

GO COMMITTEE #2
February 24, 2014
Worksession

MEMORANDUM

February 21, 2014

TO: Government Operations and Fiscal Policy Committee

FROM: Essie McGuire, Senior Legislative Analyst *Essie McGuire*

SUBJECT: **Worksession – Recommended FY15-20 Capital Improvements Program and FY15 Capital Budget, Montgomery County Government, General Government Projects**

Today the Government Operations and Fiscal Policy (GO) Committee will review the County Executive's Recommended FY15-20 Capital Improvements Program (CIP) and FY15 Capital Budget for the Montgomery County Government General Government Projects. The following individuals will participate in this worksession:

- David Dise, Director, Department of General Services (DGS)
- Beryl Feinberg, Chief Operating Officer, DGS
- Angela Dizelos; Chief, Division of Central Services, DGS
- Richard Jackson, Chief, Division of Facilities Management, DGS
- Erika Lopez-Finn, Office of Management and Budget (OMB)

This packet will address General Government projects, excluding those related to technology, the Smart Growth Initiative, and economic development. The projects under review today include facilities directly under the supervision of DGS, such as the Red Brick Courthouse and the Executive Office Building (EOB), as well as level of effort projects that address infrastructure needs across County Government facilities. The Executive's recommended CIP for these projects is attached beginning at circle 1.

PROJECT REVIEW

1. ADA Compliance (PDF on circle 2)

ADA Compliance									
	6 year total	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20
FY13-18 Approved	25,500	3,500	4,000	4,500	4,500	4,500	4,500		
FY15-20 CE Rec	27,000			5,500	3,500	4,500	3,500	6,500	3,500
Difference	1,500			1,000	-1,000	0	-1,000		

This project provides for an ongoing, comprehensive effort to ensure that County buildings and other facilities are built and maintained in compliance with the Americans with Disabilities Act (ADA). There are several components to this project related to the Project Civic Access settlement agreement with the Department of Justice (DOJ). DOJ conducted an assessment of some County facilities, and identified ADA corrections that were necessary. The agreement also required that the County assess all remaining government buildings and facilities, as well as conduct training and policy development activities related to ADA compliance.

On circles 22-23 Executive staff provided additional information on how this work is identified and prioritized. Executive departments work to identify necessary remediation, respond to ADA complaints, implement the new standards required by the 2010 ADA Regulations, and address ADA issues in facilities scheduled for other work.

The Executive’s recommendation is an increase of \$1.5 million over the approved six-year level. The PDF states that “fluctuations in annual funding reflect a need to balance overall bond funding across the six-year period”. As a level of effort project typically reflects consistent level of funding effort in each year, Council staff recommends adjusting the Executive’s expenditure schedule to reflect a \$4.5 million level of effort in each year. This results in the same six-year total of \$27 million. The Council will balance its own overall bond funding levels during its reconciliation process in May.

Council staff recommendation: Concur with the Executive’s recommended level of funding for the six year period (\$27 million). Adjust the expenditure schedule to reflect a consistent \$4.5 million funding level in each year.

2. Building Envelope Repair (PDF on circle 5)

Building Envelope Repair							
	6 year total	FY15	FY16	FY17	FY18	FY19	FY20
FY15-20 CE Rec	6,000	1,000	1,000	1,000	1,000	1,000	1,000

This is a new project that provides large scale replacement of exterior building systems including windows, exterior doors, siding, and weatherproofing.

Executive staff states that this type of work would previously have been addressed through the Planned Lifecycle Asset Replacement (PLAR) project. However, the large scale projects of this nature often took up significant funding capacity in that project and often require

specific attention and planning. This recommendation reflects a need to address these issues as a systemic approach to extending the life of facilities. The Executive recommends \$1 million per year for this effort.

Council staff concurs with the Executive’s recommendation for this project.

3. Energy Systems Modernization (PDF on circle 9)

Energy Systems Modernization									
	6 year total	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20
FY13-18 Approved	20,000	10,000	10,000	0	0	0	0		
FY15-20 CE Rec	61,800			10,300	10,300	10,300	10,300	10,300	10,300
Difference	41,800			10,300	10,300	10,300	10,300		

This project provides for the replacement or upgrade of building systems that affect energy usage, primarily HVAC related systems and components. The project uses Energy Services Companies (ESCOs) to perform comprehensive audits of candidate facilities, propose energy conservation measures, and guarantee energy savings.

The funding for this project is entirely through ESCO financing, and does not require GO Bonds. Third party financing covers the up front cost of the contract, and the debt service repayments are guaranteed to be covered by the amount of energy savings generated. Executive staff states that the ESCO vendors are then contractually responsible to cover any gap between energy savings realized and the debt service costs.

DGS reports that the first pilot project is underway at 401 Hungerford Drive. DGS has identified additional candidate project in priority order, as listed on circle 30. These projects are shown in groups that are estimated to total \$5 million per group. DGS states that its intent is to accomplish 6 project groups across FY14 and FY15.

While DGS identifies candidate projects, Council staff understands that the contracts are not finalized until the vendor completes the assessment, projects energy savings, and determines whether the project can go forward under this financing mechanism. **The Committee may want to ask DGS to further explain this process at the worksession, as well as indicate when the final project scope for FY14 and FY15 will be known.**

The PDF indicates that there is \$20 million of unencumbered appropriation in this project, and the appropriation request for FY15 is for an additional \$10.3 million. **The Committee may want to ask DGS to explain its expectations and intended timeframe for concluding contracts, encumbering these funds, and initiating the projects.**

Council staff recommendation: Concur with the County Executive’s recommendation for this project. Clarify appropriation amount necessary for FY15.

4. EOB HVAC Renovation (PDF on circle 12)

EOB HVAC Renovation									
	6 year total	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20
FY13-18 Approved	8,000	0	0	8,000	0	0	0		
FY15-20 CE Rec	8,000			2,000	6,000	0	0	0	0
Difference	0			-6,000	6,000	0	0		

This project provides for the replacement of the HVAC systems in the Executive Office Building (EOB) in Rockville. The Executive’s recommendation maintains the overall funding level for this project at \$8 million, but extends the expenditures into FY16 and states that the project completion has slipped into FY16 due to contract award delays.

The PDF and Executive branch staff further state that the project is being considered for the ESCO financing described above in the Energy Systems Modernization project, and that the ESCO design and analysis is scheduled to occur in FY15.

Although the PDF anticipates this funding source in the text, the PDF also continues to list GO Bonds as the source of funds in the expenditure schedule. Council staff understands that while the Executive intends to leverage some of the funding for this project through the ESCO financing, DGS does not anticipate that the EOB project will gain enough savings to completely cover the cost. The \$8 million GO Bond funding programmed in the project is the current estimate for the amount of County funding that may be needed to make the project work as a whole. Once the audit and contract process is complete, the amount of County funding needed may be different, either higher or lower.

The Committee may want DGS to further explain the ESCO analysis process and timeframe for the EOB project, as well as when the full project cost will be known and programmed. Will additional appropriation be necessary in FY16, for example, to include the estimated ESCO financing?

Council staff concurs with the Executive’s recommendation for this project. Clarify timeframe for future financing needs.

5. Red Brick Courthouse Structural Repairs (PDF on circle 20)

Red Brick Courthouse Structural Repairs							
	6 year total	FY15	FY16	FY17	FY18	FY19	FY20
FY15-20 CE Rec	11,618	0	0	0	0	4,042	7,576

This project provides for repairs and rehabilitation of the Red Brick Courthouse in Rockville. Circles 26-27 provides background and context on the historical nature of this building, as well as the work that has been done to date and remains to be completed.

Work on this project was divided into two phases. Phase I provided for rehabilitation of the flooring system, which had been weakened by building system modifications over time. That work was completed in the fall of 2010. Phase II of the project provides for more complete

rehabilitation of the building, including the slate and copper roofing, masonry issues, accessibility, and HVAC, plumbing, and electrical systems.

No additional funds for Phase II of the project were included in the Approved FY13-18 CIP. The Executive recommends adding funds in FY19 and FY20 to begin Phase II. Executive branch staff states that the project is a priority at this time to ensure that repairs are made before significant structural damage occurs from deterioration (circle 27).

Council staff concurs with the Executive’s recommendation for this project.

PROJECT UPDATE

6. EOB & Judicial Center Traffic Circle (PDF on circle 11)

EOB & Judicial Center Traffic Circle Repair									
	6 year total	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20
FY13-18 Approved	4,624	435	2,137	2,052	0	0	0		
FY15-20 CE Rec	2,052			2,052	0	0	0	0	0
Difference	-2,572			0	0	0	0		

This project repairs the traffic circle located in front of the EOB and Judicial Center, which has deteriorated and is causing water infiltration into the loading dock below the circle. The concept design has been completed for this project, and DGS anticipates that construction will begin in late summer of this year and take approximately one year to complete. The Executive’s recommended funding level would complete this project.

Council staff concurs with the Executive’s recommendation for this project.

LEVEL OF EFFORT PROJECTS

The following three projects are recommended to continue at the same level of funding as the approved CIP. **Council staff concurs with the Executive’s recommendation for these projects, with an adjustment to Environmental Compliance as noted below.**

Asbestos Abatement (PDF on circle 4; additional information on circle 27)

- Recommended funding level: \$100,000 per year

Energy Conservation (PDF on circle 7; additional information on circle 28)

- Recommended funding level: \$150,000 per year

Environmental Compliance (PDF on circle 10; additional information on circle 28)

- Recommended funding level: \$8.392 million over the six-year period
- **Council staff recommends adjusting funds in FY15 and FY16 to better reflect a consistent level of funding. This would result in the following:**

Environmental Compliance									
	6 year total	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20
FY13-18 Approved	8,313	1,376	1,345	1,397	1,397	1,397	1,401		
FY15-20 CE Rec	8,392			1,897	897	1,397	1,401	1,400	1,400
FY15-20 Ccl Staff Rec	8,392			1,397	1,397	1,397	1,401	1,400	1,400

Infrastructure Maintenance Task Force Report

Several projects were reviewed in the most recent Infrastructure Maintenance Task Force (IMTF) Report (excerpts on circles 31-34). The report includes an inventory of systems or units in key project areas, and identifies a backlog of work needed in each area. The report also identifies an Acceptable Annual Replacement Cost (AARC) of how much money should be budgeted annually for replacement or rehabilitation so that, if continued, ultimately the entire inventory of the element will last over its acceptable life span. Rarely is the AARC achieved, but if funds are available it is useful as a target.

The projects below were included in this report. For each, the Executive's recommended level of funding is the same as that in the approved CIP. Council staff identifies below for each the recommended annual funding level, the AARC, and the identified backlog.

Elevator Modernization (PDF on circle 6; additional information on circle 28)

- CE Recommendation: \$1 million per year
- AARC: \$1.8 million per year
- Backlog: \$4 million

Life Safety Systems (PDF on circle 17; additional information on circle 28)

- CE Recommendation: \$625,000 per year
- AARC: \$800,000 per year
- Backlog: \$875,000

PLAR (PDF on circle 18; additional information on circle 29)

- CE Recommendation: \$750,000
- AARC: \$14.2 million
- Backlog: \$67.5 million

The IMTF assessment of PLAR needs is more difficult to use than some others, due to the wide range of PLAR projects and wide variety of project costs. Council staff suggests that while this clearly indicates the extensive needs for asset replacement projects, the figures cannot be used for budgeting without more information about subcategories of projects.

Council staff also notes that while the Building Envelope projects were removed from the PLAR program, the funding level for PLAR did not decrease. As a result, the Executive's recommendation to fund the major building envelope projects elsewhere should free additional capacity in this project to accomplish other PLAR priorities. Council staff supports this approach given that there is a significant backlog of projects in PLAR and that funding is typically not able to keep pace with the need for this work.

Resurfacing Parking Lots (PDF on circle 19; additional information on circle 29)

- CE Recommendation: \$650,000
- AARC: \$900,000
- Backlog: \$3 million

Roof Replacement (PDF on circle 21; additional information on circle 29)

- CE Recommendation: \$2.24 million
- AARC: \$4.5 million
- Backlog: \$11 million

HVAC (PDF on circle 16; additional information on circle 29)

- CE Recommendation: \$1.15 million
- AARC: \$5.4 million
- Backlog: \$64 million

The report shows that some key areas, most notably HVAC and Roof Replacement, could benefit from additional funding to be closer to the AARC and address the backlog. **Given the current fiscal pressures of the CIP, however, Council staff concurs with the Executive's recommendations to continue the current levels of effort for these projects.**

Facility Planning and Facility Site Selection (PDFs on circles 13-15)

These projects provide for general government facility planning studies and site selection processes for a variety of projects under consideration for inclusion in the CIP in the future. The Facility Planning project is recommended for level funding at \$260,000 per year, and shows a list of projects (circle 14) underway or candidates for planning in FY15 and FY16. The Site Selection project is recommended for level funding at \$25,000 per year, and lists candidate projects on circle 15. **Council staff concurs with the Executive's recommendation for these projects.**

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 County Executive's office, 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), and related Business Process Review.

HIGHLIGHTS

- Add a new project to provide funding for building envelope repair for County buildings and facilities.
- Add design and construction funding for Phase II of the Red Brick Courthouse Renovation.
- Provide design and contract funding for the HVAC system replacement in the Executive Office Building.
- Continue to replace aging County building roof systems, parking lots, HVAC and electrical systems, and elevator systems.

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 FY15-20 CIP for DGS includes 21 capital projects totaling \$212.2 million. This represents a \$53.5 million, or 20.1 percent, decrease from the \$265.7 million included in the Amended FY13-18 program. The cost decrease is due primarily to the partial completion of projects such as Technology Modernization, Public Safety System Modernization, MCPS Food Distribution Facility Relocation, and the progress of other previously approved projects.

SMART GROWTH INITIATIVE

The Recommended FY15-20 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.

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

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

1/6/14
No
None
Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	5,414	936	278	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	283	283	0	0	0	0	0	0	0	0	0
Construction	32,147	466	8,881	22,800	4,800	2,800	3,800	2,800	5,800	2,800	0
Other	156	156	0	0	0	0	0	0	0	0	0
Total	38,000	1,841	9,159	27,000	5,500	3,500	4,500	3,500	6,500	3,500	0

FUNDING SCHEDULE (\$000s)											
Current Revenue: General	4,500	0	1,500	3,000	500	500	500	500	500	500	0
G.O. Bonds	33,500	1,841	7,659	24,000	5,000	3,000	4,000	3,000	6,000	3,000	0
Total	38,000	1,841	9,159	27,000	5,500	3,500	4,500	3,500	6,500	3,500	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	5,500
Appropriation Request Est.	FY 16	3,500
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		11,000
Expenditure / Encumbrances		2,444
Unencumbered Balance		8,556

Date First Appropriation	FY 11
First Cost Estimate	
Current Scope	FY 15 38,000
Last FY's Cost Estimate	29,000
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

The following facilities are listed per settlement agreement with the Department of Justice:

FY 15: Noyes Library, Montgomery Aquatic Center, Chevy Chase Library, Kensington Park Library, Bauer Drive Community Recreation Center (CRC), Long Branch Pool, Potomac CRC, Longwood CRC, Clara Barton Neighborhood Recreation Center, Twinbrook Library, Long Branch Library, Upcounty Regional Services Center.

FY16: 8818 Georgia Avenue - Silver Spring Health and Human Services Regional Center, 5th District Police, Outpatient Addictions Services, 703 Avery Road, Lawrence Court Halfway House, 3rd District Police, 401 Hungerford Drive, Kensington Volunteer Fire Department (VFD) Station 25, Council Office Building, Judicial Center, Historic Silver Theatre, Sandy Spring VFD Station 40.

In the following cases, ADA compliance will be achieved through replacement facilities in stand alone projects: 2nd District Police, Silver Spring Library, Wheaton Regional Library, Dennis Avenue Health Center, Judicial Center, Children's Resource Center.

Cost Change

Increase due to the addition of FY19 and FY20 to this ongoing project. Fluctuations in annual funding reflect a need to balance overall bond funding across the six year period.

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

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 12/23/13
Required Adequate Public Facility No
Relocation Impact None
Status Ongoing

Total	Thru FY13	Est 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)

Planning, Design and Supervision	144	25	11	108	18	18	18	18	18	18	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	45	1	44	0	0	0	0	0	0	0	0
Construction	679	8	179	492	82	82	82	82	82	82	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	868	34	234	600	100	100	100	100	100	100	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	868	34	234	600	100	100	100	100	100	100	0
Total	868	34	234	600	100	100	100	100	100	100	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	100
Appropriation Request Est.	FY 16	100
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		268
Expenditure / Encumbrances		70
Unencumbered Balance		198

Date First Appropriation	FY 96	
First Cost Estimate		
Current Scope	FY 15	868
Last FY's Cost Estimate		765
Partial Closeout Thru		7,124
New Partial Closeout		34
Total Partial Closeout		7,158

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 FY19 and FY20 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

Building Envelope Repair (P361501)

Category
 Job Category
 Administering Agency
 Planning Area

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

Date Last Modified 1/6/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Ongoing

Total	Thru FY13	Est 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)

Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0
Construction	6,000	0	0	6,000	1,000	1,000	1,000	1,000	1,000	1,000
Other	0	0	0	0	0	0	0	0	0	0
Total	6,000	0	0	6,000	1,000	1,000	1,000	1,000	1,000	1,000

FUNDING SCHEDULE (\$000s)

G.O. Bonds	6,000	0	0	6,000	1,000	1,000	1,000	1,000	1,000	1,000
Total	6,000	0	0	6,000	1,000	1,000	1,000	1,000	1,000	1,000

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation Request	FY 15	1,000
Appropriation Request Est.	FY 16	1,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	FY 15
First Cost Estimate	
Current Scope	FY 15 6,000
Last FY's Cost Estimate	0
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

FY15: UpCounty Regional Center windows, UpCounty Recreation Center windows

FY16: Holiday Park Senior Center windows, Waring Station Daycare windows, Tess Community Center storefront doors, Colesville HHS facility

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

Elevator Modernization (P509923)

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

1/6/14
No
None
Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	2,668	1,555	213	900	150	150	150	150	150	150	0
Land	1	0	1	0	0	0	0	0	0	0	0
Site Improvements and Utilities	115	115	0	0	0	0	0	0	0	0	0
Construction	12,742	3,762	3,880	5,100	850	850	850	850	850	850	0
Other	128	128	0	0	0	0	0	0	0	0	0
Total	15,654	5,560	4,094	6,000	1,000	1,000	1,000	1,000	1,000	1,000	0

	Total	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20
FUNDING SCHEDULE (\$000s)							
G.O. Bonds	15,654	5,560	4,094	6,000	1,000	1,000	1,000
Total	15,654	5,560	4,094	6,000	1,000	1,000	1,000

	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20
OPERATING BUDGET IMPACT (\$000s)						
Energy	0	0	0	0	0	0
Maintenance	0	0	0	0	0	0
Net Impact	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)		
Appropriation Request	FY 15	1,000
Appropriation Request Est.	FY 16	1,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		9,654
Expenditure / Encumbrances		5,820
Unencumbered Balance		3,834

Date First Appropriation	FY 99
First Cost Estimate	
Current Scope	FY 15
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.

Cost Change

Increase is due to the addition of FY19 and FY20 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.

Other

Scheduled elevator modernizations:

FY15: Public Safety Headquarters; Holiday Park Senior Center; Chevy Chase Library.

FY16: Grey Brick Courthouse; Davis Library

Disclosures

Expenditures will continue indefinitely.

Coordination

Departments affected by Elevator Modernization projects, Department of General Services

Energy Conservation: MCG (P507834)

Category
 Sub Category
 Administering Agency
 Planning Area

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

Date Last Modified: 1/6/14
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	284	29	57	198	33	33	33	33	33	33	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	110	110	0	0	0	0	0	0	0	0	0
Construction	1,055	300	53	702	117	117	117	117	117	117	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,449	439	110	900	150	150	150	150	150	150	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
Current Revenue: General	4	0	4	0	0	0	0	0	0	0	0
G.O. Bonds	1,445	439	106	900	150	150	150	150	150	150	0
Total	1,449	439	110	900	150	150	150	150	150	150	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
OPERATING BUDGET IMPACT (\$000s)											
Energy				-147	-7	-14	-21	-28	-35	-42	
Maintenance				0	0	0	0	0	0	0	0
Net Impact				-147	-7	-14	-21	-28	-35	-42	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	150
Appropriation Request Est.	FY 16	150
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		549
Expenditure / Encumbrances		513
Unencumbered Balance		36

Date First Appropriation	FY 78
First Cost Estimate	
Current Scope	FY 15 1,449
Last FY's Cost Estimate	1,474
Partial Closeout Thru	10,190
New Partial Closeout	439
Total Partial Closeout	10,629

Description

This program provides for profitable energy conservation retrofits in County-owned buildings. Retrofits to lighting systems, building envelopes, heating and cooling controls, and boiler efficiency upgrades are provided through this project. A central Energy Management and Control System (EMCS) will be installed to monitor major buildings. Energy audits have been conducted to identify and prioritize energy conservation projects throughout the 105 largest buildings. Advanced energy-saving technologies are introduced into County facilities as they become economical and reliable. Retrofits are performed during off hours and do not disrupt services at affected buildings. For new construction and renovation projects, energy design guidance is provided to contractors, and energy budgets are developed and enforced. Utility costs for County facilities are monitored in a computer database. The project scope includes replacement, upgrade and conversion of the automatic temperature control (ATC) and building automation system (BAS) from existing non-reliable pneumatic controls and drives to integrated direct digital control (DDC) system. This will include electronic damper/valve drives for air ducts and hydronic loops and remote control and monitoring capability from 1301 Seven Locks Road.

Cost Change

Funding for FY19 and FY20 has been added and prior year expenditures have been capitalized.

Justification

This program is part of the County's cost-containment program. The projects pay for themselves in a short time, generally one to ten years. The County then continues to benefit for many years through lower utility costs. The program is environmentally responsible in reducing the need for utility power plants and decreasing greenhouse gas emissions. The project fulfills the County's voluntary commitment to reduce energy use in all its buildings under the EPA Energy Star Buildings Program. The project is necessary to fulfill the mandate of Montgomery County Code Section 8-14A, Building Energy Design Standards. Improvements in lighting and HVAC controls also improve employee comfort and productivity. Major retrofits of these energy technologies will be made at all County facilities not presently scheduled for renovation. Future maintenance costs are also reduced. Additional benefits include energy conservation, improved system control and response, improved indoor ambient conditions, improved system reliability and availability, and avoiding unavailability and obsolescence of the repair parts for the existing systems.

Other

Scheduled Upgrades: FY15: Controls Upgrades - Potomac Library, Kensington Library

FY16: Controls Upgrades - Little Falls Library

Closures

Expenditures will continue indefinitely.

Coordination

Energy Conservation: MCG (P507834)

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



Energy Systems Modernization (P361302)

Category
) Category
 Administering Agency
 Planning Area

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

Date Last Modified 1/6/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Ongoing

	Total	Thru FY13	Est 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)

Planning, Design and Supervision	5,800	0	4,000	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	76,000	0	16,000	60,000	10,000	10,000	10,000	10,000	10,000	10,000	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	81,800	0	20,000	61,800	10,300	10,300	10,300	10,300	10,300	10,300	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	1,800	0	0	1,800	300	300	300	300	300	300	0
Long-Term Financing	80,000	0	20,000	60,000	10,000	10,000	10,000	10,000	10,000	10,000	0
Total	81,800	0	20,000	61,800	10,300	10,300	10,300	10,300	10,300	10,300	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	10,300
Appropriation Request Est.	FY 16	10,300
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		20,000
Expenditure / Encumbrances		0
Unencumbered Balance		20,000

Date First Appropriation	FY 13
First Cost Estimate	
Current Scope	FY 15 81,800
Last FY's Cost Estimate	20,000

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.

Location

The pilot ESPC has been implemented at Health and Human Services headquarters, 401 Hungerford Drive. Other County facilities will follow.

Estimated Schedule

DGS is reviewing and selecting tasks beginning in FY15.

Cost Change

Increase due to funding for staffing and contract costs for FY15-20.

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 1/6/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	3,022	805	725	1,492	247	247	247	251	250	250	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	15	15	0	0	0	0	0	0	0	0	0
Construction	12,264	2,433	2,931	6,900	1,650	650	1,150	1,150	1,150	1,150	0
Other	942	942	0	0	0	0	0	0	0	0	0
Total	16,243	4,195	3,656	8,392	1,897	897	1,397	1,401	1,400	1,400	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	16,113	4,195	3,526	8,392	1,897	897	1,397	1,401	1,400	1,400	0
Water Quality Protection Charge	130	0	130	0	0	0	0	0	0	0	0
Total	16,243	4,195	3,656	8,392	1,897	897	1,397	1,401	1,400	1,400	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	1,897
Appropriation Request Est.	FY 16	897
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,851
Expenditure / Encumbrances		5,278
Unencumbered Balance		2,573

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 15 16,243
Last FY's Cost Estimate	13,443

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

FY15 & 16: Petroleum storage tank upgrades/replacements: Burtonsville Fire Station (FS) #15; Silver Spring FS#16; and Rockville FS#31; 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 materials: Silver Spring, Poolesville, and Bethesda depots

Cost Change

Funding for FY19 and FY20 has been added. Funding shifts between FY15 and FY16 were made to balance overall funding across the years.

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

EOB & Judicial Center Traffic Circle Repair (P361200)

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

1/6/14
No
None
Preliminary Design Stage

Total	Thru FY13	Est 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 FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Planning, Design and Supervision	920	82	668	170	170	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	112	0	56	56	56	0	0	0	0	0	0
Construction	3,918	0	2,092	1,826	1,826	0	0	0	0	0	0
Other	74	0	74	0	0	0	0	0	0	0	0
Total	5,024	82	2,890	2,052	2,052	0	0	0	0	0	0

FUNDING SCHEDULE (\$000s)

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
G.O. Bonds	5,024	82	2,890	2,052	2,052	0	0	0	0	0	0
Total	5,024	82	2,890	2,052	2,052	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Maintenance				80	0	0	20	20	20	20	
Net Impact				80	0	0	20	20	20	20	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	267
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,757
Expenditure / Encumbrances		82
Unencumbered Balance		4,675

Date First Appropriation	FY 12	
First Cost Estimate		
Current Scope	FY 13	5,024
Last FY's Cost Estimate		5,024

Description

The traffic circle is located in front of the Executive Office Building (EOB) and Judicial Center (JC). The circle requires immediate repairs due to continual deterioration which is causing water infiltration into the EOB/Judicial Center loading dock below. This two phase project will address the failed expansion joint seals within Monroe Street. Phase I of the project, Monroe Street Expansion Joint Seal Replacement, includes selective structural road deck concrete patching and placement of a smoke and fire blanket beneath the joint seal. Phase II includes selected demolition, removal of plaza surfacing, asphalt topping, and concrete topping followed by reconstruction of wearing surface.

Estimated Schedule

Design and construction for Phase I and Phase II have been combined. DGS has work underway and has completed the concept design with work scheduled to begin summer 2014.

Justification

The circle was deteriorating and was at a point that immediate repairs were needed due to life safety and structural concerns resulting from cracks in the roof deck and various openings in failed expansion joints. Extensive water infiltration in the loading dock servicing the EOB, JC and neighboring stores was occurring at an increasing rate due to failure of expansion joints in the traffic circle. Water infiltration caused parts of the concrete roof deck to fail resulting in concrete portions falling onto the loading dock below. Continual water damage to the loading dock will result in higher repair costs in the future if this problem is not taken care of immediately. A Structural Engineering and Condition Evaluation Study, dated April 7, 2010, was prepared by Smislova, Kehnemui & Associates and forms the basis of this project. The study concluded that the plaza structure and envelope is in poor condition with specific components undergoing severe physical distress. Study recommendations are that, in Phase I, a plaza repair program be performed on a prioritized basis starting with replacement of the deficient expansion joint seal located in the middle of Monroe Street and installation of a smoke and fire blanket beneath the joint. In Phase II, plaza resurfacing, waterproofing, and planter and structural deck repairs are completed.

Disclosures

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

Coordination

Department of General Services, City of Rockville, Adjacent Property Owners, Circuit Court

EOB HVAC Renovation (P361103)

Category	General Government	Date Last Modified	1/6/14
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 FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	1,000	0	0	1,000	1,000	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	7,000	0	0	7,000	1,000	6,000	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	8,000	0	0	8,000	2,000	6,000	0	0	0	0	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	8,000	0	0	8,000	2,000	6,000	0	0	0	0	0
Total	8,000	0	0	8,000	2,000	6,000	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	2,000
Appropriation Request Est.	FY 16	6,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	FY 15
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.

Estimated Schedule

The ESCO analysis and design is scheduled to occur in FY15 with an agreement with the ESCO and construction occurring in late FY15 and FY16.

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 completion has slipped from FY15 to FY16 due to contract award delays.

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

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 1/6/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	9,550	7,343	647	1,560	260	260	260	260	260	260	0
Land	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	159	159	0	0	0	0	0	0	0	0	0
Other	212	212	0	0	0	0	0	0	0	0	0
Total	10,015	7,808	647	1,560	260	260	260	260	260	260	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
Current Revenue: General	9,370	7,163	647	1,560	260	260	260	260	260	260	0
G.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
Total	10,015	7,808	647	1,560	260	260	260	260	260	260	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	260
Appropriation Request Est.	FY 16	260
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,455
Expenditure / Encumbrances		7,853
Unencumbered Balance		602

Date First Appropriation	FY 87	
First Cost Estimate		
Current Scope	FY 15	10,015
Last FY's Cost Estimate		9,495
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 due to the addition of FY19 and FY20 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 underway or to be completed in FY15 or FY16 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand alone projects in the FY15-20 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.

Disclosures

Expenditures will continue indefinitely.

Coordination

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 FY15 and FY16

3rd District Police Station Reuse
Silver Spring Library Reuse
Clarksburg Library
Poolesville Depot Improvements
Damascus Depot Improvements
Laytonsville Fire Station
Noyes Library
Clarksburg Community Recreation and Aquatic Center
Multi-User Central Warehouse (to include Supply and Evidence Facility)
Seven Locks Signal Shop (Building C)
Wheaton Health and Human Services Facility
Emergency Operations Center Relocation
Public Safety Communications System

Studies Underway

1301A Piccard Drive
Avery Road Treatment Center
White Flint Fire Station

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: 1/6/14
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Ongoing

Total	Thru FY13	Est 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 FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Planning, Design and Supervision	360	146	64	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
Total	469	255	64	150	25	25	25	25	25	25	0

FUNDING SCHEDULE (\$000s)

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Current Revenue: General	469	255	64	150	25	25	25	25	25	25	0
Total	469	255	64	150	25	25	25	25	25	25	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	25
Appropriation Request Est.	FY 16	25
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		319
Expenditure / Encumbrances		255
Unencumbered Balance		64

Date First Appropriation	FY 01
First Cost Estimate	
Current Scope	FY 15 469
Last FY's Cost Estimate	419

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 FY19 and FY20 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

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

1/6/14
No
None
Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	2,307	192	765	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	340	340	0	0	0	0	0	0	0	0	0
Construction	7,817	276	1,991	5,550	925	925	925	925	925	925	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	10,464	808	2,756	6,900	1,150	1,150	1,150	1,150	1,150	1,150	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	10,464	808	2,756	6,900	1,150	1,150	1,150	1,150	1,150	1,150	0
Total	10,464	808	2,756	6,900	1,150	1,150	1,150	1,150	1,150	1,150	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
OPERATING BUDGET IMPACT (\$000s)											
Energy				-357	-17	-34	-51	-68	-85	-102	
Net Impact				-357	-17	-34	-51	-68	-85	-102	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	1,150
Appropriation Request Est.	FY 16	1,150
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,564
Expenditure / Encumbrances		2,052
Unencumbered Balance		1,512

Date First Appropriation	FY 96
First Cost Estimate	
Current Scope	FY 15 10,464
Last FY's Cost Estimate	8,426
Partial Closeout Thru	19,152
New Partial Closeout	808
Total Partial Closeout	19,960

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; and emergency generator replacements.

Cost Change

Increase due to the addition of FY19 and FY20 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.

Other

Scheduled HVAC/Electrical Replacements:

FY15: Longwood Recreation Center; Wheaton Police Station; Germantown Police Station; Grey Brick Courthouse; Kensington Library.
FY16: Council Office Building; Little Falls Library; Lone Oak Daycare Center; Leland Community Center; Upper County Community Recreation Center.

Disclosures

Expenditures will continue indefinitely.

Coordination

Department of General Services, Departments affected by HVAC projects

Life Safety Systems: MCG (P509970)

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

1/6/14
No
None
Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	1,486	880	186	420	70	70	70	70	70	70	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	328	328	0	0	0	0	0	0	0	0	0
Construction	6,470	1,464	1,676	3,330	555	555	555	555	555	555	0
Other	904	904	0	0	0	0	0	0	0	0	0
Total	9,188	3,576	1,862	3,750	625	625	625	625	625	625	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	9,188	3,576	1,862	3,750	625	625	625	625	625	625	0
Total	9,188	3,576	1,862	3,750	625	625	625	625	625	625	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
OPERATING BUDGET IMPACT (\$000s)											
Maintenance				0	0	0	0	0	0	0	0
Net Impact				0	0	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	625
Appropriation Request Est.	FY 16	625
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		5,438
Expenditure / Encumbrances		3,876
Unencumbered Balance		1,562

Date First Appropriation	FY 99	
First Cost Estimate		
Current Scope	FY 15	9,188
Last FY's Cost Estimate		7,938
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.

Cost Change

Increase is due to additional funding in FY19 and FY20.

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.

Facility condition assessments of 73 County facilities, completed by a consultant in FY05, FY06, and FY07, have been used to structure and prioritize the six-year program. "The Third Report of the Infrastructure Maintenance Task Force (March 2008)," identified an annual level of effort for life safety systems based on a 25-year lifespan.

Other

Scheduled replacements:

FY15: Holiday Park Senior Center, Colesville Health Center, Signal Shop Bethesda Depot, Grey Brick Courthouse, One Lawrence Court (Alcohol Rehab)

FY16: Bushey Drive Recreation Headquarters, Potomac Library, Davis Library, Layhill Group Home, Brook Grove Daycare, Fire Station #10 (Bethesda-Cabin John)

Disclosures

Expenditures will continue indefinitely.

Coordination

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

Planned Lifecycle Asset Replacement: MCG (P509514)

Category
 Category
 Administering Agency
 Planning Area

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

Date Last Modified: 1/6/14
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Ongoing

	Total	Thru FY13	Est 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 FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Planning, Design and Supervision	498	94	44	360	60	60	60	60	60	60	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	126	126	0	0	0	0	0	0	0	0	0
Construction	6,614	39	2,435	4,140	690	690	690	690	690	690	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	7,238	259	2,479	4,500	750	750	750	750	750	750	0

FUNDING SCHEDULE (\$000s)

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
G.O. Bonds	7,238	259	2,479	4,500	750	750	750	750	750	750	0
Total	7,238	259	2,479	4,500	750	750	750	750	750	750	0

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation Request	FY 15	750
Appropriation Request Est.	FY 16	750
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		2,738
Expenditure / Encumbrances		923
Unencumbered Balance		1,815

Date First Appropriation	FY 95
First Cost Estimate	
Current Scope	FY 15 7,238
Last FY's Cost Estimate	5,921
Partial Closeout Thru	9,094
New Partial Closeout	259
Total Partial Closeout	9,353

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.

Cost Change

Increase is due to the addition of FY19 and FY20 to this ongoing project and is partially offset by the capitalization of prior expenditures.

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.

Other

Scheduled replacements:

FY15: Pre-Release Center, Brook Grove Daycare, One Lawrence Court, Riley Group Home, Avery Road Back House, 1301 Piccard Dr.

FY16: Layhill Group Home, Judith Resnick Daycare Center, Waring Station Daycare, Damascus Library

Disclosures

Expenditures will continue indefinitely.

Coordination

Departments affected by PLAR projects, Department of General Services

Resurfacing Parking Lots: MCG (P509914)

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

Date Last Modified 1/6/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	617	361	76	180	30	30	30	30	30	30	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	97	97	0	0	0	0	0	0	0	0	0
Construction	9,383	3,115	2,548	3,720	620	620	620	620	620	620	0
Other	58	58	0	0	0	0	0	0	0	0	0
Total	10,155	3,631	2,624	3,900	650	650	650	650	650	650	0

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
Department of Liquor Control Fund	157	92	65	0	0	0	0	0	0	0	0
G.O. Bonds	9,998	3,539	2,559	3,900	650	650	650	650	650	650	0
Total	10,155	3,631	2,624	3,900	650	650	650	650	650	650	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	650
Appropriation Request Est.	FY 16	650
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,255
Expenditure / Encumbrances		3,749
Unencumbered Balance		2,506

Date First Appropriation	FY 99
First Cost Estimate	
Current Scope	FY 15 10,155
Last FY's Cost Estimate	8,855
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.

Cost Change

Increase is due to the addition of FY19 and FY20 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 results of facility condition assessments for 73 County facilities, completed by a consultant in FY05, FY06 and 07, 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 parking lot resurfacing based on an average 20 year life for parking lots.

Other

Parking lots may be accelerated or delayed based on changing priorities and needs.

Parking lots scheduled for resurfacing:

FY15: 4th District Police Station; Potomac Community Center; Kensington Park Library

FY16: Leland Community Center; Grey Brick Courthouse; Clara Barton Recreation and Daycare Center

Disclosures

Expenditures will continue indefinitely.

Coordination

Department of General Services, Departments affected by resurfacing projects

Red Brick Courthouse Structural Repairs (P500727)

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

1/6/14
No
None
Final Design Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	3,824	286	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	1	1	0	0	0	0	0	0	0	0	0
Total	19,462	591	0	11,618	0	0	0	0	4,042	7,576	7,253

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	19,462	591	0	11,618	0	0	0	0	4,042	7,576	7,253
Total	19,462	591	0	11,618	0	0	0	0	4,042	7,576	7,253

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		591
Expenditure / Encumbrances		591
Unencumbered Balance		0

Date First Appropriation	FY 07
First Cost Estimate	
Current Scope	FY 15 19,462
Last FY's Cost Estimate	591

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

Roof Replacement: MCG (P508331)

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

1/6/14
No
None
Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	3,697	49	1,008	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	0	0	0	0	0	0	0	0	0	0	0
Construction	15,979	0	5,179	10,800	1,800	1,800	1,800	1,800	2,300	1,300	0
Other	7	1	6	0	0	0	0	0	0	0	0
Total	19,683	50	6,193	13,440	2,240	2,240	2,240	2,240	2,740	1,740	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	19,683	50	6,193	13,440	2,240	2,240	2,240	2,240	2,740	1,740	0
Total	19,683	50	6,193	13,440	2,240	2,240	2,240	2,240	2,740	1,740	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	2,240
Appropriation Request Est.	FY 16	2,240
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,243
Expenditure / Encumbrances		433
Unencumbered Balance		5,810

Date First Appropriation	FY 96
First Cost Estimate	
Current Scope	FY 15 19,683
Last FY's Cost Estimate	17,439
Partial Closeout Thru	22,626
New Partial Closeout	50
Total Partial Closeout	22,676

Description

This project provides for major roof replacement of County buildings.

Cost Change

Increase due the addition of FY19 and FY20 to this ongoing project and is partially offset by capitalization of prior expenditures.

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.

Other

Roof Replacement may be accelerated or delayed based on changing priorities and need.

Roofs scheduled for replacement:

FY15: Grey Brick Courthouse, Davis Library, Seneca Creek Pool, Council Office Building, Fire Station #31

FY16: Executive Office Building, Upper County Daycare, Clara Barton Community Center, 1301 Piccard Drive, McDonald Knolls, Little Falls Library

Disclosures

Expenditures will continue indefinitely.

Coordination

Department of General Services, Departments affected by roof replacement projects

**Council staff questions
MCG General Govt projects
FY15-20 Recommended CIP**

ADA Compliance

- **Does compliance with the DOJ settlement agreement extend through whole 6 year period? When is this agreement expected to be completed?**

The County negotiated a six year time frame for the Settlement Agreement however the Project Civic Access work will extend well beyond that six year time frame. The Agreement requires that the County complete the remediation work on those facilities surveyed by DOJ within the six year time frame and provide detailed photo documentation of each feature remediated. In addition however, action item 71 in the Agreement requires the County to “*review compliance with the requirements of the ADA for those County facilities and programs that were not reviewed by DOJ. The County will submit for review by the Department a detailed report listing the access actions identified during its review together with the corrective actions and completion dates proposed to resolve such issues. The review conducted by the County, the access issues identified, and the corrective actions and completion dates proposed will be consistent with the requirements of Title II of the ADA; the review of the County facilities and programs conducted by the Department for purposes of this Agreement; and the access issues, corrective actions, and completion dates reflected in Attachments I, J, K, L and M. Due to the large number of facilities in the County, the County may elect to submit the reports required by this paragraph on yearly anniversaries of the effective date of this agreement for a period of up to three years, each such report covering approximately one-third (1/3) of the County’s facilities.*”

- **How far in advance are the projects for each year scheduled/determined? How are the priorities set?**

The schedule for the first six years included only those facilities surveyed by DOJ since those had to be completed in the allotted time frame. Remediation work resulting from the surveys we are required to do of buildings not surveyed by DOJ are programmed into the CIP using the priorities listed below as well as the complexity of the planned work. At the time we negotiated the time line with DOJ we scheduled all buildings that we knew were already programmed for, or under consideration for, replacement or renovation into the last year of the schedule. This was done so that we did not do remediation work on a building that was likely to be replaced. As long as the stand alone CIP stays on track, the remediation work will automatically be handled under the new construction process. We have initiated an ADA commissioning program for new construction and renovations using outside ADA expert consultants to review projects at key points from design development through a post construction survey. Any necessary remediation is then completed through the punch list process.

Priorities for scheduling existing buildings that the County has surveyed are as follows:

- Recreation facilities-During the negotiation of our Settlement Agreement, DOJ issued new Title II regulations including accessibility standards for pools, playgrounds, ball fields and other recreational facilities. The revised Title II standards required entities to survey all of their recreation facilities and develop a transition plan to bring them into compliance with the new regulations within a three year period.
 - One of a kind facilities-Title II regulations require that a priority be put on those buildings that provide unique programs or services
 - Any facility involved in an ADA complaint or lawsuit
 - Facilities that are scheduled for other work – we proactively work with other DGS divisions to identify opportunities to combine the ADA remediation work with other work planned for a building. This is usually more cost efficient and results in less disruption for building users.
- **Does the project contain sufficient funds to address issues that may arise not related to the DOJ agreement?**

The costs not related directly to the DOJ agreement include those that have resulted from a complaint and those associated with the new 2010 ADA regulations. To date, the biggest cost impact has been implementing the new standards related to recreation facilities-pool lifts, playground equipment, paths of travel to ball fields and other amenities, and locker room standards. While there are several proposed regulations currently in the federal rulemaking process that will impact the County when finalized, we cannot anticipate the budget impact for any of these standards at this point until the regulations are further along in the rulemaking process. To date, we have made progress addressing the new recreation requirements and have responded to complaint related issues without requesting additional funding.

- **Please detail the funding requested in FY15-16 that does not relate to DOJ agreement, including training and other activities referenced in the PDF.**

The training and policy development costs are related to the DOJ Settlement Agreement. Action item 71, (see response to first question), requires us to review compliance for both programs and facilities. The program review must review all aspects of the program or service including eligibility criteria, effective communication requirements, equal opportunity, and reasonable modification of policies and procedures for programs and services provided by the County directly, through partnerships or via contracted services. This is a very labor intensive process. Action Item 79 requires the County to provide a two-hour training class for all employees who come into contact with the public on the requirements of Title II of the ADA and appropriate ways of serving people with disabilities.

Building Envelope Repair

- Please provide additional explanation of the need for this project, including how this type of work was accomplished before, what project(s) included this work in previous years, and why that approach is no longer adequate.

The County currently has a significant backlog of building envelope components that are past their useful life, inefficient, and costly to repair. The primary funding source for this type of work in the past would be PLAR. While the Planned Lifecycle Asset Replacement (PLAR) CIP project provides for incidental building envelope replacements, this project provides for a systematic wholesale replacement of windows, exterior doors, siding, exterior walls, and weatherproofing, to maintain the building envelope, protect the building integrity, and allow for continued full and efficient use of County buildings without placing additional pressure on PLAR eligible activities. Maintaining a separate project for building envelopes highlights the need for these improvements. The replacement of building envelope components significantly extends the useful life of County facilities.

- Does this funding recommendation reflect an increase in the overall level of funding recommended for this effort, relative to how much funding was allocated for this effort in previous years in other projects?

Yes, this represents an increase of \$1 million per year.

- How many projects are anticipated to be completed within the \$1 million annual funding recommendation?

We anticipate the costs for window replacements will be very expensive and large facilities will probably be spread over two or three years. We have identified the following as candidate projects:

FY15 – Up County Regional Center Windows, Up County Recreation Center storefront doors.

FY16 – Holiday Park windows, Waring Station Daycare windows, Tess Community Center storefront doors.

Other candidates for future projects: 401 Hungerford windows, 1301 Piccard “sun rooms” on top floor, FS #1 bay doors and stair tower.

Energy Systems Modernization

- Have any projects been initiated or completed?

The 401 Hungerford Drive pilot project is in progress.

How much of the \$20 million cumulative appropriation is anticipated to be spent by the end of FY14.

We anticipate that the pilot project will spend \$4.2M of the cumulative appropriation. The timing of the remaining projects is dependent on how quickly we can finalize awards and secure financing.

- How many projects are anticipated to be completed within the funding allocation in each year?

Between three and six projects are anticipated to be completed in each year.

- The PDF states that DGS is reviewing and selecting projects for FY15. When will these projects be determined? Can DGS provide a list of candidate projects? How are projects identified?

Candidate projects have been determined. The attached roster lists the first twelve projects that have been identified as candidates. Facilities are identified by facility condition and the potential to generate energy savings.

- Please explain what kind of long term financing is used to support this project.

Third party financing along with Qualified Energy Conservation Bond (QECCB) federal subsidies are being used. The County has been able to receive a debt service subsidy from the Federal government via stimulus-related Qualified Energy Conservation Bonds (QECCB) for a portion of the previously approved funding. This lowers the County's interest payments for the debt service.

EOB & Judicial Center Traffic Circle

- Please provide an update on the status of this project.

EOB & Judicial Center Traffic Circle is in the Construction Documents phase. Drawings have been submitted for SWM and NRI-FSD permits. Construction is expected to begin in the late summer and take about one year.

EOB HVAC Renovation

- Please provide an update on the status of this project.

DGS is now in the process of selecting ESCO awardees. This is the largest project contemplated under the energy services program. The ESCO analysis and design is

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

Service Park demolition; and removal of lead based painted wooden siding for the Ken Gar Community Center.

- Elevator Modernization

The number of projects will vary each year depending on the scope, size and need. The elevator modernization work required for the Public Safety Headquarters will span FY14 and FY15 so that we maintain elevator functionality for building occupants throughout the modernization process. Elevator modernization work at this facility is estimated at \$3,000,000. Other planned projects include 8818 Georgia Avenue, the Holiday Park Senior Center, Chevy Chase Library, Grey Brick Courthouse, and Davis Library.

- Energy Conservation

This project provides for energy conservation retrofits in County-owned buildings including retrofits to lighting systems, building envelopes, heating and cooling controls, and boiler efficiency upgrades. Projects planned for FY15 and FY16 include lighting and HVAC control upgrades for Potomac Library, Kensington Library and Little Falls Library.

- Environmental Compliance (mostly same with funding shifts)

Along with the Asbestos Abatement project, the Environmental Compliance project provides funding to proactively set priorities and address environmental concerns at our County facilities. Funds were used to remove Underground tanks from our Fire Stations, the County Service Park, and other County facilities; to remove contaminated soils; to construct the Salt Barn and Sand Filter at the Colesville Depot; and to improve storm water quality at our industrial facilities by updating the pollution prevention plans. FY15 and FY16 funds will provide for continued cleanup at the former County Service Park; improvements to the Silver Spring Depot; upgrades to the fueling facilities and steam bay at the Bus Maintenance Facility; development of a bulk materials storage plan at the Highway Services area to coordinate with the new Purple line plans; and Petroleum storage tank upgrades/replacements at Burtonsville Fire Station (FS) #15, Silver Spring FS#16, and Rockville FS#31.

- Life Safety Systems

The Life Safety LOE project funds the replacement of fire alarm/suppression systems and replacement of building generators supporting life safety systems at buildings. We have over 50 generators in buildings that should be planned for replacement every 20 to 25 years.

- PLAR

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. PLAR funds will be targeted to facilities undergoing Energy Systems Modernization work including 401 Hungerford Drive, 1301 Piccard Drive, and the Pre-Release Center. Funding will allow for refreshing the facility interior space in coordination with energy system replacements.

- Resurfacing Parking Lots

This project provides for the design and major rehabilitation of existing asphalt parking lots and associated drainage structures. Projects currently planned include the Edison Park Public Safety Headquarters parking lot repavement at an estimated cost of \$1.2M, the Damascus Depot, and the 5th District Police Station. Projects planned for FY15 and FY16 include the 4th District Police Station, Potomac Community Center, Kensington Park Library, Leland Community Center, Grey Brick Courthouse, Clara Barton Recreation and Daycare Center. Parking lots may be accelerated or delayed based on changing priorities and needs.

- Roof Replacement

Major roof replacements currently underway or planned for FY14 include Edison Park Public Safety Headquarters at an estimated cost of \$1.2M, Avery Road, and Pre-Release Center. Roof replacements planned for FY15 and FY16 include Grey Brick Courthouse, Davis Library, Seneca Creek Pool, Council Office Building, Fire Station #31, Executive Office Building, Upper County Daycare, Clara Barton Community Center, 1301 Piccard Drive, McDonald Knolls, and Little Falls Library. Candidate projects may be accelerated or delayed based on changing priorities and needs.

- HVAC/Electrical

HVAC/Electrical projects completed or planned for FY14 include the Strathmore Humidification system at an estimated cost of \$1.1M and the replacement of the chiller at the Damascus Recreation Center. Projects planned for FY15 and FY16 include replacements/renovations at Longwood Recreation Center, Wheaton Police Station, Germantown Police Station, Grey Brick Courthouse, Kensington Library, Council Office Building, Little Falls Library, Lone Oak Daycare Center, Leland Community Center, and Upper County Community Recreation Center. While this Level of Effort project plans for the orderly replacement/renovation of outdated systems, unplanned system failures frequently require us to change the schedule for planned projects.

DEPARTMENT OF GENERAL SERVICES BUILDING DESIGN & CONSTRUCTION PROPOSED ESCO PROJECTS

January 21, 2014

1. 1301 Piccard Drive
2. Pre-Release Center
Longwood CRC
3. MLK Pool
Twinbrook Library
Kensington Park Library
4. Olney Pool
Holiday Park Senior Center
Quince Orchard Library
5. 8818 Georgia Avenue
6. Shriver Aquatic Center
Davis Library
Bushey Drive Rec Headquarters
7. Strathmore Hall
8. Upper County Region Services Center
White Oak Library
Potomac Community Center
9. Red Brick Courthouse
Chevy Chase Library
Lawton Community Center
10. PSHQ
11. Grey Brick Courthouse
Little Falls Library
Coffield CRC
12. Germantown Library
Long Branch CRC
5th District Police Station

Note: Projects are listed in the order they are planned to be completed. The schedule is subject to change. Smaller projects are grouped into larger contract packages.

1. Overview

In March 2005 the Infrastructure Maintenance Task Force (IMTF) issued its first regular report describing the funding necessary to maintain adequately the County agencies' infrastructure, including school buildings, libraries, recreation centers, administrative buildings, roads, sidewalks and hiker-biker trails, garages and lots, ballfields, playgrounds, and other publicly owned facilities. IMTF's second report was published in March 2006, and it noted that future updates would be produced biennially. The next reports were published in March 2008, 2010, and 2012. The Task Force was initially chaired by former Councilmember Marilyn J. Praisner, and has consisted of facilities managers from Montgomery County Government, Montgomery County Public Schools, Montgomery College, and the Maryland-National Capital Park and Planning Commission.

The Task Force's mission is focused on capital programs that rehabilitate infrastructure or replace it in kind, and on operating programs engaged in preventive maintenance—the kind of maintenance that preserves the quality of a capital asset so that it can be functional throughout its useful life. A few examples of such programs are: planned life-cycle asset replacement (PLAR); exterior painting; roof replacement; resurfacing; bridge renovation and rehabilitation; and window caulking. Some types of programs *not* included in this study include: modernizations; interior painting; and litter collection.

The primary objective of the Task Force is to identify the direst needs as candidates for additional funding in the upcoming Capital Improvements Program (CIP) and Operating Budget.

2. Information on Infrastructure Maintenance

Over the winter months the Task Force updated information that the members had developed for the fourth report. The Task Force used the same format as the last report for the CIP tables; the information is arrayed in the tables on ©1-12. The data items are:

- **Capital Project** title (Column A), often broken down to each **Major Element** within it (Column B). For example, the Sidewalk and Infrastructure Revitalization project is on Lines 18 and 19 on ©1 and ©2, with the sidewalk element on Line 18 and the curb and gutter replacement element on Line 19. Any further clarifications or assumptions are included under **Notes** (Column C).
- **Acceptable Life Span (years)** is not the optimal life span of the asset, but what each agency feels is a tolerable life span—assuming at least some level of regular maintenance—before it has to be replaced or comprehensively rehabilitated. For example, the Department of Transportation (DOT) believes that the acceptable life span for curb and gutter is 30 years (Line 19, Column D).
- **Inventory** is the quantity of the asset in **Units** that are either shown in Columns E and F, respectively. There are an estimated 2,098 miles of curb and gutter on County streets (Columns E and F).

- **How much/many should be replaced annually** is generally the **Inventory** divided by the **Acceptable Life Span**, rounded to the nearest unit. In this example, 70 miles of curb and gutter should be replaced every year (Column G).
- **Average Cost** is the mean cost of replacing/rehabilitating the particular type of infrastructure, in current-year dollars. The mean cost of replacing curb and gutter is \$142,000/mile in FY 2015 dollars (Column H).
- **Acceptable Annual Replacement Cost** is 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**. This is calculated by multiplying the **How much/many should be replaced annually** figure by the **Average Cost** figure. In the case of curb and gutter replacement, 70 miles x \$142,000/mile = \$9,940,000 (Column I). *This is the baseline against which the budget should be compared.*
- **FY14 Approved** is the amount budgeted for FY14—explicitly or implicitly—for this item in the CIP as approved by the Council last May. In this case there was \$6,800,000 programmed to the Sidewalk and Infrastructure Revitalization project for FY14, of which \$3,600,000 implicitly was for curb and gutter replacement (Column J).
- **FY15 Request** is the amount requested for FY15—explicitly or implicitly—for this item in the CIP as recently requested by the agency. In this case the Executive has requested \$6,300,000 for the Sidewalk and Infrastructure Revitalization project in FY15, of which \$3,300,000 implicitly is for curb and gutter replacement (Column K).
- **Future Funding Level** indicates whether the CIP programs the same level as FY15 in each of FYs16-20, or whether it eventually attains a higher or lower level. For curb and gutter replacement a higher level than \$3,300,000 is programmed in at least one later year (Column L).
- **Backlog** is the amount of funds that would need to be programmed in one year to eliminate the backlog immediately. DOT calculates that a one-time expenditure of \$197,806,000 would eliminate the backlog in curb and gutter replacement (Column M).
- **Criticality Rating** is a 1-to-5 rating on an ordinal scale indicating the relative importance of replacing this particular type of infrastructure. The scale is defined as follows:
 - 5 = Life safety and systems absolutely necessary to occupy the buildings or very important to the preservation of the facility.
 - 4 = Systems that are very important to the operation of the facility.
 - 3 = Systems that do not typically fail to perform suddenly, but are fairly important to operation of the facility.
 - 2 = Passive systems that are not vital to the operation of the facility.
 - 1 = Systems that are primarily aesthetic in nature or perform a less important function.

Curb and gutter replacement has a Criticality Rating of '3' (Column N).

The Task Force made a special effort to use the same **Acceptable Life Span** and **Criticality Rating** for similar types of infrastructure across agencies. However, the **Average Cost** of these items often differs from one agency to the next, due to the special circumstances of each agency's assets.

The **Acceptable Annual Replacement Cost** could be less than what is displayed in the tables for individual items depending upon how aggressive facilities are otherwise modernized or improved. School and other building modernizations not only provide more core space, but also replace HVAC, roof, and other building systems. On ©4 MCPS has discounted capital construction costs by 25% to avoid such double-counting.

The Operating Budget tables are simpler, noting for each infrastructure element the maintenance activity, the Annual Requirement (the corollary to the Acceptable Annual Replacement Cost in the CIP tables), the FY14 Approved Budget, the FY15 Request, and the Criticality Rating. The information is displayed on ©14-17.

	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										FY14 Approved	FY15 Request	Future Funding Level		
3	Montgomery County Government													
4	Infrastructure Maintenance: Capital Improvements Program													
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	\$1,150,000	\$1,150,000	\$63,750,000	5
6	PLAR: MCG		PLAR total	Varies 20-50	9,506,000	sq. ft.	316500	\$45	\$14,242,500	\$750,000	\$750,000	\$750,000	\$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	\$650,000	\$3,000,000	4
8	Roof Replacement: MCG	Roofing Systems	Roof condition survey completed in FY05	20	250	roofs	12	\$375,000	\$4,500,000	\$2,300,000	\$2,240,000	\$2,240,000	\$11,000,000	5
9	HVAC/Elec Replacement: FS	HVAC & Electrical Systems		20	15	stations	1	\$1,150,000	\$1,150,000	\$1,150,000	\$1,150,000	Same		5
10	Resurfacing: Fire Stations	Paved Surfaces		20	36	stations	2	\$150,000	\$300,000	\$300,000	\$300,000	Same		4
11	Roof Replacement: FS	Roofing Systems		20	7	stations	1	\$352,000	\$352,000	\$352,000	\$352,000	Same		5
12	Elevator Modernization	Elevator Systems, Lifts, Escalators		20	120	elevators	6	\$300,000	\$1,800,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,000,000	4
13	Life Safety Systems: MCG	Life Safety Systems		15	125	systems	8	\$100,000	\$800,000	\$875,000	\$625,000	\$625,000	\$875,000	5
14	Bridge Preservation Program	Paint Systems		15	145	bridges	9	\$72,000	\$648,000	\$504,000	\$504,000	Same	\$5,000,000	3
15	Bridge Renovation	All bridge components	Work scope based on biennial inspections	N/A	349	bridges	30	\$23,300	\$699,000	\$700,000	\$700,000	Same	\$8,000,000	4
16	County Maintained Roadways	Primary/Arterials	FY14 @ PCI 71	15	966	lane-miles	64	\$121,465	\$7,822,346	\$7,500,000	\$6,000,000	Higher	\$65,000,000	4
17	County Maintained Roadways	Residential/Rural	FY14 @ PCI 68	15-20	4,210	lane-miles	241	\$143,127	\$34,432,000	\$17,300,000	\$29,200,000	Higher	\$363,500,000	4
18	Infrastructure Revit. Sidewalk	Sidewalks Repairs		30	1,034	miles	34	\$87,000	\$2,958,000	\$3,200,000	\$3,000,000	Higher	\$60,030,000	3

34