



HVAC/Elec Replacement: MCG

(P508941)

Category	General Government	Date Last Modified	01/01/26
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	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	7,571	4,875	86	2,610	435	435	435	435	435	435	-
Site Improvements and Utilities	2,657	2,657	-	-	-	-	-	-	-	-	-
Construction	53,872	26,968	4,014	22,890	3,815	3,815	3,815	3,815	3,815	3,815	-
Other	2,207	-	2,207	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	66,307	34,500	6,307	25,500	4,250	4,250	4,250	4,250	4,250	4,250	-

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. Bonds	66,307	34,500	6,307	25,500	4,250	4,250	4,250	4,250	4,250	4,250	-
TOTAL FUNDING SOURCES	66,307	34,500	6,307	25,500	4,250	4,250	4,250	4,250	4,250	4,250	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	4,250	Year First Appropriation	FY96
Appropriation FY 28 Request	4,250	Last FY's Cost Estimate	52,607
Cumulative Appropriation	40,807		
Expenditure / Encumbrances	36,893		
Unencumbered Balance	3,914		

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This project provides for the orderly replacement/renovation of outdated heating, ventilation, and air conditioning (HVAC) systems and electrical systems in County buildings.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 currently oversees, monitors, and provides services for operation of the mechanical, electrical, and fire protection systems of 400 County facilities with approximately 10 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

FY27: 5th District Police Station

FY28: 5th District Police Station (continued); Olney Indoor Pool; Montgomery County Correctional Facility

COST CHANGE

Cost increase is due to an annual funding increase to reflect rising project costs and the addition of expenditures in FY31 and FY32 for this ongoing 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Many HVAC, plumbing, and electrical systems in County-owned buildings are outdated and well beyond economical repair, particularly in buildings which have not been renovated in many years.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 that improve indoor air quality. 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. The Occupational Safety and Health Administration (OSHA) has issued proposed rules for providing quality of indoor air in the workplace (OSHA 29 CFR parts 1910, 1915, and 1926). The rules require indoor air quality 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 2024 Report of the Infrastructure Maintenance Task Force identified an annual level of effort for HVAC/electrical replacement based on a 25-year life span.

FISCAL NOTE

FY23 Supplemental GO bonds for \$9,737,000. In FY23, \$339,000 in GO bonds was transferred to this project from the Energy Systems Modernization project.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services