



Council Office Building Renovations

(P010100)

Category	General Government	Date Last Modified	11/20/25
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	2,972	2,615	357	-	-	-	-	-	-	-	-
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	88	88	-	-	-	-	-	-	-	-	-
Construction	46,199	45,038	1,161	-	-	-	-	-	-	-	-
Other	1,452	1,325	127	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	50,715	49,070	1,645	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Current Revenue: Cable TV	1,052	1,052	-	-	-	-	-	-	-	-	-
Current Revenue: General	971	-	971	-	-	-	-	-	-	-	-
G.O. Bonds	43,948	43,274	674	-	-	-	-	-	-	-	-
Long-Term Financing	4,000	4,000	-	-	-	-	-	-	-	-	-
PAYGO	744	744	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	50,715	49,070	1,645	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY05
Appropriation FY 28 Request	-	Last FY's Cost Estimate	50,715
Cumulative Appropriation	50,715		
Expenditure / Encumbrances	49,115		
Unencumbered Balance	1,600		

PROJECT DESCRIPTION

This project is in four phases. The first phase, completed in 2009, 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. Phase II replaces the HVAC system, lighting systems, and 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 provides code compliance renovations and building envelope corrections. Phase IV - Part A will include limited interior modifications to provide

two new councilmember suites and ancillary spaces (e.g. hearing/conference rooms). Phase IV - Part B includes a reevaluation and assessment of the cafeteria/kitchen and potential renovations which was completed in FY26. The project will also fund accessibility and other improvements to the first floor public entrance area and seventh floor hearing rooms.

ESTIMATED SCHEDULE

The project was completed in FY24. The cafeteria renovation was completed in FY26. The renovation to the first-floor public entrance area and seventh floor hearing room is remaining.

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, was extremely substandard.

FISCAL NOTE

The second phase of the project is partially funded with a \$184,000 unencumbered balance from the first phase and an FY15 transfer of \$2,993,000 in GO bonds from the Montgomery County Government Complex (360901). An FY15 supplemental of \$296,000 in GO 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 GO 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. An FY17 transfer of \$700,000 in long-term financing from Energy Systems Modernization was approved. An FY21 supplemental in GO bonds for the amount of \$92,000 was approved.

FY22 supplemental in GO bonds for the amount of \$3,600,000.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

County Council, Department of General Services, Department of Technology and Enterprise Business Solutions, Legislative Branch Offices, 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).