



EOB HVAC Renovation

(P361103)

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|---------------|---------------------------------------|----------------------|------------------|
| Category | General Government | Date Last Modified | 01/05/21 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Rockville | Status | Planning Stage |

EXPENDITURE SCHEDULE (\$000s)

| Cost Elements | Total | Thru FY20 | Rem FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|----------------------------------|--------------|------------|------------|---------------|----------|----------|----------|----------|--------------|----------|----------------|
| Planning, Design and Supervision | 946 | 146 | - | 800 | - | - | - | - | 800 | - | - |
| Construction | 6,800 | - | - | 6,800 | - | - | - | - | 6,800 | - | - |
| Other | 254 | - | 254 | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 8,000 | 146 | 254 | 7,600 | - | - | - | - | 7,600 | - | - |

FUNDING SCHEDULE (\$000s)

| Funding Source | Total | Thru FY20 | Rem FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|------------------------------|--------------|------------|------------|---------------|----------|----------|----------|----------|--------------|----------|----------------|
| G.O. Bonds | 7,877 | 23 | 254 | 7,600 | - | - | - | - | 7,600 | - | - |
| PAYGO | 123 | 123 | - | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 8,000 | 146 | 254 | 7,600 | - | - | - | - | 7,600 | - | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|---------|--------------------------|-------|
| Appropriation FY 22 Request | (1,600) | Year First Appropriation | FY20 |
| Cumulative Appropriation | 2,000 | Last FY's Cost Estimate | 8,000 |
| Expenditure / Encumbrances | 169 | | |
| Unencumbered Balance | 1,831 | | |

PROJECT 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This project provides for the procurement and partial compensation of an Energy Service Company (ESCO) to replace the outdated and energy-inefficient HVAC systems in the Executive Office Building (EOB) located at 101 Monroe Street, Rockville, Maryland.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, Maryland.

ESTIMATED SCHEDULE

A comprehensive study to explore options for ESCO and renovation work at the EOB is underway. The results of this study will determine the project's final scope, schedule, and cost.

PROJECT JUSTIFICATION

The EOB was built in 1979, and its HVAC system is over 40 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.

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, and PEPCO.