



# 2nd District Police Station

(P471200)

Category	Public Safety	Date Last Modified	04/25/23
SubCategory	Police	Administering Agency	General Services
Planning Area	Bethesda-Chevy Chase and Vicinity	Status	Ongoing
Required Adequate Public Facility	Yes		

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	1,130	1,130	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	6	6	-	-	-	-	-	-	-	-	-
Construction	84	84	-	-	-	-	-	-	-	-	-
Other	4,664	4,589	75	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	5,884	5,809	75	-	-	-	-	-	-	-	-

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	5,884	5,809	75	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	5,884	5,809	75	-	-	-	-	-	-	-	-

## OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Maintenance	210	35	35	35	35	35	35
Energy	228	38	38	38	38	38	38
NET IMPACT	438	73	73	73	73	73	73

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	-	Year First Appropriation	FY12
Cumulative Appropriation	5,971	Last FY's Cost Estimate	5,971
Expenditure / Encumbrances	5,809		
Unencumbered Balance	162		

## PROJECT DESCRIPTION

This project provides for the County's estimated share of costs for a replacement district station for the 2nd Police District serving the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. The remainder of the project costs will be paid by a developer in return for acquiring the existing police station site from the County after the new station is built. The station will be a 32,200 gross

---

square feet, four-story facility with parking located in the adjacent Parking Lot District (PLD) Garage 35, with direct connection to the new station.

## LOCATION

4823 Rugby Avenue, Bethesda, MD 20814

## ESTIMATED SCHEDULE

The station was completed and operational in FY18. Environmental remediation of the former 2nd District site was completed in FY22.

## COST CHANGE

Cost change reflects project cost savings.

## PROJECT JUSTIFICATION

The current 2nd District Police Station was constructed over 50 years ago and serves the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. The current 21,700 gross square feet station is too small for staff and programmatic requirements and requires major building repairs and upgrades. A 2005 County Maintenance report outlined a need for \$200,000 in deferred maintenance; heating, ventilation, and air conditioning (HVAC) deficiencies; and security concerns. Continued population growth and development in the area also support the need for a new facility.

## OTHER

A developer was selected via a Request for Qualifications and Development Proposals process. A General Development Agreement (GDA) with the selected developer has been executed. The GDA includes the terms by which the developer will design and build the facility in accordance with County requirements and outlines the exchange of the new station property for the old station property.

## FISCAL NOTE

The County's contribution will be covered by the funding previously approved and paid to the developer in FY15. An adjustment was made to the upfront payment to the Parking Lot District (PLD) to reflect the net increase in leased spaces.

## DISCLOSURES

A pedestrian impact analysis has been completed for this project.

## COORDINATION

Department of Police, Police Facilities, Department of General Services, Department of Permitting Services, Department of Technology Services, Bethesda-Chevy Chase Regional Services Center, Bethesda Parking Lot District (PLD)