


PS COMMITTEE #1
February 26, 2015

WORKSESSION

MEMORANDUM

February 25, 2015

TO: Public Safety Committee

FROM: Susan J. Farag, Legislative Analyst 

SUBJECT: **Worksession – FY15-20 CIP Amendments – Public Safety Projects**
Includes: **Judicial Center Annex**
Public Safety Headquarters
Public Safety Training Academy
2nd District Police Station
Criminal Justice Complex

Today the Committee will review the FY16 Capital Budget and the Amendments to the FY15-20 Capital Improvements Program CIP) for various public safety projects. The following individuals are expected to be present today for this worksession:

Arthur Wallenstein, Director, Department of Correction and Rehabilitation (DOCR)
Judy Rupp, Circuit Court Administrator
Greg Ossont, Deputy Director, Department of General Services (DGS)
Assistant Chief Luther Reynolds, Police Department
Robert Green, Warden, DOCR
Sandra Batterden, Police Department, Capital Budget
Anita Aryeetey, Office of Management and Budget (OMB)
Bruce Meier, OMB
Elyse Greenwald, OMB

OVERVIEW

The Executive's recommended amendments to the Public Safety Headquarters, Public Safety Training Academy, and the Judicial Center Annex projects are funding shifts only and have no material impact on the projects. Two of these projects, the Public Safety Headquarters

and the Public Safety Training Academy, are Smart Growth Initiative projects. Their funding changes are scheduled to be discussed as part of all Smart Growth projects before the Government Operations and Fiscal Policy (GO) Committee on March 5. The 2D Police Station project has a scope change, and the Criminal Justice Complex project has an implementation delay.

JUDICIAL CENTER ANNEX (RECOMMENDED PDF ATTACHED AT © 1-2)

Judicial Center Annex										
	Total	Through FY14	Total 6 Years	FY15	FY16	FY17	FY18	FY19	FY20	Beyond 6 Years
App. FY15-20	\$140,658	\$122,809	\$17,849	\$17,624	\$225	\$0	\$0	\$0	\$0	
Rec. FY15-20	\$140,158	\$122,809	\$17,349	\$17,124	\$225	\$0	\$0	\$0	\$0	
Difference	(\$500)	\$0	(\$500)	(\$500)	\$0	\$0	\$0	\$0	\$0	

Project Status Update

This project has three phases of construction, two of which have been completed. The HVAC upgrades were completed in 2011. The Judicial Center Annex construction was completed in 2014 and opened to the public. Portions of the existing Judicial Center are currently being renovated. Most work is scheduled to be completed by December 2015. The modifications made to the Circuit Court/Executive Office Building traffic circle are scheduled to be completed by September 2016. Lists of completed renovations and those still awaiting renovation are included on © 6-7.

Cost Change

The recommended amendment includes a \$500,000 reduction in construction costs in FY15 only. These GO Bond funds are to be shifted to the Public Safety Training Academy – Site Development PDF. The Court advises that the Training Academy PDF needed \$500,000 to fulfill its program. DGS requested the transfer, and the Court agreed and supported the transfer, indicating the decrease would not materially impact Judicial Center Annex programs or construction. The Executive's amendment also includes replacing \$4.457 million G.O. Bonds with land sale proceeds in FY14. *Council staff recommends approval as submitted by the Executive.*

PUBLIC SAFETY HEADQUARTERS (RECOMMENDED PDF ATTACHED AT © 8-9)

Public Safety Headquarters										
	Total	Through FY14	Total 6 Years	FY15	FY16	FY17	FY18	FY19	FY20	Beyond 6 Years
App. FY15-20	\$109,156	\$109,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Rec. Am. FY15-20	\$109,156	\$109,156	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Difference	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Project Status Update

The PSHQ still has the same outstanding issues it has had for several CIP cycles: the need for a cafeteria and emergency generator capacity that can provide appropriate operational space and systems for both Police and Fire and Rescue. While a vendor has been selected to operate a cafeteria, DGS is still working with WSSC to obtain the required permit to move forward with plumbing work and grease interceptors to comply with new Fats/Oil/Grease requirements. *The Committee may wish to get more detailed information on why the permitting issue is taking so long. Does the Executive has a more precise date when the cafeteria will be operational? The Committee may wish to get more information on the status of generator capacity.*

Cost Change

The Executive has recommended amendments to several Smart Growth Initiative projects that change the approved schedule for G.O. Bonds and Interim Financing. In the case of the Public Safety Headquarters, the Executive's amendment shows that they have retired all but \$444,000 of the Interim Financing with G.O. Bonds that were issued because the bond capacity was not needed for other projects. The GO Committee will discuss this financing policy change on March 5th. The recommended PDF is unchanged in cost or timing for the project.

PUBLIC SAFETY TRAINING ACADEMY (RECOMMENDED PDF ATTACHED AT © 12-13)

Public Safety Training Academy -- Relocation										
	Total	Through FY14	Total 6 Years	FY15	FY16	FY17	FY18	FY19	FY20	Beyond 6 Years
App. FY15-20	\$63,126	\$28,458	\$34,668	\$34,668	\$0	\$0	\$0	\$0	\$0	
Rec. Am. FY15-20	\$63,126	\$28,458	\$34,668	\$34,668	\$0	\$0	\$0	\$0	\$0	
Difference	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Project Status Update

The groundbreaking for the PSTA occurred on February 11, 2015. Construction has begun and is expected to be completed in 2016.

Cost Change

The recommended PDF is unchanged in cost or timing for the project. The Executive's amendment shows that they have retired \$22 million of the Interim Financing by reallocating the same amount in G.O. Bonds from the Public Safety Headquarters. The GO Committee will discuss this financing policy change on March 5.

2ND DISTRICT (BETHESDA) STATION (RECOMMENDED PDF ATTACHED AT © 19)

2nd District Police Station (in \$000)										
	Total	Through FY14	Total 6 Years	FY15	FY16	FY17	FY18	FY19	FY20	Beyond 6 Years
App. FY15-20	\$9,247	\$240	\$9,007	\$119	\$320	\$8,568	\$0	\$0	\$0	
Rec. Am. FY15-20	\$6,871	\$240	\$6,631	\$2,119	\$320	\$4,192	\$0	\$0	\$0	
Difference	(\$2,376)	\$0	(\$2,376)	\$2,000	\$0	(\$4,376)	\$0	\$0	\$0	

Background

This project is a public-private partnership, entailing a land swap between the County and a private developer. In late 2012, the developer (JBG Associates) who had been selected originally to build the new 2nd Police Station withdrew from the project, citing economy unfeasibility. According to press reports at the time, JBG had stated the real estate market had changed too significantly. The County issued a new Request for Qualifications and Development Proposals in early 2013, and a new contractor, StonebridgeCarras, was selected later that year.

The developer will design and construct a new four-story 2nd District Police Station on a parcel of land it has under contract at 4823 Rugby Avenue in Bethesda. In exchange for the developer's design and construction of the new station and its conveyance to the County, the County will convey the existing 2nd District Police Station site and provide a payment to the developer with settlement to occur within thirty (30) days after the issuance of a certificate of use and occupancy. The developer will be at risk for any cost overruns related to the construction of the building, with the exception of any increases or additional scope requested by the County.

Supplemental Appropriation to the FY13 Capital Budget for \$7,250,000: The Council approved a supplemental appropriation for \$7.25 million on July 24, 2012. According to the Executive's transmittal memo, this supplemental appropriation was required, at the time, to allow the County to enter into a General Development Agreement with JBG Associates for the development of the 2nd District Police Station. Per County regulation, all funds that are to be paid to the developer after project completion must be appropriated upfront. The project scope, total cost, and the expenditure schedule were to remain the same. During the Committee worksession, Executive staff reiterated that these funds would not be paid to the developer until substantial project completion and a use and occupancy permit was issued by the Department of Permitting Services, in FY16.

Project Status

The Executive advises that the project is currently in the design phase. The developer has completed the schematic design and a pre-submission meeting for the Mandatory Referral application was scheduled for February 23. Design and permitting is scheduled to be completed this year, and construction is scheduled to be completed by the end of 2016.

Cost Change

The recommended PDF reflects two major changes in expenditures.

Parking Spaces: The amended PDF reduces upfront payments to the Bethesda Parking Lot District (PLD) by \$2.376 million in FY17. The Program of Requirements (POR) specifies that the new station include approximately 102 parking spaces in the existing County garage adjacent to the property. Approximately 27 spaces will provide 1,700 square feet for storage and ancillary spaces. This includes flare storage, bicycle storage, and motorcycle storage. The POR also specifies that there will be 75 parking spaces for staff, which must be secured to prevent access to the public.

Originally, DGS was to provide an upfront payment, estimated to be \$4.039 million, to the Bethesda Parking Lot District (PLD) for the 102 spaces in the County garage adjacent to the new site. However, the Police Department currently pays for 60 spaces in another Bethesda PLD garage near the existing 2D police station. These spaces (and related costs) can be transferred to the closer garage when the new police station opens. The 60 spaces are currently funded through the Police Department Operating Budget. The recommended change to the CIP reduces the upfront payment in FY17 to \$1.663 million for 42 spaces. ***Council staff recommends approval as submitted by the Executive.***

Payment to Developer: The amended PDF reflects a payment of \$2.01 million in August 2014 to the developer, for closing costs of the Rugby Ave property. In prior Committee discussions about the project, the Executive has stated that the new police station is a turnkey project, and that the developer payment would only be made at the completion of the project, when it is transferred to the County. This position was reiterated by the Executive during Committee discussions about the FY13 Supplemental Appropriation. ***Council staff advises that once the funds were appropriated in FY13, the Executive had legal authority to spend them at any time. Since multiple prior conversations with Council indicated that payment to the developer would not occur until the project was completed, the Committee may wish to get more information regarding the need for closing expenses in August. Do the August 2014 closing costs reflect additional costs to the project, or will the developer still deliver the new police station for the projected \$7.25 million currently scheduled in FY17?***

CRIMINAL JUSTICE COMPLEX (AT SEVEN LOCKS ROAD) (RECOMMENDED PDF © 22)

Criminal Justice Complex										
	Total	Through FY14	Total 6 Years	FY15	FY16	FY17	FY18	FY19	FY20	Beyond 6 Years
App. FY15-20	\$4,207	\$1,471	\$2,736	\$0	\$0	\$0	\$0	\$1,368	\$1,368	
Rec. Am. FY15-20	\$1,471	\$1,471	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Difference	(\$2,736)	\$0	(\$2,736)	\$0	\$0	\$0	\$0	(\$1,368)	(\$1,368)	

Background

As part of the 1995 decision to operate a two-jail system, there was agreement that MCDC in Rockville would be renovated for continued use. Portions of the current facility are now more than 50 years old. The Detention Center Reuse Project was the first project included in the CIP to address facility needs. It was first included in the CIP in FY97. The cost of the renovation as envisioned continued to escalate. As a result, the Executive recommended that a new Criminal Justice Complex be built instead, at the end of Seven Locks Road (at the location of the former First District Police Station). The Detention Center Reuse project was closed out and the Criminal Justice Complex PDF was included for the first time in the CIP in FY11. The project incorporated the technical requirements from the Detention Center Reuse project in addition to updated space requirements developed by an interagency working group.

Over the past two years, DOCR and DGS have worked to construct a new Central Processing Unit (CPU) in a different part of the facility. Executive staff have stated that the new CPU was critical for operations for the next 10 years until the new CJC could be built. The new layout improves security and workflow while processing arrestees for intake. It provides a new area for the District Court Commissioners and Public Defenders, and improved layout and security at a new sallyport. The project also included some roofing renovation and other system stabilization. When the CIP was last reviewed in 2012, Executive staff indicated that approximately \$1.7 million was allotted for these renovations, using funds from the closed-out Detention Center Reuse Project PDF.

Aging Infrastructure at MCDC: While the new CPU has provided substantial improvements in staff and arrestee safety, and makes workflow more efficient, it only addresses part of the building. MCDC still has significant and persistent infrastructure problems such as bursting water pipes and other plumbing issues, HVAC (both heating and cooling) failures, cell block lighting failures, and a leaking roof. These systems failures impact both arrestees who are housed there up to 72 hours, as well as staff. Systems failures often impact operations, because staff and/or arrestees may have to be relocated, and security must be provided for maintenance staff who perform repairs. This often results in additional, unforeseen overtime expenses.

Last Year's Committee Recommendations: Last year as part of the FY15-20 CIP, the Executive's recommended CIP delayed the Criminal Justice Complex project beyond FY15-20 and removed all funding from the CJC PDF. The Committee reviewed the current physical state of MCDC, with updates provided by DGS and DOCR, and was concerned that the current physical space would face serious maintenance and repair costs over the next several years. The Committee also indicated that the property on which MCDC sits is prime real estate and may provide additional development or other economic opportunities for the County. As a result, the Committee recommended reinstating the Criminal Justice Complex project in the CIP and asked for the following:

- (1) Add \$1.368 million in each FY19 and FY20 for planning, design, and supervision;

- (2) Add language to the PDF that the Executive will finalize the updated Program of Requirements for the CJC and provide a copy to the Committee by fall 2014;
- (3) Add language to the PDF that the Executive will evaluate the MCDC site on Seven Locks Road for additional economic opportunities, and report to the Committee regarding other options that may maximize the value of the land in an effort to mitigate total CJC project costs, and report to the Committee by fall 2014.

These recommendations were subsequently approved by the Council.

Cost Change

The cost has decreased by \$2.736 million as a result of delaying the project again. The PDF does not specify any expenditures beyond six years. The Program of Requirements is still in draft stage and the Executive indicates it is not ready for distribution. DGS did have consultants look at the Seven Locks property, and advises that the residual piece of land does have value. However, the highest and best use is office space. DGS states that the current office market is extremely soft right now, so the likelihood of establishing a viable P3 at this time would be very limited. If market conditions improve, DGS will reevaluate it. ***Since MCDC will continue to have maintenance and repair expenditures that could be potentially significant, Council staff recommends maintaining the approved funding for the Criminal Justice Complex in FY19 and FY20.***

<u>This packet includes the following attachments</u>	<u>© Number</u>
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Judicial Center Annex (P100300)

Recommended
FY 15 - 20

Category: Public Safety
Sub Category: Other Public Safety
Administering Agency: General Services (AAGE29)
Planning Area: Rockville

Date Last Modified:
Required Adequate Public Facility:
Relocation Impact:
Status:

11/17/14
No
None
Under Construction

	Total	Thru FY14	Rem 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	25,338	22,184	2,085	1,069	844	225	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,636	3	5,156	477	477	0	0	0	0	0	0
Construction	105,693	88,964	926	15,803	15,803	0	0	0	0	0	0
Other	3,491	2,566	925	0	0	0	0	0	0	0	0
Total	140,158	113,717	9,092	17,349	17,124	225	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
Current Revenue: General	330	330	0	0	0	0	0	0	0	0	0
G.O. Bonds	130,256	113,387	4,635	12,234	12,009	225	0	0	0	0	0
Land Sale	4,457	0	4,457	0	0	0	0	0	0	0	0
Recordation Tax Premium	5,115	0	0	5,115	5,115	0	0	0	0	0	0
Total	140,158	113,717	9,092	17,349	17,124	225	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)											
Energy				5,136	856	856	856	856	856	856	856
Maintenance				5,754	959	959	959	959	959	959	959
Program-Staff				0	0	0	0	0	0	0	0
Program-Other				1,050	175	175	175	175	175	175	175
Net Impact				11,940	1,990	1,990	1,990	1,990	1,990	1,990	1,990

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		140,158
Expenditure / Encumbrances		126,876
Unencumbered Balance		13,282

Date First Appropriation	FY 03
First Cost Estimate	
Current Scope	FY 12
Last FY's Cost Estimate	140,658

Description

This project provides for the planning, design, and construction of a Montgomery County Judicial Center Annex, the Montgomery County Judicial Center HVAC renovation, and other needed renovations to Montgomery County Judicial Center at 50 Monroe Street, Rockville. Associated requirements for items such as phasing, parking, and security will also be funded through this project. The existing Judicial Center will be renamed the Montgomery County Circuit Court.

Estimated Schedule

Construction for the HVAC upgrades was completed in early 2011. The Judicial Center Annex construction was opened in April 2014 and the Judicial Center renovation will be complete in 2015.

Justification

There are currently 22 Circuit Court Judges. The Judicial Center's 17 courtrooms are all assigned. Four Circuit Court Judges are assigned to other courthouses; three Juvenile Division Judges are housed in the Grey Courthouse and one in the historic Red Brick Courthouse. There are no remaining courtroom spaces available in the three courthouses leaving no room for new Circuit Court judicial positions. The October 2003 needs assessment completed by URS Corporation projected that to handle the projected number of court filings, 28 judicial positions would be needed in 2015; 31 in 2020; and 34 in 2025. A projection was also made regarding the staff needed to support these positions in the Circuit Court, Clerk of the Court, Register of Wills, State's Attorney, and Sheriff's offices. The following studies have been completed as a part of this project: Judicial Center Annex Project Report (URS/ Fentress - 2003), Courtroom Utilization Study (URS/Fentress - 2003), Planning Drawings for Phases 1 and 2 of a Judicial Center Annex (URS - 2003). The project has also been included in studies completed for the Rockville Core Plan. Courtrooms are designed to meet National Center for State Court standards.

Other

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Judicial Center Annex (P100300)

The Executive Branch provided the Council's Public Safety Committee with a progress briefing on the revised Program of Requirements validation, design of the HVAC renovations, and design development of the Annex. The Judicial Center Annex will be constructed with ten new courtrooms, four of which replace the existing courtrooms in the Grey Courthouse and Red Brick Courthouse. This project was first included in the Capital Improvements Program in FY03. It was assumed that the Annex could be designed to meet long-term needs and then be built in two phases to reduce short-term costs. Later studies by Department of Public Works and Transportation determined that two-phase construction of the Annex presents significant issues in terms of construction complexity and total project costs. Planning and design development for other County buildings in the Rockville Core as identified in the Government Core Facilities Optimization Master Plan Study are funded through the Montgomery County Government Complex project (PDF No. 360901). An architect was selected in 2007.

Fiscal Note

\$4,457,000 of General Obligation Bond funding was replaced with land sale proceeds in FY14. FY15 transfer of \$500,000 in GO Bonds to PSTA & Multi Agency Service Park - Site Development (P470907). FY15 funding switch of \$65,000 from GO Bonds to Recordation Tax Premium.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Circuit Court, Sheriff's Office, State Attorney's Office, Register of Wills, Clerk of the Circuit Court, Department of General Services, Department of Technology Services, County Council, Criminal Justice Coordinating Commission, City of Rockville, Special Capital Projects Legislation [Bill No. 23-06], adopted by Council, June 13, 2006.

Judicial Center Annex (P100300)

Approved
FY 15-20

Category Public Safety
 Sub Category Other Public Safety
 Administering Agency General Services (AAGE29)
 Planning Area Rockville

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

	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	25,338	21,063	3,206	1,069	844	225	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,636	0	5,159	477	477	0	0	0	0	0	0
Construction	106,193	63,430	26,460	16,303	16,303	0	0	0	0	0	0
Other	3,491	174	3,317	0	0	0	0	0	0	0	0
Total	140,658	84,667	38,142	17,849	17,624	225	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
Current Revenue: General	330	330	0	0	0	0	0	0	0	0	0
G.O. Bonds	130,691	84,337	33,685	12,669	12,444	225	0	0	0	0	0
Land Sale	4,457	0	4,457	0	0	0	0	0	0	0	0
Recordation Tax Premium	5,180	0	0	5,180	5,180	0	0	0	0	0	0
Total	140,658	84,667	38,142	17,849	17,624	225	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)											
Energy				5,136	856	856	856	856	856	856	
Maintenance				5,754	959	959	959	959	959	959	
Program-Staff				0	0	0	0	0	0	0	
Program-Other				1,050	175	175	175	175	175	175	
Net Impact				11,940	1,990	1,990	1,990	1,990	1,990	1,990	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		140,658
Expenditure / Encumbrances		116,536
Unencumbered Balance		24,122

Date First Appropriation	FY 03
First Cost Estimate	
Current Scope	FY 12
Last FY's Cost Estimate	140,658

Description

This project provides for the planning, design, and construction of a Montgomery County Judicial Center Annex, the Montgomery County Judicial Center HVAC renovation, and other needed renovations to Montgomery County Judicial Center at 50 Monroe Street, Rockville. Associated requirements for items such as phasing, parking, and security will also be funded through this project. The existing Judicial Center will be renamed the Montgomery County Circuit Court.

Estimated Schedule

Construction for the HVAC upgrades was completed in early 2011. The Judicial Center Annex construction will be complete in early 2014 and the Judicial Center renovation will be complete summer 2015.

Justification

There are currently 22 Circuit Court Judges. The Judicial Center's 17 courtrooms are all assigned. Four Circuit Court Judges are assigned to other courthouses; three Juvenile Division Judges are housed in the Grey Courthouse and one in the historic Red Brick Courthouse. There are no remaining courtroom spaces available in the three courthouses leaving no room for new Circuit Court judicial positions. A 1 October 2003 needs assessment completed by URS Corporation projected that to handle the projected number of court filings, 28 judicial positions would be needed in 2015; 31 in 2020; and 34 in 2025. A projection was also made regarding the staff needed to support these positions in the Circuit Court, Clerk of the Court, Register of Wills, State's Attorney, and Sheriff's offices. The following studies have been completed as a part of this project: Judicial Center Annex Project Report (URS/ Fentress - 2003), Courtroom Utilization Study (URS/Fentress - 2003), Planning Drawings for Phases 1 and 2 of a Judicial Center Annex (URS - 2003). The project has also been included in studies completed for the Rockville Core Plan. Courtrooms are designed to meet National Center for State Court standards

Other

Judicial Center Annex (P100300)

The Executive Branch provided the Council's Public Safety Committee with a progress briefing on the revised Program of Requirements validation, design of the HVAC renovations, and design development of the Annex. The Judicial Center Annex will be constructed with ten new courtrooms, four of which replace the existing courtrooms in the Grey Courthouse and Red Brick Courthouse. This project was first included in the Capital Improvements Program in FY03. It was assumed that the Annex could be designed to meet long-term needs and then be built in two phases to reduce short-term costs. Later studies by Department of Public Works and Transportation determined that two-phase construction of the Annex presents significant issues in terms of construction complexity and total project costs. Planning and design development for other County buildings in the Rockville Core as identified in the Government Core Facilities Optimization Master Plan Study are funded through the Montgomery County Government Complex project (PDF No. 360901). An architect was selected in 2007.

Fiscal Note

\$4,457,000 of General Obligation Bond funding was replaced with Land Sale proceeds in FY14.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Circuit Court, Sheriff's Office, State Attorney's Office, Register of Wills, Clerk of the Circuit Court, Department of General Services, Department of Technology Services, County Council, Criminal Justice Coordinating Commission, City of Rockville, Special Capital Projects Legislation [Bill No. 23-06], adopted by Council, June 13, 2006.

Judicial Center Annex CIP Questions

FY15-20 CIP

- 1) The recommended amendment shows a reduction in construction costs of \$500,000 in FY15, and a corresponding shift of \$500,000 GO Bonds to the Public Safety Training Academy – Site Development PDF. Please explain the cost reduction and the reason for shifting funds to the PSTA.

The Montgomery County Multi Agency Service Park- Site Development was in need of \$500,000 in FY15 to fulfill its program. The Department of General Services searched for projects with transferability and since Judicial Center Annex (JCA) project could afford such an amount and all JCA programs and requests can be met without this amount, DGS requested this transfer. The Court concurred with and supported this transaction.

- 2) The recommended amendment shifts \$65,000 from GO Bonds to Recordation Tax Premium. Please explain the reason for the shift.

The School Based Health Linkage to learning Project had \$65,000 in GO Bonds in the project but need cash or a cash equivalent to fund the purchase and installation of a relocatable for a Linkages to Learning Center at South Lakes Elementary School. A funding switch between the JCA and SBHLTC projects was programmed. There was no impact to the bottom line for the JCA project.

Farag, Susan

From: Rupp, Judy <[REDACTED]>
Sent: Tuesday, February 24, 2015 12:19 PM
To: Farag, Susan
Cc: Greenwald, Elyse; Dizelos, Angela
Subject: RE: Judicial Center Annex CIP Amendment Questions

Susan –

The estimated date of completion of the CIP JC Annex project is December 2015. More specifically, the items below are those which have been complete and those pending completion. Please note that these projects and dates reflect the best information at this time and may change during the course of renovations. The Circuit Court has been tremendously pleased with the support DGS has provided with this project.

Please let me know if you need additional information.

Sincerely,
Judy

Renovation Completed Spaces:

1. Monroe Street Entrance and Lobby
2. Maryland Ave Entrance and Lobby
3. Public Restrooms
4. Tech Services Server Room
5. Skylight and Roofing
6. Jury Assembly
7. Child Waiting
8. 2nd Floor Courtroom Clerk
9. 3rd Floor Clerk of Court
10. Sheriff Monitor Room
11. Terrace Parking Security Control
12. Generator Relocation
13. Replacement of AHU's
14. Sheriff Court & Transport and Storage
15. Library Conference Rooms
16. Sheriff Weapon Storage
17. Garage Helix Structural Access for Sheriff
18. Exit Stair Renovation

Renovation Spaces to be Completed:

1. South Tower 2nd Floor Conference Room – 3/15/15
2. New Terrace Entry – 4/1/2015
3. Judicial Conference Room – 4/15/2015
4. Clerk Exhibits – 4/15/2015
5. States Attorney/Sheriff Offices 5/1/2015
6. Terrace Sheriff Office Areas – 5/1/2015
7. First Floor Assignment Office – 6/1/2015
8. Sheriff Kennels – 6/1/2015
9. Retired Judges Office – 6/15/15

10. Court Researchers' Offices – 7/1/2015
11. Sheriff Lockup and Sallyport - 8/1/2014
12. Courtroom 3E Audio Visual Integration – 12/2015
13. Jury Deliberation Room Renovations – 12/2015
14. Data Center Operational Improvements – 12/2015
15. 1st Floor Renovation – 12/2015
16. MEP work and spaces – 12/2015
17. Law Library – 12/2015
18. Misc interior and exterior work – 12/2015
19. Work associated with EOB/Circuit Court Traffic Circle – 9/2016

Judy Rupp
Court Administrator
Montgomery County Circuit Court
50 Maryland Avenue, Room 3040
Rockville, MD 20850
240-777-9103



From: Farag, Susan [mailto:
Sent: Monday, February 23, 2015 2:11 PM
To: Rupp, Judy
Cc: Greenwald, Elyse
Subject: RE: Judicial Center Annex CIP Amendment Questions

Hi, Judy,

Thanks for the responses. I think the worksession will be very brief since most of my projects, including this one, are funding transfers. But I forgot to ask for a brief update on the project. Are the interior renovations of the existing courthouse completed? If not, do you have an estimated date of completion?

Thanks,

Susan
X77921

Susan J. Farag
Legislative Analyst
Montgomery County Council
(240) 777-7921

Public Safety Headquarters (P470906)

Recommended
FY 15 - 20

Category Public Safety
 Sub Category Other Public Safety
 Administering Agency General Services (AAGE29)
 Planning Area Gaithersburg Vicinity

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

	Total	Thru FY14	Rem 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	2,126	1,962	164	0	0	0	0	0	0	0	0
Land	76,430	76,374	56	0	0	0	0	0	0	0	0
Site Improvements and Utilities	220	0	220	0	0	0	0	0	0	0	0
Construction	30,358	30,358	0	0	0	0	0	0	0	0	0
Other	22	18	4	0	0	0	0	0	0	0	0
Total	109,156	108,712	444	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	109,156	108,712	0	0	0	0	0	0	0	0	444
Interim Finance	0	0	444	0	0	0	0	0	0	0	-444
Total	109,156	108,712	444	0	0	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)											
Energy				7,392	1,848	1,848	1,848	1,848	0	0	
Maintenance				6,252	1,563	1,563	1,563	1,563	0	0	
Net Impact				13,644	3,411	3,411	3,411	3,411	0	0	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		109,156
Expenditure / Encumbrances		108,875
Unencumbered Balance		281

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 14
Last FY's Cost Estimate	109,156

Description

This project is part of the Smart Growth Initiative Program and provides for acquisition, planning, design and construction for the relocation of a number of County facilities to 100 Edison Park Drive in Gaithersburg known as the GE Building/GE Technology Park. Facilities and programs to be relocated from their current location as part of this project include: the Montgomery County Police Headquarters from Research Blvd.; the Montgomery County Fire and Rescue Service from the Executive Office Building; the Office of Emergency Management and Homeland Security; some divisions of the Department of Transportation; and the 1st District Police Station. The project will also provide for the relocation of other County functions currently in leased facilities. A public safety memorial will be constructed in coordination with the Public Arts Trust. The property will be acquired under the lease purchase agreement described in the Fiscal Note below.

Estimated Schedule

The design was completed in Spring of 2010. The construction started in Spring of 2011 with a construction period of 10 months.

Justification

Public Safety Headquarters (P470906)

Montgomery County Police Headquarters The Montgomery County Police Headquarters located at 2350 Research Boulevard is crowded and in need of major physical plant repairs and improvements. The building is in generally poor condition. The facility houses a mix of sworn and civilian units, but lacks the separation of law enforcement functions. The building also houses the Forensic Unit and the crime laboratories. Because of the lack of space at the current site, the Police Department has many of its functions dispersed to other locations in leased space. Montgomery County Fire and Rescue Service Headquarters The Montgomery County Fire and Rescue Service Headquarters is located at 101 Monroe Street on the 12th floor of the Executive Office Building (EOB). The space currently houses the Fire Chief, all five department division chiefs, and other key uniformed and administrative staff. However, due to facility and space limitations, other operational and administrative staff are located off-site. This creates inefficiencies for the day-to-day operations of the department. Also the EOB does not provide for needed 24/7 emergency response requirements and adequate parking accommodation. 1st District Police Station The 1st District Police Station was constructed in 1963 and is about 15,752 square feet while the current needs are about 32,000 square feet. To help with the need for office space, the Police Department has placed a trailer on the site behind the main building. Twenty staff members use this trailer for office space. Based on a recent County study (Facility Condition Assessment, January 2005), the building is in need of major maintenance including new windows and a new roof. The planning and design for a new 1st District Station was approved under Project No. 470703 with the location and schedule to be determined. The GE Technology Park Site is a prime location for this facility. These public safety facilities are in aging undersized buildings that are in need of extensive rehabilitation. Due to significant ongoing interaction between the Police Department, Fire and Rescue Service, and Homeland Security, these agencies would benefit from co-locating their administrative functions to facilitate their ongoing interaction and to enable the sharing of resources and support services. This co-location will be efficient operationally and will eliminate regular travel between agencies. Other Leased Facilities There are a number of County operations that are currently located in various leased facilities. This project will also provide for the relocation of a number of leased facilities which will reduce the County's long term lease costs. Plans and studies for this project include: Program of Requirements for the Police-Fire-Rescue Service-Homeland Security Department's Headquarters Facility and Police First District Station, September 2006; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; Montgomery County Property Use Study Updated Briefing to County Council, April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council, September 23, 2008.

Other

The FY09 appropriation included \$2.4 million for Planning and Design and \$10.5 million for building system replacements and upgrades. This project includes \$200,000 that must only be used for the construction of a Public Safety Memorial.

Fiscal Note

The County has entered into a triple net sublease-purchase agreement which will allow it to exercise its purchase option at any time before April 30, 2014. Ongoing financial analysis will determine when it is in the best interest of the County to acquire the property. Interim financing will be used for land acquisition in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. The approved 1st District Police Station project (No. 470703) will be closed out. Transfer of \$1,121,500 from East Germantown Fire Station, Project # 450101 for IT improvements.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Department of General Services, Department of Transportation, Department of Police, Montgomery County Fire and Rescue Service, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, Washington Suburban Sanitary Commission, Upcounty Regional Services Center, Pepco, Washington Gas, , Special Capital Projects Legislation [Bill No. 14-09] was adopted by the County Council on May, 13, 2009.

Public Safety Headquarters (P470906)

Approved FY 15-20

Category Public Safety
 Sub Category Other Public Safety
 Administering Agency General Services (AAGE29)
 Planning Area Gaithersburg Vicinity

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

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	2,126	1,947	179	0	0	0	0	0	0	0
Land	76,430	0	76,430	0	0	0	0	0	0	0
Site Improvements and Utilities	821	0	821	0	0	0	0	0	0	0
Construction	29,757	29,636	121	0	0	0	0	0	0	0
Other	22	18	4	0	0	0	0	0	0	0
Total	109,156	31,601	77,555	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	109,156	3,733	0	94,000	22,000	11,500	23,500	37,000	0	0	11,423
Interim Finance	0	27,868	77,555	-94,000	-22,000	-11,500	-23,500	-37,000	0	0	-11,423
Total	109,156	31,601	77,555	0	0	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)

Energy				7,392	1,848	1,848	1,848	1,848	0	0
Maintenance				6,252	1,563	1,563	1,563	1,563	0	0
Net Impact				13,644	3,411	3,411	3,411	3,411	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		109,156
Expenditure / Encumbrances		31,780
Unencumbered Balance		77,376

Date First Appropriation	FY 09	
First Cost Estimate		
Current Scope	FY 14	109,156
Last FY's Cost Estimate		108,562

Description

This project is part of the Smart Growth Initiative Program and provides for acquisition, planning, design and construction for the relocation of a number of County facilities to 100 Edison Park Drive in Gaithersburg known as the GE Building/GE Technology Park. Facilities and programs to be relocated from their current location as part of this project include: the Montgomery County Police Headquarters from Research Blvd.; the Montgomery County Fire and Rescue Service from the Executive Office Building; the Office of Emergency Management and Homeland Security; some divisions of the Department of Transportation; and the 1st District Police Station. The project will also provide for the relocation of other County functions currently in leased facilities. A public safety memorial will be constructed in coordination with the Public Arts Trust. The property will be acquired under the lease purchase agreement described in the Fiscal Note below.

Estimated Schedule

The design was completed in Spring of 2010. The construction started in Spring of 2011 with a construction period of 10 months.

Justification

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Public Safety Headquarters (P470906)

Montgomery County Police Headquarters The Montgomery County Police Headquarters located at 2350 Research Boulevard is crowded and in need of major physical plant repairs and improvements. The building is in generally poor condition. The facility houses a mix of sworn and civilian units, but lacks the separation of law enforcement functions. The building also houses the Forensic Unit and the crime laboratories. Because of the lack of space at the current site, the Police Department has many of its functions dispersed to other locations in leased space. Montgomery County Fire and Rescue Service Headquarters The Montgomery County Fire and Rescue Service Headquarters is located at 101 Monroe Street on the 12th floor of the Executive Office Building (EOB). The space currently houses the Fire Chief, all five department division chiefs, and other key uniformed and administrative staff. However, due to facility and space limitations, other operational and administrative staff are located off-site. This creates inefficiencies for the day-to-day operations of the department. Also the EOB does not provide for needed 24/7 emergency response requirements and adequate parking accommodation. 1st District Police Station The 1st District Police Station was constructed in 1963 and is about 15,752 square feet while the current needs are about 32,000 square feet. To help with the need for office space, the Police Department has placed a trailer on the site behind the main building. Twenty staff members use this trailer for office space. Based on a recent County study (Facility Condition Assessment, January 2005), the building is in need of major maintenance including new windows and a new roof. The planning and design for a new 1st District Station was approved under Project No. 470703 with the location and schedule to be determined. The GE Technology Park Site is a prime location for this facility. These public safety facilities are in aging undersized buildings that are in need of extensive rehabilitation. Due to significant ongoing interaction between the Police Department, Fire and Rescue Service, and Homeland Security, these agencies would benefit from co-locating their administrative functions to facilitate their ongoing interaction and to enable the sharing of resources and support services. This co-location will be efficient operationally and will eliminate regular travel between agencies. Other Leased Facilities There are a number of County operations that are currently located in various leased facilities. This project will also provide for the relocation of a number of leased facilities which will reduce the County's long term lease costs. Plans and studies for this project include: Program of Requirements for the Police-Fire-Rescue Service-Homeland Security Department's Headquarters Facility and Police First District Station, September 2006; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; Montgomery County Property Use Study Updated Briefing to County Council, April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council, September 23, 2008.

Other

The FY09 appropriation included \$2.4 million for Planning and Design and \$10.5 million for building system replacements and upgrades. This project includes \$200,000 that must only be used for the construction of a Public Safety Memorial.

Fiscal Note

The County has entered into a triple net sublease-purchase agreement which will allow it to exercise its purchase option at any time before April 30, 2014. Ongoing financial analysis will determine when it is in the best interest of the County to acquire the property. Interim financing will be used for land acquisition in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. The approved 1st District Police Station project (No. 470703) will be closed out. Transfer of \$1,121,500 from East Germantown Fire Station, Project # 450101 for IT improvements.

Programmed GO Bond repayments (\$94 million) have been reduced to reflect updated GO Bond actuals.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Department of General Services, Department of Transportation, Department of Police, Montgomery County Fire and Rescue Service, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, Washington Suburban Sanitary Commission, Upcounty Regional Services Center, Pepco, Washington Gas, , Special Capital Projects Legislation [Bill No. 14-09] was adopted by the County Council on May, 13, 2009.

Public Safety Training Academy (PSTA) Relocation (P471102)

Recommended
FY 15-20

Category
Sub Category
Administering Agency
Planning Area

Public Safety
Other Public Safety
General Services (AAGE29)
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

11/17/14
No
None
Final Design Stage

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	6,279	3,909	1,209	1,161	1,161	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	53,215	0	23,340	29,875	29,875	0	0	0	0	0	0
Other	3,632	0	0	3,632	3,632	0	0	0	0	0	0
Total	63,126	3,909	24,549	34,668	34,668	0	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	25,909	3,909	0	22,000	22,000	0	0	0	0	0	0
Interim Finance	37,217	0	24,549	12,668	12,668	0	0	0	0	0	0
Total	63,126	3,909	24,549	34,668	34,668	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)											
Energy				3,387	0	376	753	753	753	753	
Maintenance				4,739	0	527	1,053	1,053	1,053	1,053	
Program-Staff				486	0	54	108	108	108	108	
Net Impact				8,612	0	957	1,914	1,914	1,914	1,914	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		63,126
Expenditure / Encumbrances		4,873
Unencumbered Balance		58,253

Date First Appropriation	FY 11	
First Cost Estimate		
Current Scope	FY 14	63,126
Last FY's Cost Estimate		63,126

Description

This project is part of the County Executive's comprehensive Smart Growth Initiative and provides for the planning, design and construction of the relocation of the Public Safety Training Academy (PSTA) from its current location at the intersection of Great Seneca Highway and Darnestown Road to a site on Snouffer School Road known as the Webb Tract. The PSTA is the primary training facility for the Department of Police and Montgomery County Fire and Rescue Service. The project includes: an academic building with various classrooms and training rooms, an Emergency Medical Technician (EMT) paramedics training facility, a simulation area, a gymnasium, an indoor firing range, office spaces, locker rooms, a graphics and video development area, a canine facility, an Emergency Vehicle Operation Center (EVOC), driver training classes and simulation rooms, a driver training skid pan, a driver training skills pad, a driver training track Cityscape, a fire safety training building, and staff and visitor parking. A future phase may include the addition of a lecture hall.

Location

8751 Snouffer School Road, Montgomery Village, MD 20879

Estimated Schedule

The design phase started in October 2012 and is expected to be completed in early 2014 followed by six months of construction bidding period and twenty-two months of construction.

Justification

The PSTA was completed in 1973. Since then, the training needs of user agencies have changed significantly. As a result, there is a need for reconfiguration and expansion of the PSTA to meet current needs. The County needs better preparation for first responders, and the current facility is not adequate. Given the current status of the academic building, its aged systems, and site constraints that do not allow for reconfiguration of functions that will allow the County to meet current and future training standards and requirements, in the long term, it is prudent to relocate this program to a new location and allow Montgomery County to pursue future smart growth opportunities at the old PSTA site. Relocation of the PSTA will promote medical research economic development and prepare Montgomery County for future smart growth possibilities, while also ensuring a modern and comprehensive training facility for police officers and firefighters. Plans and studies for this project include: "Program of Requirements for Montgomery County Public Safety Training Academy," August 27, 1998; "M-NCPPC Shady Grove Sector Plan," approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to the County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council," September 23, 2008; "Montgomery County Multi-Agency Service Park Master Plan and Design Guideline," February 23, 2011.

Other

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Public Safety Training Academy (PSTA) Relocation (P471102)

The Public Safety Memorial is located in the new Public Safety Headquarters site at 100 Edison Park Drive in Gaithersburg. The PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning. Special Capital Projects Legislation will be proposed by the County Executive.

Fiscal Note

Interim financing will be used in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. All site improvement-related work is being shifted from this project to the PSTA and Multi-Agency Service Park - Site Dev. project (PDF No. 470907) and the cumulative appropriation adjusted accordingly. GO Bonds no longer needed to repay Interim Finance in the Public Safety Headquarters project (P470906) have been reallocated to this project.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Department of General Services, Department of Police, Montgomery County Fire and Rescue Service, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, Washington Suburban Sanitary Commission, PEPCO, Washington Gas, Upcounty Regional Services Center. Special Capital Projects Legislation [Bill No. 18-13] was adopted by Council June 25, 2013.

Public Safety Training Academy (PSTA) Relocation (P471102)

Approved
FY 15 - 20

Category: Public Safety
Sub Category: Other Public Safety
Administering Agency: General Services (AAGE29)
Planning Area: Gaithersburg

Date Last Modified: 2/6/14
Required Adequate Public Facility: No
Relocation Impact: None
Status: 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	6,279	1,467	3,651	1,161	1,161	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	53,215	0	23,340	29,875	29,875	0	0	0	0	0	0
Other	3,632	0	0	3,632	3,632	0	0	0	0	0	0
Total	63,126	1,467	26,991	34,668	34,668	0	0	0	0	0	0
FUNDING SCHEDULE (\$000s)											
Interim Finance	63,126	1,467	26,991	34,668	34,668	0	0	0	0	0	0
Total	63,126	1,467	26,991	34,668	34,668	0	0	0	0	0	0
OPERATING BUDGET IMPACT (\$000s)											
Energy				3,387	0	376	753	753	753	753	
Maintenance				4,739	0	527	1,053	1,053	1,053	1,053	
Program-Staff				486	0	54	108	108	108	108	
Net Impact				8,612	0	957	1,914	1,914	1,914	1,914	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	1,466
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		61,660
Expenditure / Encumbrances		3,462
Unencumbered Balance		58,198

Date First Appropriation	FY 11
First Cost Estimate	
Current Scope	FY 14
Last FY's Cost Estimate	63,126

Description

This project is part of the County Executive's comprehensive Smart Growth Initiative and provides for the planning, design and construction of the relocation of the Public Safety Training Academy (PSTA) from its current location at the intersection of Great Seneca Highway and Darnestown Road to a site on Snouffer School Road known as the Webb Tract. The PSTA is the primary training facility for the Department of Police and Montgomery County Fire and Rescue Service. The project includes: an academic building with various classrooms and training rooms, an Emergency Medical Technician (EMT) paramedics training facility, a simulation area, a gymnasium, an indoor firing range, office spaces, locker rooms, a graphics and video development area, a canine facility, an Emergency Vehicle Operation Center (EVOC), driver training classes and simulation rooms, a driver training skid pan, a driver training skills pad, a driver training track Cityscape, a fire safety training building, and staff and visitor parking. A future phase may include the addition of a lecture hall.

Location

8751 Snouffer School Road, Montgomery Village, MD 20879

Estimated Schedule

The design phase started in October 2012 and is expected to be completed in early 2014 followed by six months of construction bidding period and twenty-two months of construction.

Justification

The PSTA was completed in 1973. Since then, the training needs of user agencies have changed significantly. As a result, there is a need for reconfiguration and expansion of the PSTA to meet current needs. The County needs better preparation for first responders, and the current facility is not adequate. Given the current status of the academic building, its aged systems, and site constraints that do not allow for reconfiguration of functions that will allow the County to meet current and future training standards and requirements, in the long term, it is prudent to relocate this program to a new location and allow Montgomery County to pursue future smart growth opportunities at the old PSTA site. Relocation of the PSTA will promote medical research economic development and prepare Montgomery County for future smart growth possibilities, while also ensuring a modern and comprehensive training facility for police officers and firefighters. Plans and studies for this project include: "Program of Requirements for Montgomery County Public Safety Training Academy," August 27, 1998; "M-NCPPC Shady Grove Sector Plan," approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to the County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council," September 23, 2008; "Montgomery County Multi-Agency Service Park Master Plan and Design Guideline," February 23, 2011.

Other

14

Public Safety Training Academy (PSTA) Relocation (P471102)

The Public Safety Memorial is located in the new Public Safety Headquarters site at 100 Edison Park Drive in Gaithersburg. The PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning. Special Capital Projects Legislation will be proposed by the County Executive.

Fiscal Note

Interim financing will be used in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. All site improvement-related work is being shifted from this project to the PSTA and Multi-Agency Service Park - Site Dev. project (PDF No. 470907) and the cumulative appropriation adjusted accordingly.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Department of General Services, Department of Police, Montgomery County Fire and Rescue Service, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, Washington Suburban Sanitary Commission, PEPCO, Washington Gas, Upcounty Regional Services Center. Special Capital Projects Legislation [Bill No. 18-13] was adopted by Council June 25, 2013.

Smart Growth Initiative – Council Staff Questions/Responses

Public Safety Headquarters CIP Questions:

- 1) Please describe the reason for the fund shift of \$601,000 from Site Improvements and Utilities to Construction. When did this occur and what the purpose?
 - a. The \$601k was reallocated to the “construction” cost element where the expenditures occurred in FY14.

- 2) Please explain the break-out column on the Expenditure Schedule of “Rem FY14” and how it relates to the “Thru FY14” column. What is the \$444,000 in Rem FY14?
 - a. The “Thru FY14” reflects actual expenditures that have occurred in the project to date. The “Rem FY14” column represents the remainder of funds that were to have been expended from project inception through FY14.

- 3) Please describe the purchase of the PSQH under the terms of the lease agreement, and the subsequent acceleration of GO Bond expenditures. What was the actual purchase price? What date was it purchased? See #4 below

- 4) Please describe the purchase of the PSQH under the terms of the lease agreement, and the subsequent acceleration of GO Bond expenditures. The DAT records indicate the purchase price was \$76,340,000 on April 7, 2014.
 - a. The County agreed to purchase the building by April 1, 2014, as part of the lease negotiation. A contract of sale was entered into, and a purchase price established by negotiation based on an appraisal. The settlement date was subsequently extended to April 7 by letter agreement.
 - i. Is that correct with respect to purchase price and date? Yes – correct on both counts.

- b. The Public Safety Training Academy PDF indicates that "GO Bonds no longer needed to repay Interim Finance in the Public Safety HQ project have been reallocated to this project." How much has been shifted, and in what years on the expenditure and funding schedules?

**GO Bond Payback Programmed
in CIP**

		Six- Year Total	FY15	FY16	FY17	FY18
470906	Public Safety Headquarters	(94,000)	(22,000)	(11,500)	(23,500)	(37,000)

The entire \$94M programmed for Interim Finance takeout has been reallocated to other Smart Growth Projects as well as the MCPS Bus Depot project as follows:

Project #	Project Name	FY15	FY16	FY17	FY18	Total
	MCPS Bus Depot	-	-1,400	-19,263	-11,337	-32,000
471102	PSTA Relocation	-22,000	-	-		-22,000
361109	MCPS and MNCPPC Maintenance Depot	-	-10,100	-4,237	-21,654	-35,991
360902	Radio Shop	-	-	-	-4,009	-4,009
	TOTAL	-22,000	-11,500	-23,500	-37,000	-94,000

- c. Why were these GO bonds no longer needed for the PSHQ project?
- The County issued GO bonds in October which assumed a repay of all Smart Growth-related expenditures, through 6/30/2014. Therefore the bonds programmed to retire Interim Finance were no longer required in the PSHQ project.

5) Please provide an update on the status of the cafeteria RFP.

a. Has a vendor been selected? Yes

b. What is the expected date of operation? DGS is working with WSSC to obtain the required permit to move forward with plumbing

work/grease Interceptors to comply with new FOG (Fats/Oil/Grease) requirements.

- c. Please provide details on the scope of the cafeteria operation, i.e. is hours and days open, number of people who can be served, etc. 6 am to 6 pm Monday through Friday - with 24 hours small vending option. We estimate up to about 1,000 can be served.
- d. What is the term of the contract? E.g. 3 years with option to renew? 3 years with 2 one-year renewal options

Public Safety Training Academy CIP Questions:

- 1) The recommended PDF shifts \$22 million in interim financing to GO Bonds. What amount of GO Bonds was reallocated to this project from the Public Safety Headquarters project? ? See 4(b) above. \$22 million in GO bonds were reallocated from the PSHQ project.

2nd District Police Station (P471200)

Recommended

Category Public Safety
Sub Category Police
Administering Agency General Services (AAGE29)
Planning Area Bethesda-Chevy Chase

Date Last Modified 11/17/14
Required Adequate Public Facility Yes
Relocation Impact None
Status Planning Stage

	Total	Thru FY14	Rem 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	597	126	114	357	119	119	119	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	0	0	0	0	0	0	0	0	0	0	0
Other	6,274	0	0	6,274	2,000	201	4,073	0	0	0	0
Total	6,871	126	114	6,631	2,119	320	4,192	0	0	0	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	6,871	126	114	6,631	2,119	320	4,192	0	0	0	0
Total	6,871	126	114	6,631	2,119	320	4,192	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	-619
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,490
Expenditure / Encumbrances		173
Unencumbered Balance		7,317

Date First Appropriation	FY 12
First Cost Estimate	
Current Scope	FY 14 6,871
Last FY's Cost Estimate	9,247

Description

This project provides for the County's estimated share of costs for a replacement district station for the 2nd Police District serving the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. The remainder of the project costs will be paid by a developer in return for acquiring the existing police station site from the County after the new station is built. The station will be a 32,200 gross square feet, four-story facility with parking located in the adjacent Parking Lot District (PLD) Garage 35, with direct connection to the new station.

Location

Rugby Avenue, Bethesda

Estimated Schedule

Design commenced in 2014 and the project is expected to achieve substantial completion by the end of 2016.

Justification

The current 2nd District Police Station was constructed over 50 years ago and serves the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. The current 21,700 gross square feet station is too small for staff and programmatic requirements and requires major building repairs and upgrades. A 2005 County Maintenance report outlined a need for \$200,000 in deferred maintenance, HVAC deficiencies and security concerns. Continued population growth and development in the area also support the need for a new facility.

Other

A developer was selected via a Request for Qualifications and Development Proposals process. A General Development Agreement (GDA) with the selected developer has been executed. The GDA includes the terms by which the developer will design and build the facility in accordance with County requirements and outlines the exchange of the new station property for the old station property.

Fiscal Note

The County's contribution will be covered by the funding previously approved and paid to the developer in FY15. An adjustment has been made to the upfront payment to the PLD to reflect the net increase in leased spaces.

Disclosures

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

Coordination

Department of Police, Police Facilities, Department of General Services, Department of Permitting Services, Department of Technology Services, Bethesda-Chevy Chase Regional Services Center, Bethesda PLD

2nd District Police Station (P471200)

Approved

Category: Public Safety
Sub Category: Police
Administering Agency: General Services (AAGE29)
Planning Area: Bethesda-Chevy Chase

Date Last Modified: 1/6/14
Required Adequate Public Facility: Yes
Relocation Impact: None
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	597	103	137	357	119	119	119	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	0	0	0	0	0	0	0	0	0	0	0
Other	8,650	0	0	8,650	0	201	8,449	0	0	0	0
Total	9,247	103	137	9,007	119	320	8,568	0	0	0	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	9,247	103	137	9,007	119	320	8,568	0	0	0	0
Total	9,247	103	137	9,007	119	320	8,568	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,490
Expenditure / Encumbrances		114
Unencumbered Balance		7,376

Date First Appropriation	FY 12	
First Cost Estimate		
Current Scope	FY 14	9,247
Last FY's Cost Estimate		9,250

Description

This project provides for the County's estimated share of costs for a replacement district station for the 2nd Police District serving the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. The remainder of the project costs will be paid by a developer in return for acquiring the existing police station site from the County after the new station is built. The station will be a 32,200 gross square feet, four-story facility with parking located in the adjacent Parking Lot District (PLD) Garage 35, with direct connection to the new station.

Location

Rugby Avenue, Bethesda

Estimated Schedule

It is expected that design will start in Spring 2014 and the project will achieve substantial completion in Summer 2016

Justification

The current 2nd District Police Station was constructed over 50 years ago and serves the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. The current 21,700 gross square feet station is too small for staff and programmatic requirements and requires major building repairs and upgrades. A 2005 County Maintenance report outlined a need for \$200,000 in deferred maintenance, HVAC deficiencies and security concerns. Continued population growth and development in the area also support the need for a new facility.

Other

A developer was selected via a Request for Qualifications and Development Proposals process. A General Development Agreement (GDA) with the selected developer is being negotiated. The GDA will include the terms by which the developer will design and build the facility in accordance with County requirements and will outline the exchange of the new station property for the old station property.

Fiscal Note

The County's contribution will be covered by the funding previously approved and currently shown in the project funding schedule. The PDF includes the County's contribution to the new station which includes the upfront payment to PLD for the long-term lease of spaces in Garage 35.

Disclosures

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

Coordination

Department of Police, Police Facilities, Department of General Services, Department of Permitting Services, Department of Technology Services, Bethesda-Chevy Chase Regional Services Center, Bethesda PLD

2nd District Police Station CIP Questions:

- 1) The Recommended PDF indicates a "Current Scope" change from the FY15-20 approved \$9.247 to \$6.871. Please explain the reduction.

A: The reduction is due to the change in the payment to the Bethesda PLD, explained below.

- 2) The Recommended PDF indicates that "an adjustment has been made to the upfront payment to the PLD to reflect the net increase in leased spaces."

- a. What was the original payment plan to the PLD? (amount, years paid, etc.) For how many parking spaces? (The POR said 75 parking spaces, is that correct?)

A: The original plan was to provide an up-front payment to the PLD for 102 (estimated, will be finalized during design) spaces (the 75 for parking plus spaces for modifications to the garage for security and the bridge to the station), estimated to be \$4.039 million.

- b. What is the new payment plan to the PLD? (amount, years paid, etc.) What is the new number of parking spaces?

A: The new payment plan is an upfront payment in FY17 for an estimated 42 spaces of \$1.663 million.

- c. What prompted this change?

A: The original payment plan did not take into account the annual payment to the PLD currently being made in the Operating Budget for the 60 spaces currently being used.

- 3) Payment to the developer was not to take place until FY16 after the project has been completed. Has some payment already occurred? If so, when, how much, and why?

A: The PDF was a place holder based on the previous public-private partnership with JBG. In the new general development agreement with StonebridgeCarras, the County advanced the timing of the \$2.01M payment to the closing of the Rugby property, which occurred in August 2014.

- 4) Please give an update on the project's development and construction. When will construction begin?

A: Design for the project is underway. The developer has completed the schematic design phase and a pre-submission meeting for the Mandatory Referral application is scheduled for February 23rd. Design and permitting is scheduled to be completed at the end of 2015. Construction is scheduled to be completed and the new station to be operational by the end of 2016.

Criminal Justice Complex (P421100)

Recommended
FY 15-20

Category Public Safety
Sub Category Correction and Rehabilitation
Administering Agency General Services (AAGE29)
Planning Area Rockville

Date Last Modified 11/17/14
Required Adequate Public Facility No
Relocation Impact Yes
Status Preliminary Design Stage

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	1,471	676	795	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,471	676	795	0	0	0	0	0	0	0	0
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	1,471	676	795	0	0	0	0	0	0	0	0
Total	1,471	676	795	0	0	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request FY 16	0	Date First Appropriation FY 11	
Supplemental Appropriation Request	0	First Cost Estimate	
Transfer	0	Current Scope FY 13	6,590
Cumulative Appropriation	1,471	Last FY's Cost Estimate	4,207
Expenditure / Encumbrances	676		
Unencumbered Balance	795		

Description

This project provides for the design of a Criminal Justice Complex (CJC). The CJC will be constructed on the site of the existing District One Police Station located at the north end of Seven Locks Road. The primary function at CJC will be to operate as the Intake Unit, providing initial care, custody, and security of inmates for up to 72 hours prior to transfer to the Montgomery County Correctional Facility (MCCF) in Clarksburg. The maximum number of beds at the CJC will be approximately 200. The Unit also provides psychological and medical screening, and risk assessment to determine the appropriate classification level of inmates for security assessment. In addition, the Central Processing Unit (CPU) will provide processing of arrested offenders by law enforcement. Other uses include: District Court Commissioners' area; Department of Health and Human Services Mental Health Assessment and Placement Unit; Pre-Trial Services Assessment Unit; Public Defenders Unit; and the Police Warrants and Fugitive Unit. The project incorporates technical requirements from the Detention Center Reuse project in addition to updated space requirements developed by an interagency working group. The CJC does not include storage anticipated to be provided by the housing tower building at Montgomery County Detention Center (MCDC).

Location

1451 Seven Locks Road, Rockville

Cost Change

The cost has decreased as a result of delaying the project beyond FY15-20.

Justification

This project is consistent with Council Resolution 13-356 passed by the County Council on December 5, 1995 which approved two jail facilities at two locations - Rockville and Clarksburg - as priority public safety uses. The renovation of the existing MCDC facility (Detention Center Reuse Project No. 429755) was determined not to be cost effective due to the need for significant capital expenditures, life cycle costs, and continued maintenance as a result of aging systems. It was determined to be cost effective to replace MCDC with a new Criminal Justice Complex facility.

Other

Lease arrangements with the State regarding the District Court Commissioners' space will be developed prior to the completion of the construction of the Central Processing Unit (CPU) portion of this project. The Executive will finalize the Program of Requirements (POR) for the Criminal Justice Complex, and provide a copy of the POR to the Public Safety Committee by Fall 2014. The Executive will also evaluate the current MCDC site on Seven Locks Road to assess land use opportunities at the site that maximize value. The Executive will report back to the Public Safety Committee on its findings by Fall 2014.

Disclosures

A pedestrian impact analysis has been completed for this project.

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

County Council, Department of Correction and Rehabilitation, Department of General Services, Department of Technology Services, Office of Management and Budget, Department of Police, Sheriff's Office, District Court of Maryland, Montgomery County Fire and Rescue Service, Department of Health and Human Services, Washington Gas, PEPCO, City of Rockville, State of Maryland, Community Representatives

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Criminal Justice Complex (P421100)

Approved FY15-20

Category	Public Safety	Date Last Modified	4/21/14
Sub Category	Correction and Rehabilitation	Required Adequate Public Facility	No
Administering Agency	General Services (AAGE29)	Relocation Impact	Yes
Planning Area	Rockville	Status	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)

Planning, Design and Supervision	4,207	442	1,029	2,736	0	0	0	0	1,368	1,368	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	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	4,207	442	1,029	2,736	0	0	0	0	1,368	1,368	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	2,839	442	1,029	1,368	0	0	0	0	684	684	0
State Aid	1,368	0	0	1,368	0	0	0	0	684	684	0
Total	4,207	442	1,029	2,736	0	0	0	0	1,368	1,368	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	-5,119
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,590
Expenditure / Encumbrances		442
Unencumbered Balance		6,148

Date First Appropriation	FY 11
First Cost Estimate	
Current Scope	FY 13
Last FY's Cost Estimate	5,045

Description

This project provides for the design of a Criminal Justice Complex (CJC). The CJC will be constructed on the site of the existing District One Police Station located at the north end of Seven Locks Road. The primary function at CJC will be to operate as the Intake Unit, providing initial care, custody, and security of inmates for up to 72 hours prior to transfer to the Montgomery County Correctional Facility (MCCF) in Clarksburg. The maximum number of beds at the CJC will be approximately 200. The Unit also provides psychological and medical screening, and risk assessment to determine the appropriate classification level of inmates for security assessment. In addition, the Central Processing Unit (CPU) will provide processing of arrested offenders by law enforcement. Other uses include: District Court Commissioners' area; Department of Health and Human Services Mental Health Assessment and Placement Unit; Pre-Trial Services Assessment Unit; Public Defenders Unit; and the Police Warrants and Fugitive Unit. The project incorporates technical requirements from the Detention Center Reuse project in addition to updated space requirements developed by an interagency working group. The CJC does not include storage anticipated to be provided by the housing tower building at Montgomery County Detention Center (MCDC).

Location

1451 Seven Locks Road, Rockville

Cost Change

The cost has decreased as a result of delaying the project.

Justification

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Disclosures

A pedestrian impact analysis has been completed for this project.

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

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Criminal Justice Complex (P421100)

County Council, Department of Correction and Rehabilitation, Department of General Services, Department of Technology Services, Office of Management and Budget , Department of Police, Sheriff's Office, District Court of Maryland, Montgomery County Fire and Rescue Service, Department of Health and Human Services, Washington Gas, PEPCO, City of Rockville, State of Maryland, Community Representatives