



White Flint Fire Station 23

(P451502)

Category	Public Safety	Date Last Modified	05/09/25
SubCategory	Fire/Rescue Service	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Planning, Design and Supervision	7,024	1,929	-	5,095	561	320	1,458	1,448	1,033	275	-
Land	3,394	2,593	-	801	801	-	-	-	-	-	-
Site Improvements and Utilities	7,171	-	-	7,171	-	-	2,391	3,585	1,195	-	-
Construction	29,149	109	-	29,040	-	-	9,645	14,551	4,844	-	-
Other	2,058	5	-	2,053	-	-	685	1,027	341	-	-
TOTAL EXPENDITURES	48,796	4,636	-	44,160	1,362	320	14,179	20,611	7,413	275	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
G.O. Bonds	47,791	3,631	-	44,160	1,362	320	14,179	20,611	7,413	275	-
Recordation Tax Premium (MCG)	1,005	1,005	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	48,796	4,636	-	44,160	1,362	320	14,179	20,611	7,413	275	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Maintenance	273	-	-	-	-	117	156
Energy	196	-	-	-	-	84	112
NET IMPACT	469	-	-	-	-	201	268

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 26 Request	-	Year First Appropriation	FY15
Cumulative Appropriation	10,123	Last FY's Cost Estimate	41,878
Expenditure / Encumbrances	6,329		
Unencumbered Balance	3,794		

PROJECT DESCRIPTION

This project provides for a new five-bay Fire and Rescue Station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road. The

northern border of the site has frontage along Randolph Road and the eastern border fronts Chapman Avenue. The new station will be constructed in accordance with the general square footage specifications of the prototype Program of Requirements (POR) for a Class I Fire Station, with adjustments made to meet these specific site conditions and additional uses. This Fire Station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms. Parking requirements will be accommodated on site to the greatest extent possible. Fire/Rescue apparatus to be purchased for this station includes a new Emergency Medical Services unit and related equipment. Space has been added to co-locate a future police substation at the fire station. Site constraints for this project include a significant Washington Metropolitan Area Transit Authority easement which bisects the site running north/south through the mid-parcel. A Phase I Environmental Site Assessment has been performed. This project also supports land acquisition for the development of affordable housing immediately adjacent to the fire station that will be funded through the Advanced Land Acquisition Fund and reimbursed by this project.

LOCATION

Southeast quadrant of Route 355 and Randolph Road at Maple Avenue.

ESTIMATED SCHEDULE

Design began in October 2023 and is expected to be completed in December 2024. Construction is expected to begin in FY27 and be complete in FY29.

COST CHANGE

Cost increases reflect updated escalation due to the previously approved deferral of construction to FY27.

PROJECT JUSTIFICATION

The existing Rockville Fire Station #23, located at 121 Rollins Avenue, has only three bays and is extremely undersized to meet the current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and White Flint areas. The White Flint sector is envisioned to include a mix of housing, commercial, retail, recreation, and civic uses with the White Flint District as the focal point. White Flint is experiencing fast growth and the population is expected to increase with a significant amount of residential and commercial development, including 5,938 new proposed dwelling units and nearly 3 million square feet of new non-residential/commercial space. Relocation of Rockville Fire Station #23 operations to the new White Flint location is needed to better position Montgomery County Fire and Rescue Service in relation to the high-density development in the approved White Flint Sector Plan and to minimize response time to the highest incident call load area. The new site is of sufficient size to accommodate the construction of a larger station which can house additional needed apparatus and other public safety services.

OTHER

A number of test fits have been conducted at the proposed site located at the southeast quadrant of Route 355 and Randolph Road for the fire station and co-location of a Police substation. Land Acquisition was funded initially through the Advanced Land Acquisition Revolving Fund, and then reimbursed from this project.

FISCAL NOTE

Debt service for this project will be financed with Consolidate Fire Tax District Funds. FY24 funding switch from GO Bonds to Recordation Tax Premium.

DISCLOSURES

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

COORDINATION

Montgomery County Fire and Rescue Service, Department of General Services, Montgomery County Department of Police, Regional Service Centers and Department of Housing and Community Affairs, Maryland-National Capital Park and Planning Commission, Department of General Services, Department of Technology and Enterprise Business Solutions, Department of Permitting Services, Washington Suburban Sanitary Commission (WSSC) Water, Department of Transportation, Washington Metropolitan Transit Authority (WMATA), State Highway Administration, Department of Environmental Protection, and Potomac Electric Power Company (Pepco). Special capital projects legislation will be proposed by the County Executive.

