

GO COMMITTEE #1


March 9, 2015

Worksession

MEMORANDUM

March 3, 2015

TO: Government Operations and Fiscal Policy Committee

FROM: Linda Price,  Legislative Analyst

SUBJECT: Worksession – Recommended FY16 Capital Budget and Amendments to the FY15-20 Capital Improvements Program for General Government Projects

The GO Committee will review amendments submitted by the County Executive to the FY15-20 Capital Improvements Program (CIP), General Government Projects. These off-year amendments are administered by the Department of General Services (DGS) and include: Facility Planning: MCG; Americans with Disabilities Act: Compliance; Environmental Compliance; Life Safety Systems; Roof Replacement; and EOB HVAC Renovation.

Those expected to attend this meeting include:

Ernie Lunsford, Chief, Division of Building Design and Construction, DGS
Richard Jackson, Chief, Division of Facilities Management, DGS
Angela Dizelos, Chief, Division of Central Services, DGS
Erika Finn-Lopez, Office of Management and Budget (OMB)

Of the six amendments under review, one is a change in scope, with no change in the funding schedule or appropriation total, four are funding shifts from FY18 to FY19, and one project has been delayed to FY19 due to fiscal capacity.

I. FY15-20 Scope Change Amendment

1. Facility Planning: MCG (Recommended PDF attached at © 1-2)

FY15 - 20 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20
Approved	1,560	260	260	260	260	260	260
CE. Rec. Amend.	1,560	260	260	260	260	260	260
Difference	\$0	\$0	\$0	\$0	\$0	\$0	\$0

This amendment is necessary to add the Grey Courthouse to the list of facilities being reviewed in FY15 and FY16. No change in funding has been requested. Executive staff provided the following explanation for the addition of this project to the list, as well as provided an update on current facility planning studies.

The Grey Brick Courthouse was added due to its potential for swing space and upon the completion of the new Judicial Center Annex. Generally, projects are not added in an amended CIP.

Currently, studies are being performed on: Grey Brick, Council Office Building (COB), Fire Station (F.S.) #23- White Flint, and individual Library Refresh task orders.

The following studies will be completed before the end of the fiscal year: F.S. #23- White Flint, Library Refresh, and possibly Grey Brick and COB.

On February 3, the Council introduced two Special Appropriations and CIP Amendments to consider options to renovate Council Office space. One option would keep the Council Office in the Council Office Building (COB), while the other option would relocate the Council to the Grey and Red Brick Courthouses. This Facility Planning amendment is needed if the Council decides to stay in the COB. Executive staff would then explore the option of using the Grey Courthouse as swing space.

Council staff recommends approval of the Executive's requested amendment to Facility Planning: MCG to consider use of the Grey Courthouse for swing space. However, should the Council decide to adopt the CIP amendment for renovation and relocation to the Grey Courthouse and Red Brick Courthouse this amendment will not be needed.

II. FY15-20 Funding Shifts

The County Executive recommends an overall shift of \$2.0 million in GO Bond funding across the following four Level of Effort (LOE) projects from FY18 to FY19. This shift is due to affordability for reconciliation purposes. Council staff recommends maintaining level funding for each of these LOE projects. During Council reconciliation, Staff will make adjustments based on Council priorities.

2. American with Disabilities Act (ADA) Compliance (Recommended PDF attached at © 3-4)

FY15 - 20 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20
Approved	27,000	4,500	4,500	4,500	4,500	4,500	4,500
CE. Rec. Amend.	27,000	4,500	4,500	4,500	4,000	5,000	4,500
Difference	\$0	\$0	\$0	\$0	(\$500)	\$500	\$0

In August 2011 the County entered into a settlement agreement with the Department of Justice (DOJ) as a result of their Project Civic Access review of Montgomery County buildings, facilities, and parks. The ADA Compliance Project provides an on-going and comprehensive program to ensure that County buildings and facilities are built and maintained in compliance with Title II of ADA.

The Executive has recommended a shift of \$500,000 in GO Bonds from FY18 to FY19. The following response was provided by Executive staff regarding their ability to accommodate the shift in funding and prioritize work with less funding available in FY18.

DGS will be able to accommodate the shift of \$500,000 from FY 18-FY 19 while working towards our compliance goals. For the first six years of the Agreement, there is a negotiated completion timeline for the buildings surveyed by DOJ. For the remainder of the Agreement, beginning with FY 18, the County will have flexibility in developing the timeline for the remediation work in the buildings surveyed by DGS. DGS can anticipate steady planning and design and only delay the construction portion of ADA compliance improvements.

Prioritization will continue to follow the DOJ Settlement Agreement. Whenever possible we are coordinating the ADA remediation work into Refresh or other planned construction projects to make best use of County funds. Work can also occur in FY19 early making the delay a matter of months.

Council staff does not recommend approval of the Executive's recommendation. ADA Compliance is a high priority project. When the County gains the ability to prioritize the timeline in FY18, it would be better to avoid beginning this phase of the agreement with a reduction in funding. Council staff recommends maintaining level funding and effort of \$4.5 million in both FY18 and FY19.

3. Environmental Compliance: MCG (Recommended PDF attached at © 5)

FY15 - 20 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20
Approved	8,392	1,397	1,397	1,397	1,401	1,400	1,400
CE. Rec. Amend.	8,392	1,397	1,397	1,397	1,001	1,800	1,400
Difference	\$0	\$0	\$0	\$0	(\$400)	\$400	\$0

This LOE project develops and implements plans for the prevention of pollution and the abatement and containment of potential pollution sources at County facilities. The Executive recommends shifting \$400,000 in GO Bonds from FY18 to FY19.

Although Executive staff report that work would not be significantly postponed as a result of the shift in funding, **Council staff does not recommend approval of the Executive's recommendation. Council staff recommends maintaining the approved funding schedule for this project in both FY18 and FY19.**

4. Life Safety Systems: MCG (Recommended PDF attached at © 6)

FY15 - 20 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20
Approved	3,750	625	625	625	625	625	625
CE. Rec. Amend.	3,750	625	625	625	425	825	625
Difference	\$0	\$0	\$0	\$0	(\$200)	\$200	\$0

This LOE project provides for installation of modern life safety systems to protect County buildings and facilities and life in the event of fire emergencies. The Executive recommends shifting \$200,000 in GO Bonds from FY18 to FY19.

The 2014 Infrastructure Maintenance Task Force (IMTF) recommends level funding of \$625,000 per year for Life Safety Systems. This project has the highest criticality rating of 5, which indicates “life safety and systems absolutely necessary to occupy the buildings or very important to the preservation of the facility”. The IMTF report indicated \$800,000 as the Acceptable Annual Replacement Cost (AARC). However, the recommended shift would represent 53% of the AARC in FY18 and 103% in FY19.

The following responses were provided to Council staff regarding the impact of the funding shift and prioritization of work in FY18 with less funding available.

This LOE project consists primarily of adding and/or replacing Fire Alarm systems, Sprinkler systems and Emergency Generators at numerous facilities. Individual projects typically cost between \$50K and \$200K. Multiple projects are planned each year and the schedule frequently changes when system failures occur before a project is scheduled. Projects can be planned in FY18 and implemented early in FY19 so the only impact of this shift would be delaying one or two projects for roughly six months.

Projects are re-prioritized every other year but planned projects can be delayed due to system failures taking precedence for available funding. When this occurs the scheduled projects take place once additional funds are available. Prioritization of projects is adjusted as needed to address breakdowns and equipment failures.

Council staff does not recommend approval of the Executive’s recommended amendment. This work has a high criticality rating, and any replacement scheduled adopted in FY18 would be susceptible to delays caused by system failures taking precedence. Council staff recommends maintaining level funding of \$625,000 per year in both FY18 and FY19.

5. Roof Replacement: MCG (Recommended PDF attached at © 7)

FY15 - 20 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20
Approved	14,448	3,248	2,240	2,240	2,240	2,740	1,740
CE. Rec. Amend.	14,448	3,248	2,240	2,240	1,340	3,640	1,740
Difference	\$0	\$0	\$0	\$0	(\$900)	\$900	\$0

This LOE project provides for major roof replacement of County buildings. The Executive has recommended a shift of \$900,000 in GO Bonds from FY18 to FY19. The County Executive recommends shifting \$900,000 in GO Bonds from FY18 to FY19.

The 2014 Infrastructure Maintenance Task Force (IMTF) recommends level funding of \$2,240,000 per year for this project, which also has a criticality rating of 5. The IMTF report identified \$4.5 million as the AARC. However, the recommended shift would represent 30% of the AARC in FY18 and 81% in FY19. Overall, the six-year average is 53.5 % of the AARC.

Executive staff report that the proposed funding shift would only delay one or two projects by around six months, and the replacement schedule would be adjusted and re-prioritized in FY18 to accommodate roofs with ongoing leak problems first.

Council staff does not recommend approval of the Executive’s recommended amendment. Six-year funding for this project is just over half of the \$4.5 million recommended in the IMTF report. Council staff recommends maintaining level funding of \$2,240,000 in both FY18 and FY19.

III. FY15-20 Implementation Delay

6. EOB HVAC Renovation (Recommended PDF attached at © 8)

FY15 - 20 (\$000s)	6-Year	FY15	FY16	FY17	FY18	FY19	FY20
Approved	8,000	2,000	6,000	0	0	0	0
CE. Rec. Amend.	8,000	0	0	0	0	6,000	2,000
Difference	\$0	(\$2,000)	(\$6,000)	\$0	\$0	\$6,000	\$2,000

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). This project was first introduced in the FY11-16 CIP, after a consultant study reported that the EOB HVAC system, which is over 30 years old, had reached the end of its economic life expectancy and should be replaced. It was determined that an ESCO be used to replace the HVAC system at a cost of \$8.0 million, versus the \$29.0 million originally estimated. In the FY15-20 CIP, \$2 million in GO Bonds were appropriated for design and construction in FY15, while \$6 million in GO Bonds were programmed in FY16 for construction. The January 15 amendment to the CIP further delays construction to FY19 and FY20 due to fiscal capacity.

There are a number of cost implications that will be a factor with regards to the EOB HVAC system. Executive staff have indicated that operating budget impacts could increase due to increasing frequency and magnitude of repair, and decreasing system efficiency of the aging system. Also, Executive staff report that the full project cost will not be known until an Investment Grade Audit is performed, which can’t occur until there is a commitment to move the project forward. Therefore, EOB HVAC replacement costs could change in FY19.

Council staff recommends approval.

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
Required Adequate Public Facility
Relocation Impact
Status

10/13/14
No
None
Ongoing

Total	Thru FY14	Rem 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	9,503	7,515	428	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	205	205	0	0	0	0	0	0	0	0	0
Other	213	213	0	0	0	0	0	0	0	0	0
Total	10,015	8,027	428	1,560	260	260	260	260	260	260	0

FUNDING SCHEDULE (\$000s)

Current Revenue: General	9,370	7,382	428	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	8,027	428	1,560	260	260	260	260	260	260	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	260
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,715
Expenditure / Encumbrances		8,056
Unencumbered Balance		659

Date First Appropriation FY 87		
First Cost Estimate		
Current Scope	FY 15	10,015
Last FY's Cost Estimate		10,015
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.

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
Wheaton Arts and Humanities Center
Grey Courthouse

Studies Underway

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

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

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

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

	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	6,321	2,121	0	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	1,514	1,514	0	0	0	0	0	0	0	0	0
Construction	29,938	497	6,641	22,800	3,800	3,800	3,800	3,300	4,300	3,800	0
Other	227	227	0	0	0	0	0	0	0	0	0
Total	38,000	4,359	6,641	27,000	4,500	4,500	4,500	4,000	5,000	4,500	0

FUNDING SCHEDULE (\$000s)											
Current Revenue: General	4,500	0	1,500	3,000	500	500	500	500	500	500	0
G.O. Bonds	30,982	1,841	5,141	24,000	4,000	4,000	4,000	3,500	4,500	4,000	0
PAYGO	2,518	2,518	0	0	0	0	0	0	0	0	0
Total	38,000	4,359	6,641	27,000	4,500	4,500	4,500	4,000	5,000	4,500	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	4,500
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		15,500
Expenditure / Encumbrances		5,310
Unencumbered Balance		10,190

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

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.

Fiscal Note

Shifted \$500,000 in GO Bonds from F18 to FY19 due to fiscal affordability.

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

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 11/17/14
Required Adequate Public Facility No
Relocation Impact None
Status Ongoing

Total	Thru FY14	Rem 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	3,022	1,101	429	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	673	673	0	0	0	0	0	0	0	0	0
Construction	10,647	3,313	434	6,900	1,150	1,150	1,150	750	1,550	1,150	0
Other	1,901	1,901	0	0	0	0	0	0	0	0	0
Total	16,243	6,988	863	8,392	1,397	1,397	1,397	1,001	1,800	1,400	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	16,113	6,988	733	8,392	1,397	1,397	1,397	1,001	1,800	1,400	0
Water Quality Protection Charge	130	0	130	0	0	0	0	0	0	0	0
Total	16,243	6,988	863	8,392	1,397	1,397	1,397	1,001	1,800	1,400	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	1,397
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		9,248
Expenditure / Encumbrances		7,665
Unencumbered Balance		1,583

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

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

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.

Fiscal Note

Shift \$400,000 in GO Bonds in FY18 to FY19 due to fiscal affordability.

Coordination

Department of General Services, Department of Transportation, Department of Permitting Services, Department of Environmental Protection, Maryland Department of the Environment

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 11/17/14
Required Adequate Public Facility No
Relocation Impact None
Status Ongoing

Total	Thru FY14	Rem 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	1,486	880	186	420	70	70	70	70	70	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	682	682	0	0	0	0	0	0	0	0
Construction	6,115	1,464	1,321	3,330	555	555	555	355	755	555
Other	905	905	0	0	0	0	0	0	0	0
Total	9,188	3,931	1,507	3,750	625	625	625	425	825	625

FUNDING SCHEDULE (\$000s)

G.O. Bonds	9,188	3,931	1,507	3,750	625	625	625	425	825	625
Total	9,188	3,931	1,507	3,750	625	625	625	425	825	625

OPERATING BUDGET IMPACT (\$000s)

Maintenance				0	0	0	0	0	0	0
Net Impact				0	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	625
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,063
Expenditure / Encumbrances		4,174
Unencumbered Balance		1,889

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

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)

Fiscal Note

Shift \$200,000 in GO Bonds from FY18 to FY19 for fiscal affordability.

Disclosures

Expenditures will continue indefinitely.

Coordination

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

6

Roof Replacement: MCG (P508331)

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

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

Total	Thru FY14	Rem 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	3,629	989	0	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	333	333	0	0	0	0	0	0	0	0	0
Construction	16,673	1	4,864	11,808	2,808	1,800	1,800	900	3,200	1,300	0
Other	6	4	2	0	0	0	0	0	0	0	0
Total	20,641	1,327	4,866	14,448	3,248	2,240	2,240	1,340	3,640	1,740	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	20,641	1,327	4,866	14,448	3,248	2,240	2,240	1,340	3,640	1,740	0
Total	20,641	1,327	4,866	14,448	3,248	2,240	2,240	1,340	3,640	1,740	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	2,240
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		9,441
Expenditure / Encumbrances		1,388
Unencumbered Balance		8,053

Date First Appropriation FY 96		
First Cost Estimate		
Current Scope	FY 16	20,641
Last FY's Cost Estimate		20,691
Partial Closeout Thru		22,726
New Partial Closeout		1,327
Total Partial Closeout		24,053

Description

This project provides for major roof replacement of County buildings.

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: Montgomery County Detention Center, Strathmore Mansion, 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

Fiscal Note

In FY15, shifted \$900,000 in GO Bonds from FY18 to FY19 for fiscal affordability

Disclosures

Expenditures will continue indefinitely.

Coordination

Department of General Services, Departments affected by roof replacement projects

EOB HVAC Renovation (P361103)

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

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 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	0	0	0	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	8,000	0	0	8,000	0	0	0	0	6,000	2,000	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	8,000	0	0	8,000	0	0	0	0	6,000	2,000	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	8,000	0	0	8,000	0	0	0	0	6,000	2,000	0
Total	8,000	0	0	8,000	0	0	0	0	6,000	2,000	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	-2,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		2,000
Expenditure / Encumbrances		0
Unencumbered Balance		2,000

Date First Appropriation	FY 15
First Cost Estimate	
Current Scope	FY 14
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 has been rescheduled to occur in FY17 with an agreement with the ESCO and construction occurring in late FY19

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

Shift funding due to fiscal affordability.

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