



6th District Police Station

(P470301)

Category	Public Safety	Date Last Modified	12/29/25
SubCategory	Police	Administering Agency	General Services
Planning Area	Gaithersburg and Vicinity	Status	Under Construction

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	5,544	5,368	176	-	-	-	-	-	-	-	-
Land	20	20	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	1,729	497	1,232	-	-	-	-	-	-	-	-
Construction	28,319	28,319	-	-	-	-	-	-	-	-	-
Other	2,397	2,236	161	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	38,009	36,440	1,569	-	-	-	-	-	-	-	-

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
G.O. Bond Premium	20,650	20,650	-	-	-	-	-	-	-	-	-
G.O. Bonds	7,276	5,707	1,569	-	-	-	-	-	-	-	-
PAYGO	10,083	10,083	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	38,009	36,440	1,569	-	-	-	-	-	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
Maintenance	2,226	371	371	371	371	371	371
Energy	1,950	325	325	325	325	325	325
NET IMPACT	4,176	696	696	696	696	696	696

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	-	Year First Appropriation	FY06
Appropriation FY 28 Request	-	Last FY's Cost Estimate	37,848
Cumulative Appropriation	38,009		
Expenditure / Encumbrances	36,810		
Unencumbered Balance	1,199		

PROJECT DESCRIPTION

This project provides for planning, design, and construction of a new 28,294 gross square feet 6th District Police Station and a new parking garage of 59,526 gross square feet in two levels to serve Gaithersburg/Montgomery Village and vicinity. The station will be in a new development located on the extension of Watkins Mill Road between I-270 and MD 355. The new station will contain two floors and parking for the public and staff. The first floor will house the public access area, operations, patrol and support functions, and a small prisoner holding area. The station will serve as the base for the Central Traffic Unit (CTU) that was established in July 2021. The second floor will house four special teams, including investigative units, patrol sergeant offices, staff support, administration, and an exercise room. Besides a surface parking lot that will provide 30 parking spaces in the non-secured area, a two-level parking garage to accommodate 148 cars will be constructed inside the secured area. This parking garage will house a large evidence room, a vehicle service bay, and storage areas for police bicycles, road flares, and the CTU's 29 motorcycles. The district station is a 24-hour per day, 7-day per week operation and provides support for beat teams. It is the command center for any satellite facilities within the police district. The district station will accommodate up to 178 department staff and volunteers. It has been sized to meet the needs projected in the Police Chief's Staffing Plan within the 6th district. A public meeting room on the first floor will be available to facilitate outreach with the community.

LOCATION

222 Paramount Park Dr., Gaithersburg, MD 20879

ESTIMATED SCHEDULE

Construction completed in April 2025.

COST CHANGE

Cost increase due to need to reimburse contractor for proportional share of infrastructure development costs.

PROJECT JUSTIFICATION

The current facility is in rented space and lacks several features of a modern police station, including reinforced interview rooms and a dedicated sally port.

OTHER

Special Capital Projects Legislation [Bill No. 13-05] was adopted by Council June 28, 2005. Reauthorization [Bill No. 26-10] was adopted by Council June 15, 2010. Reauthorization [Bill No. 16-22] was adopted by Council July 25, 2022.

FISCAL NOTE

FY23 supplemental appropriation of \$5.941 million in GO bonds. FY 24: Funding switch between GO bonds and GO bond premium in the prior to the 6-year period for \$11.7 million. FY25 funding switch from GO bonds to GO bond premium for \$10 million. FY26 transfer for \$161,158 (GO bonds) from Female Facility Upgrade to 6th District Police Station.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

Department of Police, Department of General Services, Department of Permitting Services, Department of Technology and Enterprise Business Solutions, Upcounty Regional Services Center, Police Facilities Plan, Local Law Enforcement Agencies, State Highway Administration, Department of Environmental Protection, Verizon, Maryland Department of Natural Resources, City of Gaithersburg, WSSC Water, Potomac Electric Power Company (Pepco), and Washington Gas.

