	400	7,600	-	-	-	-	7,600	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	-	Year First Appropriation	FY20
Appropriation FY 22 Request	-	Last FY's Cost Estimate	8,000
Cumulative Appropriation	2,000		
Expenditure / Encumbrances	-		
Unencumbered Balance	2,000		

PROJECT DESCRIPTION

This project provides for the procurement and partial compensation of an Energy Service Company (ESCO) to replace the outdated and energy-inefficient HVAC systems in the Executive Office Building (EOB) located at 101 Monroe Street, Rockville, Maryland. The ESCO analyzes, designs, and constructs the energy-efficient Heating Ventiliation, and Air Conditioning (HVAC) replacement systems. In return, the ESCO receives a portion of the saved energy costs in addition to direct compensation.

LOCATION

101 Monroe St. Rockville, Maryland.

ESTIMATED SCHEDULE

A comprehensive study to explore options for ESCO and renovation work at the EOB is scheduled to occur in FY20. The results of

this study, expected in FY21, will determine the project's final scope, schedule, and cost.

PROJECT JUSTIFICATION

The EOB was built in 1979, and its HVAC system is over 40 years old. In 2006, the Department of General Services hired a consultant (URS Inc.) to conduct a condition assessment study to identify the condition of the HVAC system. The outcome of this study indicated that all equipment and components have reached the end of their economic life expectancy. Moreover, the existing all electric heating system is highly inefficient and is costly to operate. The consultant study recommended that the entire HVAC system be redesigned with state-of-the-art technology, highly-efficient equipment, and be replaced in its entirety. The ESCO approach to this project saves the County considerable upfront costs.

COORDINATION

Department of General Services, City of Rockville, Offices of the County Executive, Department of Technology Services, Department of Finance, Montgomery County Fire and Rescue Service, Department of Human Resources, Office of Management and Budget, Department of Transportation, Washington Gas, WSSC, and PEPCO.

Exelon-Pepco Merger Fund
(P362105)

Category	General Government	Date Last Modified	06/11/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	56	-	-	56	56	-	-	-	-	-	-
Construction	6,144	-	-	6,144	1,915	1,942	2,287	-	-	-	-
TOTAL EXPENDITURES	6,200	-	-	6,200	1,971	1,942	2,287	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Utility Merger Funds	6,200	-	-	6,200	1,971	1,942	2,287	-	-	-	-
TOTAL FUNDING SOURCES	6,200	-	-	6,200	1,971	1,942	2,287	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	1,971	Year First Appropriation	
Appropriation FY 22 Request	1,942	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

This project provides for the design and implementation of energy savings projects in various County facilities and locations using funds obtained through the merger of Exelon Corporation, Pepco Holdings Inc., Potomac Electric Power Company, and Delmarva Power & Light Company ("Exelon/PHI merger"), approved by the Maryland Public Service Commission (PSC) per Order No. 86990 on May 15, 2015. Projects include lighting retrofits, heating, ventilation, and cooling (HVAC) controls upgrades and equipment replacement including chillers, condensing units and air handling units.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on energy savings potential, reduced maintenance costs, overall cost savings, and quantifiable environmental benefits. Schedule is subject to change based on project need. Currently planned projects include:

FY21: Upper County Community Recreation Center and Pool; Margaret Schweinhaut Senior Center, Scotland Neighborhood Recreation Center; Holiday Park Senior Center; Gwendolyn Coffield Community Recreation Center, David F. Bone Equipment Maintenance and Transit Operations Center (EMTOC); Potomac Community Recreation Center; and Fire Station #10 (Cabin John

Volunteer Fire Station)

FY22: Jane Lawton Community Recreation Center; Public Safety Headquarters (PSHQ); Veteran's Plaza Civic Center; Gaithersburg Highway Maintenance Facility; Fire and Rescue Maintenance Depot (Southlawn); and Alternate Emergency Communications Center

PROJECT JUSTIFICATION

The Exelon/PHI (PHI) merger, approved by the Maryland PSC per Order No. 86990 on May 15, 2015 and Order No. 88128 on April 12, 2017 regarding the Most Favored Nation Provision, resulted in the County receiving over $40 million, of which $8.4 million was designated to establish a Green Sustainability Fund. The County will use $6.7 million of these funds for this project to establish a revolving funding mechanism to implement energy savings projects in public facilities. Generally, projects will pay for themselves over several years. Significant reductions in energy consumption, greenhouse gas emissions, and maintenance are expected.

OTHER

Staff from the Department of General Services (DGS), Department of Finance (FIN), Office of Management and Budget (OMB), and County Attorney (OCA) are coordinating the development of processes and monitoring of energy savings in order ensure funds are revolving as intended by the terms of the merger. Energy savings are not expected to be realized until the completion of the first round of projects in FY22 and FY23.

FISCAL NOTE

A total of $6.7 million was originally appropriated in the Restricted Donation Fund in FY19. Approximately $500,000 is expected to be spent in FY20 from the Restricted Donation Fund to fund the initial round of projects, including: Potomac Library, Upper County Community Recreation Center and Pool, Bethesda-Chevy Chase Regional Services Center, and Margaret Schweinhaut Senior Center. The remaining funds of $6.2 million will be shifted to this new CIP in FY21.

Projects are also expected to be eligible for utility incentives during and after implementation; utility incentives will offset the use of the merger funds. Merger funds cannot be used to supplant existing County funding for projects, including staff charges.

COORDINATION

Department of General Services, Department of Finance, Office of Management and Budget, County Attorney

Facilities Site Selection: MCG
(P500152)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	428	225	53	150	25	25	25	25	25	25	-
Land	106	106	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	8	8	-	-	-	-	-	-	-	-	-
Other	3	3	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	545	342	53	150	25	25	25	25	25	25	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: General	545	342	53	150	25	25	25	25	25	25	-
TOTAL FUNDING SOURCES	545	342	53	150	25	25	25	25	25	25	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	25	Year First Appropriation	FY01
Appropriation FY 22 Request	25	Last FY's Cost Estimate	495
Cumulative Appropriation	395		
Expenditure / Encumbrances	342		
Unencumbered Balance	53		

PROJECT DESCRIPTION

This project provides for site selection for the following candidate projects: Clarksburg Library, Damascus Depot Relocation, North County Regional Recreation and Aquatic Center, 4th District Police Station, Montgomery Village Fire Station, land for facility reforestation, and other site selection activities such as appraisals, geotechnical services, environmental studies, title reports and surveys.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

OTHER

These funds will be used for site selection only. No land will be purchased without notice to the County Council that must include the reasons why the proposed site is appropriate for the specific project being planned, including the expected size of the facility, and how the site is responsive to community needs. Any land acquisition will be funded initially through Advanced Land Acquisition Revolving Fund (ALARF): MCG, then reimbursed by a future appropriation from the specific project. The County Executive will work with the Maryland-National Capital Park and Planning Commission staff to review future facility needs in master plans and department strategic plans to identify sites beyond those for projects in facility planning and the current CIP for acquisition.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of Police, Department of Public Libraries, Department of General Services, Department of Recreation, Department of Fire/Rescue services, Department of Transportation, Maryland-National Capital Park and Planning Commission, Office of Management and Budget, and Regional Services Centers.

Facility Planning: MCG
(P508768)

Category	General Government	Date Last Modified	05/15/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	10,528	8,729	239	1,560	260	260	260	260	260	260	-
Land	87	87	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	7	7	-	-	-	-	-	-	-	-	-
Construction	412	412	-	-	-	-	-	-	-	-	-
Other	222	222	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	11,256	9,457	239	1,560	260	260	260	260	260	260	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: General	10,611	8,812	239	1,560	260	260	260	260	260	260	-
Current Revenue: Solid Waste Disposal	20	20	-	-	-	-	-	-	-	-	-
G.O. Bonds	625	625	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	11,256	9,457	239	1,560	260	260	260	260	260	260	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	160	Year First Appropriation	FY87
Appropriation FY 22 Request	260	Last FY's Cost Estimate	10,836
Cumulative Appropriation	9,796		
Expenditure / Encumbrances	9,474		
Unencumbered Balance	322		

PROJECT DESCRIPTION

This project provides for general government facility planning studies for a variety of projects under consideration in the CIP. In addition, facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, Montgomery County develops a Program of Requirements (POR) that outlines the general and specific features required on the project. Selected projects range in type including: new buildings, renovation of existing buildings, stormwater management, and recycling centers. Facility planning is a decision making process that includes the determination of the purpose of and need for a candidate project, a rigorous investigation of non-County sources of funding, and an estimate of the cost of the design and an estimated range of the cost of construction of the project. Facility

planning represents feasibility analysis, planning and preliminary design and develops a POR in advance of full programming of a project in the CIP. Depending upon the results of a facility planning determination of purpose and need, a project may or may not proceed to design and construction. For a full description of the facility planning process, see the CIP Planning Section.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project. $100,000 of funding is shifted to the new Wheaton Arts and Cultural Center CIP (P722106) to continue planning for that project in FY21.

PROJECT JUSTIFICATION

Facility planning costs for projects which ultimately become stand-alone projects are included here. These costs will not be reflected in the resulting individual project.

OTHER

The study proposals under this program are developed in conjunction with program departments, the Department of General Services, the Office of Management and Budget (OMB), and consultants to ensure accurate program requirements. Planning studies are underway or to be completed in FY20 or FY21 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand-alone projects in the future years. Other projects not listed may be planned under urgent situations. Planning for future fire stations will be considered if response time or population data warrant such a need.

FISCAL NOTE

Funds may also be used to explore opportunities in the event a private developer expresses interest in County property. In FY21, $100,000 of funding is shifted to the new Wheaton Arts and Cultural Center CIP (P722106) to continue planning for that project in FY21.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of Environmental Protection, Department of General Services, Department of Correction and Rehabilitation, Department of Fire and Rescue Services, Department of Police, Department of Health and Human Services, Department of Recreation, Department of Public Libraries, Circuit Court, Office of Management and Budget, Commission on People with Disabilities, and Montgomery County Pedestrian Safety Advisory Committee.

CANDIDATE PROJECTS

- **4TH DISTRICT POLICE STATION (WHEATON-GLENMONT)**
- **ALTERNATE EMERGENCY COMMUNICATIONS CENTER**
- **CLARKSBURG LIBRARY**
- **COUNTY FACILITY REFRESH (NON-LIBRARY)**
- **DAMASCUS DEPOT**
- **MONTGOMERY VILLAGE FIRE STATION #39**
- **NORTH COUNTY TRANSIT DEPOT**

STUDIES UNDERWAY OR PLANNED FOR FY21

- **BETHESDA REGIONAL COMMUNITY RECREATION CENTER**
- **BUSHEY DRIVE REDEVELOPMENT**
- **CHEVY CHASE LIBRARY REDEVELOPMENT**
- **HILLANDALE FIRE STATION #24 RENOVATION/REPLACEMENT (COLESVILLE)**
- **POOLESVILLE DEPOT**
- **POOLESVILLE SERVICES CO-LOCATION STUDY**
- **WHEATON ARTS AND HUMANITIES CENTER (SEE NOTE #2 BELOW)**
- **WHEATON PARKING LOT #13 REDEVELOPMENT**

NOTE #1: AS OPPORTUNITIES OCCUR, COUNTY FACILITIES IN NEED OF REHABILITATION AND/OR EXPANSION MAY BE CONSIDERED FOR FACILITY PLANNING TO LEVERAGE NON-COUNTY FUNDING. EXAMPLES OF SUCH OPPORTUNITIES WOULD BE WHEN REDEVELOPMENT OCCURS OR WHEN LOCAL VOLUNTEER FIRE/RESCUE DEPARTMENTS RENOVATE, ADD TO, OR REPLACE VOLUNTEER-OWNED FIRE STATIONS. EXAMPLES OF PROJECTS WHERE REDEVELOPMENT COULD OCCUR INCLUDE THE 4TH AND 5TH DISTRICT POLICE STATIONS.

NOTE #2: PLANNING FOR THIS PROJECT HAS BEEN MOVED TO A NEW STAND-ALONE PROJECT FOR FY21, WHEATON ARTS AND CULTURAL CENTER (P722106).

HVAC/Elec Replacement: MCG
(P508941)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	4,500	897	993	2,610	435	435	435	435	435	435	-
Site Improvements and Utilities	2,657	2,657	-	-	-	-	-	-	-	-	-
Construction	23,574	5,382	3,102	15,090	2,515	2,515	2,515	2,515	2,515	2,515	-
TOTAL EXPENDITURES	30,731	8,936	4,095	17,700	2,950	2,950	2,950	2,950	2,950	2,950	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	30,731	8,936	4,095	17,700	2,950	2,950	2,950	2,950	2,950	2,950	-
TOTAL FUNDING SOURCES	30,731	8,936	4,095	17,700	2,950	2,950	2,950	2,950	2,950	2,950	-

OPERATING BUDGET IMPACT ($000s)

Impact Type		Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Energy		(816)	(136)	(136)	(136)	(136)	(136)	(136)
NET IMPACT		(816)	(136)	(136)	(136)	(136)	(136)	(136)

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	2,950	Year First Appropriation	FY96
Appropriation FY 22 Request	2,950	Last FY's Cost Estimate	24,831
Cumulative Appropriation	13,031		
Expenditure / Encumbrances	10,009		
Unencumbered Balance	3,022		

PROJECT DESCRIPTION

This project provides for the orderly replacement/renovation of outdated Heating, Ventilation, and Air Conditioning (HVAC) systems and electrical systems in County buildings. The Department of General Services (DGS) currently oversees, monitors, and provides services for operation of the mechanical, electrical, and fire protection systems of 250 County facilities with approximately 12 million square feet of occupied space. The project requires periodic condition assessments and renovation of the HVAC, plumbing, electrical, and control systems and equipment; overhauling the air distribution systems; and electrical service upgrades.

ESTIMATED SCHEDULE

FY21: Colesville Health Center (HVAC renovation), Midcounty Recreation Center, Montgomery County Correctional Facility (MCCF), AFI Theater. FY22: Glen Echo Park, MCCF (heating plant interconnection), Public Safety Headquarters (building automation system), Brookville Depot.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Many HVAC, plumbing, and electrical systems in County-owned buildings are outdated and well beyond economical repair, particularly in buildings which have not been renovated in many years. In the life of the buildings, the HVAC, plumbing, and electrical systems require major renovation or replacement at least once every 25 years. These renovations will not only significantly extend the life of the County buildings, but convert the old mechanical/electrical systems to state-of-the-art energy efficient systems which improves indoor air quality. It conserves energy and saves resources. The criteria for selecting the County facilities for systems renovation or replacement include: mechanical/electrical systems degradation, high maintenance costs, high energy consumption, current code compliance, indoor air quality, and major change of the functional use of the building. Occupational Safety and Health Administration (OSHA) has issued proposed rules for providing quality of indoor air in the work place (OSHA 29 CFR parts 1910, 1915, and 1926). The rules require indoor air quality (IAQ) compliance plans to be implemented. The results of a facility condition assessment of 73 County facilities completed by a consultant in FY05, FY06 and FY07 have been used to prioritize the program. The March 2010 Report of the Infrastructure Maintenance Task Force identified an annual level of effort for HVAC/electrical replacement based on a 25 year life span.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.

Life Safety Systems: MCG
(P509970)

Category	General Government	Date Last Modified	01/09/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	2,479	1,054	807	618	103	103	103	103	103	103	-
Site Improvements and Utilities	1,122	1,122	-	-	-	-	-	-	-	-	-
Construction	11,106	4,796	3,178	3,132	522	522	522	522	522	522	-
Other	905	905	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	15,612	7,877	3,985	3,750	625	625	625	625	625	625	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	15,612	7,877	3,985	3,750	625	625	625	625	625	625	-
TOTAL FUNDING SOURCES	15,612	7,877	3,985	3,750	625	625	625	625	625	625	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	625	Year First Appropriation	FY99
Appropriation FY 22 Request	625	Last FY's Cost Estimate	14,362
Cumulative Appropriation	11,862		
Expenditure / Encumbrances	8,986		
Unencumbered Balance	2,876		

PROJECT DESCRIPTION

This project provides funding for installation of modern life-safety systems to protect the County's facilities and to protect buildings in the event of fire emergencies. Implementation of this project will help to minimize the dangers to life from fire, including smoke and fumes. The scope of the project encompasses fire alarms with voice addressable capabilities, sprinklers for fire suppression, fire and smoke detection, smoke control systems, and emergency generators.

ESTIMATED SCHEDULE

FY21: 8818 Georgia Avenue, Schweinhaut Recreation Center, 1010 Grandin Avenue, Lone Oak Day Care, Upcounty Service Center, North Bethesda Fleet Repair Shop.
FY22: 4th District Police Station (Wheaton), Damascus Day Care, Germantown Indoor Pool, Muncaster House, Watkins Mill Shelter, Judith Resnick Day Care.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Numerous existing facilities are in need of modern, basic life-safety systems. In many older facilities, there are no emergency generators, fire alarms, or sprinklers. Emergency generators are critical to support fire alarms and fire pumps during power outages. Some facilities are 24-hour residential facilities. In case of fire, there could be a significant potential exposure to loss of life and property. Most of the facilities do not meet code and have outdated fire alarm systems for which spare parts are no longer available and which can no longer be kept in reliable operation. Many of these County facilities were built years ago, and thus, were grandfathered under the fire code since the occupancy category has not changed. The outdated systems need to be replaced and upgraded to provide improved protection to County employees and County properties. "The Third Report of the Infrastructure Maintenance Task Force (March 2010)" identified an annual level of effort for life safety systems based on a 25-year lifespan.

FISCAL NOTE

In FY19, $326,500 was transferred to Planned Life Cycle Asset Replacement for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services,

Planned Lifecycle Asset Replacement: MCG
(P509514)

Category	General Government	Date Last Modified	05/19/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	5,120	2,109	111	2,900	350	510	510	510	510	510	-
Land	15	15	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	481	481	-	-	-	-	-	-	-	-	-
Construction	22,027	6,043	4,384	11,600	1,400	2,040	2,040	2,040	2,040	2,040	-
Other	58	58	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	27,701	8,706	4,495	14,500	1,750	2,550	2,550	2,550	2,550	2,550	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: General	220	-	220	-	-	-	-	-	-	-	-
G.O. Bonds	21,317	2,542	4,275	14,500	1,750	2,550	2,550	2,550	2,550	2,550	-
PAYGO	6,164	6,164	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	27,701	8,706	4,495	14,500	1,750	2,550	2,550	2,550	2,550	2,550	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	1,750	Year First Appropriation	FY95
Appropriation FY 22 Request	2,550	Last FY's Cost Estimate	22,201
Cumulative Appropriation	13,201		
Expenditure / Encumbrances	10,407		
Unencumbered Balance	2,794		

PROJECT DESCRIPTION

This project provides for a comprehensive lifecycle replacement program to protect the County's investment in facilities and to sustain efficient and reliable facility operation. The project is targeted at slowing the deterioration of key facility and site components based on an inventory of their age and condition. The project includes: mechanical/plumbing equipment; lighting system replacement not covered under the Energy Conservation CIP program; and reconstruction of sidewalks and curbs adjacent to County facilities. The scope of this project parallels approved CIP projects of Montgomery County Public Schools, Montgomery College, and the Maryland-National Capital Park and Planning Commission.

ESTIMATED SCHEDULE

FY21: Colesville Health Center, 401 Hungerford Drive.
FY22: Equipment and component replacements at various County facilities to be determined.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort-project. FY21 funding decreased by $500,000 due to fiscal constraints; annual funding level between FY22 and FY26 increased by $300,000.

PROJECT JUSTIFICATION

The County currently has a significant backlog of facility and site components that result from facility age and past deferrals of deficiencies. Various components are outdated, inefficient, and costly to repair. The replacement of components significantly extends the useful life of County facilities. In FY05, FY06, and FY07, the County engaged a consultant to conduct a comprehensive facility condition assessment survey of 73 County facilities, or approximately 30 percent of the County's facility inventory. Based upon the age and condition of each component and industry-accepted component lifetimes, a priority listing of component replacement was developed. The results of the facility condition assessment of 73 County facilities have been used to prioritize the six-year program.

FISCAL NOTE

In FY19, $566,000 was transferred for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.

Public Safety System Modernization
(P340901)

Category	General Government	Date Last Modified	01/06/20
SubCategory	County Offices and Other Improvements	Administering Agency	County Executive
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	10,028	3,976	5,567	485	17	468	-	-	-	-	-
Construction	32,370	2,872	29,228	270	270	-	-	-	-	-	-
Other	71,096	69,109	-	1,987	1,987	-	-	-	-	-	-
TOTAL EXPENDITURES	113,494	75,957	34,795	2,742	2,274	468	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Contributions	32	32	-	-	-	-	-	-	-	-	-
Current Revenue: General	10,311	7,233	2,593	485	17	468	-	-	-	-	-
Federal Aid	2,947	2,947	-	-	-	-	-	-	-	-	-
G.O. Bonds	55,728	27,058	28,400	270	270	-	-	-	-	-	-
PAYGO	133	133	-	-	-	-	-	-	-	-	-
Short-Term Financing	44,343	38,554	3,802	1,987	1,987	-	-	-	-	-	-
TOTAL FUNDING SOURCES	113,494	75,957	34,795	2,742	2,274	468	-	-	-	-	-

OPERATING BUDGET IMPACT ($000s)

Impact Type		Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Maintenance		2,400	-	-	600	600	600	600
Program-Staff		800	-	-	200	200	200	200
Program-Other		1,056	-	-	264	264	264	264
NET IMPACT		4,256	-	-	1,064	1,064	1,064	1,064

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	2,274	Year First Appropriation	FY09
Appropriation FY 22 Request	468	Last FY's Cost Estimate	110,752
Cumulative Appropriation	110,752		
Expenditure / Encumbrances	100,407		
Unencumbered Balance	10,345		

PROJECT DESCRIPTION

This program will provide for phased upgrades and modernization of computer aided dispatch (CAD), law enforcement records management system (RMS), and voice radio systems used primarily by the County's public safety first responder agencies including Police, Fire and Rescue, Sheriff, Corrections and Rehabilitation, and Emergency Management and Homeland Security. The modernization will include replacement of the current CAD/RMS system, replacement of public safety mobile and portable radios, upgrade of non-public safety mobile and portable radios, and replacement of core voice radio communications infrastructure. The previously approved Fire Station Alerting System Upgrades project (CIP #451000) was transferred to this project in order to coordinate the upgrades with the new CAD system. The alerting system upgrades will modernize the fire station alerting systems at 43 existing work sites, maintaining the ability to notify fire and rescue stations of emergencies. The alerting system, including audible and data signals, is essential for the notification of an emergency and the dispatch of appropriate response units from the County. As voice, data, and video are beginning to converge to a single platform, this project will provide a pathway to a modern public safety support infrastructure that will enable the County to leverage technology advances and provide efficient and reliable systems for first responders. This project will follow the methodologies and strategies presented in the Public Safety Systems Modernization (PSSM) plan completed in July 2009.

COST CHANGE

Cost increase in FY21 and FY22 for desktop radio console, applications for messaging service and person location tracking to be activated on subscriber user radios, and staff charges.

PROJECT JUSTIFICATION

The public safety systems require modernization. Prior to replacement, the CAD system was reaching the end of useful life and did not meet the County's current operational requirements, impacting the response time of first responders to 9-1-1 calls. The CAD Roadmap Study, completed in March 2009, recommended replacement of the system to address existing shortcomings and prepare for the next generation 9-1-1 systems. The manufacturer's support for the voice radio system had to be phased out as of December 31, 2009. Beyond that date, the manufacturer will only continue to provide system support on an as available basis, but will not guarantee the availability of parts or technical resources. The CAD modernization initiated a detailed planning phase that included the use of industry experts to assist with business process analysis and to develop detailed business and technical requirements for the new CAD system. This process allowed the County to incorporate lessons learned and best practices from other jurisdictions. As more of the County's regional partners migrate to newer voice technologies, it will affect interoperable voice communications. To ensure that the County maintains reliable and effective public safety (voice radio) communications for the operations of its first responders and to sustain communications interoperability for seamless mutual aid among its regional partners, the County needed to implement a project to upgrade and modernize its portable and mobile radio units and subsequently the radio voice communications infrastructure. Acceleration of the public safety radio purchases was initiated to take advantage of a Partial Payment in Lieu of Re-Banding offer from Sprint/Nextel toward the financing of new, upgraded, P-25 compliant public safety radios and to meet the Federal Communications Commission (FCC) mandated 800 MHZ frequency rebanding requirements for nationwide public safety radio frequency interoperability. Now, the installation of the new core radio communication infrastructure is needed. The fire station alerting system upgrades were identified as a need under Section 5 of the MCFRS Master Plan (adopted by the County Council in October 2005) and detailed in the Station Alerting and Public Address (SA/PA) System for Fire/Rescue Stations, Rev 1, 2006. This project allows for the continuous and seamless functioning of the alerting systems within each fire station. A preliminary survey by DTS of existing conditions at all stations revealed system-wide concerns, including inadequate spare parts inventory and lack of available maintenance support for alerting systems.

OTHER

$20.936 million was appropriated in FY11 to purchase P-25 compliant radios that allowed the County to complete immediate re-banding within the 800 MHz frequency as required by the FCC. The radio replacement program includes the M-NCPPC Montgomery County Park Police. The future purchase of public safety radios (other than to replace broken equipment) must be able to be supported by a P25 Phase-2 compliant infrastructure. The use of State of Maryland infrastructure will be aggressively pursued in order to minimize costs to Montgomery County. The CAD procurement request will reflect the County's interest in maintaining the station alerting functionality at the current level or better through the CAD system. The RFP for CAD replacement will include replacement of the following systems: CAD, mapping, and the existing Law Enforcement Records Management and Field Reporting systems. Coordination with participating department/agencies and regional partners will continue throughout the project.

FISCAL NOTE

Funding in FY09 included Urban Area Security Initiative (UASI) grant funding of $2.055 million and Fire Act grant funding of $988,000. Funding schedule reflects FY18 supplemental adding $32,000 in Contributions for additional equipment required for Local Fire Rescue Departments (LFRDs). FY18 funding switch is due to a transfer of Current Revenue General for $283,000 from Technology Modernization (MCG) project offset by an equal reduction in Short Term Financing.

COORDINATION

PSSM Executive Steering Committee, Executive Program Directors, Department of Technology Services, Department of Police, Montgomery County Fire and Rescue Service, Sheriff's Office, Department of Correction and Rehabilitation, Office of Emergency Management and Homeland Security, Department of Transportation , Department of Liquor Control, Montgomery County Public Schools (MCPS), Maryland-National Park and Planning Commission (M-NCPPC) Park Police, Washington Metropolitan Area Transit Authority (WMATA)

Red Brick Courthouse Structural Repairs
(P500727)

Category	General Government	Date Last Modified	03/25/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Final Design Stage

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	2,629	291	-	2,338	-	-	-	1,062	604	672	-
Site Improvements and Utilities	428	-	-	428	-	-	-	-	214	214	-
Construction	7,556	295	-	7,261	-	-	-	-	2,214	5,047	-
TOTAL EXPENDITURES	10,613	586	-	10,027	-	-	-	1,062	3,032	5,933	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	10,613	586	-	10,027	-	-	-	1,062	3,032	5,933	-
TOTAL FUNDING SOURCES	10,613	586	-	10,027	-	-	-	1,062	3,032	5,933	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	-	Year First Appropriation	FY07
Appropriation FY 22 Request	-	Last FY's Cost Estimate	19,464
Cumulative Appropriation	2,351		
Expenditure / Encumbrances	588		
Unencumbered Balance	1,763		

PROJECT DESCRIPTION

Phase I of this project provided for the rehabilitation of the flooring system in the Red Brick Courthouse at 29 Courthouse Square in Rockville. The structural integrity of the flooring system was weakened by modifications made over the years to accommodate various electrical, mechanical, and plumbing systems. Phase II will provide for a historic rehabilitation of the Courthouse and preserve the building exterior and interior. Work will include the replacement of major building systems, modifications to make the facility compliant with the requirements for the Americans with Disabilities Act (ADA), repair for moisture infiltration issues, and repair and replacement of the building exterior, masonry, copper fittings, and roofing. All work will be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements.

LOCATION

29 Courthouse Square Rockville, Maryland 20850.

ESTIMATED SCHEDULE

Project schedule is updated to reflect a revised scope.

COST CHANGE

Updated costs to reflect a reduced project scope for structural stabilization only.

PROJECT JUSTIFICATION

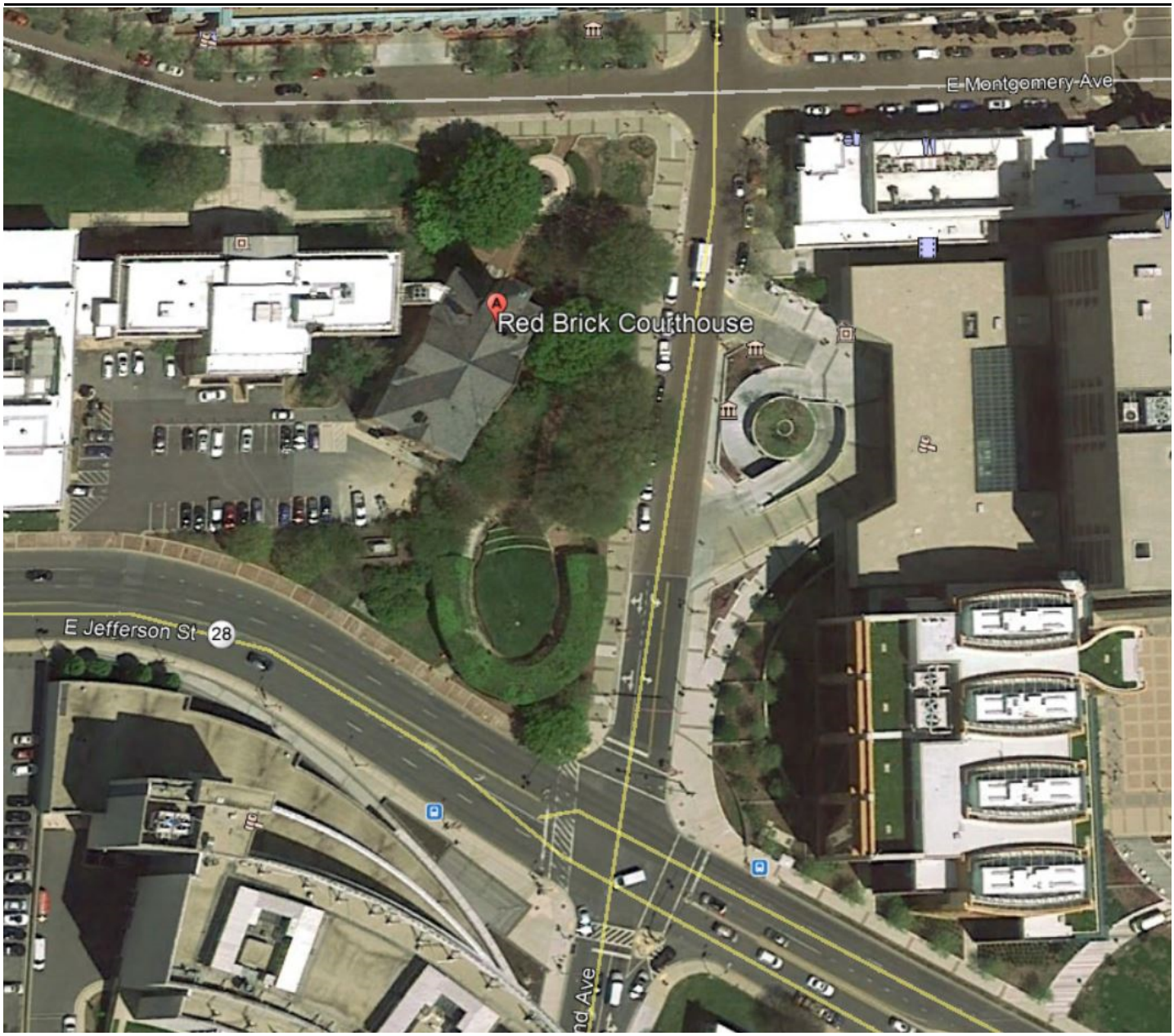
For Phase I, a structural engineer determined that some areas of the terra cotta arch and beam flooring system have been compromised by modifications that have been made for various electrical, mechanical, and plumbing systems. Access to certain areas on the first and second floors will be restricted until the problem is resolved. Phase II is the historic renovation of the building, which dates back to the 1800's. In 1995, the Courthouse had a small renovation to upgrade the HVAC and to provide an elevator. Currently, the slate roofing is deteriorating, as is the copper metal roofing on the steeple (both of which have reached the end of service life). The masonry joints need to be tuck-pointed on the exterior walls and parapets. This deterioration has allowed moisture infiltration, which has damaged the building, with repair efforts slowing but not stopping the problems. Along with accessibility issues, the HVAC, plumbing, and electrical systems are at the end of useful life. The fire prevention systems require redesign and installation to provide for better safeguards to prevent potential loss of the historic wood structure.

OTHER

This facility has been designated as a historic structure.

COORDINATION

Department of General Services, Circuit Court, Department of Technology Services, City of Rockville, Montgomery County Sheriff, Department of Human Resources, Peerless Rockville, and Montgomery County Historical Society.


E Montgomery Ave
Red Brick Courthouse
E Jefferson St
28

Resurfacing Parking Lots: MCG
(P509914)

Category	General Government	Date Last Modified	05/15/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	2,290	1,638	52	600	100	100	100	100	100	100	-
Site Improvements and Utilities	278	278	-	-	-	-	-	-	-	-	-
Construction	11,429	7,278	851	3,300	550	550	550	550	550	550	-
Other	58	58	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	14,055	9,252	903	3,900	650	650	650	650	650	650	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Liquor	157	92	65	-	-	-	-	-	-	-	-
G.O. Bonds	13,898	9,160	838	3,900	650	650	650	650	650	650	-
TOTAL FUNDING SOURCES	14,055	9,252	903	3,900	650	650	650	650	650	650	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	650	Year First Appropriation	FY99
Appropriation FY 22 Request	650	Last FY's Cost Estimate	12,755
Cumulative Appropriation	10,155		
Expenditure / Encumbrances	9,482		
Unencumbered Balance	673		

PROJECT DESCRIPTION

This project provides for the design and major rehabilitation of existing asphalt parking lots and associated drainage structures. Work includes milling and re-paving, full depth reconstruction of failed areas, and re-establishing positive drainage.

ESTIMATED SCHEDULE

FY21: Upcounty Government Center, Bethesda Library, Damascus Recreation Community Center, Glen Echo Park, Upper County Recreation Center.
FY22: Will evaluate and re-pave five (5) parking lots repaving in the lowest-ranked condition.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

The age and condition of paved surfaces (primarily parking lots) at County facilities creates the need for this project. The deterioration of bituminous pavement occurs because of bitumen evaporation, infiltration of moisture, exposure to the environment, and disintegration due to salt and other compounds used during the winter. The maintenance and repair of paved surfaces is managed through the County's facilities maintenance program. A facility planning approach to major repair and resurfacing of paved surfaces has established a validated inventory of paved surfaces requiring major work; allowed for systematic planning and execution to eliminate the inventory of major work; and begun to arrest the continuing deterioration of paved surfaces, preventing more costly total reconstruction. This project implements an annual major repair and resurfacing program for paved surfaces as they reach the end of their useful life. The March 2010 Report of the Infrastructure Maintenance Task Force, identified an annual level of effort for parking lot resurfacing based on an average 20 year life for parking lots.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.

Rockville Core
(P361702)

Category	General Government	Date Last Modified	05/18/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Under Construction

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	3,012	1,035	989	988	988	-	-	-	-	-	-
Site Improvements and Utilities	100	-	52	48	48	-	-	-	-	-	-
Construction	21,235	624	13,927	6,684	6,684	-	-	-	-	-	-
Other	1,172	7	605	560	560	-	-	-	-	-	-
TOTAL EXPENDITURES	25,519	1,666	15,573	8,280	8,280	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Long-Term Financing	25,519	1,666	15,573	8,280	8,280	-	-	-	-	-	-
TOTAL FUNDING SOURCES	25,519	1,666	15,573	8,280	8,280	-	-	-	-	-	-

OPERATING BUDGET IMPACT ($000s)

Impact Type		Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Maintenance		2,334	389	389	389	389	389	389
Energy		-	-	-	-	-	-	-
Program-Other		-	-	-	-	-	-	-
Cost Savings		(18,834)	(1,495)	(3,138)	(3,295)	(3,459)	(3,633)	(3,814)
NET IMPACT		(16,500)	(1,106)	(2,749)	(2,906)	(3,070)	(3,244)	(3,425)

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	-	Year First Appropriation	FY16
Appropriation FY 22 Request	-	Last FY's Cost Estimate	25,519
Cumulative Appropriation	25,519		
Expenditure / Encumbrances	1,976		
Unencumbered Balance	23,543		

PROJECT DESCRIPTION

This project provides for the planning, design, and renovation of the Grey Courthouse. The Grey Courthouse work includes

renovation of approximately 91,000 GSF (56,000 net square feet) of office space for occupancy by various County departments currently in leased space.

LOCATION

27 Courthouse Square, Rockville, Maryland 20850.

ESTIMATED SCHEDULE

Design began in Summer 2017. Construction will be completed in Fall 2020.

PROJECT JUSTIFICATION

Montgomery County Strategic Space Planning Study for the Grey Courthouse was completed in November 2012. The study confirmed that various departments could be relocated from leased space into the facility. The Government Core Facilities Optimization Master Plan Study (funded under Project:500721) analyzed short and long-term growth needs, speed and ease of implementation, cost effectiveness, creation of a suitable government complex, as well as improvement of government services and accessibility. The Government Core Facilities Optimization Master Plan Study noted that additional parking would need to be provided upon occupancy of the Grey Courthouse. This project came about as a part of a comprehensive analysis of maximizing the use of County versus leased space.

FISCAL NOTE

This project will be financed with appropriation-backed debt funded through lease savings. Two supplemental appropriations were approved by the Council; in FY19 for $20,990,000 and in FY20 for $2,253,000, using long-term financing.

DISCLOSURES

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

COORDINATION

PEPCO,Department of Transportation, Maryland Department of Transportation, and the City of Rockville. Departments which may be moving into the renovated Grey Courthouse include the Department of Technology Services (ERP offices), Department of Health and Human Services, Office of Procurement, CountyStat, Office of Human Resources (Training), Office of Medical Services, Department of Finance, and Community Use of Public Facilities. Special Projects Legislation (Expedited Bill No. 21-18) was adopted by Council June 19, 2018.

Roof Replacement: MCG
(P508331)

Category	General Government	Date Last Modified	05/19/20
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	8,333	5,009	774	2,550	350	440	440	440	440	440	-
Site Improvements and Utilities	16	-	16	-	-	-	-	-	-	-	-
Construction	22,545	8,552	3,603	10,390	1,390	1,800	1,800	1,800	1,800	1,800	-
Other	1,360	1,360	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	32,254	14,921	4,393	12,940	1,740	2,240	2,240	2,240	2,240	2,240	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
G.O. Bonds	32,254	14,921	4,393	12,940	1,740	2,240	2,240	2,240	2,240	2,240	-
TOTAL FUNDING SOURCES	32,254	14,921	4,393	12,940	1,740	2,240	2,240	2,240	2,240	2,240	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	1,740	Year First Appropriation	FY96
Appropriation FY 22 Request	2,240	Last FY's Cost Estimate	28,274
Cumulative Appropriation	19,314		
Expenditure / Encumbrances	15,488		
Unencumbered Balance	3,826		

PROJECT DESCRIPTION

This project provides for major roof replacement of County buildings.

ESTIMATED SCHEDULE

FY21: Bethesda Pool, Wheaton-Glenmont Pool, Upper County Pool, Western County Pool, Seven Locks Maintenance Building.
FY22: Will evaluate and replace five (5) roofs in the lowest-ranked condition.

COST CHANGE

Project cost change due to the addition of FY25 and FY26 to this level-of-effort project. FY21 funding level decreased by $500,000 due to fiscal constraints.

PROJECT JUSTIFICATION

The age of many County buildings creates the need for this project. Factors determining the need for replacement include poor condition, age, long-term utilization, and probability of continued repairs. The project consists of an annual replacement schedule for those roofs which have reached the end of their useful service life. Asbestos abatement is an important component of the roof replacement effort and will be performed when required. The roof replacements covered under this program are prioritized based upon an in-house priority schedule. Information generated in that condition survey will be the basis for future roof replacement projects. The March 2010 Report of the Infrastructure Maintenance Task Force identified an annual level of effort funding for roof replacement based on an average 20-year life for roof systems.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services