

GO COMMITTEE #1-2  
March 3, 2016

**Worksession**

**MEMORANDUM**

March 2, 2016

TO: Government Operations and Fiscal Policy Committee

FROM: Linda Price, <sup>JP</sup>Legislative Analyst

SUBJECT: **Worksession – FY17-22 Recommended Capital Improvements Program, Department of General Services- General Government Projects; and Amendment to the FY15-20 Capital Improvements Program and Supplemental Appropriation to the FY16 Capital Budget, Department of General Services, Council Office Building Garage, \$4,759,000**

The GO Committee will review the County Executive's Recommended FY17-22 Capital Improvements Program (CIP) and FY17 Capital Budget for the Montgomery County General Government Projects. These projects are administered by the Department of General Services (DGS). The Committee will also review the amendment to the FY15-20 Capital Improvements Program and supplemental appropriation to Montgomery County Government's FY16 Capital Budget for the Department of General Services in the amount of \$4,759,000 for the Council Office Building Garage.

Those expected to attend this meeting include:  
David Dise, Director, DGS  
Beryl Feinberg, Deputy Director, DGS  
Angela Dizelos, Chief, Division of Central Services, DGS  
Greg Ossont, Deputy Director, DGS  
Erika López-Finn, Office of Management and Budget (OMB)

This packet will address General Government projects, which include a number of level of effort, infrastructure maintenance, and other County office projects. However, the Council Office Building Renovation project will be reviewed at a later date and this packet does not include projects relating to technology or economic development. The Executive's recommended CIP is attached beginning at © 1.

**LEVEL OF EFFORT (LOE) PROJECTS**

1. Consent Projects

The Executive does not recommend any changes from the Approved CIP for the following projects: Advanced Land Acquisition Revolving Fund (ALARF) (PDF at © 2-3); and Asbestos Abatement: MCG (PDF at © 4). These projects continue with level funding each year and have no change in scope.

**Council staff recommendation:** Concur with the Executive.

2. Americans with Disabilities Act (ADA): Compliance © 5-6 (P361107) – Source of Funds: \$3,000,000 Current revenue and \$24,000,000 million in GO Bonds

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$27,000	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500		
FY17-22 CE Rec	\$27,000			\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
Difference	\$0			\$0	\$0	\$0	\$0		

In August 2011, the County entered into a settlement agreement with the Department of Justice (DOJ) as a result of their Project Civic Access review of Montgomery County buildings, facilities, and parks. The ADA Compliance project provides an on-going and comprehensive program to ensure that County buildings and facilities are built and maintained in compliance with Title II of ADA.

The Executive recommends level funding of \$4.5 million in FY17-22. There is no appropriation request in FY17 and the FY18 appropriation needs have also been reduced. Executive staff provided the following explanation for the zero and reduced appropriation requests in FY17-18.

*FY16 spending was adjusted to reflect likely expenditures. As a result, excess appropriation carried forward reduced new FY17 and FY18 appropriation needs such that zero appropriation was needed in FY17 and only \$3 million was needed in FY18.*

*Expenditures were adjusted to reflect likely spending and previous delays can be attributed to staffing needs that have since been fulfilled. When projects have GO Bond expenditure delays prior to the six years, the expenditures are moved into the next. The CIP is allowed to take a “slippage credit” for the delayed shift in expenditures so they do not count against the FY17-22 SAG bond capacity. In this case, \$4million in slippage credit was reflected in the ADA project for FY17. The remaining \$2 million in slipped expenditures helped fund other FY17 GO Bond costs, such as the Council Office Building.*

**Council staff recommendation:** Concur with the Executive. However, the Committee may wish to monitor progress on this project during review of the FY18 Capital Budget to ensure that spending is on track.

3. Energy Conservation: MCG © 7 (P507834) – Source of Funds: \$900,000 GO Bonds

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$900	\$150	\$150	\$150	\$150	\$150	\$150		
FY17-22 CE Rec	\$900			\$150	\$150	\$150	\$150	\$150	\$150
Difference	\$0			\$0	\$0	\$0	\$0		

This project supports efforts yielding rapid financial returns to the County or substantial progress towards established environmental goals, such as energy savings, renewable energy installations, greenhouse gas reductions, waste diversion. The PDF also notes that the County is preparing a comprehensive sustainability plan with specific programs and actions to reduce the environmental footprint of County operations and reduce costs. The sustainability plan will be completed in 2016.

The Executive does not recommend any funding changes from the Approved CIP. However, implementation in FY15 and FY16 was delayed while the County determined which projects could be included in the scope of the County’s energy savings performance contracting initiative. The Executive staff expect to encumber the remaining funds by this spring and complete upgrades by mid-FY17 for delayed projects.

**Council staff recommendation:** Concur with the Executive.

4. Energy Systems Modernization © 9 (P361302) – Source of Funds: \$1,800,000 in GO Bonds and \$60,000,000 in Energy Savings

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$61,800	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300		
FY17-22 CE Rec	\$61,800			\$10,300	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300
Difference	\$0			\$0	\$0	\$0	\$0		

This project provides a means to implement energy savings performance contracting as a mechanism to reduce the County's energy usage and perform strategic facility upgrades with significantly reduced capital costs. These contracts performed by Energy Services Companies (ESCos) have been used extensively by the federal government and other state and local jurisdictions to accomplish energy saving retrofits in a variety of facility applications.

The Executive does not recommend any funding changes from the Approved CIP. Executive staff provided the following schedule for FY17 and FY18 tasks within this project: 1301 Piccard; Pre-Release Center; Longwood Community Recreation Center; 8818 Georgia Ave; Kensington Park Library; Aspen Hill Library; and the UpCounty Regional Services Center.

**Council staff recommendation:** Concur with the Executive and update the PDF to reflect the estimated schedule.

5. Environmental Compliance: MCG © 10 (P500918) – Source of Funds: \$8,398,000 in GO Bonds

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$8,892	\$1,397	\$1,397	\$1,397	\$1,401	\$1,400	\$1,400		
FY17-22 CE Rec	\$8,398			\$1,397	\$1,401	\$1,400	\$1,400	\$1,400	\$1,400
Difference	\$6			\$0	\$0	\$0	\$0		

This LOE project develops and implements plans for the prevention of pollution and the abatement and containment of potential pollution sources at County facilities. The Executive recommends an additional \$6,000 in funding above the Approved CIP for this project. Executive staff provided the following schedule through FY18.

<b>FY 16</b>	Removal (and replacement if warranted) of UST's at Fire Stations # 8, 11, 13, & Medivac
	Installation of a Fleet refueling AST facility at the Silver Spring, Bus maintenance Facility
	Removal of contaminated soils at Progress Place
	Construction of Colesville Bio-retention areas
	Improvements to the Vehicle Fluids storage & handling at the Seven Locks Auto shop and Bethesda depot
<b>FY 17</b>	Removal and replacement of the UST's at Colesville Depot, with new AST's
<b>FY 18</b>	Construction of Water quality improvements and Bulk Material structure #1 of 3 at Silver Spring Depot

**Council staff recommendation:** Concur with the Executive and update the PDF to reflect the estimated schedule.

**INFRASTRUCTURE MAINTENANCE PROJECTS**

The Seventh Report of the Infrastructure Maintenance Task Force (IMTF) included preliminary review of a number of infrastructure maintenance LOE projects. The report includes target figures for how much money should be budgeted annually to replace/rehabilitate the particular type of infrastructure so that the entire inventory will last over the acceptable life span or an Acceptable Annual Replacement Cost (AARC). It also estimates the cost of the amount of funds that would need to be programmed in one year to eliminate the backlog immediately. A Criticality Rating is also assigned for each project on a 1-to-5 scale. This scale indicates the relative importance of replacing this particular type of infrastructure. A rating of five indicates Life safety and systems absolutely necessary to occupy the buildings or very important to the preservation of the facility. Information from the IMTF report is attached at © 11.

The following summary table provides data on projects reviewed in the IMTF report, comparing the Executive's FY17-22 request to the Approved CIP.

Project	AARC	FY15 Approved	FY15 % of AARC	FY16 Approved	FY16 % of AARC	FY17 Rec.	FY17 % of AARC	Current Backlog	Crit. Rating
<i>Building Envelope Repair*</i>	\$1,582,500	\$1,165,000	74%	\$1,000,000	63%	\$1,000,000	63%	\$2,912,500	
<i>Elevator Modernization</i>	\$1,800,000	\$1,000,000	56%	\$1,000,000	56%	\$1,000,000	56%	\$4,800,000	Four
<i>HVAC/Electrical Replacement</i>	\$5,400,000	\$1,275,000	24%	\$1,150,000	21%	\$1,150,000	21%	\$63,750,000	Five
<i>Life Safety Systems</i>	\$800,000	\$625,000	78%	\$625,000	78%	\$625,000	78%	\$175,000	Five
<i>Planned Lifecycle Asset Replacement</i>	\$14,242,500	\$2,303,000	16%	\$750,000	5%	\$1,500,000	11%	\$67,462,500	Four
<i>Resurfacing Parking Lots: MCG</i>	\$900,000	\$650,000	72%	\$650,000	72%	\$650,000	72%	\$3,250,000	Four
<i>Roof Replacement</i>	\$4,500,000	\$3,248,000	72%	\$2,240,000	50%	\$2,240,000	50%	\$11,300,000	Five

\*Not included in Preliminary IMTF Report.

## 6. IMTF Consent Projects

The Executive does not recommend any funding changes from the Approved CIP for the following projects: Elevator Modernization (PDF at © 12); Life Safety Systems: MCG (PDF at © 13); and Resurfacing Parking Lots: MCG (PDF at © 14). These projects continue with level funding each year and have no change in scope.

**Council staff recommendation:** Concur with the Executive.

## 7. Building Envelope Repair © 15 (P361501) – Source of Funds: \$6,000,000 GO Bonds

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$6,165	\$1,165	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000		
FY17-22 CE Rec	\$6,000			\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Difference	-\$165			\$0	\$0	\$0	\$0		

This LOE project funds the wholesale replacement of aged and outdated building envelope systems including the replacement of windows, exterior doors, siding, exterior walls, and weatherproofing. This project was first appropriated in FY15 when it was separated from the Planned Lifecycle Asset Replacement project since it had taken up significant funding capacity in that project and requires specific attention and planning.

Compared to the Approved CIP, the Executive is recommending \$165,000 less in funding overall, but level funding of \$1 million in the FY17-22 CIP. The \$1 million funding includes \$250,000 in annual funding for exterior doors. The remaining \$750,000 is to be allocated to exterior windows.

The bulk of the cumulative appropriation for this project has not yet been spent. Executive staff provided the following explanation for the high unencumbered balance for this project.

*The principle project in the FY16 appropriation is the UpCounty Regional Services Center (\$1MM), but a change in scope resulted in a delay. The design process is nearly completed and a solicitation for the work will be issued in early summer. Five other projects (401 Hungerford insulation; Fire Station 22 foundation drain repair, Kennedy-Shriver Aquatic Center door replacement; Holiday Park Senior Center exterior doors, and; Upper County Neighborhood Recreation Center store front doors) are underway and should be completed by the end of FY16. These projects will account for \$260,000 of the appropriated funds. In addition, design will soon begin for replacement of windows at the Holiday Park Senior Center. This project will account for \$800,000 of the appropriated funds. Projects underway, but not completed in FY16 will be completed during FY17.*

**Council staff recommendation:** Concur with the Executive. However, the Committee may wish to monitor progress on this project during review of the FY18 Capital Budget to ensure that appropriated funds are spent in FY16 and that FY17 spending is on track. Council staff also recommends that this project be included in the IMTF reports and future reports. The current report has not yet been finalized.

8. HVAC/Elec Replacement © 16 (P508941) – Source of Funds: \$6,900,000 GO Bonds

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$7,025	\$1,275	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150		
FY17-22 CE Rec	\$6,900			\$1,150	\$1,150	\$1,150	\$1,150	\$1,150	\$1,150
Difference	-\$125			\$0	\$0	\$0	\$0		

This project provides for the orderly replacement/renovation of outdated Heating, Ventilation, and Air Conditioning (HVAC) systems and electrical systems in County buildings. The replacements made in this project also have an impact on the operating budget due to energy savings. Executive staff explain that the specific dollar savings cannot be estimated with reasonable certainty until the timeline and specifications of the new equipment are known.

The Executive recommends \$125,000 less from the Approved CIP. This project has a criticality rating of five, an extensive backlog, and the Executive’s request would only meet 21% of the AARC.

**Council staff recommendation:** Council staff recommends level funding of \$1.7 million in each year of the FY17-22 CIP, \$10,200,000 total. This would be \$3,175,000 over the Approved CIP and would at least achieve 31% of the AARC. Consequently, increasing the number of planned projects will increase the amount of energy savings over time.

9. Planned Lifecycle Asset Replacement © 17 (P509514) – Source of Funds: \$8,000,000 GO Bonds

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$6,053	\$2,303	\$750	\$750	\$750	\$750	\$750		
FY17-22 CE Rec	\$8,000			\$1,500	\$1,500	\$1,250	\$1,250	\$1,250	\$1,250
Difference	\$1,947			\$750	\$750	\$750	\$750		

This project provides for a comprehensive lifecycle replacement program to protect the County's investment in facilities and to sustain efficient and reliable facility operation. The project is targeted at slowing the deterioration of key facility and site components based on an inventory of their age and condition. The project includes: mechanical/plumbing equipment; lighting system replacement not covered under the Energy Conservation CIP program; and reconstruction of sidewalks and curbs adjacent to County facilities. The project will also fund a new building condition assessment survey.

The Executive highlights in his recommended CIP, “two years ago, we began a pilot project to “refresh” our public libraries and one Health and Human Services building. Under the refresh concept, needed investments in building infrastructure such as HVAC systems and roofs are funded through existing level of effort projects, while Planned Lifecycle Asset Replacement (PLAR) funds are used to “refresh” carpeting, paint, and furniture and make minor modifications as needed to update the facility. This approach has provided residents and employees with a completely overhauled facility without a more expensive, time consuming full-scale renovation.”

The Executive recommends increased funding in this project to expand the efforts noted above. Although, the FY17-22 Recommended CIP is nearly \$2 million more than the Approved CIP. The Executive’s request would only meet 11% of the AARC, which is \$14,242,500.

**Council staff recommendation:** Given fiscal pressures, concur with the Executive. Additionally, the Committee may wish to get more information on the pilot projects and the push to leverage PLAR funds to refresh facilities instead of performing full scale renovations.

10. Roof Replacement: MCG © 18 (P508331) – Source of Funds: \$13,440,000 GO Bonds

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY16 Approved	\$14,448	\$3,248	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240		
FY17-22 CE Rec	\$13,440			\$2,240	\$2,240	\$2,240	\$2,240	\$2,240	\$2,240
Difference	-\$1,008			\$0	\$0	\$0	\$0		

This LOE project provides for major roof replacement of County buildings. This project was amended in the FY16 Capital Budget to maintain a steady level of funding of \$2.24 million annually. The Executive recommends maintaining a level funding effort throughout the FY17-22 CIP.

**Council staff recommendation:** Concur with the Executive.

**COUNTY OFFICE PROJECTS**

11. Consent Projects

The Executive does not recommended any changes from the Approved CIP to the Facilities Site Selection (PDF at © 19) project. Additionally, the EOB HVAC Renovation project (PDF at © 20) was amended in the FY16 Capital Budget. The Executive does not recommended any change in scope, schedule or funding for this project.

**Council staff recommendation:** Concur with the Executive.

12. Council Office Building Garage © 24-25 (P011601) – Source of Funds: \$4,759,000 GO Bonds

FY17 - 22 (\$000s)	6-Year	FY17	FY18	FY19	FY20	FY21	FY22
FY17-22 CE Rec	\$4,600	\$2,143	\$2,399	\$58	\$0	\$0	\$0

The Executive transmitted a supplemental appropriation request and CIP amendment for \$4,759,000 on January 15 after a recent condition assessment identified remedial work needed to address garage deficiencies. The appropriation is needed to fund critical repairs to support the Council Office Building Garage. The Council introduced the appropriation and amendment on February 2 and held a public hearing on February 8, 2016. Action is tentatively scheduled on March 8, 2016. The Executive’s transmittal, a draft resolution, and a project description form are attached at © 21-24.

This project provides for the design and construction of repairs to the Council Office Building Garage (COBG). Repairs include, but are not limited to, concrete deck, structural steel, drains, post-tensioned concrete tendons, curbs, painting of structural steel, and new waterproof membrane. Details of observations and an overall assessment of the physical condition of the Council Office Building Garage are attached at © 26-31.

The study provided three categories of recommendations, which were classified as Immediate, Necessary, and Extended. Immediate repairs are to be performed during the first year of repair and address structural safety and life threatening situations. Necessary repairs include installation of waterproofing membrane, improvements to exterior cladding, isolated repairs, and other improvements. Extended repairs, which were not included in the Executive’s recommendation occur 3-5 years after immediate repairs and include electric lighting improvements, relocation of chiller equipment and structural repairs to the slab beneath, repairs to the stair towers and elevator modernization. Construction of extended repairs are estimated to cost around \$1.3. Full definitions of the repair categories are included in the assessment at © 28-29.

The project will be completed in phases, which will require closing approximately 100 parking spaces for construction. A multi-phase repair approach, though more costly, was recommended in the study given the high usage of the facility and structural framing system. In addition to COB staff, Executive staff state that the COB garage serves as overflow parking for 255 Rockville Pike, 51 Monroe Street, the EOB and Circuit Court. Public parking is also available in the garage. The project is estimated to take 32 months to complete.

**Council staff recommendation:** Concur with the Executive on CIP Amendment and FY16 Supplemental Appropriation to the FY15-20 CIP.

13. Facility Planning: MCG © 32-34 (P508768) – Source of Funds: \$1,560,000 GO Bonds – PDF

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$1,560	\$260	\$260	\$260	\$260	\$260	\$260		
FY17-22 CE Rec	\$1,560			\$260	\$260	\$260	\$260	\$260	\$260
Difference	\$0			\$0	\$0	\$0	\$0	\$0	\$0

This project provides for general government facility planning studies for a variety of projects under consideration in the CIP. The Executive does not recommend any changes in funding. The

schedule has been adjusted to include additional studies and changes. Executive staff provided the following update on current facility planning studies.

<b>FY 15 and FY16</b>	<b>FY17 and FY18</b>	<b>Status</b>
Grey Courthouse	Grey Courthouse	Related permanent parking solution will need development
Silver Spring Library Reuse	Silver Spring Library Reuse	Will serve as home of FOL Used Book Store until Wheaton Library and CRC is complete
Clarksburg Library	Clarksburg Library	In process- M-NCPPC approved a public use dedication as part of the Clarksburg Town Center plan for the future library
Poolesville Depot	Poolesville Depot	<i>Study will begin in FY18</i>
Damascus Depot	Damascus Depot	<i>Study will begin in FY18</i>
Laytonsville Fire Station	X	No longer required
Noyes Library	Noyes Library	In process
Clarksburg Community Recreation and Aquatics Center	Clarksburg Community Recreation and Aquatics Center	POR development will be completed in late FY16 or early FY17
MultiUser Central Warehouse	X	No longer required
Seven Locks Signal Shop Building C	Seven Locks Signal Shop Building C	<i>Study will begin in FY18</i>
Wheaton Health and Human Services Facility	Wheaton Health and Human Services Facility	Needs met through lease consolidations
Emergency Operations Center Relocation	Combined with PSCS	X
Public Safety Communication System (PSCS)	Public Safety Communication System (PSCS)	POR development will be completed in the FY16 or early FY17
Wheaton Arts and Humanities Center	Wheaton Arts and Humanities Center	<i>Study will begin in FY18</i>
	Olney Civic Commons	<i>Study will begin in FY18</i>
	Future Fire Stations	Development is scheduled for FY 18
	White Flint Fire Station	POR complete, awaiting integration with Housing component working with HOC

Executive staff estimate that the Public Safety Communications Center, which was combined with the Emergency Operations Center, and the Clarksburg Community Recreation and Aquatics Center studies will be completed in FY16 or early FY17.

As Councilmember Navarro stated in her October 28, 2015 memo to the County Executive (see © 35-36), “a Facility Planning Study is needed to determine the location and scope of the Olney Civic Center and Town Commons as described in the 2005 Olney Master Plan.” The Olney Civic Commons was added to the schedule for a planning study to begin in FY18. Executive staff state that the first step of the planning process is to hold a community charrette to determine the scope of the POR. The charrette would cost \$25,000. **In order to accelerate this study to FY17, the Committee would need to add \$25,000 to the FY17 Capital Budget.**

Wheaton Studies include a Health and Human Services (HHS) Facility and Arts and Humanities Center. A facility planning study for HHS has been included in the schedule. However, Executive staff provided the following explanation for not moving forward with this study.

*HHS's programmatic space needs originally envisioned as part of a Wheaton HHS Facility were addressed through a combination of investments in current County owned buildings (8818 Georgia Avenue) and consolidated lease space (1401 Rockville Pike). This was done after initial exploration of the Wheaton area revealed that available sites in Wheaton were inadequate and/or unaffordable, and that the cost of a new facility was cost prohibitive. Due to these factors and the limited availability of funds given competing CIP needs (i.e. MCPS, economic development, transportation and other local Wheaton projects such as the Redevelopment and Library/Recreation Center projects) - as well as a favorable leasing market, the option of investing in current County assets through Level of Effort projects and the ESCO project, with some additional lease consolidation, seemed most appropriate to meet HHS' space needs in a timely and cost effective way.*

A study for the Wheaton Arts and Cultural Center is scheduled to begin in FY18. Councilmember Navarro expressed her support for combining a study for a joint Wheaton HHS and Arts and Cultural Center in her October 19, 2015 memo to the County Executive (see © 37). Although a solution has been found for HHS, Councilmember Navarro still supports an Arts and Cultural Center in Wheaton and has recommended the Executive determine if other County services such as a welcome center or recreation programs be co-located in the facility with Planning, Design, and Supervision (PDS) beginning potentially as early as FY22.

**Council staff recommendation:** Concur with the Executive.

14. Old Blair Auditorium Reuse © 38-39 (P361113) – Source of Funds: \$100,000 GO Bonds

FY17 - 22 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22
FY15-20 Approved	\$100	\$0	\$0	\$0	\$0	\$0	\$100	\$0	\$0
FY17-22 CE Rec	\$100			\$0	\$0	\$0	\$0	\$0	\$100
Difference	\$0			\$0	\$0	\$0	-\$100	\$0	\$100

This project is to renovate the Elizabeth Stickley Auditorium in the former Old Blair High School located at 313 Wayne Avenue, at the corner of Wayne Avenue and Dale Drive in Silver Spring, Maryland. This facility currently houses the Silver Spring International Middle School and the Sligo Creek Elementary School. The project will create an auditorium with seating capacity for approximately 750 and four multipurpose classrooms, upgrade all mechanical and theatrical systems in the auditorium as well as meet ADA and other code requirements.

The Executive recommends delaying renovation construction until FY22 due to fiscal affordability. This project was delayed in both the FY13-18 and FY15-20 Approved CIPs. To provide additional background on the project, excerpts from Council staff's March 18, 2014 packet is attached at © 40-45.

A large concern of the delay was due to the potential to lose bond bill funding. However, the Executive's request would still comply with State requirements for the \$600,000 funding match, which has nearly been expended for construction preparation. There was also concern over cost

increases over time and project coordination. The PDF estimates \$11,684,000 beyond FY22 in project costs. Executive staff estimate that the project costs will increase by approximately 3% due to escalation each year for the two-year delay. Construction was to be coordinated with any construction at the Silver Spring International Middle and Sligo Creek Elementary Schools. Neither school has enrollment growth that meets thresholds for an addition.

**Council staff recommendation:** Due to fiscal pressures and competing needs, concur with Executive.

15. Red Brick Courthouse Structural Repairs © 46 – Source of Funds: \$17,644,000 GO Bonds

FY17 - 22 (\$000s)	6-Year	FY17	FY18	FY19	FY20	FY21	FY22
FY17-22 CE Rec	\$17,644	\$0	\$0	\$1,041	\$889	\$9,675	\$6,039

This project, now in Phase II, will provide for a historic rehabilitation of the Courthouse, to accommodate programmatic functions and requirements of current users and to preserve the building exterior and interior. Work will include the replacement of major building systems, modifications to make the facility compliant with the requirements for the ADA, repair for moisture infiltration issues, and repair and replacement of the building exterior, masonry, copper fittings, and roofing. Phase I of this project provided for the rehabilitation of the flooring system in the Red Brick Courthouse. Excerpts from Council staff’s March 18, 2014 packet is attached at © 47-48 to provide additional background on the project.

The Executive does not recommend any changes in total funding from the Approved CIP. PDS is still scheduled to begin in FY19, but construction has been delayed until FY21. **Executive staff should confirm for the Committee that the building is structurally sound, stabilized, and able to withstand a delay in construction.**

All work for this project will have to be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements. Executive staff provided the following information on historic preservation requirements for the site. *There is an interior and exterior easement to the Maryland Historic Trust. The easement requires that any work be submitted and approved (including review of the design) prior to performance of the work. In general, the work must comply with the Secretary of the Interior national standards and guidelines for preserving, rehabilitating, restoring, and reconstructing historic properties.*

**Council staff recommendation:** Concur with the Executive.

16. Rockville Core © 49 (P361702) – Source of Funds: \$23,119,000 in Long-Term Financing

FY17 - 22 (\$000s)	6-Year	FY17	FY18	FY19	FY20	FY21	FY22
FY17-22 CE Rec	\$23,119	\$519	\$656	\$8,559	\$13,296	\$89	\$0

This project provides for the planning, design, and renovation of the Grey Courthouse. The Grey Courthouse work includes renovation of approximately 91,000 GSF (56,000 net square feet) of office space for occupancy by various County departments currently in leased space. Currently the space sits vacant and requires repairs to prevent further deterioration. An Affordable Housing and Childcare Assessment was completed and is attached at © 52-53.

In a January 15, 2016 memo, the Executive outlined his plan to maximize efficient use of County facilities (see © 50-51), including use of the Grey Courthouse and the Wheaton Redevelopment Project for this purpose. This follows a November 2012 study on County Strategic Space Planning. Renovation of the space would move County functions out of leased space. Potentially affected offices and departments include Health and Human Services, Office of Medical Services, Finance, and other County Executive functions. Judicial and court related functions are not being considered for use of this space.

The source of funds for this project is long-term financing which will be realized through lease savings. If the project is approved, the site will be evaluated to see if there are any potential ESCo savings. According to Executive staff, the estimated construction costs are based on a previous space planning study for generic office use in the Grey Courthouse. Construction costs have been escalated to the midpoint of the new construction end date. The renovation costs are the bare minimum to re-occupy the building with County users.

The recommended PDF states that additional parking spaces will be leased until a permanent parking solution can be developed. The Executive staff offered the following additional information on parking.

*Parking spaces are currently leased to fill the needs of 255 Rockville Pike, 51 Monroe, 199 East Montgomery and other buildings. The total number of currently leased spaces will be reduced since many staff will be moving to Wheaton. Other options for parking are under consideration but only in concept at this time. There are no cost estimates to date.*

The building is in the City of Rockville historic district and subject to review by the City's Historic District Commission (HDC). Additionally, the City of Rockville has reinstated the Rockville Core Implementation Committee (see © 54-55), a multi-government collaboration to review and discuss government facilities in Rockville's core, coordinate plans for future development or redevelopment and discuss the expansion of government facilities and land. Council and Executive Staff will serve as members of the group with meetings set to begin in April 2016, which may influence planning for this site and the Red Brick Courthouse.

**Council staff recommendation:** Concur with the Executive's plans to renovate the space for general use. The GO Committee should examine lease costs, potential savings and relocation of County functions more systematically at a future session.

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# County Offices and Improvements

## PROGRAM DESCRIPTION AND OBJECTIVES

The Department of General Services (DGS) Capital Improvements Program supports the planning, design, construction, renovation, and replacement of facilities required by the operating departments of the County government. In addition, the program provides for the scheduled replacement of roofs, internal systems (such as air conditioning), and other components in all buildings owned by the County government.

In addition to general government projects directly under the supervision of DGS, the Department conducts site selection and design/construction coordination for facility-related projects required by other County departments, including Libraries, Recreation, Fire/Rescue, Police, Correction and Rehabilitation, and Transportation. These projects make use of DGS design and construction management expertise and are discussed in sections of the CIP covering the specific programs of the other departments.

The DGS Capital Program continues to reflect an emphasis on systemic replacement programs. Significant expenditures include heating, ventilating, and air conditioning (HVAC) systems, and roof replacement as the two most expensive components of a building. Projects such as Energy Conservation: MCG are an investment in lower operating costs through improved and more efficient lighting and other energy-consuming systems.

In addition to systems replacement and improvement programs, DGS builds, repairs, and renovates structures used by County agencies. When operating departments propose renovations to their buildings (such as libraries or fire stations) for improved operational use, DGS also assesses the condition of the physical plant and building systems. Generally, if a decision is made to renovate a specific facility, all work will be included within the project. If less than a full-scale renovation is needed, then work required for roofs, HVAC, electrical systems, and modifications to comply with the Americans with Disabilities Act will be budgeted within the respective systemic projects.

The Technology Modernization project, administered by the Department of Technology Services provides for the replacement, upgrade, and implementation of Information Technology (IT) initiatives that will ensure ongoing viability of key processes, replace outdated and vulnerable systems, and produce a high return in terms of customer service and accountability. Major new IT systems launched through this project are Enterprise Resource Planning (ERP), 311/Constituent Relationship Management (CRM), related Business Process Review, an Enterprise Integrated Case Management System (EICM) for the department of Health and

Human Services, and the Active Network (ActiveNet) upgrade for Recreation, CUPF, and M-NCPPC.

## HIGHLIGHTS

- Add a new Rockville Core project to provide funding for the renovation of the Grey Courthouse and consolidate County leased space.
- Add a new project to fund the Council Office Building Garage structural repairs.
- Continue to replace aging County building roof systems, parking lots, HVAC and electrical systems, and elevator systems.
- Increase funding for Planned Lifecycle Asset Replacement: MCG to facilitate refreshing aging County facilities.

## PROGRAM CONTACTS

Contact Angela Dizelos of the Department of General Services at 240.777.6028 or Erika Lopez-Finn of the Office of Management and Budget at 240.777.2771 for more information regarding the County Offices and Other Improvements capital budget.

## CAPITAL PROGRAM REVIEW

The recommended FY17-22 CIP for DGS includes 23 capital projects totaling \$310.1 million. This represents a \$41.6 million, or 15.5 percent, increase from the \$268.5 million included in the Amended FY15-20 program. The cost increase is due primarily to the introduction of two new projects, the Rockville Core and the Council Office Building Garage, slippage in the Public Safety System Modernization project, and project cost increases for level of effort projects.

## SMART GROWTH INITIATIVE

The Recommended FY17-22 Capital Improvements Program includes the following project, totaling \$7.9 million that is a component of the County Executive's Smart Growth Initiative:

- Montgomery County Radio Shop Relocation — No. 360902: This ongoing project provides for the relocation of the facility at 16551 Crabbs Branch Way.

# ALARF: MCG (P316222)

Category General Government  
 Sub Category Other General Government  
 Administering Agency Management and Budget (AAGE14)  
 Planning Area Countywide

Date Last Modified 4/21/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	1	1	0	0	0	0	0	0	0	0	0
Land	44,531	4,447	16,084	24,000	4,000	4,000	4,000	4,000	4,000	4,000	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>44,532</b>	<b>4,448</b>	<b>16,084</b>	<b>24,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
Revolving Fund - G.O. Bonds	44,532	4,448	16,084	24,000	4,000	4,000	4,000	4,000	4,000	4,000	0
<b>Total</b>	<b>44,532</b>	<b>4,448</b>	<b>16,084</b>	<b>24,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		12,532
Expenditure / Encumbrances		4,448
Unencumbered Balance		8,084

Date First Appropriation	FY 62	
First Cost Estimate		
Current Scope	FY 17	44,532
Last FY's Cost Estimate		36,532
Partial Closeout Thru		0
New Partial Closeout		0
Total Partial Closeout		0

### Description

The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital project and facility programs in the County. Acquisition of land in advance of actual construction saves money in the face of rising land prices and enables suitable locations for libraries, fire stations, and similar facilities to be secured before development eliminates choice and forces acceptance of a less accessible or desirable site. The revolving fund works in the following way: the unencumbered revolving appropriation balance in the fund is used to purchase land for various public facilities which are either approved in the capital program or which appear in adopted area master plans. Later, the Fund is reimbursed by appropriations to the specific facility project accounts; then, the associated expenditures are transferred from the ALARF project to the facility project, thereby freeing up the appropriation for future expenditures. The reimbursement is desirable for accounting purposes in order to make the cost of the site clearly a part of the total cost of a specific project. Reimbursement also maintains the balance in the revolving fund. A number of such reimbursements are scheduled in this capital program. Cost estimates are not given for possible acquisitions since any estimates would be speculative. Immediately prior to initiating acquisition proceedings on any site, independent professional appraisals are prepared. When projected land costs appear to be considerably greater than anticipated, consultation with the County Council is useful. In the event the County Executive proceeds with advance land acquisition in years before those shown on project description forms, consultation with Council would be useful. The cumulative appropriation is the amount of the revolving fund, as well as certain special appropriations to this project as described below. Costs shown for prior years include the land acquisition reimbursable to the fund and other charges incurred in site selection, such as appraisal, legal costs, and other required actions. Also displayed are expenditures associated with special appropriations, not to be reimbursed. The nonreimbursable amounts are considered sunk costs. Expenditures portrayed above in FY17-22 are for fiscal planning purposes only and represent land acquisition not shown on applicable individual CIP project description forms in order to preserve confidentiality of estimates and negotiations with landowners. ALARF acquisitions are typically reimbursed by appropriations from projects with various revenue sources.

### Other

Expenditures to buy land using ALARF appropriations made after October 5, 1998, must be reimbursed to the Fund. If the County does not intend to reimburse the Fund, then the land cannot be purchased from the Fund's appropriation and must be purchased in a separate project. This restriction does not apply to land already purchased. To ensure that the County does not lose the opportunity to acquire sites for future projects, the Council encourages the Executive to acquire more sites and to acquire sites earlier than previously assumed. The Council also urges the County Executive to work with Maryland-National Capital Park and Planning Commission staff to review future facility needs in master plans and department strategic plans to identify sites beyond those for projects in facility planning and the current CIP for acquisition. If more sites are acquired, the existing balance may not be sufficient, and the Council encourages the Executive to recommend a supplemental appropriation if necessary.

### Fiscal Note

## ALARF: MCG (P316222)

Expenditures and resources for Silver Spring ALARF (as part of the Silver Spring Redevelopment Project) previously shown here have been closed out.

### **Disclosures**

Expenditures will continue indefinitely.

### **Coordination**

Department of General Services, Other Departments, Office of Management and Budget, Department of Finance

# Asbestos Abatement: MCG (P508728)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	149	41	0	108	18	18	18	18	18	18	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	29	0	29	0	0	0	0	0	0	0	0
Construction	696	65	139	492	82	82	82	82	82	82	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>874</b>	<b>106</b>	<b>168</b>	<b>600</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>0</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	874	106	168	600	100	100	100	100	100	100	0
<b>Total</b>	<b>874</b>	<b>106</b>	<b>168</b>	<b>600</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	100
Appropriation Request Est.	FY 18	100
Supplemental Appropriation Request		0
Transfer		0
<b>Cumulative Appropriation</b>		<b>274</b>
<b>Expenditure / Encumbrances</b>		<b>172</b>
<b>Unencumbered Balance</b>		<b>102</b>

Date First Appropriation	FY 96
First Cost Estimate	
Current Scope	FY 17 874
Last FY's Cost Estimate	834
Partial Closeout Thru	7,512
New Partial Closeout	106
<b>Total Partial Closeout</b>	<b>7,618</b>

### Description

This project provides for the identification, management, control, and if required, removal of asbestos containing materials (ACM) from County facilities. Also included are costs associated with the removal of these materials, such as material replacement and facility repairs, when required. This project also provides for the removal of other environmental hazards such as lead based paint.

### Cost Change

Increase is due to the addition of FY21 and FY22 to this ongoing project and is partially offset by the capitalization of prior expenditures.

### Justification

Asbestos containing materials which have become damaged, or may be disturbed during building renovation or demolition, must be removed or abated. If these materials are not removed, they may become friable, releasing asbestos fibers into the air. Inhaled asbestos fibers may cause health impairments, such as asbestosis, lung, and other types of cancers. Therefore, removing the asbestos containing materials prior to a renovation eliminates the release of asbestos fibers into the building ventilation system and inhalation of asbestos fibers by building occupants or renovation contractors. Neither contractors nor workers will perform renovations until asbestos is removed because of the health risk to the workers and the associated liability risk to the contractors. Asbestos and other hazardous materials abatement is performed only by specialty contractors, donning protective clothing and respiratory protection. Asbestos abatement workers are also required to attend specialized training and follow decontamination procedures. The asbestos removal must be performed within an isolated airtight plastic containment vessel, under negative air pressure, as required by Federal and State regulation. Estimated project costs reflect these requirements and removal procedures. The primary targets of this project are County-owned facilities constructed prior to 1978. Bulk material samples and air samples are taken to verify that removal actions are in compliance with regulatory guidelines. Asbestos Abatement is currently also being included in stand-alone renovation projects and in the roof replacement project for County Government. The asbestos survey of County facilities, conducted in FY88, is the basis of the current work program. Revisions to this work plan are made based on periodic ACM inspection, in support of facility renovation, or in response to any unidentified ACM which may be encountered in the course of a maintenance activity.

### Disclosures

Expenditures will continue indefinitely.

### Coordination

Department of General Services, PLAR: Planned Lifecycle Asset Replacement

# Americans with Disabilities Act (ADA): Compliance (P361107)

Category General Government  
 Sub Category County Offices and Other Improvements  
 Administering Agency General Services (AAGE29)  
 Planning Area Countywide

Date Last Modified 11/17/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	7,721	3,298	223	4,200	700	700	700	700	700	700	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	17,867	1,978	4,489	11,400	1,900	1,900	1,900	1,900	1,900	1,900	0
Construction	14,788	537	3,151	11,100	1,850	1,850	1,850	1,850	1,850	1,850	0
Other	624	274	50	300	50	50	50	50	50	50	0
<b>Total</b>	<b>41,000</b>	<b>6,087</b>	<b>7,913</b>	<b>27,000</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>0</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
Current Revenue: General	5,500	0	2,500	3,000	500	500	500	500	500	500	0
G.O. Bonds	31,254	1,841	5,413	24,000	4,000	4,000	4,000	4,000	4,000	4,000	0
PAYGO	4,246	4,246	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>41,000</b>	<b>6,087</b>	<b>7,913</b>	<b>27,000</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	3,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		20,000
Expenditure / Encumbrances		8,055
Unencumbered Balance		11,945

Date First Appropriation	FY 11
First Cost Estimate	
Current Scope	FY 17 41,000
Last FY's Cost Estimate	38,000
Partial Closeout Thru	0
New Partial Closeout	0
Total Partial Closeout	0

### Description

This program provides for an on-going comprehensive effort to ensure that County buildings and other facilities are built and maintained in compliance with Title II of the Americans with Disabilities Act (ADA) and the ADA 2010 Standards for Accessible Design (2010 Standards). This program includes both the correction of deficiencies identified by the United States Department of Justice (DOJ) during its proactive Project Civic Access (PCA) assessment of County facilities, an assessment by the County of all County government buildings and facilities not included in the PCA assessment and remediation of any deficiencies identified by those assessments. The program also includes policy development, advanced technical training for County architects and engineers to ensure that ADA compliance and accessibility are incorporated throughout the County's planning, staff training, design and construction process in order to ensure that County facilities are fully compliant with Title II of the ADA. In September 2010 revised Title II ADA regulations, including the 2010 Standards, were issued by DOJ. The new 2010 Standards include revisions to the 1991 ADA Accessibility Guideline (ADAAG) standards and supplemental standards for features not addressed in the 1991 ADAAG including pools, recreation facilities, ball fields, locker rooms, exercise rooms, picnic areas, golf courses, playgrounds and residential housing. The Title II ADA regulations require jurisdictions to proactively address the supplemental standards by bringing all features addressed in the supplemental standards into compliance with the 2010 Standards.

### Estimated Schedule

FY17: 14701 Avery Road, Conference Center, Kennedy Shriver Aquatic Center, Upcounty Regional Service Center, Silver Spring HHS 8800 Georgia Avenue, 14705 Avery Road, MLK Swim Center, Olney Swim Center, Strathmore Arts Center. FY18: 1301 Piccard Drive, Strathmore Music Hall, TESS Community Center, Silver Spring FS#1, Long Branch Library, Avery Road Treatment Center, Clara Barton Community Center, Montgomery Works, Long Branch Pool, Council Office Building, Executive Office Building, Red Brick Court House, Kensington FS#25.

### Cost Change

Adjust schedule to reflect current spending levels and add FY21 and FY22.

### Justification

## Americans with Disabilities Act (ADA): Compliance (P361107)

Montgomery County was selected by DOJ for a Project Civic Access review in 2006. Project Civic Access is a proactive, ongoing initiative of the Disability Rights Section (DRS) of the DOJ Civil Rights Division to ensure ADA compliance in local and state governments throughout the country. DOJ has completed reviews and signed settlement agreements with over 150 jurisdictions to date. DOJ has inspected approximately 112 County government buildings and facilities. In addition, they have inspected polling places, ballfields, golf courses, and local parks. Montgomery County signed a legally binding settlement agreement to address the findings in August, 2011. MNCPPC was a co-signer of the Agreement. The Agreement requires the County to remediate all problems identified by DOJ within a negotiated timeline and to survey all remaining buildings, facilities and programs not surveyed by DOJ. Programs and facilities must be surveyed within a three year time frame, with approximately 80 completed each year. The County is required to send a report of its findings to DOJ each year with a proposed remediation plan and timeline.

### **Disclosures**

Expenditures will continue indefinitely.

### **Coordination**

United States Department of Justice, Department of Health and Human Services, Department of Transportation, County Attorney's Office, Montgomery County Public Schools, Revenue Authority, Maryland-National Capital Park and Planning Commission, Department of General Services, Montgomery County Public Schools

# Energy Conservation: MCG (P507834)

Category General Government  
 Sub Category County Offices and Other Improvements  
 Administering Agency General Services (AAGE29)  
 Planning Area Countywide

Date Last Modified 11/17/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Ongoing

Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	289	23	68	198	33	33	33	33	33	33	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	35	0	35	0	0	0	0	0	0	0	0
Construction	1,239	0	537	702	117	117	117	117	117	117	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,563</b>	<b>23</b>	<b>640</b>	<b>900</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

Current Revenue: General	4	0	4	0	0	0	0	0	0	0	0
G.O. Bonds	1,559	23	636	900	150	150	150	150	150	150	0
<b>Total</b>	<b>1,563</b>	<b>23</b>	<b>640</b>	<b>900</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000s)

Energy				-242	-42	-40	-40	-40	-40	-40
<b>Net Impact</b>				<b>-242</b>	<b>-42</b>	<b>-40</b>	<b>-40</b>	<b>-40</b>	<b>-40</b>	<b>-40</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	150
Appropriation Request Est.	FY 18	150
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		663
Expenditure / Encumbrances		236
Unencumbered Balance		427

Date First Appropriation	FY 78
First Cost Estimate	
Current Scope	FY 17 1,563
Last FY's Cost Estimate	1,310
Partial Closeout Thru	10,723
New Partial Closeout	23
Total Partial Closeout	10,746

### Description

The project supports efforts yielding rapid financial returns to the County or substantial progress towards established environmental goals, such as energy savings, renewable energy installations, greenhouse gas reductions, waste diversion. The County conducted energy assessments and other analysis to identify resource and cost savings opportunities in County facilities that will inform project scheduling. In addition, the County is preparing a comprehensive sustainability plan with specific programs and actions to reduce the environmental footprint of County operations and reduce costs. This project will provide funds to target rapid return on investment energy conservation projects; provide ancillary funds to support the installation of solar photovoltaic systems on County facilities; augment other energy conservation projects (e.g., funding incremental costs of higher efficiency equipment); support energy and sustainability master planning for County facilities and operations; leverage federal, state, local grant funding; and provide funds to leverage public private partnerships and third party resources.

### Estimated Schedule

FY17: Potomac Library control upgrades. FY18: Little Falls Library control upgrades.

### Cost Change

Increase due to funding for FY21-22.

### Justification

This program is integral to the County's cost-containment efforts. Generally, projects will pay for themselves in one to ten years, with short payback initiatives being targeted to reduce pressure on the FY17 and FY18 budgets. The program also funds incremental costs in staff, planning, contractor support, analytics and other efforts to allow the County's overall energy and sustainability projects to be more impactful. The program is necessary to fulfill the mandate of the County's building energy design standards (8-14a), Council Bill 2-14 Energy Performance Benchmarking, Council Bill 5-14 Social Cost of Carbon, Council Bill 6-14 Office of Sustainability, and Council Bill 8-14 Renewable Energy Technology. Significant reductions in energy consumption, greenhouse gas emissions, solid waste, water consumption, and maintenance are expected.

### Fiscal Note

In FY15, \$300,000 in GO Bonds was transferred to Energy Conservation:MCG (507834) from Silver Spring Civic Building-#159921 (\$118,000), 1301 Piccard Loading Dock-#361205 (\$64,000), Germantown Library Reuse- #500710 (\$51,000), and Montgomery County Government Complex-#360901 (\$67,000)

### Disclosures

Expenditures will continue indefinitely.

# Energy Conservation: MCG (P507834)

## **Coordination**

Energy Conservation Work Program - Energy Star Upgrades, Department of General Services, Department of Environmental Protection

# Energy Systems Modernization (P361302)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	6,400	153	4,447	1,800	300	300	300	300	300	300	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	95,999	4,193	31,806	60,000	10,000	10,000	10,000	10,000	10,000	10,000	0
Other	1	1	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>102,400</b>	<b>4,347</b>	<b>36,253</b>	<b>61,800</b>	<b>10,300</b>	<b>10,300</b>	<b>10,300</b>	<b>10,300</b>	<b>10,300</b>	<b>10,300</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	2,400	39	561	1,800	300	300	300	300	300	300	0
Long-Term Financing	100,000	4,308	35,692	60,000	10,000	10,000	10,000	10,000	10,000	10,000	0
<b>Total</b>	<b>102,400</b>	<b>4,347</b>	<b>36,253</b>	<b>61,800</b>	<b>10,300</b>	<b>10,300</b>	<b>10,300</b>	<b>10,300</b>	<b>10,300</b>	<b>10,300</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	10,300
Appropriation Request Est.	FY 18	10,300
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		40,600
Expenditure / Encumbrances		4,407
Unencumbered Balance		36,193

Date First Appropriation	FY 13
First Cost Estimate	
Current Scope	FY 17 102,400
Last FY's Cost Estimate	81,800

#### Description

This project provides a means to implement energy savings performance contracting as a mechanism to reduce the County's energy usage and perform strategic facility upgrades with significantly reduced capital costs. These contracts performed by Energy Services Companies (ESCOs) have been used extensively by the federal government and other state and local jurisdictions to accomplish energy saving retrofits in a variety of facility applications. For each facility proposed, a unique prescriptive energy conservation analysis (audit) is conducted. Savings are associated with each element (energy conservation measure) of the analysis. Ultimately, the compilation of the measures defines the project. Third party funding (bonds or commercial loans) covers the cost of the contract. A key feature of Energy Savings Performance Contracts (ESPC) is that no General Obligation (G.O.) bonds are required for the contract and construction costs. A financing mechanism is initiated to cover the cost of the contract and the repayment of the debt is guaranteed through the energy savings. G.O. Bonds are required to cover associated staffing costs.

#### Cost Change

Increase due to funding for FY21-22.

#### Justification

Implementation of this project is consistent with the County's continuing objective to accomplish environmentally friendly initiatives as well as limit the level of G.O. Bonds. The ultimate objective of the individual building projects is to permanently lower the County's energy usage, reduce its carbon footprint and save considerable operating expenses.

#### Other

The proposals outlined in this program are developed in conjunction with the Department of General Services, the Department of Finance, and the Office of Management and Budget. Financial consultants will be employed to advise and guide the financial decisions. Projects will be implemented based on the potential for energy savings as well as operational and infrastructure upgrades.

#### Coordination

Department of General Services, Department of Finance, Office of Management and Budget

# Environmental Compliance: MCG (P500918)

Category General Government  
 Sub Category County Offices and Other Improvements  
 Administering Agency General Services (AAGE29)  
 Planning Area Countywide

Date Last Modified 11/17/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	3,520	1,302	720	1,498	247	251	250	250	250	250	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	675	675	0	0	0	0	0	0	0	0	0
Construction	12,455	4,066	1,489	6,900	1,150	1,150	1,150	1,150	1,150	1,150	0
Other	2,393	2,393	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>19,043</b>	<b>8,436</b>	<b>2,209</b>	<b>8,398</b>	<b>1,397</b>	<b>1,401</b>	<b>1,400</b>	<b>1,400</b>	<b>1,400</b>	<b>1,400</b>	<b>0</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	18,913	8,436	2,079	8,398	1,397	1,401	1,400	1,400	1,400	1,400	0
Water Quality Protection Charge	130	0	130	0	0	0	0	0	0	0	0
<b>Total</b>	<b>19,043</b>	<b>8,436</b>	<b>2,209</b>	<b>8,398</b>	<b>1,397</b>	<b>1,401</b>	<b>1,400</b>	<b>1,400</b>	<b>1,400</b>	<b>1,400</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	1,397
Appropriation Request Est.	FY 18	1,401
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		10,645
Expenditure / Encumbrances		8,701
Unencumbered Balance		1,944

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 17 19,043
Last FY's Cost Estimate	16,243

### Description

This project develops and implements plans for the prevention of pollution and the abatement and containment of potential pollution sources at County facilities - including the Department of Transportation, the Department of General Services depots and maintenance shops - as well as other county facilities and offices. This project provides for the design and construction of structural covered areas to ensure appropriate storage of hazardous materials and potential pollution sources at County depots. Work will also include replacement of the salt barns at County depots and addressing environmental compliance issues of Underground Storage Tanks (USTs) and associated piping at County facilities.

### Estimated Schedule

FY16 & 17: Petroleum storage tank upgrades/replacements: Kensington Fire Station (FS) #25; Glen Echo FS#11; and Damascus FS#13; Silver Spring Depot, bus fueling. Vehicle refueling stations Stormwater pollution prevention: update facility plans; implementation of best management practices. Construction of covered storage areas for bulk vehicles and materials: Silver Spring, Poolesville, and Damascus depots.

### Cost Change

Funding increase due to addition of FY21 and FY22.

### Justification

This project is supported by the Pollution Prevention Plan (P2) for County facilities and the Storm Water Pollution Prevention Plans (SWPPP) for County facilities to comply with aspects of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI). Each of the County maintenance facilities must implement appropriate pollution prevention techniques to reduce contamination of stormwater runoff. Covered areas are required under the NPDES for all hazardous products and liquid drums that are stored outside to avoid the potential of drum deterioration, leakage and/or runoff contamination. Structural improvements of covered areas and salt barn structures are scheduled at the Silver Spring, Poolesville, and Bethesda Depots. This project also includes efforts to address environmental compliance issues of UST's and associated piping at County facilities.

### Coordination

Department of General Services, Department of Transportation, Department of Permitting Services, Department of Environmental Protection, Maryland Department of the Environment

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Capital Project	Major Element	Notes	Acceptable Life Span (Years)	Inventory	Units	How much/many should be replaced annually	Average Cost	Acceptable Annual Replacement Cost	CIP			Backlog	Criticality Rating
2										FY16 Approved	FY17 Request	Future Funding Level		
3	<b>Montgomery County Government</b>													
4	<b>Infrastructure Maintenance: Capital Improvements Program</b>													
5	HVAC/Elec Replacement: MCG	HVAC & Electrical Systems	\$15K for HVAC; \$5K for electric system	20	5,400	systems	270	\$20,000	\$5,400,000	\$1,150,000	\$2,250,000	\$9,000,000	\$63,750,000	5
6	PLAR: MCG		PLAR total	Varies 20-50	9,506,000	sq. ft.	316500	\$45	\$14,242,500	\$750,000	\$1,500,000	\$4,680,000	\$67,462,500	4
7	Resurfacing Parking Lots: MCG	Asphalt lots and drainage		20	150	lots	6	\$150,000	\$900,000	\$650,000	\$650,000	\$2,600,000	\$3,250,000	4
8	Roof Replacement: MCG	Roofing Systems	Roof condition survey completed in FY05	20	250	roofs	12	\$375,000	\$4,500,000	\$2,240,000	\$2,240,000	\$8,960,000	\$11,300,000	5
12	Elevator Modernization	Elevator Systems, Lifts, Escalators		20	120	elevators	6	\$300,000	\$1,800,000	\$1,000,000	\$1,000,000	\$4,000,000	\$4,800,000	4
13	Life Safety Systems: MCG	Life Safety Systems		15	125	systems	8	\$100,000	\$800,000	\$625,000	\$625,000	\$625,000	\$175,000	5

# Elevator Modernization (P509923)

Category General Government  
 Sub Category County Offices and Other Improvements  
 Administering Agency General Services (AAGE29)  
 Planning Area Countywide

Date Last Modified 11/17/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	2,968	1,895	173	900	150	150	150	150	150	150	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	365	365	0	0	0	0	0	0	0	0	0
Construction	14,193	3,768	5,325	5,100	850	850	850	850	850	850	0
Other	128	128	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>17,654</b>	<b>6,156</b>	<b>5,498</b>	<b>6,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>

	Total	FY15	FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	17,654	6,156	5,498	6,000	1,000	1,000	1,000	1,000	1,000	1,000	0
<b>Total</b>	<b>17,654</b>	<b>6,156</b>	<b>5,498</b>	<b>6,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	1,000
Appropriation Request Est.	FY 18	1,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		11,654
Expenditure / Encumbrances		6,341
Unencumbered Balance		5,313

Date First Appropriation	FY 99	
First Cost Estimate		
Current Scope	FY 17	17,654
Last FY's Cost Estimate		15,654
Partial Closeout Thru		0
New Partial Closeout		0
Total Partial Closeout		0

#### Description

This project provides for the orderly replacement/renovation of aging and outdated elevator systems in County-owned buildings. This project also includes periodic condition assessments of elevator systems in County buildings.

#### Estimated Schedule

FY17: Long Wood Community Center, Public Safety Headquarters, Police Evidence Lift and Dock Lift. FY18: Montgomery County Detention Center, Strathmore Mansion.

#### Cost Change

Increase is due to the addition of FY21 and FY22 to this ongoing project.

#### Justification

Many elevator systems in County buildings are inefficient, outdated, and beyond economic repair. The useful life of heavy use equipment (hoist, machine motor generation set, governor, controls, car safety devices, door operator, rails, air conditioning pump units, car buffers, door hardware, etc.) has been exhausted. The existing maintenance program is only capable of keeping the elevator operational, since spare parts are not always readily available in the market, resulting in increased shut down time, greater energy consumption, and higher maintenance costs. Renovation/replacement of aging and outdated elevator systems improves reliability, energy conservation, safety, and code compliance. Facility condition assessments of 73 County facilities, completed by a consultant in FY05, FY06, and FY07, have been used to prioritize the six-year program. The March 2010 Report of the Infrastructure Maintenance Task Force, identified an annual level of effort for elevator modernization based on a 25-year lifespan.

#### Disclosures

Expenditures will continue indefinitely.

#### Coordination

Departments affected by Elevator Modernization projects, Department of General Services

## Life Safety Systems: MCG (P509970)

Category General Government  
 Sub Category County Offices and Other Improvements  
 Administering Agency General Services (AAGE29)  
 Planning Area Countywide

Date Last Modified 11/17/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	1,626	887	319	420	70	70	70	70	70	70	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	886	886	0	0	0	0	0	0	0	0	0
Construction	7,021	1,720	1,971	3,330	555	555	555	555	555	555	0
Other	905	905	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10,438</b>	<b>4,398</b>	<b>2,290</b>	<b>3,750</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>0</b>

<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	10,438	4,398	2,290	3,750	625	625	625	625	625	625	0
<b>Total</b>	<b>10,438</b>	<b>4,398</b>	<b>2,290</b>	<b>3,750</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	625
Appropriation Request Est.	FY 18	625
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,688
Expenditure / Encumbrances		4,765
Unencumbered Balance		1,923

Date First Appropriation	FY 99	
First Cost Estimate		
Current Scope	FY 17	10,438
Last FY's Cost Estimate		9,188
Partial Closeout Thru		0
New Partial Closeout		0
Total Partial Closeout		0

#### Description

This project provides funding for installation of modern life safety systems to protect the County's facilities and to protect buildings in the event of fire emergencies. Implementation of this project will help to minimize the dangers to life from fire, including smoke and fumes. The scope of the project encompasses fire alarms with voice addressable capabilities, sprinklers for fire suppression, fire and smoke detection, smoke control systems, and emergency generators.

#### Estimated Schedule

FY17: Montgomery County Detention Center, Public Safety Communications Center, Sign Shop, Potomac Community RC, Martin Luther King Jr Swim Center. FY18: Signal Shop, Damascus Library, Red Brick Court House, Twinbrook Library, White Oak Library, Jane Lawton Community Center, Strathmore Mansion.

#### Cost Change

Cost increases is due to addition of FY21-22 expenditures.

#### Justification

Numerous existing facilities are in need of modern, basic life safety systems. In many older facilities, there are no emergency generators, fire alarms or sprinklers. Emergency generators are critical to support fire alarms and fire pumps during power outages. Some facilities are 24-hour residential facilities. In case of fire, there could be a significant potential exposure to loss of life and property. Most of the facilities do not meet code and have outdated fire alarm systems for which spare parts are no longer available and which can no longer be kept in reliable operation. Many of these County facilities were built years ago, and thus, were grandfathered under the fire code since the occupancy category has not changed. The outdated systems need to be replaced and upgraded to provide improved protection to County employees and County properties. "The Third Report of the Infrastructure Maintenance Task Force (March 2010)," identified an annual level of effort for life safety systems based on a 25-year lifespan.

#### Disclosures

Expenditures will continue indefinitely.

#### Coordination

Departments affected by Life Safety Systems projects, Department of General Services

# Resurfacing Parking Lots: MCG (P509914)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	1,215	1,035	0	180	30	30	30	30	30	30	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	278	278	0	0	0	0	0	0	0	0	0
Construction	9,904	3,115	3,069	3,720	620	620	620	620	620	620	0
Other	58	58	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>11,455</b>	<b>4,486</b>	<b>3,069</b>	<b>3,900</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
Department of Liquor Control Fund	157	92	65	0	0	0	0	0	0	0	0
G.O. Bonds	11,298	4,394	3,004	3,900	650	650	650	650	650	650	0
<b>Total</b>	<b>11,455</b>	<b>4,486</b>	<b>3,069</b>	<b>3,900</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	650
Appropriation Request Est.	FY 18	650
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,555
Expenditure / Encumbrances		4,636
Unencumbered Balance		2,919

Date First Appropriation	FY 99
First Cost Estimate	
Current Scope	FY 17 11,455
Last FY's Cost Estimate	10,155
Partial Closeout Thru	0
New Partial Closeout	0
Total Partial Closeout	0

#### Description

This project provides for the design and major rehabilitation of existing asphalt parking lots and associated drainage structures. Work includes milling and re-paving, full depth reconstruction of failed areas, and re-establishing positive drainage.

#### Estimated Schedule

FY17: Major repairs and resurfacing at several libraries. FY18: McDonald Knolls; Police stations, 8188 Georgia Avenue.

#### Cost Change

Increase is due to the addition of FY21 and FY22 to this ongoing project and is partially offset by the capitalization of prior expenditures.

#### Justification

The age and condition of paved surfaces (primarily parking lots) at County facilities creates the need for this project. The deterioration of bituminous pavement occurs because of bitumen evaporation, infiltration of moisture, exposure to the environment, and disintegration due to salt and other compounds used during the winter. The maintenance and repair of paved surfaces is managed through the County's facilities maintenance program. A facility planning approach to major repair and resurfacing of paved surfaces has established a validated inventory of paved surfaces requiring major work; allowed for systematic planning and execution to eliminate the inventory of major work; and begun to arrest the continuing deterioration of paved surfaces, preventing more costly total reconstruction. This project implements an annual major repair and resurfacing program for paved surfaces as they reach the end of their useful life. The March 2010 Report of the Infrastructure Maintenance Task Force, identified an annual level of effort for parking lot resurfacing based on an average 20 year life for parking lots.

#### Disclosures

Expenditures will continue indefinitely.

#### Coordination

Department of General Services, Departments affected by resurfacing projects

# Building Envelope Repair (P361501)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	156	16	20	120	20	20	20	20	20	20	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	8,009	0	2,129	5,880	980	980	980	980	980	980	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8,165</b>	<b>16</b>	<b>2,149</b>	<b>6,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	8,165	16	2,149	6,000	1,000	1,000	1,000	1,000	1,000	1,000	0
<b>Total</b>	<b>8,165</b>	<b>16</b>	<b>2,149</b>	<b>6,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	1,000
Appropriation Request Est.	FY 18	1,000
Supplemental Appropriation Request		0
Transfer		0
<b>Cumulative Appropriation</b>		<b>2,165</b>
<b>Expenditure / Encumbrances</b>		<b>16</b>
<b>Unencumbered Balance</b>		<b>2,149</b>

Date First Appropriation	FY 15	
First Cost Estimate		
Current Scope	FY 17	8,165
Last FY's Cost Estimate		6,165
Partial Closeout Thru		0
New Partial Closeout		0
Total Partial Closeout		0

#### Description

This level of effort project is needed to maintain the County's building infrastructure. This project funds the wholesale replacement of aged and outdated building envelope systems including the replacement of windows, exterior doors, siding, exterior walls, and weatherproofing. While the Planned Lifecycle Asset Replacement (PLAR) CIP project provides for incidental building envelope replacements, this project provides for a systematic wholesale replacement to maintain the building envelope, protect the building integrity, and allow for continued full and efficient use of County buildings.

#### Estimated Schedule

FY17: Colesville Health Center windows, Pre-Release Center entry doors. FY18: 401 Hungerford Drive, 1301 Piccard Drive glass "sun rooms".

#### Cost Change

Increase is due to addition of FY21-22.

#### Justification

Window replacements, siding replacements, and exterior door replacements are critical to protect the life of a facility. Windows and doors can eliminate drafts to improve both comfort and energy efficiency. Siding protects the facility by eliminating potential leaks that can lead to damage of other facility components as well as creating health issues such as mold growth.

#### Other

Building envelope repairs have been neglected for many years. Many facilities still have single and/or double pane glass and are poorly sealed, leading to energy loss. Many exterior metal doors are rusted and frequently fail to close and latch which creates a safety hazard. Renovations will address leaks around windows and doors and will provide improved energy efficiency.

#### Disclosures

Expenditures will continue indefinitely.

#### Coordination

Department of General Services, Departments affected by building envelope repair projects

# HVAC/Elec Replacement: MCG (P508941)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	2,001	176	475	1,350	225	225	225	225	225	225	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,208	1,208	0	0	0	0	0	0	0	0	0
Construction	7,422	97	1,775	5,550	925	925	925	925	925	925	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10,631</b>	<b>1,481</b>	<b>2,250</b>	<b>6,900</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	10,631	1,481	2,250	6,900	1,150	1,150	1,150	1,150	1,150	1,150	0
<b>Total</b>	<b>10,631</b>	<b>1,481</b>	<b>2,250</b>	<b>6,900</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>OPERATING BUDGET IMPACT (\$000s)</b>											
Energy				-561	-51	-68	-85	-102	-119	-136	
<b>Net Impact</b>				<b>-561</b>	<b>-51</b>	<b>-68</b>	<b>-85</b>	<b>-102</b>	<b>-119</b>	<b>-136</b>	

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	1,150
Appropriation Request Est.	FY 18	1,150
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,746
Expenditure / Encumbrances		1,979
Unencumbered Balance		1,767

Date First Appropriation	FY 96
First Cost Estimate	
Current Scope	FY 17 10,631
Last FY's Cost Estimate	9,781
Partial Closeout Thru	23,638
New Partial Closeout	1,481
Total Partial Closeout	25,119

### 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 (DGS) currently oversees, monitors and provides services for operation of the mechanical, electrical and fire protection systems of 250 County facilities with approximately 12 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; electrical service upgrades.

### Estimated Schedule

FY17: Grey Brick Courthouse boilers, MCCF boilers, Strathmore Mansion chillers, Shady Grove Kidstop Furnaces and A/C, Holiday Park Senior Center HVAC equipment replacements, PSHQ air handler and control upgrades. FY18: MCCF boilers, ECC upgrade data center HVAC, AFI Theater HVAC upgrades, Olney Pool HVAC replacement.

### Cost Change

Increase due to the addition of FY21 and FY22 to this ongoing 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 which improves indoor air quality. It conserves energy and saves resources. 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. Occupational Safety and Health Administration (OSHA) has issued proposed rules for providing quality of indoor air in the work place (OSHA 29 CFR parts 1910, 1915, and 1926). The rules require indoor air quality (IAQ) 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 six-year program. The March 2010 Report of the Infrastructure Maintenance Task Force, identified an annual level of effort for HVAC/electrical replacement based on a 25 year life span.

### Disclosures

Expenditures will continue indefinitely.

### Coordination

Department of General Services, Departments affected by HVAC projects

16

# Planned Lifecycle Asset Replacement: MCG (P509514)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	1,088	528	0	560	120	120	80	80	80	80	0
Land	15	15	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	368	368	0	0	0	0	0	0	0	0	0
Construction	10,435	431	2,564	7,440	1,380	1,380	1,170	1,170	1,170	1,170	0
Other	9	9	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>11,915</b>	<b>1,351</b>	<b>2,564</b>	<b>8,000</b>	<b>1,500</b>	<b>1,500</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	10,564	0	2,564	8,000	1,500	1,500	1,250	1,250	1,250	1,250	0
PAYGO	1,351	1,351	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>11,915</b>	<b>1,351</b>	<b>2,564</b>	<b>8,000</b>	<b>1,500</b>	<b>1,500</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>1,250</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	1,500
Appropriation Request Est.	FY 18	1,500
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,915
Expenditure / Encumbrances		1,743
Unencumbered Balance		2,172

Date First Appropriation	FY 95
First Cost Estimate	
Current Scope	FY 17 11,915
Last FY's Cost Estimate	8,587
Partial Closeout Thru	12,956
New Partial Closeout	1,351
Total Partial Closeout	14,307

#### Description

This project provides for a comprehensive lifecycle replacement program to protect the County's investment in facilities and to sustain efficient and reliable facility operation. The project is targeted at slowing the deterioration of key facility and site components based on an inventory of their age and condition. The project includes: mechanical/plumbing equipment; lighting system replacement not covered under the Energy Conservation CIP program; and reconstruction of sidewalks and curbs adjacent to County facilities. The scope of this project parallels approved CIP projects of Montgomery County Public Schools, Montgomery College, and the Maryland-National Capital Park and Planning Commission.

#### Estimated Schedule

FY17: Refresh project (1301 Piccard Drive), Pre-Release Center interior fire doors, PSHQ backflow prevention, Building condition assessment CIP all properties. FY18: Refresh project 8818 Georgia Avenue, Grease interceptors MCDC, Building condition assessment CIP all properties.

#### Cost Change

Increase is due to the addition of FY21 and FY22 to this ongoing project.

#### Justification

The County currently has a significant backlog of facility and site components that result from facility age and past deferrals of deficiencies. Various components are outdated, inefficient, and costly to repair. The replacement of components significantly extends the useful life of County facilities. In FY05, FY06 and FY07, the County engaged a consultant to conduct a comprehensive facility condition assessment survey of 73 County facilities, or approximately 30 percent of the County's facility inventory. Based upon the age and condition of each component and industry-accepted component lifetimes, a priority listing of component replacement was developed. The results of the facility condition assessment of 73 County facilities have been used to prioritize the six-year program.

#### Disclosures

Expenditures will continue indefinitely.

#### Coordination

Departments affected by PLAR projects, Department of General Services

## Roof Replacement: MCG (P508331)

Category General Government  
 Sub Category County Offices and Other Improvements  
 Administering Agency General Services (AAGE29)  
 Planning Area Countywide

Date Last Modified 11/17/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	3,520	238	642	2,640	440	440	440	440	440	440	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	16	16	0	0	0	0	0	0	0	0	0
Construction	20,256	358	9,098	10,800	1,800	1,800	1,800	1,800	1,800	1,800	0
Other	2	0	2	0	0	0	0	0	0	0	0
<b>Total</b>	<b>23,794</b>	<b>612</b>	<b>9,742</b>	<b>13,440</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>0</b>

	Total	FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	23,794	612	9,742	13,440	2,240	2,240	2,240	2,240	2,240	2,240	0
<b>Total</b>	<b>23,794</b>	<b>612</b>	<b>9,742</b>	<b>13,440</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	2,240
Appropriation Request Est.	FY 18	2,240
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		10,354
Expenditure / Encumbrances		3,026
Unencumbered Balance		7,328

Date First Appropriation	FY 96	
First Cost Estimate		
Current Scope	FY 17	23,794
Last FY's Cost Estimate		20,691
Partial Closeout Thru		25,380
New Partial Closeout		612
Total Partial Closeout		25,992

#### Description

This project provides for major roof replacement of County buildings.

#### Estimated Schedule

FY17: Holiday Park Senior Center; several County buildings (site locations depend on final assessment from DGS roof consultant). FY18: Several County buildings (site locations depend on final assessment from DGS roof consultant).

#### Cost Change

Increase is due to the addition of FY21 and FY22.

#### Justification

The age of many County buildings creates the need for this project. Factors determining the need for replacement include poor condition, age, long-term utilization, and probability of continued repairs. The project consists of an annual replacement schedule for those roofs which have reached the end of their useful service life. Asbestos abatement is an important component of the roof replacement effort and will be performed when required. The roof replacements covered under this program are prioritized based upon a consultant's survey completed in FY05 and an in-house priority schedule. Information generated in that condition survey will be the basis for future roof replacement projects. The March 2010 Report of the Infrastructure Maintenance Task Force identified an annual level of effort funding for roof replacement based on an average 20-year life for roof systems.

#### Disclosures

Expenditures will continue indefinitely.

#### Coordination

Department of General Services, Departments affected by roof replacement projects

18

## Facilities Site Selection: MCG (P500152)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	410	150	110	150	25	25	25	25	25	25	0
Land	106	106	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	3	3	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>519</b>	<b>259</b>	<b>110</b>	<b>150</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

Current Revenue: General	519	259	110	150	25	25	25	25	25	25	0
<b>Total</b>	<b>519</b>	<b>259</b>	<b>110</b>	<b>150</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	25
Appropriation Request Est.	FY 18	25
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		369
Expenditure / Encumbrances		259
Unencumbered Balance		110

Date First Appropriation	FY 01
First Cost Estimate	
Current Scope	FY 17 519
Last FY's Cost Estimate	469

#### Description

This project provides for site selection for the following candidate projects: Clarksburg Library, Laytonsville Fire Station, Multi-User Central Warehouse, Damascus Depot Relocation, Clarksburg Community Recreation and Aquatic Center, and East County HHS Facility and other site selection activities such as appraisals, geotechnical services, environmental studies, and surveys. Other sites that could be considered for site selection analysis are the Silver Spring Community Recreation and Aquatic Center, Supply and Evidence Facility, and Land for Facility Reforestation.

#### Cost Change

Increase due to the addition of FY21 and FY22 to this ongoing project.

#### Other

These funds will be used for site selection only. No land will be purchased without notice to the County Council that must include the reasons why the proposed site is appropriate for the specific project being planned, including the expected size of the facility and how the site is responsive to community needs. Any land acquisition will be funded initially through ALARF: MCG, then reimbursed by a future appropriation from the specific project. The County Executive will work with the Maryland-National Capital Park and Planning Commission staff to review future facility needs in master plans and department strategic plans to identify sites beyond those for projects in facility planning and the current CIP for acquisition.

#### Coordination

Department of Police, Department of Public Libraries, Department of General Services, Department of Recreation, Department of Fire/Rescue services, Department of Transportation, Maryland-National Capital Park and Planning Commission, Office of Management and Budget, Regional Services Centers

# EOB HVAC Renovation (P361103)

Category	General Government	Date Last Modified	11/17/14
Sub Category	County Offices and Other Improvements	Required Adequate Public Facility	No
Administering Agency	General Services (AAGE29)	Relocation Impact	None
Planning Area	Rockville	Status	Planning Stage

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	8,000	0	0	8,000	0	0	2,000	6,000	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>6,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	8,000	0	0	8,000	0	0	2,000	6,000	0	0	0
<b>Total</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>6,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	
First Cost Estimate	
Current Scope	FY 14      8,000
Last FY's Cost Estimate	8,000

#### Description

This project provides for the procurement and partial compensation of an Energy Service Company (ESCO) to replace the outdated and energy-inefficient HVAC systems in the Executive Office Building (EOB) located at 101 Monroe Street, Rockville, Maryland. The ESCO analyzes, designs, and constructs the energy-efficient Heating Ventilation, and Air Conditioning (HVAC) replacement systems. In return, the ESCO receives a portion of the saved energy costs in addition to direct compensation.

#### Location

101 Monroe St. Rockville, MD

#### Estimated Schedule

The ESCO analysis and design has been rescheduled to occur in FY19 with an agreement with the ESCO and construction occurring in FY19 and 20.

#### Justification

The EOB was built in 1979, and its HVAC system is over 30 years old. In 2006, the Department of General Services hired a consultant (URS Inc.) to conduct a condition assessment study to identify the condition of the HVAC system. The outcome of this study indicated that all equipment and components have reached the end of their economic life expectancy. Moreover, the existing all electric heating system is highly inefficient and is costly to operate. The consultant study recommended that the entire HVAC system be redesigned with state-of-the-art-technology, highly efficient equipment, and be replaced in its entirety. The ESCO approach to this project saves the County considerable upfront costs.

#### Fiscal Note

Project has been delayed due to fiscal affordability.

#### Coordination

Department of General Services, City of Rockville, Offices of the County Executive, Department of Technology Services, Department of Finance, Montgomery County Fire and Rescue Service, Department of Human Resources, Office of Management and Budget, Department of Transportation, Washington Gas, WSSC, PEPCO



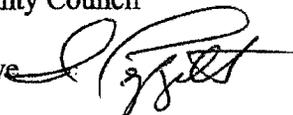
OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

## MEMORANDUM

January 15, 2016

TO: Nancy Floreen, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Amendment to the FY15-20 Capital Improvements Program and Supplemental Appropriation #8-S16-CMCG-2 to the FY16 Capital Budget  
Montgomery County Government  
Department of General Services  
Council Office Building Garage (No. 011601), \$4,759,000

I am recommending a supplemental appropriation to the FY16 Capital Budget and amendment to the FY15-20 Capital Improvements Program in the amount of \$4,759,000 for Council Office Building Garage (No. 011601). Appropriation for this project will fund critical repairs to support the Council Office Building Garage.

This increase is needed because a recent Council Office Building Parking Garage condition assessment identified remedial work needed to address garage deficiencies.

I recommend that the County Council approve this supplemental appropriation and amendment to the FY15-20 Capital Improvements Program in the amount of \$4,759,000 and specify the source of funds as General Obligation Bonds.

I appreciate your prompt consideration of this action.

JAH: elf

Attachment: Amendment to the FY15-20 Capital Improvements Program and Supplemental Appropriation #8-S16-CMCG-2

cc: David E. Dise, Director, Department of General Services  
Jennifer A. Hughes, Director, Office of Management and Budget

Resolution: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY15-20 Capital Improvements Program and Supplemental Appropriation #8-S16-CMCG-2 to the FY16 Capital Budget  
Montgomery County Government  
Department of General Services  
Council Office Building Garage (No. 0111601), \$4,759,000

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of five Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Council Office Building Garage	011601	PD&S	\$875,000	GO Bonds
		Construction	\$3,884,000	
TOTAL			\$4,759,000	

Amendment to the FY15-20 Capital Improvements Program and Supplemental Appropriation  
#8-S16-CMCG-2

Page Two

4. This increase is needed because a recent Council Office Building Garage condition assessment identified remedial work needed to address garage deficiencies.
5. The County Executive recommends an amendment to the FY15-20 Capital Improvements Program and a supplemental appropriation in the amount of \$4,759,000 Council Office Building Garage (No. 011601), and specifies that the source of funds will be General Obligation Bonds.
6. Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY15-20 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Council Office Building Garage	011601	PD&S	\$875,000	GO Bonds
TOTAL		Construction	<u>\$3,884,000</u>	
			<u>\$4,759,000</u>	

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

## Council Office Building Garage (P011601)

Category	General Government	Date Last Modified	11/17/14
Sub Category	County Offices and Other Improvements	Required Adequate Public Facility	No
Administering Agency	General Services (AAGE29)	Relocation Impact	None
Planning Area	Rockville	Status	

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Planning, Design and Supervision	875	0	0	875	0	159	395	263	58	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	3,884	0	0	3,884	0	0	1,748	2,136	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,759</b>	<b>0</b>	<b>0</b>	<b>4,759</b>	<b>0</b>	<b>159</b>	<b>2,143</b>	<b>2,399</b>	<b>58</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	4,759	0	0	4,759	0	159	2,143	2,399	58	0	0
<b>Total</b>	<b>4,759</b>	<b>0</b>	<b>0</b>	<b>4,759</b>	<b>0</b>	<b>159</b>	<b>2,143</b>	<b>2,399</b>	<b>58</b>	<b>0</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
		0

Date First Appropriation	
First Cost Estimate	
Current Scope	FY 16 4,759
Last FY's Cost Estimate	0

#### Description

The project provides for the design and construction of repairs to the Council Office Building Garage (COBG). Repairs include, but are not limited to, concrete deck, structural steel, drains, post-tensioned concrete tendons, curbs, painting of structural steel, and a new waterproof membrane. The project will be completed in phases in order to keep the garage open in continuous operation. Each phase will require closing approximately 100 parking spaces for construction.

#### Location

Rockville Core

#### Estimated Schedule

The project is expected to take 32 months to complete.

#### Justification

Montgomery County Department of General Services contracted with an independent consultant to assess the condition of the COB garage. The Council Office Building Parking Garage Condition Assessment dated August 10, 2015 provides recommendations for various repairs.

#### Disclosures

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

#### Coordination

County Council, Department of Technology Services, Department of Police, Department of General Services, Department of Transportation, Department of Fire Rescue Services, Office of Management and Budget, City of Rockville, and Montgomery County Circuit Court

## Council Office Building Garage (P011601)

Category	General Government	Date Last Modified	11/17/14
Sub Category	County Offices and Other Improvements	Required Adequate Public Facility	No
Administering Agency	General Services (AAGE29)	Relocation Impact	None
Planning Area	Rockville	Status	Planning Stage

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	875	0	159	716	395	263	58	0	0	0	0
and	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	3,884	0	0	3,884	1,748	2,136	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,759</b>	<b>0</b>	<b>159</b>	<b>4,600</b>	<b>2,143</b>	<b>2,399</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	4,759	0	159	4,600	2,143	2,399	58	0	0	0	0
<b>Total</b>	<b>4,759</b>	<b>0</b>	<b>159</b>	<b>4,600</b>	<b>2,143</b>	<b>2,399</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,759
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	FY 16	
First Cost Estimate		
Current Scope	FY 16	4,759
Last FY's Cost Estimate		4,759

#### Description

The project provides for the design and construction of repairs to the Council Office Building Garage (COBG). Repairs include, but are not limited to, concrete deck, structural steel, drains, post-tensioned concrete tendons, curbs, painting of structural steel, and a new waterproof membrane. The project will be completed in phases in order to keep the garage open in continuous operation. Each phase will require closing approximately 100 parking spaces for construction.

#### Location

Rockville Core

#### Estimated Schedule

The project is expected to take 32 months to complete.

#### Justification

Montgomery County Department of General Services contracted with an independent consultant to assess the condition of the COB garage. The Council Office Building Parking Garage Condition Assessment dated August 10, 2015 provides recommendations for various repairs.

#### Disclosures

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

#### Coordination

County Council, Department of Technology Services, Department of Police, Department of General Services, Department of Transportation, Department of Fire Rescue Services, Office of Management and Budget, City of Rockville, and Montgomery County Circuit Court

(25)

**MONTGOMERY COUNTY GOVERNMENT  
DEPARTMENT OF GENERAL SERVICES**

**COUNCIL OFFICE BUILDING PARKING  
GARAGE CONDITION ASSESSMENT  
SUMMARY**



**Contract No. 9505503008-AC  
SK&A Project No. 1-14409-00**

**Final Revision: August 10, 2015**

**Prepared By  
SMISLOVA, KEHNEMUI & ASSOCIATES, P.A.  
CONSULTING STRUCTURAL ENGINEERS  
12505 Park Potomac Avenue, Suite 200  
Potomac, Maryland 20854  
Telephone: (301) 881-1441**

**Prepared For**

**Montgomery County Government  
Department of General Services  
Office of Planning & Development  
101 Monroe Street  
Rockville, Maryland 20878**

## EXECUTIVE SUMMARY

Smislova, Kehnemui and Associates (SK&A) was authorized by Montgomery County Government, Department of General Services to proceed with a detailed assessment of the Montgomery County Council Office Building Parking Garage. The survey performed by SK&A was limited to the elevated parking decks, structural steel framing, exterior cladding and support components, stairwells, elevators, and includes limited review of the MEP systems, means of vertical conveyance, site features and life safety features. The purpose of this summary is summarizing the report provided to Montgomery County Department of General Services which includes details of our observations and overall assessment of the physical condition of the Council Office Building Garage as well as recommendations for repairs.

The property located at 255 East Jefferson Street, Rockville, Maryland consists of a steel framed structure with three and a half (3.5) elevated parking levels. Elevated parking levels are comprised of reinforced concrete slabs, reinforced with either conventional reinforcement or post-tension cables. Areas of post-tensioned cable reinforcement are non-composite in relationship to the structural steel framing whereas the conventionally reinforced elevated slabs are composite with the structural steel beams and girders. Each parking level, including slab-on-grade, ranges from 38,000 SF-77,500 SF providing a total of about 280,000 +/- SF of parking. Vehicular access to the garage is facilitated by entrances at Monroe Street, Fleet Street and Jefferson Street. The Council Office Building garage also features five (5) stairwells and an elevator at the Northwest corner of facility to facilitate vertical conveyance within the garage.

Overall the structural framing system, elevated concrete slabs and waterproofing items were observed to be in fair to poor condition with certain structural components showing signs of severe physical distress, requiring significant remedial repairs and/or replacement. The elevated, composite slabs are beginning to show signs of extensive spalling and delaminated concrete resulting from corrosion of reinforcing steel, or structural steel elements and shear studs embedded in the concrete. The elevated, post-tension slabs are exhibiting signs of significant structural distress in the form of shear cracks adjacent to certain structural steel beams. The observed pattern is indicative of loss of post-tensioning force in the slab. The post-tension slabs are also displaying signs of corrosion related concrete spalling and delaminations. Corrosion of the structural steel framing and associated connections is also impacting the overall structural integrity of the garage as the structural steel members are severely corroded and losing material thicknesses.

Numerous metal connections and embeds supporting the precast cladding will require immediate repairs which are necessary to restore and maintain the structural integrity of those connections and to avert the potential for an imminent failure if left untreated. The deficient connections are life safety items requiring imminent repairs to avert personal injuries

The stair and elevator cores comprising the vertical conveyance within the garage were designed and built integral with the garage structural framing. As such, there is severe cracking of the brick masonry and CMU block backup walls resulting from thermal expansion and contraction of the garage frame restrained by the masonry stair enclosure, and most importantly vibration of the structural steel frame encased by the masonry. Some areas have been modified and "released" from the parking garage structure to limit such future cracking. Consequentially, water migration into the stairwell has resulted in corrosion of the stairs including the garage structural steel frame.

It is SK&A's opinion that an aggressive repair program will need to be implemented in the near term to address both the current extensive deterioration observed within the garage structure and to mitigate such widespread corrosion related damage in the future. Otherwise, the conditions affecting the integrity of the garage could cause further structural damage, exponentially increasing the cost of repairs. Sounding and visual observations of the suspended parking decks and structural framing has led SK&A to the conclusion that isolated repairs, combined with extensive replacement of selected deck slab areas, would be an appropriate measure needed to provide a sustainable and safe parking structure. As such, various categories of post-tensioning related, concrete related and structural steel framing repairs will need to be performed immediately followed by subsequent repairs to items designated for extended repairs.

Recommendations for remedial work addressing all significant garage deficiencies are included in the full report. The repair criteria provided also provided in the full report, and suggested repair items listed in Appendix A, highlight and describe conceptual repairs necessary to remediate the problem conditions identified during the Comprehensive Structural Assessment of the garage. Recommendations are divided into the following three categories:

1. **Immediate:** Repairs classified under **immediate** should be performed within the first year of the garage repair program. Typically the repairs in this category would address structural safety and life threatening situations. This includes, but is not limited to, full depth concrete repairs at both composite and post-tensioned parking level slabs; replacing deteriorated shear studs and concrete along support frame beams and girders; removal and replacement of deteriorating drain bodies and associated piping; removal and replacement of deteriorated caulking; repair and/or replacement of deteriorated PT tendons at non-composite slabs; concrete repairs to spalling curbs and landings; retrofit of deficient precast connectors; scraping, cleaning and painting structural steel framing; and patching deteriorated concrete showing signs of falling debris hazard. *\*It should be noted that the immediate repairs for this facility shall be performed within this current fiscal year (2016).*

2. **Necessary:** Repairs classified under **necessary** repairs should be performed 18-36 months after the start date of the immediate garage repairs as part of the overall garage repair program. Although not life threatening or a structural safety concern, these noted issues may contribute to serious, continued deterioration to the parking structure if left uncorrected. SK&A has categorized these noted deficiencies within this class of repairs which includes, but is not limited to, replacement of guard rails; demolition and replacement of deteriorated curb; clean and painting of bollards, anchor bolts, etc.; removal and replacement of metal stairs; slab-on-grade repairs; application of silane sealer over slab-on-grade; work associated with the exterior wall panels; application of new traffic bearing waterproofing membrane and other items.

*\*It should be noted that the necessary repairs for this facility should be performed within 18-36 months of the garage repair program immediate repairs (2017-2019). However, performing necessary repairs this current fiscal year (2016) along with the immediate repairs would help reduce overall repair costs. Additionally, it makes practical sense to perform the majority of the necessary repairs along with the immediate repairs to best facilitate and integrate the work.*

3. **Extended:** Repairs classified under **extended** repairs should be performed 36-72 months after the start date of the immediate garage repairs as part of the overall garage repair program. Within the next three to five years, these items should be executed:

- Replacement of the existing elevator system.
- Relocation of chiller equipment and repairs to support structure and slab beneath
- Repairs to the stair tower roof slab and waterproofing
- Upgrading existing lighting system and fixtures.

Budget recommendations for the repair and rehabilitation of the Council Office Building garage are included in Appendix A. Addressing items in a phased approach would enable a phased opening of the facility followed by continued maintenance and structural upgrades. We have attempted to locate most, if not all, of the deficiencies in the parking decks and steel framing and have documented them throughout the report. We have categorized the deficiencies and developed conceptual repair costs based on our knowledge of the local Washington Metropolitan construction market.

A multi-phase repair approach is recommended given the high usage of the facility and structural framing system. Although it is our opinion that a single garage closure event would be beneficial to the County in terms of overall cost and time, we understand the impact for such an event may not be acceptable to the County. The County could however realize an economic benefit in reducing the total number of phases based on the area of parking they are willing to close and could benefit from potential cost savings, as opposed to smaller repair areas and multiple repair phases, which have proven to be inefficient from a cost and timeframe perspective.

The reserve study highlights Phase I Repairs, which is the repair program needed to restore the facility to a safety level commensurate with full public access, followed by future repairs needed to achieve a sustainable facility.

Budget recommendations provided for the garage repairs and maintenance is estimated at a first year cost of **\$2,043,075** needed to address the current, immediate repair category chronic service-life threatening conditions of the Council Office Building Parking Garage. The additional optional-deferred, necessary repair category repair costs of approximately **\$1,669,662** is budgeted for the remaining suggested repairs, including installation of a waterproofing membrane, improvements to exterior cladding, isolated repairs, and other improvements. Lastly, **\$1,283,535** is budgeted for long-term deferrable improvements such as electric lighting improvements, relocation of chiller equipment and structural repairs to the slab beneath, repairs to the stair towers and an elevator modernization program.

The entire project as estimated by SK&A could cost approximately **\$4.7M to \$5.0M** depending on if the repair program is performed under one single mobilization or multiple mobilizations and given the size and complexities of the program. Combining the immediate and necessary repair work under one project and mobilization executed in fiscal year one of the repair program is estimated at a total of **\$3,467,887.50**, which is savings of **\$244,849.50** when compared to executing immediate and necessary repairs separately.

The opinions rendered by SK&A of probable costs are based upon an extrapolation of repair quantities from the raw survey data gathered for a representative sample of the façade and parking structure visual inspection. In addition to the physical survey data, SK&A conducted rudimentary quantity take-offs and applied a unit price methodology to arrive at line item totals. The opinions of probable costs associated with repairs of items observed to be deficient are derived from assumptions by this office and utilizing unit costs compiled based on projects similar in nature taking into account the geographic location of the parking garage and hours of work constraints. The costs indicated by SK&A could vary a great deal depending on the method of corrective work and materials chosen. As such, rudimentary repair methodology and assumptions are provided as the basis for our opinion. All costs expressed within this summary should be used only as a guideline budget and will require further investigation prior to implementing corrective work.

**APPENDIX A – BUDGET ESTIMATE**

# Facility Planning: MCG (P508768)

Category  
 Sub Category  
 Administering Agency  
 Planning Area

General Government  
 County Offices and Other Improvements  
 General Services (AAGE29)  
 Countywide

Date Last Modified  
 Required Adequate Public Facility  
 Relocation Impact  
 Status

11/17/14  
 No  
 None  
 Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	9,987	8,007	420	1,560	260	260	260	260	260	260	0
and	87	87	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	7	7	0	0	0	0	0	0	0	0	0
Construction	233	233	0	0	0	0	0	0	0	0	0
Other	221	221	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10,535</b>	<b>8,555</b>	<b>420</b>	<b>1,560</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
Current Revenue: General	9,890	7,910	420	1,560	260	260	260	260	260	260	0
S.O. Bonds	625	625	0	0	0	0	0	0	0	0	0
Solid Waste Disposal Fund	20	20	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10,535</b>	<b>8,555</b>	<b>420</b>	<b>1,560</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>0</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	260
Appropriation Request Est.	FY 18	260
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,975
Expenditure / Encumbrances		8,602
Unencumbered Balance		373

Date First Appropriation	FY 87
First Cost Estimate	
Current Scope	FY 17 10,535
Last FY's Cost Estimate	10,015
Partial Closeout Thru	0
New Partial Closeout	0
Total Partial Closeout	0

#### Description

This project provides for general government facility planning studies for a variety of projects under consideration in the CIP. In addition, facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, Montgomery County develops a Program of Requirements (POR) that outlines the general and specific features required on the project. Selected projects range in type including: new buildings, renovation of existing buildings, stormwater management, and recycling centers. Facility planning is a decision making process that includes the determination of the purpose of and need for a candidate project, a rigorous investigation of non-County sources of funding, and an estimate of the cost of the design and an estimated range of the cost of construction of the project. Facility planning represents planning and preliminary design and develops a POR in advance of full programming of a project in the CIP. Depending upon the results of a facility planning determination of purpose and need, a project may or may not proceed to design and construction. For a full description of the facility planning process, see the CIP Planning Section.

#### Cost Change

Increase is due to the addition of FY21 and FY22 to this ongoing project.

#### Justification

Facility planning costs for projects which ultimately become stand-alone projects are included here. These costs will not be reflected in the resulting individual project.

#### Other

The study proposals under this program are developed in conjunction with program departments, the Department of General Services, the Office of Management and Budget (OMB), and consultants to ensure accurate program requirements. Planning studies are underway or to be completed in FY17 or FY18 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand alone projects in the FY21-22 CIP. Other projects not listed may be planned under urgent situations. Planning for future fire stations will be considered if response time or population data warrant such a need.

#### Fiscal Note

Funds may also be used to explore opportunities in the event a private developer expresses interest in County property.

#### Disclosures

Expenditures will continue indefinitely.

#### Coordination

## Facility Planning: MCG (P508768)

Department of Environmental Protection, Department of General Services, Department of Correction and Rehabilitation, Department of Fire and Rescue Services, Department of Police, Department of Health and Human Services, Department of Recreation, Department of Public Libraries, Circuit Court, Office of Management and Budget, Commission on People with Disabilities, Montgomery County Pedestrian Safety Advisory Committee

## **Facility Planning: MCG No. 508768**

**Planning Studies underway or candidate projects to be completed during FY17 and FY18**

### **Candidate Projects**

Grey Courthouse  
Silver Spring Library Reuse  
Clarksburg Library  
Poolesville Depot Improvements  
Damascus Depot Improvements  
Noyes Library  
Clarksburg Community Recreation and Aquatic Center  
Seven Locks Signal Shop (Building C)  
Wheaton Health and Human Services Facility  
Wheaton Arts and Humanities Center  
Olney Civic Commons  
Future Fire Stations

### **Studies Underway**

White Flint Fire Station  
Public Safety Communications System (to include the Emergency Operations Center)

As redevelopment opportunities occur, County facilities in need of rehabilitation and/or expansion may be considered for facility planning to leverage non-County funding. Examples of properties where this could occur include the 4th and 5th District Police Stations.

As refresh opportunities occur, County facilities in need of rehabilitation may be considered for facility planning.



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**NANCY NAVARRO**  
COUNCILMEMBER, DISTRICT 4

**MEMORANDUM**

October 28, 2015

**TO:** Isiah Leggett, County Executive

**FROM:** Nancy Navarro, Councilmember, District 4 *[Signature]*

**SUBJECT:** Facility Planning Study for the Olney Civic Center and Town Commons

Since the approval of the 2005 Olney Master Plan, the Olney Town Center Advisory Committee (OTCAC) has been diligently working on issues pertaining to the Master Plan. One such issue is the creation of an Olney Civic Center and Town Commons.

The 2005 Olney Master Plan includes the following language regarding a proposed civic center and town commons:

*"Olney Town Center needs a major public open space that would serve as town commons, and it needs a civic center that would house the various public services currently located in and around the Town Center. In the best possible scenario, these two functions should be located next to each other, preferably surrounded by, or adjacent to, other retail or mixed-use developments within the Town Center. The town commons would provide an appropriate setting for the civic center functions, provide a focal point for the whole area, and help create a sense of place for the Town Center. Although an open space of approximately one acre would be the appropriate size for a town commons, smaller public spaces should also be provided throughout the Town Center as redevelopment opportunities arise.*

*Since there are no publicly owned vacant sites large enough to accommodate a joint civic center/town commons project within the Town Center, the feasibility of a civic center and town commons, either as a zoning amenity through the redevelopment of one of the major properties, or a public/private partnership, should be explored. Opportunities for a joint development or a property swap should also be pursued at the time of redevelopment of any of the shopping centers, especially the 30-acre Freeman property with two shopping centers, to achieve a civic center and a town commons. In addition to a major public open space, an indoor civic center could be an amenity, one of the many types of public spaces allowed under the public use space requirements."*

I respectfully request that you include funding in the FY17-22 Capital Improvements Program (CIP) for a facility planning study for the Olney Civic Center and Town Commons. The

purpose of the facility planning study would be to determine the location and scope of the Olney Civic Center and Town Commons as described in the 2005 Olney Master Plan.

As the County actively pursues place-making initiatives, it is important to ensure we include locations in established communities such as Olney, where there is a rich history of community participation. I believe that a facility planning study for the Olney Civic Center and Town Commons will enable the community to better understand where such a facility would be located in advance of pursuing funding from public-private partnerships, as the OTCAC has previously explored.

Thank you for your consideration of this important project. Please do not hesitate to contact me with any questions you may have.

CC: Jim Smith, Olney Town Center Advisory Committee  
John Webster, President, Greater Olney Civic Association  
Jon Hulsizer, Executive Director, Olney Chamber of Commerce  
Greg Intoccia, Chair, Mid-County Citizens Advisory Board  
Jewru Bandeh, Acting Director, Mid-County Regional Services Center



**MONTGOMERY COUNTY COUNCIL**  
ROCKVILLE, MARYLAND

**NANCY NAVARRO**  
COUNCILMEMBER, DISTRICT 4

**MEMORANDUM**

October 19, 2015

**TO:** Isiah Leggett, County Executive

**FROM:** Nancy Navarro, Councilmember 

**SUBJECT:** Wheaton Arts and Humanities Center / Wheaton Health and Human Services Facility

In FY15, the Council added a project called Wheaton Arts and Humanities Center to the Facility Planning: MCG Project Description Form (PDF# 508769). This project was added because Wheaton has a dearth of facilities for large indoor events, performing and visual arts, and community gatherings. Wheaton may lose its Maryland Arts and Entertainment District status this year because there is no public space for the arts. While the County is making a tremendous investment through the Wheaton Redevelopment Program and the Wheaton Library and Recreation Center, I am sure we agree that our work in Wheaton is not finished.

Wheaton Health and Human Services (HHS) Facility has been in the Facility Planning PDF since FY13. Relocating HHS from its current location on Georgia Ave. and consolidating services at a Metro-accessible location in Wheaton would benefit both HHS clients and County employees. Bringing hundreds of jobs to Wheaton would also help small businesses and restaurants that continue to need daytime patrons to afford increasingly high commercial rents.

Having both the Wheaton Arts and Humanities Center and the Wheaton Health and Human Services Facility in the Facility Planning PDF presents a unique opportunity to creatively move forward with these projects. In your Recommended FY17-22 Capital Improvements Program (CIP), I request that you combine these projects and create a new PDF that includes funding within the six-years for Planning, Design, and Supervision.

Making this project a separate PDF with preliminary funding would show residents that Montgomery County is serious about its long-term commitment to Wheaton. We see what can happen in places like Silver Spring and White Flint when the County makes a sustained investment in public amenities and infrastructure. Wheaton residents expect and deserve no less.

Thank you for your consideration.

# Old Blair Auditorium Reuse (P361113)

Category General Government  
 Sub Category Other General Government  
 Administering Agency General Services (AAGE29)  
 Planning Area Silver Spring

Date Last Modified 11/17/14  
 Required Adequate Public Facility No  
 Relocation Impact None  
 Status Preliminary Design Stage

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	1,632	365	1	50	0	0	0	0	0	50	1,216
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	778	0	0	0	0	0	0	0	0	0	778
Construction	10,574	179	655	50	0	0	0	0	0	50	9,690
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>12,984</b>	<b>544</b>	<b>656</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>11,684</b>

FUNDING SCHEDULE (\$000s)											
Contributions	600	0	600	0	0	0	0	0	0	0	0
G.O. Bonds	11,840	0	56	100	0	0	0	0	0	100	11,684
PAYGO	544	544	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>12,984</b>	<b>544</b>	<b>656</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>11,684</b>

OPERATING BUDGET IMPACT (\$000s)											
Energy				36	0	0	0	12	12	12	
<b>Net Impact</b>				<b>36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>12</b>	<b>12</b>	

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,200
Expenditure / Encumbrances		1,195
Unencumbered Balance		5

Date First Appropriation	FY 14	
First Cost Estimate		
Current Scope	FY 11	12,984
Last FY's Cost Estimate		12,984

### Description

This project is to renovate the Elizabeth Stickley Auditorium in the former Old Blair High School located at 313 Wayne Avenue, at the corner of Wayne Avenue and Dale Drive in Silver Spring, Maryland. This facility currently houses the Silver Spring International Middle School and the Sligo Creek Elementary School. The project will create an auditorium with seating capacity for approximately 750 and four multi-purpose classrooms. The project will also upgrade all mechanical and theatrical systems in the auditorium as well as meet Americans with Disabilities Act (ADA) and other code requirements. The renovated auditorium space will provide opportunities for multiple uses, including Montgomery County Public Schools (MCPS) use by the schools currently housed in the Old Blair High School facility. Community use will be coordinated through the Community Use of Public Facilities (CUPF) according to the policies of the Interagency Coordinating Board (ICB).

### Estimated Schedule

Construction will be coordinated with other MCPS construction on site. Construction renovations are scheduled to begin in FY22. This project has been delayed due to fiscal affordability.

### Justification

The construction hard cost estimate is based on the feasibility study Option 3 provided by the MCPS Feasibility Committee presented at the joint Education and Health and Human Services Committee on October 22, 2009. MCPS presented four options to both the Committees to renovate the 15,000-square-foot Old Blair Auditorium. Four options were considered by the MCPS workgroup. The MCPS Feasibility Committee concluded that Options 3 and 4 had similar merit and were preferred to the other alternatives. Option 3 was selected based on seating, inclusion of the ADA elevator, and cost factors.

### Fiscal Note

38

## Old Blair Auditorium Reuse (P361113)

The Old Blair Auditorium Project, Inc. (a private, non-profit organization) received State bond bill funding of \$600,000 for the renovation of the Old Blair High School auditorium. In FY06-07 the County provided \$190,000 as a partial match for the State funds with \$50,000 in current revenue for the Department of General Services (DGS) to develop a program of requirements and cost estimate for the project, and bond funded expenditure of \$140,000 to pay for part of the construction. These funds were budgeted in the MCG: Cost Sharing project (No. 720601). In FY09, the Council approved \$25,000 in the MCPS: Facility Planning project for MCPS to conduct a feasibility study for the auditorium renovation. MCPS worked with community stakeholders to develop a new program of requirements for the auditorium that reflected multi-purpose school and community use. MCPS will manage the planning and construction of the renovation, working with the County DGS, and will also be responsible for ongoing maintenance and operations of the auditorium. A Memorandum of Understanding between Old Blair Auditorium Project, Inc. MCPS, and DGS will be required specifying project management and fiscal terms. CUPF will reimburse MCPS for operating costs associated with community use. The County G.O. Bonds in FY14 consists of \$140,000 previously programmed G.O. Bonds in the Cost Sharing Project #720601 and \$460,000 of G.O. Bonds previously approved in this project. These funds totaling \$600,000 constitute the County's match of the State bond bill funding to the Old Blair Auditorium Project, Inc. The source of contributions is from Old Blair Auditorium Project, Inc.'s bond bill receipt.

### **Disclosures**

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

### **Coordination**

Montgomery County Public Schools (MCPS), Department of General Services (DGS), Community Use of Public Facilities (CUPF), State of Maryland, Old Blair Auditorium Project, Inc.

## SUMMARY OF COMMITTEE RECOMMENDATIONS: OLD BLAIR AUDITORIUM REUSE PROJECT

### THE GO COMMITTEE RECOMMENDS: (2-0, Councilmember Reimer absent)

- **Expend as much of the \$1.2 million as possible in FY14** without doing work that will have to be redone;
- Confirm with the State the project timeframe requirements of the bond bill funding;
- **Approve the Executive's recommended funding placeholder in FY20 and project cost estimate;**
- **Add language to the PDF stating the Council's intent that this project proceed with design in FY14 with construction to be considered for programming in coordination with MCPS construction onsite, if possible; and**
- **Receive regular updates through FY15 on the status of these efforts.**

### BACKGROUND

The Old Blair Auditorium is the Elizabeth Stickley Auditorium in the former Blair High School facility on Wayne Avenue in Silver Spring. The former Blair High School facility now houses both Silver Spring International Middle School and Sligo Creek Elementary School. The auditorium is deteriorating in condition inside, but is sealed off from the two schools and the larger facility.

In FY09, the County and the Montgomery County Public Schools (MCPS) conducted a feasibility study process to determine options for use of the auditorium space. The feasibility study produced four options, which the Health and Human Services (HHS) and Education Committees first reviewed in October 2009.

During FY11-16 CIP budget deliberations in the spring of 2010, the Committees and then the full Council selected Option 3 from the feasibility study as the best course of action for the auditorium space, created a new, stand-alone project for the Old Blair Auditorium Reuse Project, and added \$7.036 million to the CIP in FY12, 15, and 16 to reflect the costs associated with Option 3 from the feasibility study.

In the FY13-18 CIP, the project was deferred one year, with the same total amount of funding programmed in FY13, 16, and 17. The most recent approved Project Description Form (PDF) for the Old Blair Auditorium Reuse Project is attached on circle 38.

A non-profit organization, the Old Blair Auditorium Project, Inc., secured bond bill funding from the State to support renovation of the auditorium. There are two bond bills of \$300,000 each, totaling \$600,000. The State has granted several extensions of the bond bills to accommodate the shifting planning schedule of the project. At this time, the bond bills are set to expire in June of this year. Council staff is not aware that any further extensions are pending at this time. The bond bills require a match, which the County has indicated its intent to provide. This means that the total amount that must be spent by the end of FY14 is \$1.2 million if the bond bills are to be used in full.

**COUNTY EXECUTIVE FY15-20 RECOMMENDATION**

The County Executive’s FY15-20 CIP recommendation for this project is attached at circles 36-37. This PDF shows an estimate that \$1.2 million will be spent by the end of FY14, and then programs \$100,000 in FY20. The PDF also shows a project total of nearly \$13 million, most of which is reflected in the “Beyond 6 Years” column.

Councilmembers have been concerned about both the cost increase and the schedule delay. Councilmember Branson wrote a memorandum indicating her concern and intent to follow-up on these issues (circles 42-43).

Executive staff provided responses to Council staff questions about the project (circles 39-41). Council staff highlights the following based on these responses and additional conversations with Executive staff.

**Bond bill and match expenditure**

On circle 39, Executive staff details the plan to expend or encumber the \$600,000 of bond bill funding and the required match. DGS intends to complete design in FY14, as well as initiate “construction preparation” work such as cleaning out and preparing the interior of the auditorium space. Circle 39 also states that the required Memorandum of Understanding (MOU) between the County, MCPS, and Old Blair Auditorium, Inc., is signed and complete.

**Cost increase**

The \$7.036 million estimate was part of the feasibility study in FY09. In addition to the fact that it is now five years old, it did not take into account planning, design, and supervision costs as well as contingency funding that is typically incorporated into capital projects. Executive staff identified the following breakdown of the cost increase (also on circle 40):

Original PDF:	\$7,636,000
PDS (Soft costs):	+\$1.4 million approximately
Escalation:	+\$2.3 million approximately
Contingencies:	<u>+\$1.6 million approximately</u>
Updated PDF:	\$12,984,000

**Council staff highlights the following factors to consider in determining the best course of action at this time for this project.**

**1. Other planned construction**

The overall facility site at the corner of Dale Drive and Wayne Avenue will be the site of other planned construction as well. MCPS cites increasing capacity concerns at both Sligo Creek Elementary School and Silver Spring International Middle School. The MCPS 15-20 CIP submission proposes a comprehensive capacity study for the elementary schools in the Downcounty Consortium. The MCPS CIP also includes Silver Spring International Middle for facility planning in FY15 to determine feasibility, scope, and cost to add capacity in the building.

The Purple Line is planned to have a stop at the corner of Dale Drive and Wayne Avenue, with construction occurring sometime between FY15-20. Executive staff states that the current

schedule shows the work ending between FY18-19, but notes that this schedule can change given the number of factors involved in the overall Purple Line project.

**In Council staff's view, it makes the most sense to time the construction of this project with any onsite work that the school system will plan for Silver Spring International Middle and potentially Sligo Creek Elementary School.** The plans for that will be known within the next CIP cycle. At this time it may be premature to program construction for the auditorium project without the context of the other related site construction to minimize disruption to the school and potentially reduce marginal costs if the projects can be coordinated.

## 2. Cost and scope

**Council staff does not recommend reducing the scope of this project to reduce costs.** During the feasibility study process, it was clear that there are not very many options for how to rehabilitate the auditorium space, and that all of them involve upgrades to equipment, ADA accessibility, and other code requirements that will be expensive.

As context, Council staff attached the Executive Summary from the 2009 feasibility study that summarizes the four options (circles 44-45). A summary table prepared by Council staff at the time is also attached on circle 46. Even five years ago, Option 1, the most minimal option to make the space useable by code requirements, was \$4.9 million. The primary differences between the options were creation of more classrooms and multi use space and an elevator for ADA access in the more expensive two options. **It seems unlikely that enough scope adjustments could be made that would achieve significant reduction in cost without compromising the project outcome.**

## 3. Bond bill

The bond bill funding has been a critical concern in the timing of this project. Council staff supports the effort to use as much of the bond bill funding and the required match as possible. Given the scope of the project and the importance of coordinating with other site elements, however, Council staff suggests that if a timing or other barrier arises relative to accessing the full amount of the State bond bill funding, the coordination of the overall project should take priority consideration in how to proceed. The County could seek a timing exemption from the State or reapply for funding if necessary.

### THE GO COMMITTEE RECOMMENDS:

- Expend as much of the \$1.2 million as possible in FY14 without doing work that will have to be redone;
- Confirm with the State the project timeframe requirements of the bond bill funding;
- Approve the Executive's recommended funding placeholder in FY20 and project cost estimate;
- Add language to the PDF stating the Council's intent that this project proceed with design in FY14 with construction to be programmed in coordination with MCPS construction onsite; and
- Receive regular updates through FY15 on status of these efforts.

**Council staff questions**  
**Old Blair Auditorium Reuse**  
**FY15-20 Recommended CIP**

**State Bond Bill funding**

- My understanding is that the expenditure deadline for the current State bond bill funding is June 30 of this year (2014). Is that correct?

Currently the Bond Bills expire on 30 June 2014. DGS hopes to fully expend the bond bills' \$600,000 by that time and to work with State DGS to encumber the funds as allowed by the bond bills.

- What is the Executive's plan for spending these funds and the required County matching funds?

The Department of General Services is permitted to spend the state bond bills on costs associated with construction, including design. DGS hopes to complete design in FY14 with previously approved funding, including the bond bills. DGS staff also plans to use the bond bills to assist in funding "construction preparation" to prep the auditorium for future construction. This involves removing carpeting, chairs, and fixtures from the auditorium which will no longer be used and would be required for any future planned refurbishment of the space.

- What steps, if any, are required to be taken before the funds can be spent in advance of the deadline?

Design work and construction preparation need to begin, and DGS intends to proceed as such. In addition, work with State DGS to encumber the funds in advance of the time limits contained in the bill.

- The PDF states that an MOU between Old Blair Auditorium, Inc., MCPS, and the County will be required specifying project management and fiscal terms. What is the status of this MOU?

The document is fully negotiated and was signed by MCPS, the Old Blair Auditorium, Inc., and the CAO.

**Recommended funding increase**

- The previously approved FY13-18 CIP funding level contained a project total of \$7.636 million. The Executive's recommended FY15-20 CIP funding level reflects a project total of \$12.984 million.
- Please detail the reasons for this cost increase.

When this project moved from the Cost Sharing pdf to a standalone pdf, only \$7.636 million was budgeted. This figure did not include soft costs, such as planning, design,

supervision, escalation, the service cost of the architects, etc. In September, Council Staff confirmed that these costs were never placed into the stand alone pdf.

Additional cost increases in the project's construction cost line reflect updated cost estimated from FY11 to FY15. As the economy has recovered, construction costs have significantly increased. Contingencies also play a factor, as this structure is between two functional buildings and the opportunity for the discovery of unforeseen conditions and job requirements to maintain facility operations is great.

Below is a breakdown of the cost increase:

Original pdf:	\$7,636,000
PDS (Soft costs):	+\$1.4 million approximately
Escalation:	+\$2.3 million approximately
Contingencies:	<u>+\$1.6 million approximately</u>
Updated pdf:	\$12,984,000

- Through what process was the new cost estimate determined?

DGS used the prior PDF created in the prior budget cycle and updated PDS, escalation, and contingency costs not included in the prior estimate.

### **Recommended timeline**

- Please explain the rationale behind the Executive's recommendation to delay the project beyond the six-year period.

While the CE appreciates the value of the project, his highest priority is school construction to meet the needs created by the County's unprecedented growth in enrollment. Significant resources will be required to meet the urgent need of providing capacity for the 25,000 new students coming into the system between FY07 and FY19. Because of this, difficult decisions had to be made concerning the timing of many of the projects in the CIP. This was why the Executive had contacted Council in the fall about delaying work on the project.

For example, this project's costs must be balanced with the cost of additions of 8 classrooms at Brookhaven Elementary School at \$5.3 million, a 12 classroom addition at S. Christa McAuliffe Elementary School at \$10.1 million; a 17 classroom addition at North Bethesda Middle School estimated at \$18 million; an 11 classroom addition Lucy Barnsley Elementary School at \$12.9 million; an 11 classroom addition at Highland Elementary School at \$8.2 million; and a 7 classroom addition at Diamond Elementary School at \$8.9 million.

- Does this recommendation still comply with State requirements to build (to design, plan, or construct) within a certain timeframe from expenditure of the bond bill funding?

Yes, DGS and OMB believe so.

- How does the timing of this recommendation relate to the timing of the anticipated Purple Line construction near the site?

The current schedule for the Purple Line is rather fluid. A number of factors, such as finalizing the MOU with MTA, determining the status of the Apex building, and the Federal budget's provision for mass transportation will greatly impact the schedule for the Purple Line. Presently the schedule reflects work ending between FY18 and FY19. However, this assumption can drastically change if the above mentioned factors develop differently than what was previous anticipated.

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# Red Brick Courthouse Structural Repairs (P500727)

Category	General Government	Date Last Modified	10/13/14
Sub Category	County Offices and Other Improvements	Required Adequate Public Facility	No
Administering Agency	General Services (AAGE29)	Relocation Impact	None
Planning Area	Rockville	Status	Final Design Stage

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	3,822	284	0	2,740	0	0	0	0	2,042	698	798
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	224	0	0	80	0	0	0	0	0	80	144
Construction	15,413	304	0	8,798	0	0	0	0	2,000	6,798	6,311
Other	3	0	3	0	0	0	0	0	0	0	0
<b>Total</b>	<b>19,462</b>	<b>588</b>	<b>3</b>	<b>11,618</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,042</b>	<b>7,576</b>	<b>7,253</b>

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	19,462	588	3	11,618	0	0	0	0	4,042	7,576	7,253
<b>Total</b>	<b>19,462</b>	<b>588</b>	<b>3</b>	<b>11,618</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,042</b>	<b>7,576</b>	<b>7,253</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		591
Expenditure / Encumbrances		588
Unencumbered Balance		3

Date First Appropriation	FY 07
First Cost Estimate	
Current Scope	FY 15 19,462
Last FY's Cost Estimate	19,462

### Description

Phase I of this project provided for the rehabilitation of the flooring system in the Red Brick Courthouse at 29 Courthouse Square in Rockville. The structural integrity of the flooring system was weakened by modifications made over the years to accommodate various electrical, mechanical, and plumbing systems. Phase II will provide for a historic rehabilitation of the Courthouse, to accommodate programmatic functions and requirements of current users and to preserve the building exterior and interior. Work will include the replacement of major building systems, modifications to make the facility compliant with the requirements for the Americans with Disabilities Act (ADA), repair for moisture infiltration issues, and repair and replacement of the building exterior, masonry, copper fittings, and roofing. All work will have to be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements.

### Estimated Schedule

Design and construction are estimated to begin in FY19.

### Cost Change

Cost change is due to required funding for Phase II design and construction of this project.

### Justification

For Phase I, a structural engineer determined that some areas of the terra cotta arch and beam flooring system have been compromised by modifications that have been made for various electrical, mechanical, and plumbing systems. Access to certain areas on the first and second floors will be restricted until the problem is resolved. Phase II is the historic renovation of the building, which dates back to the 1800's. In 1995, the Courthouse had a small renovation to upgrade the HVAC and to provide an elevator. Currently, the slate roofing is deteriorating, as is the copper metal roofing on the steeple (both of which have reached the end of service life). The masonry joints need to be tuck-pointed on the exterior walls and parapets. This deterioration has allowed moisture infiltration, which has damaged the building, with repair efforts slowing but not stopping the problems. Along with accessibility issues, the HVAC, plumbing, and electrical systems are at the end of useful life. The fire prevention systems require redesign and installation to provide for better safeguards to prevent potential loss of the historic wood structure.

### Other

This facility has been designated as a historic structure

### Disclosures

A pedestrian impact analysis has been completed for this project.

### Coordination

Department of General Services, Circuit Court, Department of Technology Services, City of Rockville, Montgomery County Sheriff, Department of Human Resources, Peerless Rockville, Montgomery County Historical Society

~~scheduled to occur in FY15 once we have an agreement with the appropriate ESCO. Construction is scheduled to be completed in FY16.~~

- ~~• Please detail the timing of the "contract delays" referenced in the PDF. What is the impact of this delay?~~

~~Additional time was needed to reach agreement on the logistics of implementing an Energy Service Contract. Under the terms of the contract, the Energy Services Company (ESCO) analyzes, designs, and constructs the energy-efficient Heating Ventilation, and Air Conditioning (HVAC) replacement systems. In return, the ESCO receives a portion of the saved energy costs in addition to direct compensation. These contracts are unique to the County and required more time to develop. The ESCO will do a preliminary audit to determine all costs, savings, and potential relocations required before the construction phase can begin.~~

### **Red Brick Courthouse Structural Repairs**

- Please provide additional background and an update on this project. When was the Phase I work completed?

There have been four court houses in Rockville since it was established as the County seat in 1776. In 1890 the General Assembly authorized a new brick court house which was built in a Romanesque Revival style (which is referred to as the Red Brick Courthouse).

There are several buildings listed on the National Register of Historic Places within the area; they all make up the Montgomery County Courthouse Historic District, which was designated in September 1986 by the National Park Service. The district is focused on what remains of Rockville's old commercial, governmental, and residential center, most of which was demolished during urban renewal in the 1960s. The district includes the two county courthouses, the 1891 red brick Romanesque Revival structure and the 1931 Neo-classical granite building with a 1960s addition, the 1939 Georgian-styled Post Office of limestone construction, and the 1930 Art Deco stone structure built for the Farmers Banking and Trust Company. It extends over an area of two city blocks. The 1891 courthouse (the Red Brick Courthouse) was designed by prominent Baltimore architect Frank E. Davis.

Phase I of the project provided for the rehabilitation of the flooring system in the Red Brick Courthouse and was completed in the Fall of 2010. A structural engineer determined that some areas of the terra cotta arch and beam flooring system had been compromised by modifications that had been made for various electrical, mechanical, and plumbing system installations through the life of the building. Access to certain areas on the first and second floors was restricted prior to completion of the structural repairs.

- Phase II was deferred from the FY13-18 CIP due to fiscal capacity. Please explain why this project is a priority at this time for inclusion in the FY15-20 CIP. Has there been any change in condition?

Phase II is the historic renovation of the building, which dates back to the 1800's. In 1995, the Courthouse had a small renovation to upgrade the HVAC and to provide an elevator to improve access in accordance with the 1994 American with Disabilities Act. No work was performed on the building envelope. Currently, the slate roofing is deteriorating, as is the copper metal roofing on the steeple (both of which have reached the end of service life). The masonry joints need to be tuck-pointed on the exterior walls and parapets. This deterioration has allowed moisture infiltration, which has damaged the building, with repair efforts (caulking and individual slate replacements) slowing but not stopping the problems. Along with accessibility issues, the HVAC, plumbing, and electrical systems are at the end of useful life. The fire prevention systems requires redesign and installation to provide for a better and modern system to safeguard potential loss of the historic wood structure.

Moisture infiltration into a building will cause significant damage to the structure (wood frame and decking), along with damage to the plaster ceilings and floor coverings. The exterior is showing the signs of wear with its 123 year age and it is judged necessary that a full exterior renovation, with restoration of the slate, copper, and brick be accomplished prior to its 130th year. There is limited damage and moisture now and DGS judges that the building can remain serviceable until 2018. If the building suffers significant cracking, moisture movement, and structural distress, there may be a need to accelerate the project to an earlier time frame.

#### Other level of effort projects

- The following projects appear to have no change in the level of funding recommended from prior years. For each, please indicate how much work or the number of projects anticipated each year.
  - Asbestos

The current level of funding for Asbestos Abatement is sufficient to allow the department to proactively set priorities and work through environmental concerns at our County facilities. The number of projects varies depending on scope and size and need. Recent work funded through this project includes the following Asbestos remediation: the removal of asbestos containing vinyl flooring tile during renovation of the 5th floor Judicial Center; the removal of materials from the Liquor Warehouse and Gaithersburg Highway Depot as part of the County

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# Rockville Core (P361702)

Category  
Sub Category  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services (AAGE29)  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

11/17/14  
No  
None  
Final Design Stage

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	2,091	0	0	2,091	519	656	448	379	89	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	20,278	0	0	20,278	0	0	8,111	12,167	0	0	0
Other	750	0	0	750	0	0	0	750	0	0	0
<b>Total</b>	<b>23,119</b>	<b>0</b>	<b>0</b>	<b>23,119</b>	<b>519</b>	<b>656</b>	<b>8,559</b>	<b>13,296</b>	<b>89</b>	<b>0</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
Long-Term Financing	23,119	0	0	23,119	519	656	8,559	13,296	89	0	0
<b>Total</b>	<b>23,119</b>	<b>0</b>	<b>0</b>	<b>23,119</b>	<b>519</b>	<b>656</b>	<b>8,559</b>	<b>13,296</b>	<b>89</b>	<b>0</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>OPERATING BUDGET IMPACT (\$000s)</b>											
Cost Savings				-10,454	0	0	0	-3,382	-3,484	-3,588	
Energy				866	0	0	0	186	340	340	
Maintenance				727	0	0	0	159	284	284	
Program-Other				444	0	0	0	148	148	148	
<b>Net Impact</b>				<b>-8,417</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-2,889</b>	<b>-2,712</b>	<b>-2,816</b>	

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	1,107
Appropriation Request Est.	FY 18	339
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	FY 16
First Cost Estimate	
Current Scope	FY 17 23,119
Last FY's Cost Estimate	0

#### Description

This project provides for the planning, design, and renovation of the Grey Courthouse. The Grey Courthouse work includes renovation of approximately 91,000 GSF (56,000 net square feet) of office space for occupancy by various County departments currently in leased space.

#### Location

Rockville Core

#### Estimated Schedule

Design would begin in Fall 2016. Construction would be completed two years after the design. Additional parking spaces will be leased until a permanent parking solution can be developed.

#### Justification

Montgomery County Strategic Space Planning Study for the Grey Courthouse was completed in November 2012. The study confirmed that various departments could be relocated from leased space into the facility. The Government Core Facilities Optimization Master Plan Study (funded under Project:500721) analyzed short and long-term growth needs, speed and ease of implementation, cost effectiveness, creation of a suitable government complex, as well as improvement of government services and accessibility. The Government Core Facilities Optimization Master Plan Study noted that additional parking would need to be provided upon occupancy of the Grey Courthouse. This project came about as a part of a comprehensive analysis of maximizing the use of County versus leased space.

#### Fiscal Note

This project will be financed with appropriation backed debt funded through lease savings.

#### Disclosures

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

#### Coordination

Departments which may be moving include the Department of Technology Services (ERP offices), Department of General Services, Department of Health and Human Services, Office of Procurement, CountyStat, Office of Medical Services, Department of Finance, Community Use of Public Facilities, PEPCO, Department of Transportation, Maryland Department of Transportation, and the City of Rockville. As the project progresses, the list of affected departments will be finalized.

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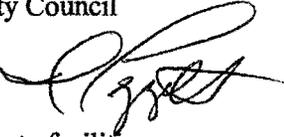
OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Isiah Leggett  
County Executive

## MEMORANDUM

January 15, 2016

TO: Nancy Floreen, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Maximizing efficient use of County facilities

I am writing to make the Council aware of my recommendations to address a number of office space needs for various County departments. These proposals are reflected in my recommended FY17-22 CIP, but given the complexity of the issues, I believe it merits a separate communication. The Grey Courthouse, though vacant, requires repairs. Additionally, the Department of Permitting Services and the Department of Environmental Protection will be moving to the new Wheaton Redevelopment project. At the same time, my staff has completed a review of leasing costs with an emphasis on cost saving measures that can benefit the County. I have taken a comprehensive and coordinated approach to developing a solution optimizing the use of our existing County resources.

After a detailed analysis, I am recommending addressing these needs as follows:

1. Renovate the Grey Courthouse for other County uses (\$23.1 million): The renovation debt service costs will be funded through lease savings realized by vacating expensive and underutilized leased space. Potentially affected departments include Health and Human Services, the Office of Medical Services, Procurement, Finance, and County Executive functions that currently reside in leased space.
2. Maximize the value of the Wheaton Redevelopment Project: I recommend adding two floors at a cost of \$13.6 million to accommodate additional County departments which have programmatic synergies with the functions currently planned for that building. The Department of Recreation, Licensing and Regulation, and Community Use of Public Facilities will occupy this additional space.
3. Explore the redevelopment of Bushey Drive and incorporate affordable senior housing: Shifting the Recreation Department from Bushey Drive to Wheaton also provides an opportunity to achieve our goal of developing additional affordable, senior housing.

Nancy Floreen, President  
January 15, 2016  
Page 2

The above recommendations provide the County with a variety of benefits. These include affordably maintaining and using the vacant historic Grey Courthouse while eliminating expensive leased facilities from our inventory. We will also avoid expensive renovations and repairs at the Recreation Department's headquarters at Bushey Drive, a facility that has experienced numerous facility system failures in the last few years. This plan will also co-locate departments and agencies with inherent programmatic synergies.

The conversion of the Grey Courthouse's existing space will support the government functions currently in leased space without disrupting the essential services they provide. Furthermore, moving these tenants from leased space enables a consolidated Rockville Core while expanding essential government services with pre-existing synergies in Wheaton.

IL:effl

<b>Rockville Core (P508768)</b>	
Owning Department	Owning Department Contact Email
General Services	Greg.Ossont@montgomerycountymd.gov
Location	
Courthouse Square, Rockville	
Description	
<p>This project is for the potential use for the existing Montgomery County Grey Courthouse located next to the Red Brick Courthouse which is currently vacant. The County Executive has proposed a new Rockville Core project that would renovate the Grey Courthouse building in order to maintain the historic structure and consolidate County government operations in County-owned versus leased space. In order to keep the project affordable within expected lease savings, there will not be major additions or renovations of structural building components. Office build out costs will also be kept to a minimum for affordability reasons.</p>	
<b>Affordable Housing Assessment</b>	
Is the underlying project compatible with affordable housing?	
<p>No. The space currently in the Grey Courthouse is expected to be fully occupied by County departments currently in leased space. Those lease savings will be used to fund the project's debt service. On site affordable housing would require significant costs to modify the historic structure. Those costs would be unaffordable in the short-term.</p>	
Housing Exclusion Explanation	
See above.	
The proximity to other community services	
Yes, the project is located adjacent to CBD which includes shopping, transit, and parking.	
The effect of the project on the supply of affordable housing in the immediate area	
Not applicable	
Needed Capital/Operating Modifications	
Not applicable	
The feasibility of including a significant amount of affordable housing within the project	
Not applicable	
The proximity to public transit, and availability of other transportation options	
It will be proximate to Ride-On bus lines and the Rockville Metro Station	
Describe the conformity of affordable housing to zoning/land uses	
Not applicable	
The physical feasibility of including a significant amount of affordable housing within the project	

Not applicable
The following contributed to and concurred with this analysis
Greg Ossont, Deputy Director, DGS Jaral Green, Chief, Division of Housing, DHCA
<b>Child Care Assessment</b>
Is the underlying project compatible with child care?
No. The space currently in the Grey Courthouse is expected to be fully occupied by County departments currently in leased space. Those lease savings will be used to fund the project's debt service. On site child care would require significant costs to modify the historic structure. Those costs would be unaffordable in the short-term.
Child Care Exclusion Explanation
See above
Describe local availability/demand for childcare
In searching the zip code for this site: - FARMS rates in the 5 local schools are 44.1%, 25.4%, 15.1%, 5.7%, and 8.5%. Only one local school – Maryvale ES – is a Title I school. - ESOL rates in the same 5 local schools, respectively are 26.9%, 15.6%, 12.4%, 10.7%, and 10.2%.  The 20850 zip code has 46 licensed child care programs: 17 child care centers; 29 Family Child Care Programs; 10 of these programs have slots for infants and toddlers; three of these programs are a public space program (in the schools in the zip code); there are 2 Public Pre-K programs and three Head Start program (in the schools in the zip code).
Describe the physical feasibility including childcare facilities within the project
Not applicable
Needed Capital/Operating Modifications
Not applicable
Describe the conformity of child care facility to zoning/land use
Not applicable
Discuss any other Child Care impacts or comments
Not applicable
The following contributed to and concurred with this analysis
Greg Ossont, Deputy Director, DGS Barbara J. Andrews, Ph.D., Administrator for Early Childhood Services, CYF, DHHS Tamieka Thomasson, Program Manager, Early Childhood Services, DHHS

PH 2/24/15  
COB RENOVATIONS



City of Rockville  
111 Maryland Avenue  
Rockville, Maryland  
20850-2364  
www.rockvillemd.gov

240-314-5000  
TTY 240-314-8137

July 8, 2015

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SBF  
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The Honorable Isiah Leggett, County Executive  
101 Monroe Street, Second Floor  
Rockville, Maryland 20850

RECEIVED  
MONTGOMERY COUNTY  
COUNCIL

The Honorable George Leventhal, County Council President  
100 Maryland Avenue, Sixth Floor  
Rockville, Maryland 20850

Dear Mr. Leggett and Mr. Leventhal:

On February 24th, I provided public hearing testimony on behalf of Rockville's Mayor and Council to the County Council on proposed renovations to the Council Office Building, the former District Court building and the Red Brick Courthouse. The testimony noted that changes to those buildings have the potential to significantly impact the future of Rockville's downtown. They are central elements of our Town Center landscape and are some of the last remaining historic structures that exemplify our City and County's rich history.

It is important that the City and County leadership communicate and coordinate on any re-use, renovations or other changes to government buildings in Rockville Town Center. Therefore, the Mayor and Council request that the County join us in reconvening the Multi-Government Rockville Core Implementation Committee.

The Committee was formed by the County Executive in 2010, in cooperation with the Mayor and Council, for the purpose of reviewing and discussing the government facilities in Rockville's core, coordinating plans for future development or redevelopment, and discussing the expansion of government facilities and land. The Mayor and Council enthusiastically request that these critical discussions resume as soon as possible.

Since the County owns and uses a significant amount of property in Rockville's Town Center, County decisions about facilities can impact the future of our entire downtown. We believe that reconvening the Core Implementation Committee is an opportunity for an ongoing conversation about the vision for the Rockville core and productive coordination between the two jurisdictions.

The mission statement for the committee that was prepared by the City and County in April 2010 is attached. The Mayor and Council is supportive of the statement, however, we recommend adding a representative of the County Council to the membership, both as a decisionmaker and as a landowner in the area. We invite the County Executive and Council President to work with our City Manager to coordinate the Committee membership and establish a kickoff meeting date.



5A

MAYOR  
Bridget Donnell Newton

COUNCIL  
Beryl L. Feinberg  
Tom Moore  
Virginia D. Onley  
Julie Palakovich Carr

CITY MANAGER  
Barbara B. Matthews

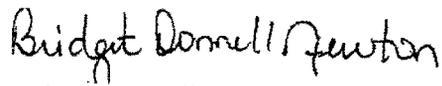
ACTING CITY CLERK  
Sara Taylor-Ferrell

CITY ATTORNEY  
Debra Yerg Daniel

The Honorable Isiah Leggett, County Executive  
The Honorable George Leventhal, County Council President  
July 8, 2015  
Page 2

The City of Rockville and the County share a common goal in enhancing and protecting Rockville's downtown. On behalf of the Mayor and Council, I thank you for your consideration of this request and look forward to working with you to re-establish these important multi-government discussions.

Sincerely,



Bridget Donnell Newton  
Mayor of Rockville

cc: Rockville City Council  
Montgomery County Council  
Barbara B. Matthews, Rockville City Manager  
David Dise, Director, Montgomery County Department of General Services

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Council Staff Questions  
FY17-22 Capital Improvements Program

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LEVEL OF EFFORT

1. ADA Compliance (P361107)

- a. Please provide an explanation for the \$0 appropriation request in FY17? Is it due to the use of the current high amount of unencumbered funds? FY16 spending was adjusted to reflect likely expenditures. As a result, excess appropriation carried forward reduced new FY17 and FY18 appropriation needs such that zero appropriation was needed in FY17 and only \$3 million was needed in FY18.
- b. Why is the FY18 request less than the level amount of \$4.5 million? (See answer above which explains appropriation request)
- c. *Site Improvements/Utilities* and *Other* have funding in the expenditure schedule now. Before funds were only showing under *Planning/Design/Supervision* and *Construction*. What changes have occurred to reflect the differences? When this project was originally created funding was shown in those two categories. Now, with a few years of experience performing the work it was deemed appropriate to accurately distribute the funding to reflect actual conditions. In addition, new ADA requirements went into effect in 2012 that include more extensive requirements for accessible paths of travel for our facilities, especially our recreational facilities. This was not anticipated when the project was created.
- d. This project is showing \$4 million in slippage and \$2 million in slippage used elsewhere in FY17. Please provide details for this. Expenditures were adjusted to reflect likely spending and previous delays can be attributed to staffing needs that have since been fulfilled. When projects have GO Bond expenditure delays prior to the six years, the expenditures are moved into the next. The CIP is allowed to take a "slippage credit" for the delayed shift in expenditures so they do not count against the FY17-22 SAG bond capacity. In this case, \$4million in slippage credit was reflected in the ADA project for FY17. The remaining \$2 million in slipped expenditures helped fund other FY17 GO Bond costs, such as the Council Office Building.

2. Building Envelope Repair (P361501)

- a. During the FY15-20 CIP Worksessions, a breakout was provided for doors and windows, including a \$3.96 million AARC and \$18.6 million backlog. Please update these figures for FY17-22. See attachment PLAR and Building Envelop Repair Breakdown Revised.
- b. The unencumbered balance is high relative to the current cumulative appropriation? How much do you estimate spending by the end of the fiscal year? How will DGS go about spending the full appropriation in the remaining months of FY16? The principle project in the FY16 appropriation is the Up County Regional Services Center (\$1MM), but a change in scope resulted in a delay. The design process is nearly completed and a solicitation for the work will be issued in early summer. Five other projects (401 Hungerford insulation; Fire Station 22 foundation drain repair, Kennedy-Shriver Aquatic Center door replacement; Holiday Park

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Senior Center exterior doors, and; Upper County Neighborhood Recreation Center store front doors) are underway and should be completed by the end of FY16. These projects will account for \$260,000 of the appropriated funds. In addition, design will soon begin for replacement of windows at the Holiday Park Senior Center. This project will account for \$800,000 of the appropriated funds. Projects underway, but not completed in FY16 will be completed during FY17.

- c. If there is a delay in schedule, please provide details for cause of the delay(s). As previously noted, design modifications resulted in delays.
- d. Is the full FY17 request needed, given the amount of the remaining balance? If so, please provide greater detail for how the full appropriation will be used. Yes, the full appropriation for FY17 is needed and will be used as described above.

**3. Energy Conservation: MCG (P507834)**

- a. Both of the projects scheduled were scheduled to be completed in FY15 and FY16. Why were these projects delayed? Implementation was delayed while the County determined which projects could be included in the scope of the County's Energy Performance Contracting initiative.
- b. The unencumbered balance is high relative to the current cumulative appropriation? How will DGS go about spending the full appropriation in the remaining months of FY16? The previously scheduled projects including Kensington Park Library (appropriated at \$125,000) and Germantown Police Station Control Upgrade (\$100,000 appropriation) are expected to be completed in FY16 or early FY17. The County has also completed 6 light emitting diode (LED) exterior lighting projects at Libraries and other facilities in combination with state grant funds. DGS expects to encumber the entire balance of the CIP for specific projects by spring FY16 and complete all projects by mid FY17.

**4. Energy Systems Modernization (P361302)**

- a. The unencumbered balance is high relative to the current cumulative appropriation? How much do you estimate spending by the end of the fiscal year? How will DGS go about spending the full appropriation in the remaining months of FY16? DGS has multiple tasks in this project (see below) which have yet to be awarded. DGS estimates approximately \$5 million per award and anticipates executing two awards this fiscal year.
- b. If there is a delay in schedule, please provide details for cause of the delay(s). DGS works closely with the Division of Finance and its financial consultant to evaluate and approve projects before authorization is given to borrow the required funding. This does not necessarily pose delay, but is required to ensure that the energy conservation measures are appropriate and qualify to use MC's allocation of Qualified Energy Conservation Bonds if applicable.
- c. Is the full FY17 request needed, given the amount of the remaining balance? If so, please provide greater detail for how the full appropriation will be used. Another project is already underway and others will be awarded in keeping with refresh schedules and infrastructure needs.
- d. The Estimated schedule is not included on the PDF, can this be updated to match the schedule identified in the DGS Energy and Sustainability annual report? Yes.

FY17 and FY 18: 1301 Piccard, Pre-Release Center, Longwood Community Recreation Center, 8818 Georgia Ave, Kensington Park Library, Aspen Hill Library, UpCounty Regional Services Center

5. Environmental Compliance: MCG (P500918)

- a. Some of *the construction of bulk covered storage* area projects were scheduled for FY15/FY16, and are still showing for FY16/FY7, (Silver Spring and Poolesville), as well as Silver Spring Depot. Please provide information on why these projects did not occur in FY15/FY16. What is the FY18 schedule?

The master planning and design of the three bulk storage structures were initiated in 2015, however this plan is still being prepared and is subject to DPS review and approval. The actual construction of these improvements is estimated to require \$6-7 million dollars, and therefore will be a Phased construction effort, as funding allows in the future. We are in the design phase of the project effort now. The Bulk storage facilities are competing with the demands of other environmental priorities, such as the removal and replacement of underground petroleum storage tanks, (Fire Stations, old County service Park, Fleet, and FMS), the removal of contaminated soils, the improvement of Stormwater facilities at critical County locations (Colesville special protection area), and the improvement of wash water and petroleum handling at our County vehicle repair facilities ( Bethesda & Seven Locks automotive shop)

FY 15	Removal (and replacement, if warranted) of UST's at Fire Stations 7, 14, 16, 17, 6, 15 & 12
	Construction of Colesville Sand Filter and Bulk Salt storage barn
	Removal of Contaminated soils at the Former County Service Park
	Improvements to the Steam wash bay, Silver Spring Bus Maintenance Facility
FY 16	Removal (and replacement if warranted) of UST's at Fire Stations # 8, 11, 13, & Medivac
	Installation of a Fleet refueling AST facility at the Silver Spring, Bus maintenance Facility
	Removal of contaminated soils at Progress Place
	Construction of Colesville Bio-retention areas
	Improvements to the Vehicle Fluids storage & handling at the Seven Locks Auto shop and Bethesda depot
FY 17	Removal and replacement of the UST's at Colesville Depot, with new AST's
FY 18	Construction of Water quality improvements and Bulk Material structure #1 of 3 at Silver Spring Depot

INFRASTRUCTURE PROJECTS

6. Elevator Modernization (P509923)

- a. IMTF AARC is \$1,800,000 per year. Given the inventory and priority of projects in the backlog, please provide an estimate of how many projects would be supported by the FY17 request and how many would be performed if funding met the AARC? Under the current appropriation of \$1MM three projects will be completed. If an appropriation of \$1.8MM is provided, five projects would be undertaken.
- b. Public Safety Headquarters was scheduled for modernizations in FY15 and now again in FY17. Please provide information on the reason for the change? The project design was completed on schedule. Complications encountered twice

during the procurement process resulted in the schedule delay. The work is now scheduled to begin this spring.

- c. The COB Garage is being repaired, there have been a number of issues with the elevator in the garage. Will repairs be made to the garage through the COB Garage project (not noted on PDF), or would repairs come out of this project? Major repairs to the COB elevator were performed in FY16. Therefore, elevator repair is not included in current COB garage repair project.

**7. HVAC/Elec Replacement (P508941)**

- a. IMTF AARC is \$5,400,000 per year. This item has a criticality rating of 5. Given the inventory and priority of projects in the backlog, please provide an estimate of how many projects would be supported by the FY17 request and how many would be performed if funding met the AARC? Seven projects are anticipated under the FY17 appropriation. If a \$5.4MM appropriation is made, approximately 20 projects of varying scope would be undertaken.
- a. Emergency generator replacements are no longer listed in the description? Have all replacements been completed? If not, why has this item been removed? Not all replacements have been completed. These are listed under Life/Safety Systems.
- b. Grey Brick Courthouse boilers are in the schedule, if the Rockville Core project is approved, will this work be funded through that project instead? Boilers have already been replaced under FY16 appropriations.
- c. Montgomery County Correction Facility (MCCF) was scheduled for work in FY15, did that work get completed or is the boiler replacement scheduled for FY18 something different? The work is scheduled for FY17 and FY18, a continuation of what was scheduled for FY15. Due to emergency requirements some of the boilers will be replaced soon with the remaining boilers to be replaced through a planned Energy Services Performance Contract (ESPC).
- d. Please provide more information on the Energy operating budget impact. The planned projects will yield energy savings. The specific dollar savings cannot be estimated with reasonable certainty until the timeline and specifications of the new equipment are known.

**8. Life Safety Systems: MCG (P509970)**

- b. IMTF AARC is \$800,000 per year. Given the inventory and priority of projects in the backlog, please provide an estimate of how many projects would be supported by the FY17 request and how many would be performed if funding met the AARC? Five projects to be supported by the FY17 request, eight projects would be performed if funding met the AARC.

**9. Planned Lifecycle Asset Replacement (P509514)**

- a. Why has the FY17 appropriation doubled from what was approved in FY15 and subsequent fiscal years (especially given that windows and doors were moved to a new project). Additional PLAR funds were appropriated to support the refresh efforts performed in conjunction with ESPC (also known as ESCo) projects such as the 401 Hungerford Road refresh completed earlier in FY16. The 401 Hungerford project refresh component was estimated at \$500k. DGS estimates that for 1301 Piccard and other planned ESPC work the figure is approximately \$500k per

building given the size and condition of each building. Coordinating refreshes with ESPC projects takes advantage of construction synergies and reduces costs for these projects, similar to what is being done in the Council Office Building Project.

As County facilities continue to age, PLAR provides a source of funding which can greatly extend their lifecycles. Given the pressures on the CIP, few new projects are being added and PLAR offers a more economically efficient method of preserving current County assets. Reducing funding limits refresh opportunities which are affordable. As we've seen with the recent Twinbrook Library refresh, combining other LOE work with PLAR type refresh funding is a cost effective way to rejuvenate buildings in a timelier manner.

- b. Please provide additional details on the PLAR project categories (i.e., electrical, finishes, and plumbing). Were doors/windows moved to the Building Envelope project in FY15? Please breakout by AARC and Backlog, identified as \$67,462,500 in the IMTF report. PLAR's backlog is so extensive that in spite of separating doors and windows from the project and given their own funding, there are still unmet needs reflected in PLAR's backlog. The breakout of PLAR costs are being added to the spreadsheet show Electrical, Finishes and Plumbing items similar to the FY15-20 submission. Windows and Doors are being moved to the Building Envelope Repair project that was created in FY 16. See attachment PLAR and Building Envelop Repair Breakdown Revised.
- c. What does the PSHQ backflow prevention involve? This is a plumbing project that involves relocating the existing backflow preventer from a below-ground pit to an above-ground enclosure to make it more accessible and less susceptible to flooding or other damage.
- d. How much of the County's inventory will the building condition assessment survey? The last study took three years, will this study continue into FY19? Current appropriation will provide for approximately 25% of the County's inventory.

**10. Resurfacing Parking Lots: MCG (P509914)**

- a. The IMTF AARC is \$900,000 per year. Given the inventory and priority of projects in the backlog, please provide an estimate of how many projects would be supported by the FY17 request and how many would be performed if funding met the AARC? Three projects to be supported by the FY17 request, six projects would be performed if funding met the AARC.
- b. What libraries are scheduled in FY17? DGS staff is working with the Department of Libraries to establish a hierarchy of need. This will determine which libraries can be addressed with available funds. The list should be finalized this spring.

**11. Roof Replacement: MCG (P508331)**

- a. The IMTF AARC is \$4,500,000. Why is the funding schedule half of the AARC? Given the inventory and priority of projects in the backlog, please provide an estimate of how many projects would be supported by the FY17 request and how many would be performed if funding met the AARC? Five projects can be supported by the FY17 request. If funding met the AARC a total of ten projects would be undertaken.



- b. Is the schedule delayed? For instance, COB roof replacement was scheduled for FY15, but didn't occur until FY16. What is status of the FY16 replacements: EOB, Upper County Day Care, Clara Barton Community Center, 131 Piccard, McDonald Knolls, Little Falls library? Following a detailed inspection of roof conditions replacement projects were reprioritized from what was anticipated earlier. The COB roof replacement was postponed from the originally scheduled spring 2015 so that demolition could be coordinated with Council hearing schedules. Work began in early FY16. In FY17 roof replacement will take place at Little Fall Library, Davis library, Kids Stop Day care, Holiday Park Senior Center, and the 4<sup>th</sup> District Police Station.

## **GENERAL GOVERNMENT PROJECTS**

### **12. Council Office Building Garage (P011601)**

- a. What were the recommendations provided in the Condition Assessment? A copy of the COB Garage Condition Assessment summary is attached. See page four. The supplemental assumes funding of immediate and necessary repair work plus funding for planning, design, and supervision of the project.
- b. Why aren't additional parking spaces being proposed in the project? This project is strictly a repair project to address immediate repairs needed to the existing garage. No additional parking spaces will result from this effort.
- c. Aside from COB staff, what other employees use the parking garage? The COB garage serves as overflow parking for 255 Rockville Pike, 51 Monroe Street, EOB and Circuit Court. Public parking is also available in the garage.
- d. When in FY17 is the construction anticipated to begin? Approximately 12 months after funding is approved.
- e. Aside for the loss of 100 parking spaces, what other disruptions are anticipated with this project? The work will involve noise and dust due to concrete demolition. Alternate pedestrian/vehicular paths will be required where construction is occurring.
- f. It's been noted that elevators were out of service on many occasions in FY15. Will elevator repairs be made to the garage through this project or would repairs come out of the Elevator Modernization project or the operating budget? Elevator renovation and repair is not part of this project. Major repairs to the COB elevator were performed in FY16.
- g. FYI, the supplemental appropriation PDF had long-term financing as the source of funds. Supplemental appropriation for the COB garage has GO Bonds listed as the source of funds. See attached pdf.
- h. The funding schedule has \$58,000 in FY19 for planning/design/supervision, what work is planned in FY19? Expenditures in FY19 are for project close-out and warranty period.

### **13. Facility Planning: MCG (P508768)**

- a. Is planning being funded out of this project when it is now the Rockville Core project? If this questions refers to the Grey Courthouse, preliminary planning to-date has been funded out of this project.

- b. Please provide an update on the FY15/FY16 studies that are now showing as FY17/18 studies?

FY 15 and FY16	FY17 and FY18	Status
Grey Courthouse	Grey Courthouse	Related permanent parking solution will need development
Silver Spring Library Reuse	Silver Spring Library Reuse	Will serve as home of FOL Used Book Store until Wheaton Library and CRC is complete
Clarksburg Library	Clarksburg Library	In process- M-NCPPC approved a public use dedication as part of the Clarksburg Town Center plan for the future library
Poolesville Depot	Poolesville Depot	
Damascus Depot	Damascus Depot	
Laytonsville Fire Station	X	No longer required
Noyes Library	Noyes Library	In process
Clarksburg Community Recreation and Aquatics Center	Clarksburg Community Recreation and Aquatics Center	POR development will be completed in late FY16 or early FY17
MultiUser Central Warehouse	X	No longer required
Seven Locks Signal Shop Building C	Seven Locks Signal Shop Building C	
Wheaton Health and Human Services Facility	Wheaton Health and Human Services Facility	Needs met through lease consolidations
Emergency Operations Center Relocation	Combined with PSCS	X
Public Safety Communication System (PSCS)	Public Safety Communication System (PSCS)	POR development will be completed in the FY16 or early FY17
Wheaton Arts and Humanities Center	Wheaton Arts and Humanities Center	
	Olney Civic Commons	
	Future Fire Stations	Development is scheduled for FY 18
	White Flint Fire Station	POR complete, awaiting integration with Housing component working with HOC

- c. Will any of the current studies be completed before the end of the fiscal year? Completion of the Public Safety Communications Center and the Clarksburg Aquatic and CRC will be completed in FY16 or early FY17.
- d. The Laytonsville Fire Station and Multi-Use Central Warehouse are no longer underway or a candidate projects, what was the status or outcome? Laytonsville Volunteers performed a significant refurbishment of the existing station, eliminating the need to consider a new station. The issue of coverage on the east end of Montgomery Village remains an issue and DFRS is looking at a separate project to meet that need. Following an analysis of possible user department requirements the Multi-Use Central Warehouse, was determined unnecessary at this time. The project may be placed in Facility Planning at some point in the future when a greater need is determined to exist.
- e. Wheaton HHS Facility/Wheaton Arts and Cultural Center

1. I will need to know if it would be feasible to combine the projects, what would be the implications for combining the projects?

HHS's programmatic space needs originally envisioned as part of a Wheaton HHS Facility were addressed through a combination of investments in current County owned buildings (8818 Georgia Avenue) and consolidated lease space (1401 Rockville Pike). This was done after initial exploration of the Wheaton area revealed that available sites in Wheaton were inadequate and/or unaffordable, and that the cost of a new facility was cost prohibitive. Due to these factors and the limited availability of funds given competing CIP needs (i.e. MCPS, economic development, transportation and other local Wheaton projects such as the Redevelopment and Library/Recreation Center projects) - as well as a favorable leasing market, the option of investing in current County assets through Level of Effort projects and the ESCO project, with some additional lease consolidation, seemed most appropriate to meet HHS' space needs in a timely and cost effective way.

2. I've also gotten a request for lease costs that HHS is currently incurring by leasing facilities as well as what improvements to current facilities are being made. I'm happy to discuss if this again is a sensitive issue.

Please see charts below.

#### HHS Facilities the County Owns

	Owned Facility	CIP LOE Costs Since FY12	Comments
1	8818 Georgia Ave	284,647	This facility is on the ESCO refresh list which will coordinate with relevant LOE expenses which are not eligible for ESCO funding
2	1301 Piccard	45,190	This facility is on the ESCO refresh list which will coordinate with relevant LOE expenses which are not eligible for ESCO funding
3	14015 New Hampshire Ave	360,663	
	<b>Total</b>	<b>690,500</b>	

#### Leased Facilities

	Leased Facility	Use	Square Footage	Lease Costs for HHS Facilities
1	8513 Piney Branch Rd	TESS Center	4,800	121,654
2	Page Elementary	Integrated Childcare	1,689	24,187
3	11711 Joseph Mill Road	Viers Mill Childcare	3,091	40,170
4	12260 McDonald Chapel Dr.	Thurgood Marshall Childcare	3,816	50,164
5	Glen Haven Elementary	Integrated Childcare	2,461	31,983
6	Sargent Shriver (Conn. Pk) ES	Integrated Childcare	1,867	24,535
7	1820 Franwall Ave. - Arcola ES	Integrated Childcare	1,965	25,537
8	12612 Galway Dr. - Galway ES	Integrated Childcare	1,673	21,742
9	7511 Holly Ave - Takoma Park ES	Integrated Childcare	1,575	20,468
10	Weller Road ES	Integrated Childcare	1,780	22,250
11	13801 Rippling Brook -Bel Pre ES	Integrated Childcare	1700	21,250
12	12250 Wilkins Ave	Homeless Shelter	8,900	192,108
13	8630 Fenton St	Health Center	21,063	549,420
14	7300 Calhoun Drive	Juvenile Assmt. Ctr.	31,797	895,776
15	7-1 Metropolitan Ct	Mercy Clinic	7,200	229,847
16	981 Rollins	OAS	24,166	870,704
17	451 Hungerford, Suite 700	HHS - Families Foremost	4,172	100,272
18	7676 New Hampshire Ave	HHS - Youth Opportunity Center	2,303	64,079
19	5320 Marinelli	HHS Shelter	8,362	290,279
20	Rockville Town Center Garage	HHS Parking		21,700
21	1401 Rockville Pike	CRC/MC311/HHS/DHCA	64,264	257,915
22	9615 Dewitt Ave	Carroll House Shelter	12,900	75,993
	<b>Total</b>			<b>3,952,034</b>

3. Please provide any analysis conducted for the Wheaton Health and Human Services Facility, and explanation why the Executive is not moving forward with this project. What assumptions have been made regarding the size of the facility, the programs that would be housed in the facility, possibly building sites, cost per square foot, and an order of magnitude cost projection.

The original intent of the Combined Wheaton HHS facility was to pull programs out of old County facilities, find a place for displaced Wheaton Redevelopment Tenants, and decrease some leased costs. Original cost estimates for the below mentioned facilities and programs was estimated at \$64.030 million (at least \$575.51/gsf) which did not include land costs. OMB and DGS examined various sites, but none of the available sites were ideal for the programmatic needs of the facilities. 2424 Reddie Drive was a time sensitive case due to the construction schedule for Wheaton Redevelopment.

Additionally, the refresh program which DGS has developed has been successful in extending the life of County owned facilities. DGS plans to use the refresh program for 8818 Georgia Ave and 1301 Piccard. As part of the CE's Recommended FY17-22 CIP, PLAR's funding has been increased from \$750k to \$1.5 million to support this refresh effort.



Lastly, the leasing market has been favorable with lower leasing costs. These factors contributed to why the Executive is not moving forward with the Wheaton Health and Human Services Facility.

**Initial Facility Size Assumptions.**

	<b>Facilities Considered for Wheaton HHS Facility</b>	<b>Gross Square Footage</b>	<b>Alternative Resolution</b>
1	<b>8818 Georgia Avenue-</b> Abused Persons Program, Housing Stabilization and Special Needs Program, Child and Adolescent Mental Health Services, Income Supports Program	35,072	ESCO & LOE Refresh
2	<b>2424 Reddie Drive-</b> MidCounty United Ministries, Community Action Agency, Women's Cancer Control Program, Adult Behavioral Health Program, Proyecto Salud	21,726	Time Sensitive -Moved to leased facilities. Negotiations underway
3	<b>11 N. Washington-</b> Community Support Network, CHS Health Start Case Managment Program	14,580	Moved to 1401 Rockville Pike Lease; move resulted in lease savings and more efficient space planning
4	<b>8630 Fenton St.-</b> MAEP Service Eligibility Unit, PHS Dental Services	22,700	Remains in leased space
5	<b>14015 New Hampshire Ave-</b> African American Health Initiative	3,294	Remains in leased space
6	<b>1335 Piccard-</b> Asian Health Initiative	1,589	Only 1,004 GSF was to move; remains in leased space
	<b>Total</b>	<b>98,961</b>	

Note: This includes only programmatic space. Common use areas are estimated at 12,298 which yields a total of 111,258 gross square feet.

4. How much will it cost the County to move forward with the Energy Savings Performance Contracts for 1301 Piccard and 8818 Georgia Avenue. What are the terms of the contract? Are there any other HHS facilities that are being considered for this kind of arrangement?

ESCO projects technically have no costs as they are financed by the utility savings that the upgrades yield. The investment grade audit determines the amount of savings an ESCO upgrade yields. Since investment grade audits have not yet been conducted for these facilities, estimates are not available at this time. There may be additional work which the ESCO savings will not cover that the investment grade audit can determine.

5. To what extent are HHS facilities serving low-income clients accessible to public transportation? Which facilities are within walking distance from the Metro?

All HHS facilities are accessible to public transportation. 1401 Rockville Pike, 8818 Georgia Ave, and 8630 Fenton St are within walking distance of metro stops.

- f. Olney Civic Center (please see attached) currently a candidate project
  1. Please provide an estimate as to how much this study will cost, and over how many years would the study take.

DGS estimates that a community charrette to determine the scope of the POR would cost \$25,000.

Would the Council need to add funds to the Facility Planning project to have this study underway in FY17?

Yes.

#### 14. Old Blair Auditorium (P361113)

- a. Please explain the rationale behind the Executive's recommendation to delay the project beyond the six-year period.

The project was delayed to accommodate competing needs. There are dire needs for MCPS enrollment increases, economic development, and transportation infrastructure.

- b. Does this recommendation still comply with State requirements to build (to design, plan, construct) within a certain timeframe from expenditure of the bond funding? The system shows \$604,104.45 of the \$1.2 million as outstanding unapproved commitments. Is this the County match portion? Does this effect the State match? What about the small remaining balance of \$4,765?

Yes, the County Executive's recommendation still complies with the requirements. As of 24 February, the BI Tools shows outstanding unapproved commitments at \$0. Outstanding approved commitments total \$604,104.45 which means that the vendor is legally bound to perform the work indicated on the requisition or purchase order and the County is legally bound to pay for the work.

The funds are not divided by County and State match portions. Per the Bond Bill, the County must first expend funds, then will be reimbursed by the State. If the County does not expend the \$4,765 within seven years, it will lose that portion of the State match.

- c. Is there an estimate for how much the cost will increase by delaying construction until FY22.

DGS estimates that the project costs will increase by approximately 3% due to escalation. This will be 3% each year for the two-year delay. This is true for any project delayed in the CIP.

- d. Old Blair auditorium was to be coordinated with Silver Spring International Middle and Sligo Creek Elementary Schools construction. What are the plans for these sites?

MCPS determined that Sligo Creek Elementary school has a projected enrollment increase of 21 students over the available space which did not meet the threshold of 92 elementary school students for an addition. MCPS determined that Silver Spring International Middle school has a projected enrollment increase of 80 students which does not meet the 150 middle school student threshold to warrant an addition.

- e. Has the construction preparation been completed? What is the current state of the auditorium space?

The space has undergone interior demolition and hazardous material abatement has been completed.

- f. What are the operating impacts of the space, if any?

DGS estimates that minimum operation of the facility would yield the following operating budget impacts: maintenance \$62,100 utilities would be \$52,800 per year. This does not include extended hours of operation.

- g. Would the MOU with Old Blair Auditorium Inc. need to be updated if the project is delayed until FY22?  
No. The MOU does not address specific dates.
- h. How does the timing of this recommendation relate to the timing of the anticipated Purple Line construction near the site?  
At this point, it is unknown until a vendor is selected.
- i. I noticed the project number is 2000712 in the BI Tool. Is this for any particular reason?  
For FY12 there are approximately 12 projects which were not subjected to the smart numbering (numbering by Department, Fiscal Year, Order project was created) system in Oracle. This is one of those projects.

**15. Red Brick Courthouse Structural Repairs (P500727)**

- a. Will recent damages incurred during the January snow storm have any implications on the project? No, this was storm damage that will have to be repaired immediately and will not change the Capital Project projected to start design in FY19.
- b. Can additional information and background be provided on the historical designation and historic preservation requirements moving forward? Yes. In short, there is an interior and exterior easement to the Maryland Historic Trust. The easement requires that any work be submitted and approved (including review of the design) prior to performance of the work. In general, the work must comply with the Secretary of the Interior national standards and guidelines for preserving, rehabilitating, restoring, and reconstructing historic properties.
- c. Will there need to be coordination between the Rockville Core project and this project? If so, please provide details. Potentially, depending on the phasing of the project and its impact on occupants. This will need to be more fully developed as part of the design which begins in FY2019.

**16. Rockville Core (P361702)**

- a. Please provide more background on the intent of this project?
  - Primary Goals
    - 1. Utilize vacant, County owned space
    - 2. Eliminate expensive leased space:

The Grey Courthouse is vacant and requires repairs. The conversion of the Grey Courthouse's existing space will support the government functions currently in leased space without disrupting the essential services they provide. Renovating the Grey Courthouse in conjunction with adding additional floors to Wheaton Redevelopment will affordably maintain and provide a use for the vacant historic Grey Courthouse while eliminating expensive leased facilities from County inventory.

- b. What parking sites are under consideration for leasing and are there any cost estimates? Parking spaces are currently leased to fill the needs of 255 Rockville

Pike, 51 Monroe, 199 East Montgomery and other buildings. The total number of currently leased spaces will be reduced since many staff will be moving to Wheaton. Other options for parking are under consideration but only in concept at this time. There are no cost estimates to date.

- c. Will part of the renovation be done by Energy Savings Performance contracting? DGS will evaluate any potential ESCo savings as part of the project.
- d. Are there any historic preservation requirements? Yes. The building is in the City of Rockville historic district and is subject to review by the City's Historic District Commission (HDC).
- e. The Affordable Housing and Child Care Assessment for the Grey Courthouse (P508768) project were received, can I receive an updated assessment form for the Rockville Core? DGS has prepared assessments for the Rockville Core. Please see attachment.
- f. CUPF is listed as a potential tenant on this and the Wheaton Redevelopment project, is this correct? CUPF is moving to Wheaton.
- g. Occupational Medicine, Finance-Treasury Division, and Procurement receive public and county employee's visitors often, what short-term arrangements will be available for easily accessible visitor parking? Visitors would continue to use public parking available in the Rockville core as they do now.
- h. What are total FY17 lease costs, what are the estimated FY17 savings from the departments/offices being considered for relocation to the Grey Courthouse? Savings from affected departments/offices are estimated at \$3 million.
- i. Would any of the departments/offices be able to move into the EOB? DGS is evaluating lease consolidation into the County-owned space as the priority. Based on initial calculations, the entirety of the Courthouse and space that comes available in the EOB when certain functions move to Wheaton will be utilized.
- j. Have any judicial/court related functions been considered for relocation into the Grey Courthouse? Court related functions have been accommodated in the Judicial Center Annex project. There is no plan to locate judicial/court related functions in the courthouse. DGS considered moving the Juvenile Assessment Center, but the specific functional requirements for renovations made it too costly for the Grey Courthouse.

