

MEMORANDUM

February 13, 2023

TO: Government Operations and Fiscal Policy (GO) Committee

FROM: Naeem M. Mia, Legislative Analyst

SUBJECT: **FY23 Supplemental Appropriations and Recommended FY23-28 Capital Improvements Program (CIP) Amendments: General Government – County Offices and Other Improvements**

Those expected for this worksession:

Greg Ossont, Deputy Director, Department of General Services (DGS)

Rachel Silberman, Capital Budget Manager, Office of Management and Budget (OMB)

Staff Recommendations:

1. Staff concurs with the Executive's recommended FY23 supplemental appropriations and FY23-28 CIP amendments in the County Offices and Other Improvements CIP subcategory.

Public Testimony

Public Hearing was held on February 7 and 9, 2023. No public testimony was specifically provided for the following projects. Four speakers supported ongoing renovations to Lincoln HS, which is currently under renovation by DGS (this project has not been submitted by the County Executive for amendments).

A. FY23 Supplemental Appropriation Requests

The Executive is recommending the following FY23 supplemental appropriations that the Committee will make recommendations on:

1. Lactation Rooms in County Buildings (new project; \$412,000, including \$150,000 in Current Revenue and \$262,000 in GO Bonds)
2. Resurfacing Parking Lots: MCG (existing level-of-effort project; \$125,200 in GO Bonds)
3. EOB HVAC Renovation (existing project; \$3,972,000 in GO Bonds)
4. HVAC/Elec. Replacement: MCG (existing level-of-effort project; \$9,737,000 in GO Bonds)

Altogether, the total amount is \$14.2 million in FY23; more detail for each project is below.

1) *Lactation Rooms in County Buildings*

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	-	-	-	-	-	-	-	-
FY23-28, Recommended	2,145	412	1,733	-	-	-	-	-
Delta:	2,145	412	1,733	-	-	-	-	-

Source of Funds: Current Revenue and G.O. Bonds

Background: Bill 11-22 (approved on July 14, 2022, and effective November 7, 2022), requires County buildings to include a lactation room for County employees or provide alternative accommodations (such as a portable room or station). To implement the requirements, the Executive is recommending a total of \$2.15 million in FY23 and FY24 for planning (\$150,000) and construction (\$1.73 million). The bill requires at least planning work to be complete within 9 months of the enactment date for the highest-occupancy buildings and within 21 months for all remaining buildings.

To date, 8 lactation rooms have been recently constructed or renovated by DGS using existing funds. The survey of all County buildings is complete and completion of an estimated 50 lactation spaces will be completed through FY24.

Altogether, a total of 134 buildings will be impacted. 58 buildings require minimal work (adding a chair, small refrigerator, microwave, and flat surfaces). Another 76 buildings will require some light construction to create closed and secure spaces. All work is planned to be completed by August 2024.

Location: Countywide.

Racial Equity Impacts: A Racial Equity Impact Assessment (REIA) for this supplemental was transmitted by the Office of Racial Equity and Social Justice (ORESJ) on February 8, 2023, which found that “County employment data disaggregated by race and ethnicity detailing where women and those expressing milk is needed to provide a more definitive assessment regarding Bill 11-22. This data is especially needed as Bill 11-22 states that ***warehouse and field-based positions are exempt from providing dedicated lactation rooms, or that such positions make the use of lactation rooms impractical.*** Should lactating persons identifying as Black, Indigenous, or People of Color (BIPOC) be concentrated in such positions, any advancements related to mitigating inequities in breast/chest feeding amongst these groups ***may be rendered moot.***” As such, more data on the demographics of employees who are sited at these exempt locations (vs. office-based employees) must be collected to more fully determine the racial equity impact.

Staff Recommendation: Concur with the CE’s recommendation.

2) *Resurfacing Parking Lots: MCG*

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	3,900	650	650	650	650	650	650	-
FY23-28, Recommended	4,025	775	650	650	650	650	650	-
Delta:	125	125	-	-	-	-	-	-

Source of Funds: G.O. Bonds

Background: The CE is requesting \$125,000 in FY23 to modify the parking lot at Hillandale Elementary School (a closed school site owned and maintained by the County) in order to accommodate a cold storage unit). The work is expected to be complete by the end of spring 2023.

The cold storage unit will be purchased and used by the East County Hub Collaborative (including the East County Hub and various food assistance partners) to provide storage space for spoilable products such as produce and dairy in order to reduce food waste and serve more residents by accepting more spoilable products. The CHI Centers, operating from Hillandale ES, will provide the external space on the parking lot to build the Cold Storage Unit.

Remaining funds in this level-of-effort project are used to provide resurfacing efforts at various County-owned facilities/parking lots (resurfacing of County roads is provided through a separate DOT-administered project).

Location: White Oak (East County).

Racial Equity Impacts: As of the date of this memorandum, ORESJ has not transmitted a REIA.

Staff Recommendation: Concur with the CE’s recommendation.

3) *EOB HVAC Renovation*

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	-	-	-	-	-	-	-	-
FY23-28, Recommended	3,972	1,372	2,600	-	-	-	-	-
Delta:	3,972	1,372	2,600	-	-	-	-	-

Source of Funds: G.O. Bonds

Background: The CE’s recommended appropriation for this project will fund the design, purchase, and installation of a chiller at EOB. This increase is needed to support critical maintenance needs. The EOB was built in 1979, and its HVAC system is over 40 years old. A condition assessment study determined that all equipment and components have reached the end of their life expectancy. The full appropriation of \$3.97 million is needed to enter into a contract for the purchase and installation of the chiller; purchase is planned for in FY23 with installation in FY24.

A full renovation and modernization of the EOB is estimated at over \$100 million; the new chiller is expected to last for approximately 20 years and may be utilized as part of any future renovation work.

Location: Rockville.

Racial Equity Impacts: As of the date of this memorandum, ORESJ has not transmitted a REIA.

Staff Recommendation: Concur with the CE’s recommendation.

4) HVAC/Elec Replacement: MCG

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	17,700	2,950	2,950	2,950	2,950	2,950	2,950	-
FY23-28, Recommended	27,776	5,210	10,766	2,950	2,950	2,950	2,950	-
Delta:	10,076	2,260	7,816	-	-	-	-	-

Source of Funds: G.O. Bonds

Background: The CE is requesting a supplemental appropriation of \$9.7 million for this project to fund the design, purchase, and installation of chillers at Wheaton District Police Station (\$4.4 million total cost) and the Judicial Center (\$5.7 million total cost). \$339,000 was transferred in FY23 to fund the balance, for a total project cost of \$10.1 million.

This increase is needed because the chillers have reached the end of their 20-year useful life, are in fragile condition and need to be replaced. DGS states that the chillers must be ordered in advance and directly from the manufacturer to avoid delays in the installation.

Location: Rockville (Judicial Center) and Wheaton/Glenmont (4th District Police Station).

Racial Equity Impacts: As of the date of this memorandum, ORESJ has not transmitted a REIA.

Staff Recommendation: Concur with the CE’s recommendation.

B. Projects with Scope and/or Funding/Expenditure Changes

1) MCPS Bus Depot Relocation

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	-	-	-	-	-	-	-	-
FY23-28, Recommended	250	-	250	-	-	-	-	-
Delta:	-	-		-	-	-	-	-

Source of Funds: Current Revenue and G.O. Bonds

Background: The CE is recommending a reduced scope of work and associated cost changes to fund \$250,000 (of Current Revenue) in FY24 for ongoing staff work and consultants to manage activities related to the potential relocation of this facility from its current location on the east side of Crabbs Branch Way near the Shady Grove Metro Station. Tasks include test fits, site analysis and minor design.

The CE is also recommending a reduction of previously appropriated G.O. Bonds (intended for construction) totaling \$1.24 million until a permanent site is identified and more accurate cost estimates can be prepared. The net cost savings is \$890,000 for this project.

Location: TBD.

Racial Equity Impacts: TBD.

Staff Recommendation: Concur with the CE’s recommendation.

C. Projects with Technical Adjustments

2) *Americans with Disabilities Act (ADA): Compliance*

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	26,400	4,400	4,400	4,400	4,400	4,400	4,400	-
FY23-28, Recommended	26,400	4,400	4,400	4,400	4,400	4,400	4,400	-
Delta:	-	-	-	-	-	-	-	-

Source of Funds: Current Revenue and G.O. Bonds

Background: The CE is recommending a technical adjustment to reflect prior-year cost savings (in FY22) of \$1.5 million in GO Bonds for this project. The total cost of the project is decreased from \$66.4 million to \$64.9 million. The savings is due to delays in project implementation due to supply chain constraints.

Location: Countywide.

Staff Recommendation: Concur with the CE’s recommendation.

Racial Equity Impacts: TBD.

3) *Energy Conservation: MCG*

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	1,875	1,125	150	150	150	150	150	-
FY23-28, Recommended	900	150	150	150	150	150	150	-
Delta:	975	975	-	-	-	-	-	-

Source of Funds: G.O. Bonds and Utility Incentives

Background: The CE is recommending a technical adjustment to recognize a supplemental appropriation of \$975,000 in Utility Incentives (received from Pepco for electricity-related savings) in FY23 that the Council approved on September 13, 2022, as well as recognizing prior-year cost savings of \$100,000 (in GO Bonds).

Location: Countywide.

Racial Equity Impacts: TBD.

Staff Recommendation: Concur with the CE’s recommendation.

4) *Energy Systems Modernization*

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	41,200	10,300	10,300	10,300	10,300	-	-	-
FY23-28, Recommended	41,200	10,300	10,300	10,300	10,300	-	-	-
Delta:	-	-	-	-	-	-	-	-

Source of Funds: G.O Bonds and Long-Term Financing

Background: The CE is recommending a technical adjustment to recognize prior-year cost savings of \$339,000 in GO Bonds and the transfer of the same amount to the HVAC/Elec Replacement: MCG, as described above in the memorandum. The total cost of this project is reduced from \$142.9 million to \$142.6 million.

Location: Countywide.
Racial Equity Impacts: TBD.

Staff Recommendation: Concur with the CE’s recommendation.

5) *Facility Planning: MCG*

	6-Year	FY23	FY24	FY25	FY26	FY27	FY28	Beyond 6-Years
FY23-28, Previously Approved	1,560	260	260	260	260	260	260	-
FY23-28, Recommended	1,560	260	260	260	260	260	260	-
Delta:	-	-	-	-	-	-	-	-

Source of Funds: Current Revenue

Background: The CE is recommending a scope change (without a funding impact) to substitute a previously approved planning study with a new study.

This project provides for general government facility planning studies for a variety of projects under consideration in the CIP. Studies are developed by staff and consultant work and lead to the development of a detailed Program of Requirements (POR). Site selection is done through the Facilities Site Selection: MCG project.

Current and planned studies include:

- 4th District Police Station
- Clarksburg Library (funding for POR; standalone PDF funds design/construction)
- ~~Future Transit Depots~~
- Poolesville Community Facility
- Alternate Emergency Communications Center
- Glen Echo Fire Station #11
- Hillendale Fire Station #24
- Clarksburg Regional Recreation Center
- Bethesda Regional Recreation Center
- *County Space Planning*

The CE is not recommending a change to the funding/expenditure schedule but is recommending a substitute for planning/studies related to Future Transit Depots with County Space Planning. Studies for future transit depots is now funded through separate, new CIP projects; the County Space Planning work will conduct an inventory of owned and leased space and reprogram and backfill underutilized County-owned space, with the goal to ultimately decrease the County’s lease footprint.

Location: Countywide.

Racial Equity Impacts: TBD.

Staff Recommendation: Concur with the CE’s recommendation.

<u>This packet contains:</u>	<u>Circle #</u>
1) Recommended FY23-28 Amended CIP – Lactation Rooms in County Buildings	1-2
2) Resolution - FY23 Supplemental Appropriation 23-20 - Lactation Rooms	3-4
3) Recommended FY23-28 Amended CIP – Resurfacing Parking Lots: MCG	5-6
4) Resolution - FY23 Supplemental Appropriation 23-61 - Resurfacing Parking Lots: MCG	7-8
5) Recommended FY23-28 Amended CIP – EOB HVAC	9-10
6) Resolution - FY23 Supplemental Appropriation 23-77 - EOB HVAC	11-12
7) Recommended FY23-28 Amended CIP – HVAC/Elec. Replacement: MCG	13-14
8) Resolution - FY23 Supplemental Appropriation 23-23 - HVAC/Elec. Replacement: MCG	15-16
9) Recommended FY23-28 Amended CIP – MCPS Bus Depot	17-18
10) Recommended FY23-28 Amended CIP – ADA: Compliance	19-20
11) Recommended FY23-28 Amended CIP – Energy Conservation: MCG	21-22
12) Recommended FY23-28 Amended CIP – Energy Systems Modernization	23-24
13) Recommended FY23-28 Amended CIP – Facility Planning: MCG	25-27



Lactation Rooms in County Buildings

(P362310)

Category	General Government	Date Last Modified	01/09/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	150	-	-	150	150	-	-	-	-	-	-
Construction	1,995	-	-	1,995	262	1,733	-	-	-	-	-
TOTAL EXPENDITURES	2,145	-	-	2,145	412	1,733	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	150	-	-	150	150	-	-	-	-	-	-
G.O. Bonds	1,995	-	-	1,995	262	1,733	-	-	-	-	-
TOTAL FUNDING SOURCES	2,145	-	-	2,145	412	1,733	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	1,733	Year First Appropriation	FY23
Cumulative Appropriation	412	Last FY's Cost Estimate	-
Expenditure / Encumbrances	-		
Unencumbered Balance	412		

PROJECT DESCRIPTION

The project provides for the implementation of Bill 11-22, Lactation Rooms in County Buildings. Initial appropriation will provide for surveying and assessing all County-owned and -leased buildings in which County employees work to determine which facilities are impacted by the bill and the scope of modification required to satisfy the bill's requirement. The assessment will determine the plan to retrofit existing space or alternatively, install or create a space for a portable lactation room or station. DGS will report findings, outcomes, and progress of the assessment to the County Council as required under the bill. Subsequent appropriation will fund construction and implementation costs as determined by results of the assessment.

LOCATION

Countywide

ESTIMATED SCHEDULE

Planning will occur in FY23. Final implementation is anticipated by summer 2024.

COST CHANGE

\$1,733,000 in G.O. Bonds will be used for construction with completion anticipated in summer 2024.

PROJECT JUSTIFICATION

Bill 11-22, enacted July 26, 2022, and effective November 7, 2022, requires at least one lactation room for County employees in each existing County building (owned and leased) including a sink with running water and plumbing systems, or with nearby access to running water. If DGS determines that a County building does not have a room that could be repurposed as a lactation room at a reasonable cost, the County must consider alternative accommodations including installing or creating space for a portable lactation room or station.

FISCAL NOTE

FY23 supplemental in Current Revenue: General for the amount of \$150,000, G.O. Bonds for the amount of \$262,000.

COORDINATION

All Montgomery County Departments; Office of Human Resources

Resolution No: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY23-28 Capital Improvements Program and Supplemental Appropriation #23-20 to the FY23 Capital Budget
Montgomery County Government
Department of General Services
Lactation Rooms in County Buildings (No.0362310) \$412,000

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of six Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of seven Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Lactation Rooms in County Buildings	0362310	Planning, Design, and Supervision	\$150,000	Current Revenue: General
		Construction	\$262,000	G.O.Bonds

- 4. This increase is needed to support surveying and assessment of County-owned and -leased buildings in which County employees work to determine the scope of modifications needed, as well as construction in 30 prioritized facilities, to satisfy the requirements of Bill 11-22, Lactation Rooms in County Buildings. The assessment will determine the plan to retrofit existing space or alternatively, install or create a space for a portable lactation room or station, as required by the legislation. Subsequent appropriation will fund construction and implementation costs as determined by results of the assessment. This recommended amendment is consistent with the criteria for amending the CIP because the project is needed to comply with new legislation.
- 5. The County Executive recommends an amendment to the FY23-28 Capital Improvement Program and a supplemental appropriation in the amount of \$412,000 for Lactation Rooms in County Buildings (No. 0362310) and specifies that the source of funds will be Current Revenue: General and General Obligation Bonds.
- 6. Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY23-28 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Lactation Rooms in County Buildings	0362310	Planning, Design, and Supervision	\$150,000	Current Revenue: General
		Construction	\$262,000	G.O. Bonds

This is a correct copy of Council action.

Judy Rupp, Esq.
Clerk of the Council



Resurfacing Parking Lots: MCG

(P509914)

Category	General Government	Date Last Modified	01/12/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	2,613	2,011	2	600	100	100	100	100	100	100	-
Site Improvements and Utilities	293	293	-	-	-	-	-	-	-	-	-
Construction	12,515	8,819	271	3,425	675	550	550	550	550	550	-
Other	59	59	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	15,480	11,182	273	4,025	775	650	650	650	650	650	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Liquor	157	92	65	-	-	-	-	-	-	-	-
G.O. Bonds	15,323	11,090	208	4,025	775	650	650	650	650	650	-
TOTAL FUNDING SOURCES	15,480	11,182	273	4,025	775	650	650	650	650	650	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	650	Year First Appropriation	FY99
Cumulative Appropriation	12,230	Last FY's Cost Estimate	15,355
Expenditure / Encumbrances	11,459		
Unencumbered Balance	771		

PROJECT DESCRIPTION

This project provides for the design and major rehabilitation of existing asphalt parking lots and associated drainage structures. Work includes milling and re-paving, full depth reconstruction of failed areas, and re-establishing positive drainage.

ESTIMATED SCHEDULE

Several projects will be completed during FY23 and FY24.

COST CHANGE

An FY23 Supplemental for \$125,000 funds the refurbishment of the parking lot at the former Hillandale Elementary School location, in

support of a new Cold Storage Unit project. Work is planned to be completed in the Spring of 2023.

PROJECT JUSTIFICATION

The age and condition of paved surfaces (primarily parking lots) at County facilities creates the need for this project. The deterioration of bituminous pavement occurs because of bitumen evaporation, infiltration of moisture, exposure to the environment, and disintegration due to salt and other compounds used during the winter. The maintenance and repair of paved surfaces is managed through the County's facilities maintenance program. A facility planning approach to major repair and resurfacing of paved surfaces has established a validated inventory of paved surfaces requiring major work; allowed for systematic planning and execution to eliminate the inventory of major work; and begun to arrest the continuing deterioration of paved surfaces, preventing more costly total reconstruction. This project implements an annual major repair and resurfacing program for paved surfaces as they reach the end of their useful life. The March 2010 Report of the Infrastructure Maintenance Task Force, identified an annual level of effort for parking lot resurfacing based on an average 20 year life for parking lots.

FISCAL NOTE

FY23 supplemental in G.O. Bonds for the amount of \$125,000.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.

Resolution: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY23-28 Capital Improvements Program and Supplemental Appropriation #23-61 to the FY23 Capital Budget
Montgomery County Government
Department of General Services
Resurfacing Parking Lots: MCG (No. 5019914), \$125,200

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of six Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of seven Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Resurfacing Parking Lots	0509914	Construction	\$125,200	G.O. Bonds

4. This increase is needed because to accommodate a cold storage unit at the former Hillandale Elementary School to be made available for use by the East County Hub Collaborative. The unit will provide storage space for spoilable products such as produce and dairy. The recommended amendment is consistent with the criteria for amending the CIP because the project offers a significant opportunity which will be lost if not taken at this time.
5. The County Executive recommends an amendment to the FY23-28 Capital Improvements Program and a supplemental appropriation in the amount of \$125,200 for Resurfacing Parking Lots: MCG (No. 509914), and specifies that the source of funds will be General Obligation Bonds.
6. Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY23-28 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Resurfacing Parking Lots: MCG	0509914	Construction	\$125,200	G.O. Bonds

This is a correct copy of Council action.

Judy Rupp
Clerk of the Council



EOB HVAC Renovation

(P361103)

Category	General Government	Date Last Modified	01/12/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	393	393	-	-	-	-	-	-	-	-	-
Construction	2,600	-	-	2,600	-	2,600	-	-	-	-	-
Other	1,379	-	7	1,372	1,372	-	-	-	-	-	-
TOTAL EXPENDITURES	4,372	393	7	3,972	1,372	2,600	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	4,105	126	7	3,972	1,372	2,600	-	-	-	-	-
PAYGO	123	123	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	144	144	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	4,372	393	7	3,972	1,372	2,600	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	-	Year First Appropriation	FY20
Cumulative Appropriation	4,372	Last FY's Cost Estimate	400
Expenditure / Encumbrances	397		
Unencumbered Balance	3,975		

PROJECT DESCRIPTION

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

LOCATION

101 Monroe St. Rockville, Maryland.

ESTIMATED SCHEDULE

Interim chiller replacement equipment purchase programmed for FY23 with construction and installation expected in FY24.

COST CHANGE

Project increases reflect restoration of scope to support critical HVAC maintenance needs.

PROJECT JUSTIFICATION

The EOB was built in 1979, and its HVAC system is over 40 years old. In 2006, the Department of General Services hired a consultant (URS Inc.) to conduct a condition assessment study to identify the condition of the HVAC system. The outcome of this study indicated that all equipment and components have reached the end of their economic life expectancy. Moreover, the existing all-electric heating system is highly inefficient and is costly to operate. The consultant study recommended that the entire HVAC system be redesigned with state-of-the-art technology, highly-efficient equipment, and be replaced in its entirety.

FISCAL NOTE

In FY23, supplemental in G.O. Bonds for the amount of \$3,972,000.

COORDINATION

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

Resolution: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY23-28 Capital Improvements Program and Supplemental Appropriation #23-77 to the FY23 Capital Budget
Montgomery County Government
Department of General Services
EOB HVAC Renovation (No. 361103), \$3,972,000

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of six Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of seven Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
EOB HVAC Renovation	361103	Design/ Construction	\$3,972,000	G.O. Bonds

**Amendment to the FY23-28 Capital Improvements Program and Supplemental
Appropriation #23-77
Page Two**

4. The EOB was built in 1979, and its HVAC system is over 40 years old. After a condition assessment study was conducted, it was determined 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 recommended amendment is consistent with the criteria for amending the CIP because the project is needed to address an urgent health or safety concern.
5. The County Executive recommends an amendment to the FY23-28 Capital Improvements Program and a supplemental appropriation in the amount of \$3,972,000 for the EOB HVAC Renovation (No. 361103) and specifies that the source of funds will be G.O. Bonds.
6. Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY23-28 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
EOB HVAC Renovation	361103	Design/ Construction	\$3,972,000	G.O. Bonds

This is a correct copy of Council action.

Judy Rupp
Clerk of the Council



HVAC/Elec Replacement: MCG

(P508941)

Category	General Government	Date Last Modified	01/05/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	5,370	2,391	369	2,610	435	435	435	435	435	435	-
Site Improvements and Utilities	2,657	2,657	-	-	-	-	-	-	-	-	-
Construction	36,420	12,409	1,105	22,906	2,515	10,331	2,515	2,515	2,515	2,515	-
Other	2,260	-	-	2,260	2,260	-	-	-	-	-	-
TOTAL EXPENDITURES	46,707	17,457	1,474	27,776	5,210	10,766	2,950	2,950	2,950	2,950	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	46,707	17,457	1,474	27,776	5,210	10,766	2,950	2,950	2,950	2,950	-
TOTAL FUNDING SOURCES	46,707	17,457	1,474	27,776	5,210	10,766	2,950	2,950	2,950	2,950	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Energy	(816)	(136)	(136)	(136)	(136)	(136)	(136)
NET IMPACT	(816)	(136)	(136)	(136)	(136)	(136)	(136)

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	2,950	Year First Appropriation	FY96
Cumulative Appropriation	31,957	Last FY's Cost Estimate	36,631
Expenditure / Encumbrances	18,927		
Unencumbered Balance	13,030		

PROJECT DESCRIPTION

This project provides for the orderly replacement/renovation of outdated Heating, Ventilation, and Air Conditioning (HVAC) systems and electrical systems in County buildings. The Department of General Services (DGS) currently oversees, monitors, and provides services for operation of the mechanical, electrical, and fire protection systems of 250 County facilities with approximately 12 million square feet of occupied space. The project requires periodic condition assessments and renovation of the HVAC, plumbing, electrical, and control systems and equipment; overhauling the air distribution systems; and electrical service upgrades.

ESTIMATED SCHEDULE

Equipment for the Judicial Center and Wheaton Fourth District Station will be purchased in FY23 with construction and implementation in the Spring of FY24.

COST CHANGE

Cost increase due to additional HVAC work at the Judicial Center and Wheaton Fourth District Police Station.

PROJECT JUSTIFICATION

Many HVAC, plumbing, and electrical systems in County-owned buildings are outdated and well beyond economical repair, particularly in buildings which have not been renovated in many years. In the life of the buildings, the HVAC, plumbing, and electrical systems require major renovation or replacement at least once every 25 years. These renovations will not only significantly extend the life of the County buildings, but convert the old mechanical/electrical systems to state-of-the-art energy efficient systems which improves indoor air quality. It conserves energy and saves resources. The criteria for selecting the County facilities for systems renovation or replacement include: mechanical/electrical systems degradation, high maintenance costs, high energy consumption, current code compliance, indoor air quality, and major change of the functional use of the building. Occupational Safety and Health Administration (OSHA) has issued proposed rules for providing quality of indoor air in the work place (OSHA 29 CFR parts 1910, 1915, and 1926). The rules require indoor air quality (IAQ) compliance plans to be implemented. The results of a facility condition assessment of 73 County facilities completed by a consultant in FY05, FY06 and FY07 have been used to prioritize the program. The March 2010 Report of the Infrastructure Maintenance Task Force identified an annual level of effort for HVAC/electrical replacement based on a 25 year life span.

FISCAL NOTE

FY23 Supplemental G.O. Bonds for \$9,737,000. In FY23, \$339,000 in G.O. Bonds was transferred to this project from the Energy Systems Modernization project.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.

Resolution: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY23-28 Capital Improvements Program and Supplemental Appropriation #23-23 to the FY23 Capital Budget
Montgomery County Government
Department of General Services
HVAC/Elec Replacement: MCG (No. 0508941), \$9,737,000

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of six Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of seven Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
HVAC/Elec Replacement	0508941	Design/ Construction	\$9,737,000	G.O. Bonds

- 4. This increase is needed because the chillers have reached the end of their useful life, are in fragile condition and need to be replaced. Due to unprecedented equipment lead times of 52 weeks, current market conditions with supply chain disruptions associated with the pandemic, and high demand for products, the chillers must be ordered in advance and directly from the manufacturer to avoid delays in the installation. The recommended amendment is consistent with the criteria for amending the CIP because the project is needed to address an urgent health or safety concern.
- 5. The County Executive recommends an amendment to the FY23-28 Capital Improvements Program and a supplemental appropriation in the amount of \$9,737,000 for HVAC/Elec Replacement (No. 0508941) and specifies that the source of funds will be General Obligation Bonds.
- 6. Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY23-28 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
HVAC/Elec Replacement	0508941	Design/Construction	\$9,737,000	G.O. Bonds

This is a correct copy of Council action.

Judy Rupp
Clerk of the Council



MCPS Bus Depot and Maintenance Relocation (P360903)

Category	General Government	Date Last Modified	01/11/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage
		Relocation Impact	Yes

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	1,265	1,015	-	250	-	250	-	-	-	-	-
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	150	150	-	-	-	-	-	-	-	-	-
Other	591	582	9	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	2,010	1,751	9	250	-	250	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	250	-	-	250	-	250	-	-	-	-	-
G.O. Bonds	212	203	9	-	-	-	-	-	-	-	-
PAYGO	1,501	1,501	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	47	47	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	2,010	1,751	9	250	-	250	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	(990)	Year First Appropriation	FY09
Cumulative Appropriation	3,000	Last FY's Cost Estimate	3,000
Expenditure / Encumbrances	1,756		
Unencumbered Balance	1,244		

PROJECT DESCRIPTION

This project is part of the Smart Growth Initiative program and provides for a comprehensive feasibility study and planning for the relocation of the Montgomery County Public Schools Bus Depot from the County Service Park on Crabbs Branch Way. Previous plans to acquire several sites for MCPS bus parking facilities to accommodate displaced buses when the site is redeveloped have been put on hold until an agreement can be reached on a project plan. It also includes staff supervision, consultant costs, demolition of existing improvements, and environmental clean up of the east side of Crabbs Branch Way.

LOCATION

East side of Crabbs Branch Way north of Shady Grove.

ESTIMATED SCHEDULE

Environmental clean up of the Maryland-National Capital Park and Planning Commission facilities occurred in FY17, and demolition was completed in FY19. The Council intends that the Executive branch continue to work with Montgomery County Public Schools to conduct a renewed site selection study for possible locations to replace the multiple functions on the current Shady Grove MCPS Transportation site. These include the central heavy maintenance facility and repair bays, MVA driver training course, and parking sufficient to replace the over 400 buses currently housed at the Shady Grove location. Site identification should include multiple options and an implementation plan and timeline to transition that maintains continuity of services for MCPS. The implementation plan should also reflect the initiative to transition the MCPS fleet to electric over the next 12-15 years. The Council must receive a report of this process no later than January 15, 2023.

COST CHANGE

Funds for constructing this project are not needed at this time, however, planning funds have been added to the project.

PROJECT JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and address unmet needs. The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs. Plans and studies for this project include: 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 project provides for the planning phase, clean-up, and demolition activities for the MCPS bus depot and maintenance facility. Final construction costs for a replacement MCPS bus depot and maintenance facility will be determined during the design development phase.

DISCLOSURES

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

COORDINATION

Department of General Services, Department of Transportation, Montgomery County Public Schools, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of Finance, Department of Technology and Enterprise Business Solutions, Office of Management and Budget, and Washington Suburban Sanitary Commission.



Americans with Disabilities Act (ADA): Compliance

(P361107)

Category	General Government	Date Last Modified	01/05/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	18,290	14,090	-	4,200	700	700	700	700	700	700	-
Site Improvements and Utilities	19,636	6,273	5,563	7,800	1,300	1,300	1,300	1,300	1,300	1,300	-
Construction	25,747	11,647	-	14,100	2,350	2,350	2,350	2,350	2,350	2,350	-
Other	1,227	845	82	300	50	50	50	50	50	50	-
TOTAL EXPENDITURES	64,900	32,855	5,645	26,400	4,400	4,400	4,400	4,400	4,400	4,400	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	4,235	936	299	3,000	500	500	500	500	500	500	-
G.O. Bonds	45,324	16,578	5,346	23,400	3,900	3,900	3,900	3,900	3,900	3,900	-
PAYGO	11,364	11,364	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	3,977	3,977	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	64,900	32,855	5,645	26,400	4,400	4,400	4,400	4,400	4,400	4,400	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	2,900	Year First Appropriation	FY11
Cumulative Appropriation	44,400	Last FY's Cost Estimate	66,400
Expenditure / Encumbrances	36,406		
Unencumbered Balance	7,994		

PROJECT 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. 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

FY24: Germantown Outdoor Pool, Betty Ann Krahnke (BAK) Domestic Violence Shelter, Avery Road Treatment Center, Coffield Community Center, and Martin Luther King Jr. (MLK) Outdoor Pool.

COST CHANGE

Cost decrease recognizes prior year project savings.

PROJECT JUSTIFICATION

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. M-NCPPC 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. Prior to FY20, the County was required to send a report of its findings to DOJ each year with a proposed remediation plan and timeline.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

United States Department of Justice, Department of Health and Human Services, Department of Transportation, County Attorney's Office, Montgomery County Public Schools, Revenue Authority, Maryland-National Capital Park and Planning Commission, Department of General Services, and Montgomery County Public Schools.



Energy Conservation: MCG

(P507834)

Category	General Government	Date Last Modified	01/05/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	487	145	144	198	33	33	33	33	33	33	-
Land	23	23	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	1	1	-	-	-	-	-	-	-	-	-
Construction	4,085	2,388	20	1,677	1,092	117	117	117	117	117	-
Other	10	4	6	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	4,606	2,561	170	1,875	1,125	150	150	150	150	150	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	4	-	4	-	-	-	-	-	-	-	-
G.O. Bonds	2,309	1,243	166	900	150	150	150	150	150	150	-
State Aid	499	499	-	-	-	-	-	-	-	-	-
Utility Incentives	1,794	819	-	975	975	-	-	-	-	-	-
TOTAL FUNDING SOURCES	4,606	2,561	170	1,875	1,125	150	150	150	150	150	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Energy	(240)	(40)	(40)	(40)	(40)	(40)	(40)
NET IMPACT	(240)	(40)	(40)	(40)	(40)	(40)	(40)

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	50	Year First Appropriation	FY78
Cumulative Appropriation	3,956	Last FY's Cost Estimate	3,731
Expenditure / Encumbrances	2,580		
Unencumbered Balance	1,376		

PROJECT DESCRIPTION

The project supports efforts yielding rapid financial returns to the County or substantial progress towards established environmental

goals, such as energy savings, renewable energy installations, greenhouse gas reductions, and waste diversion. The County conducted energy assessments and other analysis to identify resource and cost savings opportunities in County facilities that will inform project scheduling. In addition, the County is preparing a comprehensive sustainability plan with specific programs and actions to reduce the environmental footprint of County operations and reduce costs. This project will provide funds to target rapid return on investment energy conservation projects; provide ancillary funds to support the installation of solar photovoltaic systems on County facilities; augment other energy conservation projects (e.g., funding incremental costs of higher efficiency equipment); support energy and sustainability master planning for County facilities and operations; leverage federal, state, and local grant funding; and provide funds to leverage public-private partnerships and third-party resources.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on energy savings potential, reduced maintenance costs, overall cost savings, and quantifiable environmental benefits.

COST CHANGE

FY23 project cost increases to reflect supplemental in Utility Incentives for the amount of \$975,000. Prior year cost savings of \$100,000 in G.O. Bonds recognized.

PROJECT JUSTIFICATION

This program is integral to the County's cost-containment efforts. Generally, projects will pay for themselves in one to ten years, with short payback initiatives being targeted to reduce pressure on the operating budget. The program also funds incremental costs in staff, planning, contractor support, analytics and other efforts to increase the impact of the County's overall energy and sustainability projects. The program is necessary to fulfill the mandate of the County's building energy design standards (8-14a), Council Bill 2-14 Energy Performance Benchmarking, Council Bill 5-14 Social Cost of Carbon, Council Bill 6-14 Office of Sustainability, and Council Bill 8-14 Renewable Energy Technology. Significant reductions in energy consumption, greenhouse gas emissions, solid waste, water consumption, and maintenance are expected.

FISCAL NOTE

A FY18 supplemental of \$819,000 in Utility Incentives was approved.
FY23 supplemental in Utility Incentives for the amount of \$975,000.

DISCLOSURES

Expenditures will continue indefinitely. The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Department of General Services, - Advanced Energy Initiative, and Energy Modernization Program.



Energy Systems Modernization

(P361302)

Category	General Government	Date Last Modified	01/05/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	23,818	2,414	14,536	6,868	1,717	1,717	1,717	1,717	-	-	-
Construction	118,742	18,989	65,421	34,332	8,583	8,583	8,583	8,583	-	-	-
Other	1	1	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	142,561	21,404	79,957	41,200	10,300	10,300	10,300	10,300	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	1,239	39	-	1,200	300	300	300	300	-	-	-
Long-Term Financing	139,525	19,568	79,957	40,000	10,000	10,000	10,000	10,000	-	-	-
PAYGO	1,797	1,797	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	142,561	21,404	79,957	41,200	10,300	10,300	10,300	10,300	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	10,300	Year First Appropriation	FY13
Cumulative Appropriation	111,661	Last FY's Cost Estimate	142,900
Expenditure / Encumbrances	21,604		
Unencumbered Balance	90,057		

PROJECT DESCRIPTION

This project provides a means to implement energy savings performance contracting as a mechanism to reduce the County's energy usage and perform strategic facility upgrades with significantly reduced capital costs. These contracts performed by Energy Services Companies (ESCOs) have been used extensively by the Federal government and other State and local jurisdictions to accomplish energy saving retrofits in a variety of facility applications. For each facility proposed, a unique prescriptive energy conservation analysis (audit) is conducted. Savings are associated with each element (energy conservation measure) of the analysis. Ultimately, the compilation of the measures defines the project. Third-party funding (bonds or commercial loans) covers the cost of the contract. A key feature of Energy Savings Performance Contracts (ESPC) is that General Obligation (G.O.) bonds are not required for the contract costs. A financing mechanism is initiated to cover the cost of the contract and the repayment of the debt is guaranteed through the energy savings. G.O. Bonds are required to cover associated staffing costs.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on potential energy savings, feasibility, and coordination with other activities at project locations.

COST CHANGE

Cost savings from this project has been transferred to the HVAC/Elec Replacement: MCG project.

PROJECT JUSTIFICATION

Implementation of this project is consistent with the County's continuing objective to accomplish environmentally friendly initiatives as well as limit the level of G.O. Bonds. The objective of the individual building projects is to permanently lower the County's energy usage, reduce its carbon footprint and save considerable operating expenses.

OTHER

The proposals outlined in this program are developed in conjunction with the Department of Finance, and the Office of Management and Budget. Financial consultants will be employed to advise and guide decisionmaking. Projects will be implemented based on energy savings potential as well as operational and infrastructure upgrades.

FISCAL NOTE

A FY17 transfer of \$700,000 in long-term financing to Council Office Building Renovation was approved. Funding switch between long-term financing and G.O. Bonds/PAYGO. In FY23 \$339,000 in G.O. Bonds was transferred from this project to the HVAC/Elec Replacement: MCG project.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services, Department of Finance, and Office of Management and Budget.



Facility Planning: MCG

(P508768)

Category	General Government	Date Last Modified	01/05/23
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	11,037	9,221	256	1,560	260	260	260	260	260	260	-
Land	87	87	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	7	7	-	-	-	-	-	-	-	-	-
Construction	412	412	-	-	-	-	-	-	-	-	-
Other	233	233	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	11,776	9,960	256	1,560	260	260	260	260	260	260	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	11,131	9,315	256	1,560	260	260	260	260	260	260	-
Current Revenue: Solid Waste Disposal	20	20	-	-	-	-	-	-	-	-	-
G.O. Bonds	625	625	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	11,776	9,960	256	1,560	260	260	260	260	260	260	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	260	Year First Appropriation	FY87
Cumulative Appropriation	10,476	Last FY's Cost Estimate	11,776
Expenditure / Encumbrances	9,995		
Unencumbered Balance	481		

PROJECT 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 feasibility analysis, 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.

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 FY22 or FY23 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand-alone projects in the future years. 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. In FY21, \$100,000 of funding is shifted to the new Wheaton Arts and Cultural Center CIP (P722106) to continue planning for that project in FY21.

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, and Montgomery County Pedestrian Safety Advisory Committee.

CANDIDATE PROJECTS AND STUDIES UNDERWAY/PLANNED FOR FY23 TO FY25

- **COUNTYWIDE SPACE STRATEGY**
- **4TH DISTRICT POLICE STATION**
- **CLARKSBURG LIBRARY**
- **POOLESVILLE COMMUNITY FACILITY**
- **ALTERNATE EMERGENCY COMMUNICATIONS CENTER**
- **MONTGOMERY VILLAGE FS #39**
- **HILLANDALE FS #24**
- **CLARKSBURG REGIONAL RECREATION CENTER**
- **BETHESDA REGIONAL RECREATION CENTER**

NOTE #1: AS OPPORTUNITIES OCCUR, COUNTY FACILITIES IN NEED OF REHABILITATION AND/OR EXPANSION MAY BE CONSIDERED FOR FACILITY PLANNING TO LEVERAGE FUNDING. EXAMPLES OF SUCH OPPORTUNITIES WOULD BE WHEN REDEVELOPMENT OCCURS OR WHEN LOCAL VOLUNTEER FIRE/RESCUE DEPARTMENTS RENOVATE, VOLUNTEER-OWNED FIRE STATIONS.
