



White Flint Fire Station 23

(P451502)

Category	Public Safety	Date Last Modified	03/14/18
SubCategory	Fire/Rescue Service	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	5,549	140	214	5,195	897	1,261	1,405	1,178	454	-	-
Land	3,910	1,488	2,422	-	-	-	-	-	-	-	-
Site Improvements and Utilities	7,105	-	-	7,105	-	-	3,260	3,845	-	-	-
Construction	11,258	7	-	11,251	-	-	6,567	4,684	-	-	-
Other	1,523	-	-	1,523	-	-	962	561	-	-	-
TOTAL EXPENDITURES	29,345	1,635	2,636	25,074	897	1,261	12,194	10,268	454	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
G.O. Bonds	29,345	1,635	2,636	25,074	897	1,261	12,194	10,268	454	-	-
TOTAL FUNDING SOURCES	29,345	1,635	2,636	25,074	897	1,261	12,194	10,268	454	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Maintenance	235	-	-	-	47	94	94
Energy	150	-	-	-	50	50	50
Program-Staff	-	-	-	-	-	-	-
Program-Other	-	-	-	-	-	-	-
Offset Revenue	-	-	-	-	-	-	-
NET IMPACT	385	-	-	-	97	144	144
FULL TIME EQUIVALENT (FTE)		-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 19 Request	460	Year First Appropriation	FY15
Appropriation FY 20 Request	716	Last FY's Cost Estimate	28,562
Cumulative Appropriation	7,669		
Expenditure / Encumbrances	2,856		
Unencumbered Balance	4,813		

PROJECT DESCRIPTION

This project provides for a new five bay Fire and Rescue Station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road. The northern border of the site has frontage along Randolph Road and the eastern border fronts Chapman Avenue. The new station will be constructed in accordance with the general square footage specifications of the prototype program of requirements (POR) for a Class I Fire Station, with adjustments made to meet these specific site conditions and additional uses. This Fire Station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, meeting/training rooms and offices for a Battalion Chief. Parking requirements for each of these uses will be accommodated on site to the greatest extent possible. Fire/Rescue apparatus to be purchased for this station includes a new EMS unit and related equipment. Site constraints for this project include a WMATA easement which bisects the site running north/south through the western half of the parcel. A Phase 1 Environmental Site Assessment has been performed and a traffic impact statement is pending.

LOCATION

Southeast quadrant of Route 355 and Randolph Road at Maple Avenue

ESTIMATED SCHEDULE

Planning began in Winter 2017. Construction is expected to begin in mid to late 2020.

COST CHANGE

Cost increase is due to escalation from prior project delays.

PROJECT JUSTIFICATION

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

OTHER

A number of test fits have been conducted at the proposed site located at the south-east quadrant of Route 355 and Randolph Road for the fire station and possible co-located affordable housing. Land Acquisition will be funded initially through ALARF, and then reimbursed by a future appropriation from this project.

FISCAL NOTE

Debt service for this project will be financed with Consolidate Fire Tax District Funds. Funds totaling \$2.0 million are shifted from FY21 to FY22 for affordability. This shift does not impact the project schedule.

DISCLOSURES

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

COORDINATION

Montgomery County Fire and Rescue Service, Department of General Services, Department of Housing and Community Affairs