


PS COMMITTEE #1  
February 22, 2016

**WORKSESSION**

**MEMORANDUM**

February 19, 2016

TO: Public Safety Committee

FROM: Susan J. Farag, Legislative Analyst 

SUBJECT: **Worksession: FY17-22 Recommended Capital Improvements Program  
Montgomery County Police Department**

**Those expected for this worksession:**

District Commander David Falcinelli, 2D, Montgomery County Police Department (MCPD)  
Lt. John Heiderich, Deputy Commander, 2D, MCPD  
Sandra Batterden, Capital Budget Manager, MCPD  
Rich Harris, Office of Management and Budget

The Executive is recommending two ongoing projects under the Police Department CIP, including the 2<sup>nd</sup> District Police Station and the Public Safety Training Academy. The Executive also recommends that the 4<sup>th</sup> and 5<sup>th</sup> District Police Stations be added to Facility Planning to provide funding if a developer is interested in redevelopment. This packet also includes a brief update on the Public Safety Headquarters.

**2<sup>ND</sup> DISTRICT (BETHESDA) STATION**

(Recommended FY17-22 PDF at © 1; Approved FY15-20 PDF at ©2)

2nd District Police Station (in \$000)										
	Total	Through FY16	Total 6 Years	FY17	FY18	FY19	FY20	FY21	FY22	Beyond 6 Years
App. FY15-20	\$6,871	\$2,679	\$4,192	\$4,192	\$0	\$0	\$0	\$0	\$0	
Rec. FY17-22	\$6,871	\$2,679	\$4,192	\$4,192	\$0	\$0	\$0	\$0	\$0	
Difference	\$0	\$0	\$0	\$0	\$0	\$0	\$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 who had been selected originally to build the new 2<sup>nd</sup> 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 County and the developer intend to enter into a General Development Agreement under which the developer will design and construct a new four-story 2<sup>nd</sup> 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 2<sup>nd</sup> 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.

**Property Disposition:** The Public Safety Committee and Government Operations and Fiscal Policy Committee held a joint worksession on the property disposition on October 21, 2013. The Joint Committee met in open and closed session and reviewed the requirements for the new Police Station to ensure it will be built to meet the long-term needs of the Police Department, and to review the material terms, including information from the appraisal and studies that were the basis for the Executive’s assessment that the transaction is a full market value disposition. The Council approved the resolution approving the Declaration of No Further Need on November 5, 2013.

**Program of Requirements Summary:** The POR provides that the developer must provide a station within the Bethesda Central Business District (CBD) that meets the County’s design standards, including LEED Silver certification.

The current station was built in 1961 and has 21,400 square feet of space. The space is constrained with limited staff and public parking. The POR for the new station calls for a 33,970+ square foot building. The storage and ancillary spaces will be approximately 1,700 square feet and include flare storage, bicycle storage, motorcycle storage, an enclosed salary port, and a vehicle processing and service area. The POR also requires 75 parking spaces for staff.

**Parking Spaces:** In FY15, the approved PDF was amended to reduce upfront payments to the Bethesda Parking Lot District (PLD) by \$2.376 million in FY17. The POR specifies that the new station include approximately 102 parking spaces in the existing County garage adjacent to the property. Of these, 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 much 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. 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 approved change to the CIP reduced the upfront payment in FY17 to \$1.663 million for 42 spaces.

**Payment to Developer in FY15:** The Executive made a \$2.01 million payment to the developer in August 2014, for closing costs on the Rugby Avenue property. While prior committee discussions about the project indicated that the Executive would not pay the developer until the project had been completed and accepted by the County, paying for closing costs in 2014 did not impact the overall cost of the project, and in fact saved the County approximately \$700,000 in carry costs that it would have incurred if the County had waited until FY17 to pay that portion.

**Current status:** Executive staff indicates that construction is expected to begin in March 2016 and take approximately 12 months to complete. This is a delay from the last CIP, which had expected construction to be finished by the summer of 2016. Executive staff also indicated that the \$2.01 million paid in FY15 is the full payment to the developer. *Originally, payment to the developer was not supposed to occur until the new station was delivered to and approved by the County. The Committee may wish to ask what has caused the delay in construction at the new site, as well as what recourse does the County have if delays continue, or the new station is not otherwise delivered as promised?*

**Council Staff Recommendation:** Recommend approval as submitted by the Executive.

**PUBLIC SAFETY TRAINING ACADEMY (PSTA) RELOCATION**  
(Recommended FY17-22 PDF at © 3-4; Approved FY15-20 PDF at ©5-6)

Public Safety Training Academy -- Relocation										
	Total	Through FY16	Total 6 Years	FY17	FY18	FY19	FY20	FY21	FY22	Beyond 6 Years
<b>App. FY15-20</b>	\$63,126	\$63,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Rec. FY17-22</b>	\$63,126	\$63,126	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Difference</b>	\$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 by this summer.

**Current Status:** The recommended PDF is unchanged in cost or timing for the project. *It is Council staff's understanding that since the Department of Correction and Rehabilitation (DOCR) Staff Training Center PDF has been indefinitely delayed due to lack of State funding, that the Director of DOCR has been working with the Police and Fire Chiefs to secure the use of space in the new PSTA for certain correctional officer training activities. The Committee may wish to ask the Police department what the status of these discussions is and what type of space and time can be provided to DOCR for its staff training.*

**POLICE STATIONS IN 4D AND 5D ADDED TO FACILITY PLANNING (MCG) (P508768)**  
(Recommended FY17-22 PDF at ©7-9)

**Background:** The 5D police station was new in the FY09-16 CIP. It has been delayed for fiscal reasons during the recession, and later had been suspended because the M-NCPPC sector plan in the Germantown area called for mixed use development on the block where the police and fire stations are located. That resulted in the need to consider alternative station locations.

The Executive has stated in the past that police staff has outgrown the current 5<sup>th</sup> District station. Many daily functions are impaired due to space limitations and the age of the facility. Renovation and expansion of the facility will alleviate overcrowding.

The recommended addition of 4D to Facility Planning is the first time 4D has been proposed for renovation or replacement in the CIP.

**Current Status:** The Executive has recommended adding 4D and 5D stations to Facility Planning to allow "Facility Planning funds to be used for redevelopment if developer interest is expressed." Executive staff indicates there are "no known redevelopment opportunities for these two stations, and no funding is included in Facility Planning for them. However, the land....could be of interest to developers in coming years and the CE and Police thought this change would be helpful if interest is expressed." *The Committee has been briefed on the space and operational needs of 5D in the past. It would be helpful if the Executive could explain the current and continuing needs for additional or renovated space at both 4D and 5D, and what the potential operational impacts are of sustained delays in renovating or replacing existing space at these two stations. What are the Executive's plans moving forward if no developer interest in either space is expressed?*

**PUBLIC SAFETY HEADQUARTERS UPDATE**

This project has been completed and is pending close-out. Council staff asked for an update on the ongoing issues that the Committee has been overseeing, including the status of an onsite cafeteria. At the last update before the Committee, the Department of General Services (DGS) had been working with WSSC to obtain the required permits to move forward with plumbing work and new grease interceptors to comply with fat/oil/grease requirements. DGS also had to provide a paved path to allow for collection of fats/oils/greases. These issues have been resolved and the PSHQ cafeteria is open and fully functional.

**This packet includes the following attachments**

	<b><u>© Number</u></b>
Recommended FY17-22 PDF 2nd Police Station	1
Approved FY15-20 PDF 2nd Police Station	2
Recommended FY17-22 PDF Public Safety Training Academy (PSTA) Relocation	3-4
Approved FY15-20 PDF Public Safety Training Academy (PSTA) Relocation	5-6
Recommended FY17-22 Facility Planning PDF	7-9
Executive Responses to Questions	10-11

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2nd District Police Station (P471200)

FY17-22 Rec.

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 FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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**EXPENDITURE SCHEDULE (\$000s)**

Planning, Design and Supervision	2,797	2,296	382	119	119	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0
Construction	1	1	0	0	0	0	0	0	0	0
Other	4,073	0	0	4,073	4,073	0	0	0	0	0
<b>Total</b>	<b>6,871</b>	<b>2,297</b>	<b>382</b>	<b>4,192</b>	<b>4,192</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**FUNDING SCHEDULE (\$000s)**

G.O. Bonds	6,871	2,297	382	4,192	4,192	0	0	0	0	0
<b>Total</b>	<b>6,871</b>	<b>2,297</b>	<b>382</b>	<b>4,192</b>	<b>4,192</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**OPERATING BUDGET IMPACT (\$000s)**

Energy				200	10	38	38	38	38	38
Maintenance				184	9	35	35	35	35	35
<b>Net Impact</b>				<b>384</b>	<b>19</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>	<b>73</b>

**APPROPRIATION AND EXPENDITURE DATA (000s)**

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,871
Expenditure / Encumbrances		2,350
Unencumbered Balance		4,521

Date First Appropriation	FY 12	
First Cost Estimate		
Current Scope	FY 14	6,871
Last FY's Cost Estimate		6,817

**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**

4823 Rugby Avenue, Bethesda, MD 20814

**Estimated Schedule**

Design commenced in 2014 and the project is expected to achieve substantial completion by the spring of 2017.

**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; heating, ventilation, and air conditioning (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 Parking Lot District (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 Parking Lot District (PLD)

2nd District Police Station (P471200)

Approved FY15-20

Category	Public Safety	Date Last Modified	11/17/14
Sub Category	Police	Required Adequate Public Facility	Yes
Administering Agency	General Services (AAGE29)	Relocation Impact	None
Planning Area	Bethesda-Chevy Chase	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
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**EXPENDITURE SCHEDULE (\$000s)**

Planning, Design and Supervision	597	126	114	357	119	119	119	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0
Construction	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
<b>Total</b>	<b>6,871</b>	<b>126</b>	<b>114</b>	<b>6,631</b>	<b>2,119</b>	<b>320</b>	<b>4,192</b>	<b>0</b>	<b>0</b>	<b>0</b>

**FUNDING SCHEDULE (\$000s)**

P.O. Bonds	6,871	126	114	6,631	2,119	320	4,192	0	0	0
<b>Total</b>	<b>6,871</b>	<b>126</b>	<b>114</b>	<b>6,631</b>	<b>2,119</b>	<b>320</b>	<b>4,192</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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

Public Safety Training Academy (PSTA) Relocation (P471102)

FY 17-22 Rec.

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

Date Last Modified: 11/17/14  
 Required Adequate Public Facility: No  
 Relocation Impact: None  
 Status: Final Design Stage

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	6,279	4,353	1,926	0	0	0	0	0	0	0	0
and	1	1	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	109	109	0	0	0	0	0	0	0	0	0
Construction	53,105	191	52,914	0	0	0	0	0	0	0	0
Other	3,632	1	3,631	0	0	0	0	0	0	0	0
<b>Total</b>	<b>63,126</b>	<b>4,655</b>	<b>58,471</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
S.O. Bonds	25,909	4,655	21,254	0	0	0	0	0	0	0	0
Interim Finance	37,217	0	37,217	0	0	0	0	0	0	0	0
<b>Total</b>	<b>63,126</b>	<b>4,655</b>	<b>58,471</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
<b>OPERATING BUDGET IMPACT (\$000s)</b>											
Energy				3,011	753	753	753	753	0	0	0
Maintenance				4,212	1,053	1,053	1,053	1,053	0	0	0
Program-Staff				432	108	108	108	108	0	0	0
<b>Net Impact</b>				<b>7,655</b>	<b>1,914</b>	<b>1,914</b>	<b>1,914</b>	<b>1,914</b>	<b>0</b>	<b>0</b>	<b>0</b>

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		63,126
Expenditure / Encumbrances		52,186
Unencumbered Balance		10,940

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 was completed in early 2015, followed by a six-month 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)

App'd FY 15 - 20

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

Date Last Modified: 11/17/14  
 Required Adequate Public Facility: No  
 Relocation Impact: None  
 Status: 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
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
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
<b>Total</b>	<b>63,126</b>	<b>3,909</b>	<b>24,549</b>	<b>34,668</b>	<b>34,668</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
<b>FUNDING SCHEDULE (\$000s)</b>											
Gen. 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
<b>Total</b>	<b>63,126</b>	<b>3,909</b>	<b>24,549</b>	<b>34,668</b>	<b>34,668</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Total	Thru FY14	Rem FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
<b>OPERATING BUDGET IMPACT (\$000s)</b>											
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	
<b>Net Impact</b>				<b>8,612</b>	<b>0</b>	<b>957</b>	<b>1,914</b>	<b>1,914</b>	<b>1,914</b>	<b>1,914</b>	

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**

## 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.

Facility Planning: MCG (P508768)

FY17-22 Rec.

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

11/17/14  
No  
None  
Ongoing

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	9,987	8,007	420	1,560	260	260	260	260	260	260	0
and	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	233	233	0	0	0	0	0	0	0	0	0
Other	221	221	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>10,535</b>	<b>8,555</b>	<b>420</b>	<b>1,560</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>0</b>

FUNDING SCHEDULE (\$000s)

Current Revenue: General	9,890	7,910	420	1,560	260	260	260	260	260	260	0
S.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
<b>Total</b>	<b>10,535</b>	<b>8,555</b>	<b>420</b>	<b>1,560</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>0</b>

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	260
Appropriation Request Est.	FY 18	260
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,975
Expenditure / Encumbrances		8,602
Unencumbered Balance		373

Date First Appropriation	FY 87
First Cost Estimate	
Current Scope	FY 17 10,535
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.

**Cost Change**

Increase is due to the addition of FY21 and FY22 to this ongoing project.

**Justification**

Facility planning costs for projects which ultimately become stand-alone projects are included here. These costs will not be reflected in the resulting individual project.

**Other**

The study proposals under this program are developed in conjunction with program departments, the Department of General Services, the Office of Management and Budget (OMB), and consultants to ensure accurate program requirements. Planning studies are underway or to be completed in FY17 or FY18 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand alone projects in the FY21-22 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.

**Fiscal Note**

Funds may also be used to explore opportunities in the event a private developer expresses interest in County property.

**Disclosures**

Expenditures will continue indefinitely.

**Coordination**

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## Facility Planning: MCG (P508768)

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

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## **Facility Planning: MCG No. 508768**

**Planning Studies underway or candidate projects to be completed during FY17 and FY18**

### **Candidate Projects**

Grey Courthouse  
Silver Spring Library Reuse  
Clarksburg Library  
Poolesville Depot Improvements  
Damascus Depot Improvements  
Noyes Library  
Clarksburg Community Recreation and Aquatic Center  
Seven Locks Signal Shop (Building C)  
Wheaton Health and Human Services Facility  
Wheaton Arts and Humanities Center  
Olney Civic Commons  
Future Fire Stations

### **Studies Underway**

White Flint Fire Station  
Public Safety Communications System (to include the Emergency Operations Center)

As redevelopment opportunities occur, County facilities in need of rehabilitation and/or expansion may be considered for facility planning to leverage non-County funding. Examples of properties where this could occur include the 4th and 5th District Police Stations.

As refresh opportunities occur, County facilities in need of rehabilitation may be considered for facility planning.

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## **Police CIP Questions FY17**

### **2<sup>nd</sup> District Police Station**

1) The Recommended FY17 PDF increases expenditures in "Planning, Design, and Supervision" by \$2.2 million. Please provide a detailed explanation of the increase.

*The increase is due to a miscoding of the developer payment in BI, mistakenly putting it into "Planning, Design, and Supervision" rather than in "Other." This error will be corrected.*

2) The Rec. FY17 PDF reduces total expenditures in "Other" by \$2.201 million. Please provide a detailed explanation of the reduction.

*Per the answer to #1, this is a coding error that will be corrected.*

3) The County paid the Developer \$2.01 million in FY15 as a partial upfront payment. Has the County paid the developer more since then? If so, how much, and when?

*There have been no additional payments since the FY15 \$2.01 million payment.*

4) The approved FY15-FY20 PDF included an upfront payment of \$1.663 million to the PLD in FY17 for 42 spaces parking spaces. Is this still included in the PDF? Have the terms remained the same?

*Yes, this is still included in the PDF, nothing about this has changed in the FY17 budget.*

5) Please provide a status update on construction (what is the expected date of completion?)

*Construction is expected to begin March 2016 and take approximately 12 months to complete.*

### **Public Safety Training Academy Relocation**

1) The groundbreaking for the PSTA occurred on February 11, 2015. When the Committee was last updated, construction was to be completed in 2016. What is the current estimated date of completion?

*The project is expected to be complete in summer 2016.*

### **Public Safety Headquarters**

1) Is the project pending close-out?

*Yes, the project is pending closeout. No funds are budgeted to be expended in the six-year period.*

2) Please provide a status update on the PSHQ's outstanding issue of providing an operational cafeteria. At the last update, DGS was 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. DGS also had to provide a paved path to allow for the collection of fats/oils/greases. IF these have not been completed, what is the estimated time frame for completion?

*These issues have been resolved and the PSHQ cafeteria is now open.*

### **4<sup>th</sup> and 5<sup>th</sup> District Stations – Facility Planning**

- 1) Please provide an explanation of the addition of these two projects to the Facility Planning “allowing Facility Planning funds to be used for redevelopment if developer interest is expressed.” Are you attempting to fund these police stations in a similar manner to the 2<sup>nd</sup> District Police Station?
- 2) What is the impact, if any, of the new Germantown Center Urban Park development on the 5<sup>th</sup> District Police Station?
- 3) How much funding for each is included in Facility Planning?

*These are easier to answer as one. There are currently no known redevelopment opportunities for the 4D and 5D stations, and no funding is included in Facility Planning for them. However, the land upon which they sit could be of interest to developers in coming years and the CE and Police thought this change would be helpful if interest is expressed.*

*As it currently stands, if a developer were to approach the County with a 2D style offer for 4D, the County would not be able to spend money to evaluate it until the next budget cycle, when 4D could be added to Facility Planning. This language change addresses that issue by allowing Facility Planning dollars to be spent on 4D (or 5D) when a developer approaches the County with an offer. Basically, the County is open to developer offers and is leaving the option open so that they can be pursued when they arise.*