



EOB HVAC Renovation

(P361103)

Category	General Government	Date Last Modified	05/21/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	290	290	-	-	-	-	-	-	-	-	-
Other	110	-	110	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	400	290	110	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	133	23	110	-	-	-	-	-	-	-	-
PAYGO	123	123	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	144	144	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	400	290	110	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY20
Appropriation FY 24 Request	-	Last FY's Cost Estimate	8,000
Cumulative Appropriation	400		
Expenditure / Encumbrances	397		
Unencumbered Balance	3		

PROJECT DESCRIPTION

The funding provides for the design phase. The total project will provide for a full renovation of the mechanical/electrical systems, interior and facade/envelope to; (1) address the obsolescence identified in the condition assessment (2) to achieve significant energy savings consistent with our climate change goals (3) to reposition the building consistent with a modern workplace, allowing flexibility in capacity, programming, and end uses/users of the building for the next 40 years. The ultimate costs cost will be determined in the next phase of the ongoing study and future design and planning.

LOCATION

101 Monroe St. Rockville, Maryland.

ESTIMATED SCHEDULE

A feasibility study is underway which will determine the project's final scope, schedule, and cost.

COST CHANGE

Project cost decreased pending further scope development.

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.

FISCAL NOTE

The ultimate costs cost will be determined in the next phase of the ongoing study and future design and planning, but costs estimates included in the phase 2 analysis indicate costs between \$100 - \$120 million to complete the renovation.

COORDINATION

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