

AGENDA ITEM # 14+15  
May 13, 2009

**WORKSESSION and ACTION**

**MEMORANDUM**

May 12, 2009

TO: County Council

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: Supplemental appropriation and amendment to the FY09-14 Capital Improvements Program of the Montgomery County Government  
Property Use Study/ Smart Growth Initiative  
GE Tech Park Building/Public Safety Headquarters  
\$12,893,000 (Source of Funds: GO Bonds and Interim Financing)

Amendment to the FY09-14 Capital Improvements Program of the Montgomery County Government, Department of Police  
1<sup>st</sup> District Station

**PS and T&E Joint Committee Recommendation**

The PS and T&E met jointly on May 8<sup>th</sup> on the Executive's proposal to lease-purchase the GE Tech Park Building for the purposes of establishing a Public Safety Headquarters, replacing the existing Montgomery County Police Department's 1<sup>st</sup> District Station, housing offices of County Government programs, and for construction of the Public Safety Memorial.

The joint Committees began their review of this proposal with a closed session in order to review the appraisals that are the basis of the Executive's recommendation.

**The joint Committees recommend (5-0):**

- Approval of the recommendation to lease-purchase and renovate the GE Tech Park Building to serve as the Public Safety Headquarters and for other uses as described in the project.

- An amended funding schedule that includes a schedule for the use of short-term or interim financing and General Obligation Bonds. The recommended schedule shows the full conversion of short-term debt into GO Bonds; however, PDF language recommended by the Executive and agreed to by the Committees states that permanent funding sources may include GO Bonds or Land Sale Proceeds.
- Amended PDF language to specify that \$200,000 is included in the project for the Public Safety Memorial.
- Close-out of the existing 1<sup>st</sup> District Station project, which is no longer needed if the 1<sup>st</sup> District Station is relocated to the GE Tech Park Building.

The proposed approval resolution for the supplemental appropriation and amendment to the CIP for the Public Safety Headquarters is attached at © 1-5. The proposed approval resolution for the amendment to close-out the existing 1<sup>st</sup> District Station project is attached at © 6-8.

## **Background and Committee Discussion**

### **1. Supplemental Appropriation and Amendment to Purchase and Renovate the GE Tech Park Building**

This proposed supplemental appropriation and amendment to the FY09-14 Capital Improvements Program will provide funds to enter into a lease-purchase agreement for the GE Tech Park Building which will be renovated to become the Public Safety Headquarters. The GE Tech Park Building is 408,000 gross square feet and is located on a 51.57 acre site. The total estimated cost of the capital project is \$107,440,000. The FY09 supplemental appropriation of \$12,893,000 will allow the county to begin renovation of the building. A FY10 appropriation of \$18,207,000 is also requested. The Public Safety Headquarters will be the site of the Montgomery County Police Department Headquarters and 1<sup>st</sup> District Police Station, Fire and Rescue Headquarters, and other county functions such as the Department of Transportation.

This supplemental appropriation and amendment was introduced at the Council's March 31, 2009 session. The County Executive's request is attached at © 10-15. A public hearing was held on April 21, 2009. The public hearing testimony is attached at © 21-43.

**The Council has received two letters from the City of Gaithersburg requesting that funds not be approved until there is a written agreement between the County and the City. The first is attached at © 44-46, the second, which was received on May 12<sup>th</sup>, is attached at © 9.** At the May 8<sup>th</sup> session, Assistant CAO Jones reiterated that the County is not intending to build anything other than the Public Safety Memorial in front of the lake, will provide additional screening near the warehouse and will work to preserve trees on the site and that the City wants the County to partner in

funding a senior center and aquatic center. She acknowledged that the City is waiting for a draft memo from the Executive.

### **Comments from Executive Branch Staff**

At the public hearing, representatives from the Executive branch highlighted the following as reasons for purchasing and renovating this building.

- There will be increased efficiency of public safety operations during daily operations and significant events. The site provides a unique opportunity for the Police Chief and Fire Chief to share critical resources on a day to day basis. It will minimize delays in notification and support from each Department.
- There will be long term cost savings, including lease terminations and avoidance totaling at least \$42 million over 20 years.
- It will provide a Police Headquarters with adequate storage, sufficient office space, modern crime lab, and adequate parking. Current crime lab services are not consistent with full capabilities customarily associated with a major law enforcement agency. The Executive previously explored leasing a building for police headquarters and the estimated lease cost was \$5.75 million per year.
- The cost will be offset by not building a new 1<sup>st</sup> District Station estimated at \$24 million.
- The county will sublease at a discounted rate for 5 years. The owner and the county have locked in the purchase price – there is no escalation factor.
- The opportunity to acquire this site is likely to be fleeting due to private sector interest in developing it.
- The Public Safety Headquarters will be a good stable neighbor to nearby residents and businesses.

### **Projects that may need GO Bond Funding in FY14 that is not currently programmed**

In her testimony, Assistant CAO Jones said, “We currently have adequate long-term bond financing capacity for the time at which the purchase will actually occur and we are not displacing any programmed Montgomery County Public Schools or other project from the existing CIP.” Council staff noted that this is certainly a true statement but does not take into account funds that may be needed for projects in the CIP that are currently in a planning and/or design phase.

Prior to the May 8<sup>th</sup> worksession, the joint Committee asked Council staff to provide some information on projects that are in the current CIP that may require GO Bond funds that are not currently programmed in the individual projects. Council staff has reviewed the FY09-14 Approved CIP for the County Government for building projects that have planning and design funds in FY11 through FY14 but do not have fully programmed design or construction estimates. Staff also looked at major road projects that, based on the facility planning schedule, may be ready for construction in FY14. Lastly, Council staff reviewed the projects currently scheduled as a part of the Montgomery County Public Schools’ Replacement/Modernization program. Council staff did not look at ongoing projects, or College, Park and Planning, or WSSC items. PDFs for the County Government building

projects are attached at © 47-61. Not included in the list are the Clarksburg Library, as the PDF has planning funds beginning in FY14, or the Wheaton Library, as it does not currently have an approved PDF. Also not included is the 1<sup>st</sup> District Police Station, as that funding is not needed if the GE Tech Building is purchased.

**Roads:**

Goshen Road Widening

**County Government Buildings:**

Pre-Release Kitchen Renovation and Addition  
Cabin John Fire Station  
Clarksburg Fire Station  
Glen Echo Fire Station  
Glenmont FS 18 Replacement  
Kensington (Aspen Hill) FS 25 Additions  
5<sup>th</sup> District Police Station  
Outdoor Firearms Range  
Colesville Depot  
High School Wellness Centers (Gaithersburg, Watkins Mill, Wheaton)  
Davis Library Renovation  
Potomac Library Renovation  
Good Hope Neighborhood Recreation Center  
Ross Boddy Neighborhood Recreation Center  
North Bethesda Recreation Center

**MCPS Replacement/Modernization:**

(funds are included in the approved PDF for these items but additional funds may be needed if there are cost increases to the projects)

Gaithersburg High School (ends in FY15)  
Paint Branch High School (ends in FY14)  
Seneca Valley High School (begins in FY13)  
Wheaton High School (ends in FY15)  
Hoover Middle School (ends in FY14)  
2 Middle Schools are in progress in FY14  
3 Elementary Schools end in FY14  
6 Elementary Schools are in progress in FY14

**The joint Committee members discussed the projects that may require funds in FY14. Committee members voiced their concern about the need for long term planning, the many projects included in the preceding list that are both wanted and needed by the community, the desire not to plan and design projects and then not have the funds to move forward with construction, and the overall guidelines for the amount of debt that should be carried by the County for capital projects.**

**Executive branch staff shared that there will be many changes in the CIP assumptions between now and FY14 and they believe that this project is manageable within overall debt guidelines. They told the Committees' members that the projects discussed were also very important to the County Executive.**

**Financing the Purchase and Renovations**

The GE Tech Park does provide a unique opportunity to acquire a very large building that because of its open construction can be renovated to accommodate many uses. It is also next to the recently purchased Liquor Warehouse and provides an alternative location for the Public Safety Memorial. Several leases can be terminated to offset the cost. It provides a substitute for the construction of a new 1<sup>st</sup> District Station (which is programmed in the CIP) and a solution for replacing Police Headquarters (which is not programmed in the CIP). The total cost of the capital project and the lease payments is \$122,831,468, or about \$301 per gross square foot to house county services in a county owned building. In contrast, the new 6<sup>th</sup> District Police Station is estimated to cost about \$610 per gross square foot and the 1<sup>st</sup> District Station is estimated to cost \$730 per square foot when it would be constructed in FY13 or FY14.

Council staff had been concerned that the Executive's previous proposal to use interim financing without specifically showing how this interim financing would be converted to long-term GO Bond debt did not provide the Council with adequate information on the potential impacts on the capital improvements program and the use of GO Bonds. Unlike the relocation of EMOC or the Liquor Warehouse, the uses moving into the GE Tech Park building are not associated with the Shady Grove Sector Plan and so the assumption that the debt will largely be paid off from land sales or other proceeds of development are not the same as they are for the new EMOC project.

The Executive's revised PDF shows the total costs to be financed. The Executive's operating budget includes the new costs associated with the short-term lease and additional utilities and maintenance. **Council staff shared with the joint Committees that staff was still concerned that there is \$29 million in short-term debt in the project but the Executive's PDF does not identify when this will be paid back by GO Bonds or another source, such as proceeds from land sales.** The Executive's overall financing plan shows two offsets to this purchase, \$9.2 million from sale of the current Police Headquarters and \$6.5 million from land sale proceeds associated with the 1<sup>st</sup> District Station. The total of these is \$15.7 million which is \$13.4 million less than the total amount of short-term debt being used. It is also not clear that these proceeds will occur since the Police Headquarters may be reused and the Council has not yet made a decision regarding the land on Seven Locks Road associated with the 1<sup>st</sup> District Station.

**Executive Recommended**

	Total	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
Expenses	107,440	974	16,953	13,173	0	0	76,340	0	0
GO	78,357	974	1,043	0	0	0	76,340	0	0
Interim	29,083		15,910	13,173	0	0	0	0	0

Council staff noted that the March bond adjustment chart indicates that there is about \$86 million in un-programmed GO Bond capacity in FY14. If the full \$76 million payment is made in FY14 with GO Bonds, there would be an unreasonably low reserve for that year.

**Council staff provided two funding scenarios for smoothing out the \$76 million payment that is due in FY14 while showing a schedule for the retirement of the short-term debt being used as interim financing.**

**The joint Committee is recommending the following funding schedule, which will reduce the GO Bonds in FY14 in order to keep capacity in the CIP for other planned projects. The short-term debt is completely converted by the end of FY17. There was agreement that language in the PDF would also allow land sale proceeds to be used to retire the short-term debt. Executive staff had no objections to the following funding schedule.**

**PS and T&E Recommended**

	Total	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17
Expenses	107,440	974	16,953	13,173	0	0	76,340	0	0	
GO	107,440	974	1,043	0	0	0	26,340	26,361	26,361	26,361
Interim			15,910	13,173	0	0	50,000	-26,361	-26,361	-26,361

**The Executive has requested a FY09 supplemental appropriation of \$12.893 million and a FY10 capital budget appropriation of \$18.207 million. This appropriation would fund the renovations that will occur through FY11. The Committee recommends approval of the County Executive’s recommended appropriations for FY09 and FY10.**

**Public Safety Memorial**

The Council heard from Mr. Robins, who has chaired the Montgomery County Chamber of Commerce’s annual Public Safety Awards for the past eight years as well as the private sector fundraising committee for the Public Safety Memorial, that the site in front of the lake at the GE Tech Park is an ideal site for the memorial.

**The joint Committees agreed the GE Tech Park should be the site of the Memorial and that language should be added to the PDF to clarify that \$200,000 of the project funds will be used to construct the Public Safety Memorial.**

**2. 1<sup>st</sup> District Police Station**

The County Executive is recommending the close-out of the project to build a new 1<sup>st</sup> District Police Station as it is not needed if the District Station is relocated to the GE Tech Park. **The joint Committee recommends approval.**

Resolution: \_\_\_\_\_  
Introduced: March 31, 2009  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

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By: County Council at the Request of the County Executive

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SUBJECT: Supplemental Appropriation to the FY09 Capital Budget and  
Amendment to the FY09-14 Capital Improvements Program  
Montgomery County Government  
Department of Police, Montgomery County Fire and Rescue Service, Department of  
General Services, Department of Transportation, Office of Emergency Management  
and Homeland Security;  
Smart Growth Initiative – Public Safety Headquarters (No. 470906)  
\$12,893,000; Source of Funds: GO Bonds and Interim Financing

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 five Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six 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. On March 30, 2009, the County Executive forwarded to the Council a supplemental appropriation and amendment to the CIP lease-purchase the GE Tech Park Building and renovate it for use as the County Public Safety Headquarters, Police 1<sup>st</sup> District Station, and office space for County Government programs. The Public Safety Memorial will be built at the site. These amendments were introduced at the Council's March 31, 2009 session.
4. The County Executive recommends the following capital project appropriation.

<u>Name</u>	<u>Project</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Public Safety Headquarters	470906	Planning, Design, Supervision and Construction	\$2,017, 000  \$10,876,000	GO Bonds  Interim Financing

5. The Executive has stated that his recommended amendment is consistent with criteria for amending the CIP because the project supports significant economic development which will strengthen the fiscal capacity of the County Government, and offers a significant opportunity which will be lost if not taken at this time.
6. The Council's Public Safety (PS) and Transportation, Infrastructure, Energy, and Environment (T&E) Committees held a joint worksession on May 8<sup>th</sup> and recommended approval of the lease-purchase and renovation of the building currently known as the GE Tech Park Building for use as the Public Safety Headquarters, 1<sup>st</sup> District Station, and offices for County Government programs and as the site for construction of the Public Safety Memorial. The joint PS and T&E Committee is recommending approval of the supplemental appropriation as recommended by the Executive, amendments to the Executive's recommended funding schedule, and is specifying that \$200,000 included in the County Executive's recommendation is for construction of the Public Safety Memorial.
7. 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 FY09-14 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description forms and supplemental appropriations are approved as follows:

Supplemental Appropriation and Amendment to the FY09-14 Capital Improvements Program  
Public Safety Headquarters  
Page 2

<u>Name</u>	<u>Project</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Public Safety Headquarters	470906	Planning, Design, Supervision and Construction	\$2,017, 000  \$10,876,000	GO Bonds  Interim Financing

\$200,000 of funds in the Public Safety Headquarters project are reserved to construct the Public Safety Memorial.

As required by Montgomery County Charter 302 and Montgomery County Code Section 20-1, no funds approved by this supplemental appropriation may be spent until Bill 14-09, Special Capital Improvements Project – Public Safety Headquarters, has become effective.

This is a correct copy of Council action.

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Linda M. Lauer  
Clerk of the Council

# Public Safety Headquarters -- No. 470906

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Other Public Safety  
General Services  
North Central Transit Corridor

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

March 26, 2009  
No  
None.  
Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	2,413	0	0	2,413	919	1,107	387	0	0	0	0
Land	76,340	0	0	76,340	0	0	0	0	0	76,340	0
Site Improvements and Utilities	234	0	0	234	0	88	146	0	0	0	0
Construction	24,630	0	0	24,630	0	15,442	9,188	0	0	0	0
Other	3,823	0	0	3,823	55	316	3,452	0	0	0	0
<b>Total</b>	<b>107,440</b>	<b>0</b>	<b>0</b>	<b>107,440</b>	<b>974</b>	<b>16,953</b>	<b>13,173</b>	<b>0</b>	<b>0</b>	<b>76,340</b>	<b>0</b>

	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
GO	107,440			28,357	974	1,043	0	0	0	26,340	79,083
Short-term Financing				79,083		15,910	13,173	0	0	50,000	-79,083
<b>Total</b>	<b>107,440</b>			<b>107,440</b>	<b>974</b>	<b>16,953</b>	<b>13,173</b>	<b>0</b>	<b>0</b>	<b>76,340</b>	<b>0</b>

**DESCRIPTION**

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

The property will be acquired under the lease purchase agreement described in the Fiscal Note below.

**JUSTIFICATION**

**Montgomery County Police Headquarters**

The Montgomery County Police Headquarters located at 2350 Research Boulevard is crowded and in need of major physical plant repairs and improvements. The building is in generally poor condition. The facility houses a mix of sworn and civilian units, but lacks the separation of law enforcement functions. The building also houses the Forensic unit and the crime laboratories. Because of the lack of space at the current site the Police Department has many of its functions dispersed to other locations in rented space.

**Montgomery County Fire and Rescue Service Headquarters**

The Montgomery County Fire and Rescue Service Headquarters is located at 101 Monroe Street on the 12th floor of the Executive Office Building (EOB). The space currently houses the Fire Chief, all five department division chiefs, and other key uniformed and administrative staff. However, due to facility and space limitations, other operational and administrative staff are located off-site. This creates inefficiencies for the day-to-day operations of the department. Also the EOB does not provide for needed 24/7 emergency response requirements and adequate parking accommodation.

**1st District Police Station**

The 1st District Police Station was constructed in 1963 and is about 15,752 square feet while the current needs are about 32,000 square feet. To help with the need for office space, the Police Department has placed a trailer on the site behind the main building. Twenty staff members use this trailer for office space. Based on a recent County study (Facility Condition Assessment, January 2005), the building is in need of major maintenance including new windows and a new roof. The planning and design for a new 1st District Station was approved under Project No. 470703 with the location and schedule to be determined. The GE Technology Park Site is a prime location for this facility.

These public safety facilities are in aging undersized buildings that are in need of extensive rehabilitation. Due to significant ongoing interaction between the Police Department, Fire and Rescue Service, and Homeland Security, these agencies would benefit from co-locating their administrative functions to facilitate their ongoing interaction and to enable the sharing of resources and support services. This co-location will be efficient operationally and will eliminate regular travel between agencies.

**Other leased facilities**

There are number of County operations that are currently located in various leased facilities. This project will also provide for the relocation of a number of leased facilities which will reduce the County's long term lease costs.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	Department of General Services	
First Cost Estimate	Department of Transportation	
Current Scope	Department of Police	
Last FY's Cost Estimate	Montgomery County Fire and Rescue Service	
	Department of Permitting Services	
	Department of Finance	
	Department of Technology Services	
	Office of Management and Budget	
	Washington Suburban Sanitary Commission	
	Special Capital Projects Legislation will be proposed by the County Executive	
Appropriation Request		
Appropriation Request Est.		
Supplemental Appropriation Request		
Transfer		
Cumulative Appropriation		
Expenditures / Encumbrances		
Unencumbered Balance		
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

## Public Safety Headquarters -- No. 470906 (continued)

Plans and studies for this project include: "Program of Requirements for The Police-Fire-Rescue Service-Homeland Security Department's Headquarters Facility and Police First District Station", September 2006; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

### OTHER

The FY09 appropriation includes \$2.4 million for Planning and Design and \$10.5 million for building system replacements and upgrades.

-A pedestrian impact analysis will be completed for this project during the design phase.

### FISCAL NOTE

The County intends to enter into a triple net sublease-purchase agreement which will allow it to exercise its' purchase option at any time before April 30, 2014. Ongoing financial analysis will determine when it is in the best interest of the County to acquire the property.

Interim financing will be used for land acquisition in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds.

The approved 1st District Police Station project (No. 470703) will be closed out.

This project includes \$200,000 that must only be used for construction of a Public Safety Memorial.

As required by Montgomery County Charter 302 and Montgomery County Code Section 20-1, no funds may be spent until Bill 14-09, Special Capital Improvements Project - Public Safety Headquarters, has become effective.

Resolution: \_\_\_\_\_  
Introduced: December 9, 2008  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

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By: County Council at the Request of the County Executive

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SUBJECT: Amendment to the FY09-14 Capital Improvements Program (CIP)  
Montgomery County Government  
Department of Police: 1<sup>st</sup> District Police Station (No. 470703)

**Background**

1. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program (CIP) at any time by an affirmative vote of no fewer than six members of the Council.
2. On November 17, 2008, the County Executive forwarded to the Council a package of proposed supplemental appropriations and amendments to the CIP to implement his recommendations regarding the relocation of county facilities as recommended in the Property Use Study and Smart Growth Initiative. These amendments were introduced at the Council's December 9, 2008 session.
3. The Executive's recommended amendments included the lease-purchase of the GE Tech Park building to be renovated for use as the County's Public Safety Headquarters which will include the Montgomery County Police Department's Headquarters and 1<sup>st</sup> District Police Station. Because the 1<sup>st</sup> District Station will be located at the GE Tech Park, Project No. 470703 which provides for the relocation of the 1<sup>st</sup> District Station is no longer needed.
4. The Council's Public Safety (PS) and Transportation, Infrastructure, Energy, and Environment (T&E) Committees held joint worksession on May 8<sup>th</sup> and recommend approval of the close-out of Project No. 470703.

5. 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 FY09-14 Capital Improvements Program of the Montgomery County Government is amended as described below and reflected on the attached project description forms.

Close-out PDF No. 470703, 1<sup>st</sup> District Police Station.

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

# 1st District Police Station -- No. 470703

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Police  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

October 27, 2008  
No  
None.  
Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</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>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

<b>Total</b>	<b>0</b>										
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### DESCRIPTION

A new 1st District Police Station (Project No. 470906) is proposed as part of the implementation of the Smart Growth Initiative Program described in Project No. 360902. The project described below will be closed out.

This project provides for the site selection, planning, and design of a new 32,844 gross square foot (including auxiliary buildings) 1st District Police Station to serve Rockville and Potomac vicinities. The Prototype District Station is a facility consisting of two floors and surface parking. The first floor houses the public area, operations, patrol and patrol support functions, and a small prisoner holding area. The second floor houses investigative units, staff support, and administration. A 1,200-square foot enclosed property storage area will also be constructed contiguous to the district station to store large evidence items. The district station is a 24-hour, 7-day per week operation and provides support for the patrol beat teams. It is the command center for the satellite facilities within the police district. The district station will accommodate up to 161 department staff and volunteers. A public meeting room will be available to facilitate outreach within the community.

### JUSTIFICATION

The 1st District Police Station was constructed in 1963 and contains 15,752 gross square feet. To help with the need for office space, the Police Department has placed a temporary trailer on site behind the main building to accommodate staff. Twenty staff members use this trailer for office space. Based on a recent County study (Facility Condition Assessment, January 2005), this station is in need of over \$200,000 in deferred maintenance, and the facility needs new windows and a new roof. The population of the County is expected to increase to 1,000,000 by 2010. Therefore, the need for this station will continue to grow because it is located in an area of re-construction of existing homes and steady business development.

### OTHER

The project provides for only the design phase. Final construction costs will be determined during the design development stage.

The location and schedule of this project have been proposed to change by the County Executive as part of his comprehensive Smart Growth Initiative. The project scope, cost estimates, and schedule will be amended with the completion of a detailed implementation and financing plan for the Smart Growth Initiative.

### OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	Department of Police	
First Cost Estimate	Department of General Services	
Current Scope	Department of Permitting Services	
Last FY's Cost Estimate	Department of Technology Services	
	Department of Correction and Rehabilitation	
	City of Rockville	
	Rockville Community	
	WSSC	
	PEPCO	
	Washington Gas	
Appropriation Request		
Appropriation Request Est.		
Supplemental Appropriation Request		
Transfer		
Cumulative Appropriation		
Expenditures / Encumbrances		
Unencumbered Balance		
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

County Council



Gaithersburg

A CHARACTER COUNTS! CITY

May 12, 2009

The Honorable Phil Andrews  
Montgomery County Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

Dear Council President Andrews: *PHIL*

The City Council and I are extremely concerned that the Public Safety and Technology & Environment Committees have recommended that the full Council approve the acquisition of the GE Technology Park.

In our letter dated March 9, 2009, we requested that the Council not approve this acquisition until such time as discussions between the Executive branch and the City are concluded. City staff last met with Executive staff on March 23, 2009. While agreement was not reached on all issues, Assistant Chief Administrative Officer Diane Schwartz Jones agreed to develop a draft Memorandum of Understanding for the City's review. Ms. Jones originally informed staff that the City would receive a draft of this document by mid-April, but we have not yet received a copy.

The City Council and I realize that the Executive branch is unwilling to agree to several of the requests outlined in our March 9, 2009 letter; however, we strongly believe that agreements reached verbally should be memorialized in a legally enforceable document. Accordingly, we again request that you not approve the funding for the acquisition of the GE Technology Park until a written agreement is approved.

As indicated above, we are still awaiting the draft document of the Executive branch. Once received, we will review it as expeditiously as possible.

Your assistance would be greatly appreciated. Please feel free to contact me at 301-258-6310 if you have any questions or want to discuss.

Sincerely,

Sidney A. Katz  
Mayor

cc: County Council Members  
Isiah Leggett, County Executive  
City Council  
Angel L. Jones, City Manager

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MAYOR  
Sidney A. Katz

COUNCIL MEMBERS  
Jud Ashman  
Cathy C. Drzyzgula  
Henry F. Marraffa, Jr.  
Michael A. Sesma  
Ryan Spiegel

CITY MANAGER  
Angel L. Jones



In order to complete the required building system replacements and upgrades (tenant improvements) and planning and design for build out, a FY09 supplemental of \$12,893,000 is requested. The purchase price for the building and land is \$76,340,000. There is an additional \$18,207,000 to construct specialized tenant improvements, including a new crime lab with expansion capabilities. The entire cost of the proposal including land, build out, and acquisition is estimated at \$107.4 million. Of this amount, we estimate that approximately \$5,000,000 will go to local area businesses under the County's Local Small Business Reserve Program.

The FY09 supplemental appropriation is required to enable us to move forward with a lease with GXS. Timing is significant both to GXS's commitment to beneficial lease terms and to our ability to satisfy the needs of MedImmune, an important economic asset, for expanded space. MedImmune recently purchased the Orchard Ridge building and would like us to vacate before our August 2013 lease termination. It is offering the County \$300,000 in relocation assistance, but only if we can vacate by July 2009.

I am recommending an amendment to the FY09-14 Capital Improvements Program (\$107,440,000) and supplemental appropriation to the FY09 Capital Budget (\$12,893,000) for the Public Safety Headquarters (Project #470906). This recommendation replaces my previous request on November 17, 2008 for preliminary project funding of \$1,674,000.

As described above, the supplemental appropriation will provide for land and building acquisition, planning, design, and construction for the relocation of public safety facilities (along with other miscellaneous lease consolidation opportunities) to 100 Edison Park Drive in Gaithersburg, known as the GE Building/GE Technology Park. Specifically, facilities and programs to be relocated from their current location as part of this project include: the Montgomery County Police Headquarters from Research Boulevard; the Montgomery County Fire and Rescue Service from the Executive Office Building; the Office of Emergency Management and Homeland Security; some divisions of the Department of Transportation and the Department of General Services; and the 1st District Police Station.

The recommended amendment is consistent with the criteria for amending the CIP because the project supports significant economic development initiatives which strengthen the fiscal capacity of the County government, and offers a significant opportunity which will be lost if not taken at this time.

I recommend that the County Council approve this supplemental appropriation and amendment to the FY09-14 Capital Improvements Program. I am also forwarding Special Capital Improvements Project Legislation under separate cover.

I appreciate your prompt consideration of this action.

IL: aa

- c: Joseph F. Beach, Director, Office of Management and Budget
- Jennifer Barrett, Director, Finance
- David Dise, Director, Department of General Services
- Arthur Holmes, Director, Department of Transportation
- Thomas Manger, Chief, Department of Police
- Richard Bowers, Interim Chief, Montgomery County Fire and Rescue Service
- Diane Jones, Assistant Chief Administrative Officer
- Kathleen Boucher, Assistant Chief Administrative Officer

Resolution: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: #31-S09-CMCG-6 - Amendment to the FY09-14 Capital Improvements Program (\$107,440,000) and Supplemental Appropriation to the FY09 Capital Budget (\$12,893,000)  
Department of Police,  
Montgomery County Fire and Rescue Service,  
Department of General Services,  
Department of Transportation,  
Office of Emergency Management and Homeland Security  
Smart Growth Initiative - Public Safety Headquarters, PDF #470906

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 five Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six 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>
Public Safety Headquarters	470906	Planning, Design Supervision and Construction	\$2,017,000 \$10,876,000	GO Bonds Interim Financing

4. The supplemental appropriation will provide for building and land acquisition, planning, design and construction for the relocation of public safety facilities (along with other miscellaneous lease consolidation opportunities) to 100 Edison Park Drive in Gaithersburg, known as the GE Building/GE Technology Park. Specifically, facilities and programs to be relocated from their current location as part of this project include: the Montgomery County Police Headquarters from Research Boulevard; the Montgomery County Fire and Rescue Service from the Executive Office Building; the Office of Emergency Management and Homeland Security; some divisions of the Department of Transportation and the Department of General Services; and the 1st District Police Station.
5. The recommended amendment is consistent with the criteria for amending the CIP because the project supports significant economic development initiatives which strengthen the fiscal capacity of the County government, and offers a significant opportunity which will be lost if not taken at this time.
6. The County Executive recommends an amendment to the FY09-14 Capital Improvements Program and a supplemental appropriation in the amount of \$12,893,000 and specifies the source of funds as G.O. Bonds and Interim Financing.
7. 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 FY09-14 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description forms 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>
Public Safety Headquarters	470906	Planning, Design Supervision and Construction	\$2,017,000 \$10,876,000	GO Bonds Interim Financing

This is a correct copy of Council action.

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Linda M. Lauer, Clerk of the Council

# Public Safety Headquarters -- No. 470906

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Other Public Safety  
General Services  
North Central Transit Corridor

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

March 26, 2009  
No  
None  
Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	2,413	0	0	2,413	919	1,107	387	0	0	0	0
Land	76,340	0	0	76,340	0	0	0	0	0	76,340	0
Site Improvements and Utilities	234	0	0	234	0	88	146	0	0	0	0
Construction	24,630	0	0	24,630	0	15,442	9,188	0	0	0	0
Other	3,823	0	0	3,823	55	316	3,452	0	0	0	0
<b>Total</b>	<b>107,440</b>	<b>0</b>	<b>0</b>	<b>107,440</b>	<b>974</b>	<b>16,953</b>	<b>13,173</b>	<b>0</b>	<b>0</b>	<b>76,340</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	78,357	0	0	78,357	974	1,043	0	0	0	76,340	0
Short-Term Financing	29,083	0	0	29,083	0	15,910	13,173	0	0	0	0
<b>Total</b>	<b>107,440</b>	<b>0</b>	<b>0</b>	<b>107,440</b>	<b>974</b>	<b>16,953</b>	<b>13,173</b>	<b>0</b>	<b>0</b>	<b>76,340</b>	<b>0</b>

### DESCRIPTION

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

The property will be acquired under the lease purchase agreement described in the Fiscal Note below.

### JUSTIFICATION

#### Montgomery County Police Headquarters

The Montgomery County Police Headquarters located at 2350 Research Boulevard is crowded and in need of major physical plant repairs and improvements. The building is in generally poor condition. The facility houses a mix of sworn and civilian units, but lacks the separation of law enforcement functions. The building also houses the Forensic unit and the crime laboratories. Because of the lack of space at the current site the Police Department has many of its functions dispersed to other locations in rented space.

#### Montgomery County Fire and Rescue Service Headquarters

The Montgomery County Fire and Rescue Service Headquarters is located at 101 Monroe Street on the 12th floor of the Executive Office Building (EOB). The space currently houses the Fire Chief, all five department division chiefs, and other key uniformed and administrative staff. However, due to facility and space limitations, other operational and administrative staff are located off-site. This creates inefficiencies for the day-to-day operations of the department. Also the EOB does not provide for needed 24/7 emergency response requirements and adequate parking accommodation.

#### 1st District Police Station

The 1st District Police Station was constructed in 1963 and is about 15,752 square feet while the current needs are about 32,000 square feet. To help with the need for office space, the Police Department has placed a trailer on the site behind the main building. Twenty staff members use this trailer for office space. Based on a recent County study (Facility Condition Assessment, January 2005), the building is in need of major maintenance including new windows and a new roof. The planning and design for a new 1st District Station was approved under Project No. 470703 with the location and schedule to be determined. The GE Technology Park Site is a prime location for this facility.

These public safety facilities are in aging undersized buildings that are in need of extensive rehabilitation. Due to significant ongoing interaction between the Police Department, Fire and Rescue Service, and Homeland Security, these agencies would benefit from co-locating their administrative functions to facilitate their ongoing interaction and to enable the sharing of resources and support services. This co-location will be efficient operationally and will eliminate regular travel between agencies.

#### Other leased facilities

There are number of County operations that are currently located in various leased facilities. This project will also provide for the relocation of a number of leased facilities which will reduce the County's long term lease costs.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	Department of General Services	
First Cost Estimate	Department of Transportation	
Current Scope	Department of Police	
Last FY's Cost Estimate	Montgomery County Fire and Rescue Service	
Appropriation Request	Department of Permitting Services	
Appropriation Request Est.	Department of Finance	
Supplemental Appropriation Request	Department of Technology Services	
Transfer	Office of Management and Budget	
Cumulative Appropriation	Washington Suburban Sanitary Commission	
Expenditures / Encumbrances		
Unencumbered Balance		
Partial Closeout Thru	Special Capital Projects Legislation will be proposed by the County Executive	
New Partial Closeout		
Total Partial Closeout		

## Public Safety Headquarters -- No. 470906 (continued)

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Plans and studies for this project include: "Program of Requirements for The Police-Fire-Rescue Service-Homeland Security Department's Headquarters Facility and Police First District Station", September 2006; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

### OTHER

The FY09 appropriation includes \$2.4 million for Planning and Design and \$10.5 million for building system replacements and upgrades.

-A pedestrian impact analysis will be completed for this project during the design phase.

### FISCAL NOTE

The County intends to enter into a triple net sublease purchase agreement which will allow it to exercise its' purchase option at any time before April 30, 2014. Ongoing financial analysis will determine when it is in the best interest of the County to acquire the property.

Interim financing will be used for land acquisition in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds.

The approved 1st District Police Station project (No. 470703) will be closed out.

**GE TECH PARK ACQUISITION  
COUNTY COUNCIL PRESENTATION SUMMARY  
MARCH 26, 2009**

**1. TIMELINE ( See schedule at Page 1 )**

- Lease building starting May 2009
- Lease one floor from May 2009
  - Occupants, - ~~DGS~~ and Parking, DOT
- Build out and occupy complete building by FY11
  - Occupants – Police, Fire & Rescue, Emergency Management and Homeland Security, ~~DGS~~, Corrections, DOT
- Acquire building by no later than FY14
  - Ongoing financial analysis being conducted to determine most cost effective date to purchase.

→ After 3/26 it was decided that DOT rather than DGS would relocate to the GE Tech Building

**2. CAPITAL COSTS ( See PDF at Page 2 )**

- Planning, design and supervision - \$ 2.4 million – FY09 supplemental appropriation request.
- Initial upgrades - \$10.5 million – FY09 supplemental appropriation request
- Other build-out costs - \$18.2 – FY10 appropriation estimate
  - The entire 5<sup>th</sup> floor of building (52k gross square feet) is intended to eventually become the Police Crime Lab space. If Federal Stimulus money becomes available, build out will be sooner.
- Property Acquisition – Estimated at \$76 million by FY14

**3. NET OPERATING BUDGET IMPACT (See schedule at Page 3 and Assumptions at 3a )**

- a. **Gross Operating Costs – GE Tech Park**
  - Rental payment to GXS
  - Real Estate Taxes
  - Operating Expenses (Maintenance & Utilities)
- b. **Cost Savings – Vacate Leased Facilities and Other County-Owned Buildings**
  - Lease savings
  - Operating Expense (Maintenance & Utilities)

**4. LEASE AVOIDANCE (See schedule at Page 4 )**

- Lease avoidance estimates the benefits of occupying spaces made available by the initiative that might otherwise have to be leased.

**5. DEBT SERVICE IMPACT (See schedule at Page 5 )**

- Upgrades and Build-out
- Property Acquisition (net of related land sale proceeds)

Smart Growth Initiative - Program Summary Schedule

3/26/2009

	Site	Proposed Facility	Occupant	Acquisition/ Disposition	Design Start	Construction Encl	Full Occupancy
1	<b>GE Tech Building</b>	Public Safety Headquarters & 1st District Police Station	Police, Fire Rescue Services, Office of Emergency Management and Homeland Security, Department of General Services, Other Lease Facilities	Lease 05/09 and 10/09 Purchase 2014	05/18/09	01/17/11	02/28/11
2	<b>Casey 6&amp;7</b>	Equipment and Maintenance Operations Center	Department Of Transportation & Day Laborer	07/03/09	04/02/09	09/15/11	12/14/11
3	<b>Webb Tract</b>	Public Safety Training Academy & MCPS Food Services	Police, Fire Rescue Services, & MCPS	06/15/10	06/19/09	01/12/12	04/01/12
5	<b>Finmarc</b>	Liquor Warehouse	Department of Liquor Control	05/29/09	04/02/09	03/18/11	06/23/11
6	<b>TBD Site</b>	MCPS Bus Depots	Montgomery County Public School	TBD	04/15/11	08/26/13	11/04/13
7	<b>Seven Locks Maintenance</b>	Radio Shop	Department of Technology Services	NA	09/10/10	10/24/12	01/02/13
8	<b>TBD Site</b>	Park & Planning Maintenance Depots	M-NCPPC Park Maintenance	TBD	09/14/10	04/19/13	08/07/13

## Assumptions of Net Budget Impact for GE Building

### COSTS

#### Rent to GXS

- ◆ The lease will be full service until October, 2009. Landlord provides all operating expenses and utilities
- ◆ After GXS vacates in October, 2009, lease will be NNN – County will pay all operating expenses and utilities

#### Real Estate Taxes

- ◆ GXS will pay real estate taxes in FY09 and FY10
- ◆ The City of Gaithersburg annual tax revenue is \$136,260 (based on FY09 actual)
- ◆ Beginning in FY11, the County must pay real estate taxes, est. at \$2.24/sf until County acquires building
- ◆ Assumes 2% annual inflation

#### Maintenance and Operating Expenses

- ◆ Operating expenses such as janitorial, maintenance, grounds and snow removal are estimated at \$6.00/sf in FY10
- ◆ Assumes 3% annual escalation

#### Utilities

- ◆ Utilities are estimated at \$3.20/sf in FY10. Estimate derived from actuals provided by landlord. As a point of reference, utility costs in the COB are \$4.22/sf and utilities at current Police HQ are \$3.79/sf
- ◆ Assumes 3% annual escalation

### SAVINGS

Relocation assistance from MedImmune of \$300k is available if we vacate 101 Orchard Ridge by July 30, 2009.

#### Maintenance and Utility Savings

- ◆ Based on actual FY08 maintenance and utility costs for:  
Leased Locations:  
    Police           Special Operations  
                      Fraud, False Alarm, Pawn, Red Light  
    Fire             Self Contained Breathing Apparatus  
                      Bomb Squad  
Owned Locations:  
    Police           1<sup>st</sup> District  
                      Headquarters
- ◆ Assume 3% annual escalation

#### Lease Savings

- ◆ Terminating the following leases:  
    Police           Special Operations  
                      Internal Affairs  
                      Fraud, False Alarm, Pawn, Red Light  
    Fire             Bomb Squad  
                      Internal Affairs  
                      Self Contained Breathing Apparatus  
    Fire/Police Shared Space - PS 2000 Training  
    Transportation/General Services Shared Space  
    Corrections - Administrative HQ
- ◆ Assumes 3% annual escalation

Rev. 3.25.09

Lease Avoidance							
Lease Avoidance	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	Total
12500 Ardennes	\$0	\$0	(\$66,417)	(\$91,212)	(\$93,949)	(\$96,767)	(\$348,345)
EOB 10th Floor	\$0	\$0	(\$44,255)	(\$60,777)	(\$62,601)	(\$64,479)	(\$232,113)
EOB 11th Floor	\$0	\$0	(\$221,277)	(\$303,887)	(\$313,004)	(\$322,394)	(\$1,160,563)
EOB 12th Floor	\$0	\$0	(\$221,277)	(\$303,887)	(\$313,004)	(\$322,394)	(\$1,160,563)
<b>Total Lease Avoidance</b>	\$0	\$0	(\$553,227)	(\$759,765)	(\$782,558)	(\$806,034)	(\$2,901,583)

These numbers represent opportunities to occupy spaces freed up by this initiative that might otherwise have to be leased

**Assumptions**

1. Negative numbers represent a benefit to the County
2. Ardennes benefit based on FY08 actual rent, escalated at 3%/yr
3. Rental Value of space in EOB assumed at \$27/sf
4. Annual escalation at 3%

**Smart Growth Initiative**

	Financed with Commercial Paper				Financed with GO Bonds			
	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
<b>PSHQ (#470906) – Initial upgrades</b>								
<b>Amount Financed</b>		\$10,500,000						
Annual Interest Rate		2.90%	3.40%	3.50%				
Interest Cost		\$304,500	\$357,000	\$367,500				
Principal		NA	NA	NA				
<b>cost/year</b>		\$304,500	\$357,000	\$367,500				
<b>PSHQ (#470906) – Initial upgrades and buildout</b>								
<b>Amount Financed</b>	\$974,000	\$7,427,000	\$20,598,000		\$31,098,000			
Annual Interest Rate	2.00%	2.90%	3.40%	3.50%	5.50%	5.50%	5.50%	5.50%
Interest Cost	\$19,480	\$215,383	\$700,332	\$720,930	\$855,195	\$1,667,630	\$1,582,111	\$1,496,591
Principal	NA	NA	NA	NA	NA	\$1,554,900	\$1,554,900	\$1,554,900
<b>cost/year</b>	\$19,480	\$215,383	\$700,332	\$720,930	\$855,195	\$3,222,530	\$3,137,011	\$3,051,491
<b>GETech Acquisition, less Disposition of Research Blvd &amp; 1st District Police</b>								
GeTech Park - Acquisition						\$76,340,000		
Research Blvd. - Disposition			(\$9,215,000)					
1st District Police Station - Disposition				(\$6,532,000)				
<b>Amount Financed</b>			NA	NA	NA	\$60,593,000		
Annual Interest Rate						5.50%	5.50%	5.50%
Interest Cost						\$1,666,308	\$3,249,300	\$3,082,669
Principal						NA	\$3,029,650	\$3,029,650
<b>cost/year</b>						\$1,666,308	\$6,278,950	\$6,112,319

Note: This is the high-cost scenario, as some of these costs would be paid off with some of the dispositions in FY11-13, and would not necessarily be funded with GO debt.

TESTIMONY BEFORE THE MONTGOMERY COUNTY COUNCIL

**Supplemental appropriation and amendment to the FY09-14 Capital Improvements Program of the Montgomery County Government - Smart Growth Initiative; for the Public Safety Headquarters (GE Tech Park Building) Bill 14-09, Special Capital Improvements Project - Public Safety Headquarters**

April 21, 2009

Good evening. My name is Diane Schwartz Jones, Assistant Chief Administrative Officer in the Office of the County Executive. I appreciate the opportunity to testify before the Council on behalf of County Executive Isiah Leggett on the exciting opportunity to acquire the former National Geographic headquarters – now commonly referred to as the GE Building.

The purpose of this proposed acquisition is to create a Public Safety Headquarters that will increase the efficiency of our public safety agencies, while offering long term savings to our taxpayers. With the backdrop of the Public Safety Headquarters, and the existing lake with its ring of cherry trees, we also propose to locate the long-awaited Public Safety Memorial on the manicured lawn in front of the lake.

A Public Safety Headquarters at this location will address longstanding needs of the County while providing nearby residents and businesses with a good and stable neighbor. The Public Safety Headquarters will serve principally as the administrative offices for co-located police and fire and rescue services. The existing police headquarters is extremely overcrowded, in poor condition and in a facility that has historically required significant capital maintenance and repair. The police need a modern crime laboratory, adequate storage and sufficient office space in a good working environment.

On top of being direly over-crowded in the headquarters building, police administrative offices are dispersed to off-site locations in leased spaces. With this acquisition, the County will eliminate an aggregate of Forty-two Million Four Hundred Thousand Dollars of lease payments.

Prior to realizing that the GE Building was potentially available for sale, the County had initiated efforts to lease a new police headquarters to address the significant space needs of the Police Department. That approach would have cost the County an estimated Five Million Seven Hundred and Fifty Thousand Dollars per year in rent payments, which, stated in aggregate terms would have amounted to approximately One Hundred and Fourteen Million Dollars for a twenty year term. Acquisition of the GE Building enables us to meet our desperately overdue space needs and to consolidate out of existing leases while eliminating existing and additional rent payments in the future.

There are multiple advantages to co-locating our public safety services administrative offices. Our public safety personnel interact extensively and require a high degree of daily coordination and during significant events. Being in the same building enables seamless coordination, collaboration and communication opportunities. Operationally, each agency provides day to day

support to each other. During a crisis, the time saved and efficiencies realized from being located together will be invaluable, minimizing delay in communications and potentially saving lives.

In addition, the GE Building would house the new 1<sup>st</sup> District Police Station. The current station is almost 50 years old and in very poor condition. Including the new 1<sup>st</sup> District station at the GE building avoids the costs of constructing a new station – at an estimated cost of approximately Twenty-four Million Dollars -- and allows for land proceeds from the existing 1<sup>st</sup> District station site to be offset against the purchase price.

Co-location enables our public safety agencies to share space, office equipment and resources. Over time, this will result in cost savings through elimination and avoidance of redundancies. Additionally, while we have not quantified this as a savings, putting police and fire and rescue administration in the same building will reduce trips and time spent traveling to and from meetings which occurs extensively in the ordinary course of business.

The GE Building has approximately 408,000 square feet of space on a site that is 51.57 acres. The building itself is spacious with adequate parking to meet the needs of the departments and those coming to visit the departments.

We intend to enter into a lease purchase arrangement for the property. Under this arrangement we will initially sublease the building from GXS and receive a significant rent subsidy. The lease arrangement will be for not more than five years and the County has the right to call for closing at any time during those five years. The purchase price is Seventy-six Million Three Hundred and Forty Thousand Dollars, which includes the land, building and development rights. The owner has agreed that the price will not escalate over the five year period. We intend to use interim financing for our initial financing needs. We currently have adequate long-term bond financing capacity for the time at which the purchase will actually occur and we are not displacing any programmed Montgomery County Public Schools or other project from the existing CIP.

While we recognize that both the County Executive and the County Council are wrestling with difficult budgets this year and next year, this transaction is structured to provide the County with maximum funding flexibility so that the purchase will not displace any programmed projects, or have a material impact on capacity over the next several years. This project will allow the County to position itself for the future in a way similar to the choices that a prior County Council faced 25 years ago when making decisions about the County's biosciences center. The County Executive believes we must think strategically and for the long term – even in difficult financial times. The opportunity to acquire this site is likely to be fleeting due to private sector interest in developing it. In order to provide the best long term opportunities for efficient and effective delivery of public safety services while reducing our reliance on fragmented locations for services and the need for leases, the Executive is recommending the timely approval of this project.

Thank you for your consideration. Executive Staff is available to answer any questions you may have.

TESTIMONY BEFORE THE MONTGOMERY COUNTY COUNCIL

**Supplemental appropriation and amendment to the FY09-14 Capital Improvements Program of the Montgomery County Government – Smart Growth Initiative; \$12,893,000 for the Public Safety Headquarters (GE Tech Park Building)**

Good evening. My name is Fire Chief Richard Bowers and I am here to offer some comments regarding the opportunity for the County to acquire the National Geographic headquarters building for a joint Fire-Police Headquarters.

This unique opportunity provides the Police Chief and Fire Chief to share critical resources on a day to day basis. Being co-located with the Police Chief and staff provides the avenue to communicate daily on sensitive administrative and operational matters to public safety. Additionally, the co-location of Fire and Police staff allows for collaboration and coordination of day to day operational incidents and events.

The ability of the Fire and Police staff to be co-located saves precious time during critical events and incidents. It also minimizes delays in notifications and support from each Department. The daily events and incidents in the County require immediate action and support and being co-located permits the staff from each Department to respond immediately without delays during crisis situations.

Lastly, the Public Safety Memorial will also be constructed on this site. This beautiful and fitting tribute for our fallen public safety personnel will have an appropriate site for all to visit and pay their respects.

I ask the Council to consider and approve the necessary funding for the purchase of the National Geographic Building for the joint Fire and Police Headquarters Building.

Thank you!

TESTIMONY BEFORE THE MONTGOMERY COUNTY COUNCIL

Supplemental appropriation and amendment to the FY09-14 Capital Improvements Program of the Montgomery County Government - Smart Growth Initiative; Public Safety Headquarters (GE Tech Park Building)

Bill 14-09, Special Capital Improvements Project - Public Safety Headquarters

April 21, 2009

Good evening. I am Thomas Manger, Chief of the Montgomery County Police Department. I am testifying in support of Bill 14-09, Special Capital Improvements Project- Public Safety Headquarters.

The creation of a new Public Safety Headquarters has several operational and administrative benefits. The poor overall conditions, lack of amenities, and cramped work areas have been an issue with the current Headquarters facility for many years. Since the Department moved into this facility over 30 years ago, the needs and requirements of our agency have expanded significantly in terms of size and function. Advances in technology have redefined what a modern law enforcement agency needs in order to meet its mission to protect the community.

Headquarters currently lacks the space to expand the severely undersized Crime Lab. In the past, most evidence submissions to the lab were made by detectives ... but today, even patrol officers make numerous submissions to the crime lab. As a result of space limitations, we cannot provide lab services that are consistent with full Crime Lab capabilities that are customarily associated with a major law enforcement agency. We plan to locate evidence and drug storage on the premises, a convenience that will no longer necessitate our staff having to transport evidence between the existing Crime Lab and our evidence-storage facility. Another developing technological advancement that creates the need for additional staff and space is the provision of regional data-sharing capability, including biometrical data. The new Headquarters will have the space and configuration to efficiently house these and other developing requirements for our Department.

The synergy of co-locating the Police Department and the Fire-Rescue Services in one facility cannot be underestimated. The challenges and hazards that confront the public-safety agencies of a major metropolitan jurisdiction of nearly 1 million residents—such as Montgomery County—are substantial. The National Incident Management System (NIMS) is designed for the two public-safety agencies to work together when managing events. Severe weather, terrorist acts and hazardous material traffic collisions are examples of large-scale events that could happen at any time. Our risk profile is obviously elevated due to our immediate proximity to Washington, D.C. The new Headquarters will have the capabilities to allow the operational components from Police, Fire/Rescue and Emergency Management to operate under a unified command following NIMS. Co-location of these agencies will not only serve the County well during major emergencies but also will benefit operations and working relationships on a day-to-day basis.

The major building systems in the current facility (HVAC, roof, plumbing, electrical) are in very poor condition and are subject to repeated breakdowns. The emergency-power capability at the current Headquarters is completely insufficient to maintain an appropriate level of operations when power is not available. A new Headquarters will allow us to move into space that is properly climate-controlled with appropriate amenities to meet our current and future needs.

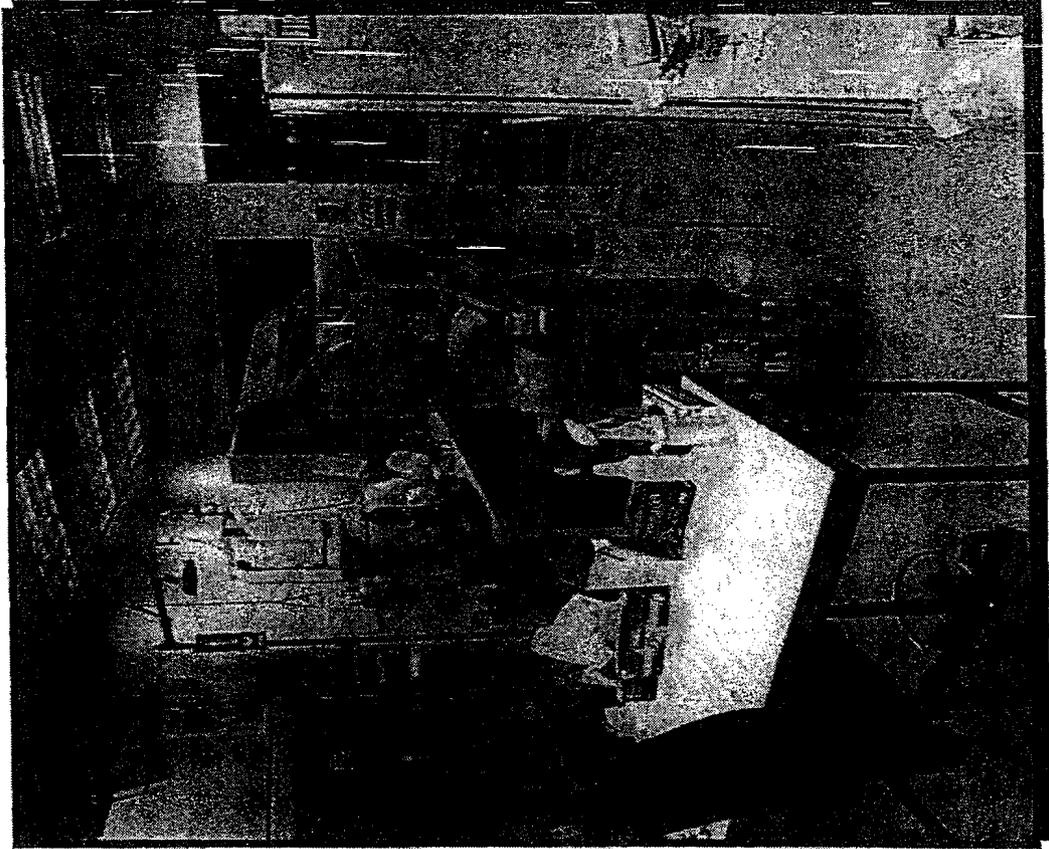
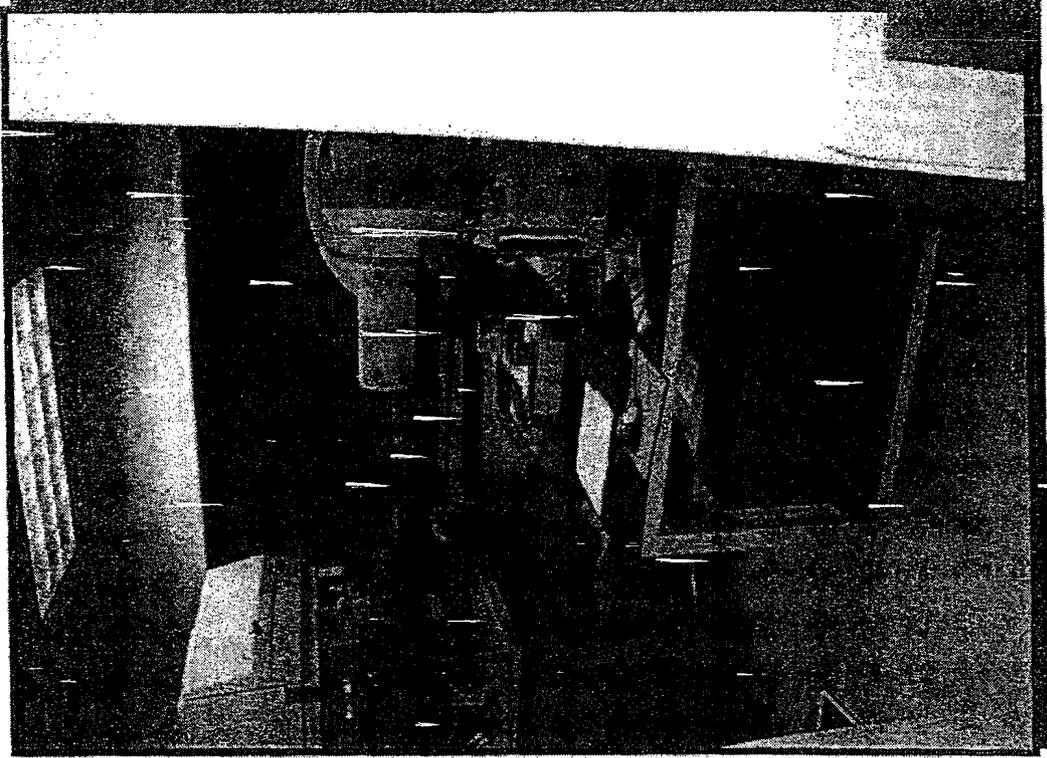
Generally speaking, the entire existing Headquarters facility lacks the size to support the number of staff in the Department. The new Headquarters will enable several divisions and sections of the Department that are currently located in leased space elsewhere to be co-located in one facility. Our MCP Stat program requires all divisions to interact and share information and such removal of geographic barriers will increase organizational efficiency and communication. These work units include: Special Operations Division, Traffic Division, Internal Affairs Division, Fraud Unit, Pawn Unit, False Alarm Reduction Section, Background Investigators, and the Volunteer Resources Section.

Finally, the provision of the new Headquarters at GE will accommodate new quarters for the 1<sup>st</sup> District Police Station. The existing structure is approaching 50 years of age and is beyond its life expectancy. As with the current headquarters, the 1<sup>st</sup> District is in very poor overall condition with insufficient space and inadequate configuration to meet the needs of a modern police station.

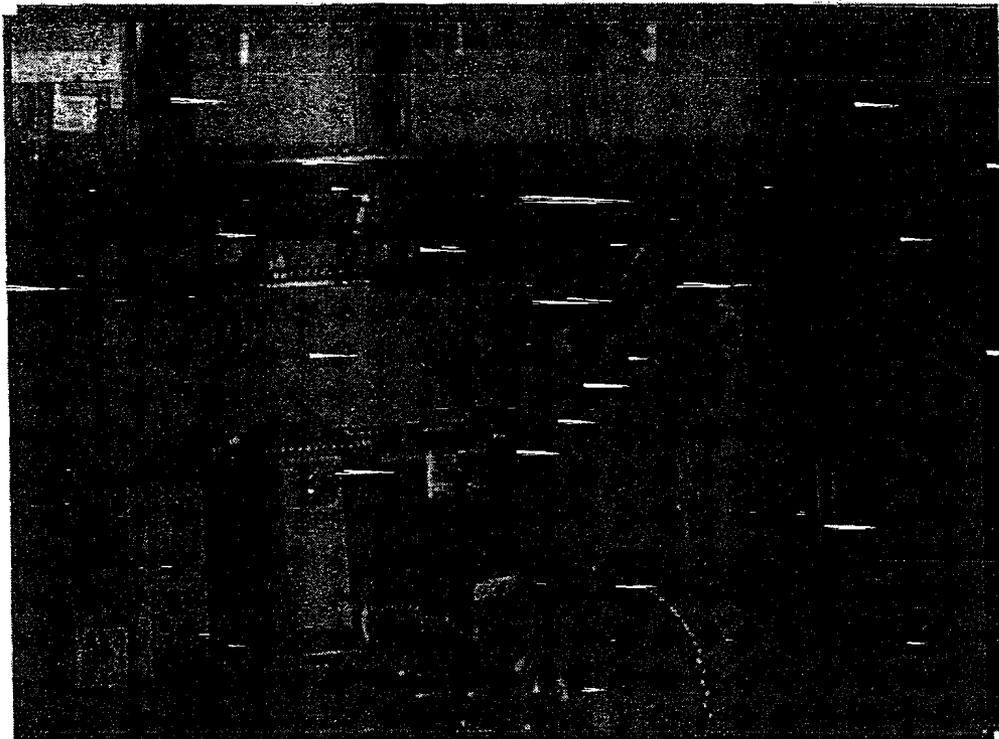
In summary, the provision of a new Police Headquarters and 1<sup>st</sup> District Police Station at the GE building will allow the Department of Police to centralize and enhance its operations, provide our staff with the facility resources needed, and allow a level of police service that the residents of our County expect and deserve.

Ag. #19, #3

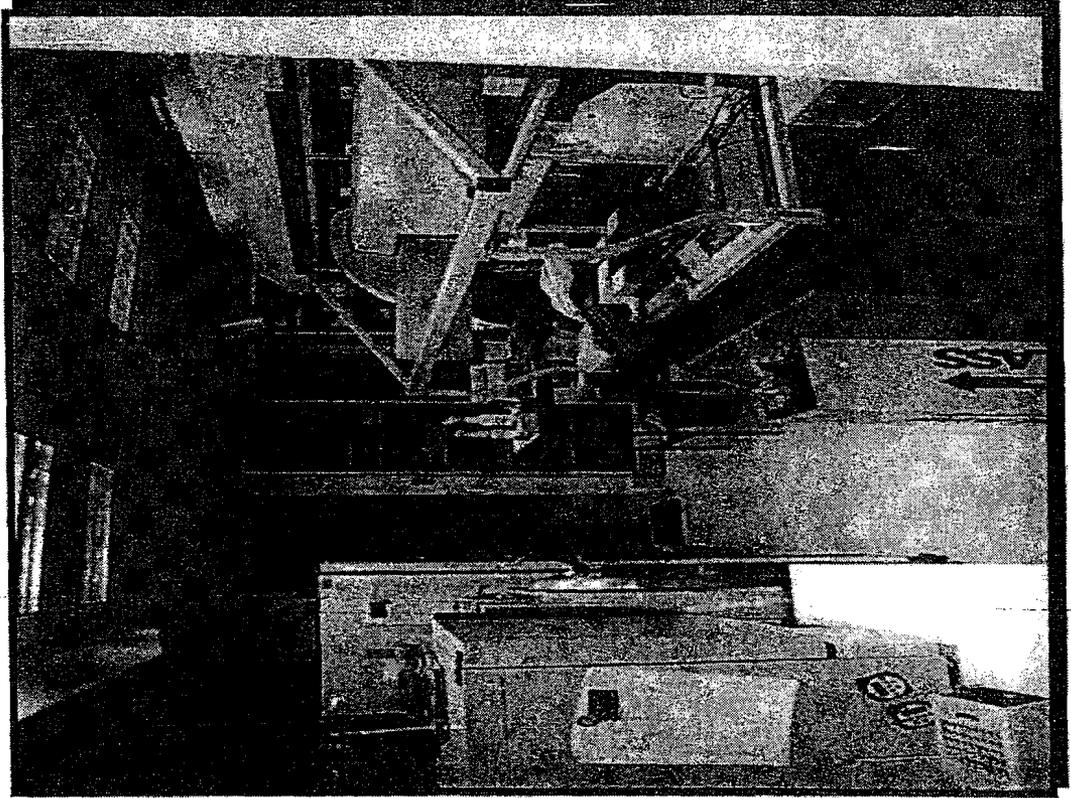
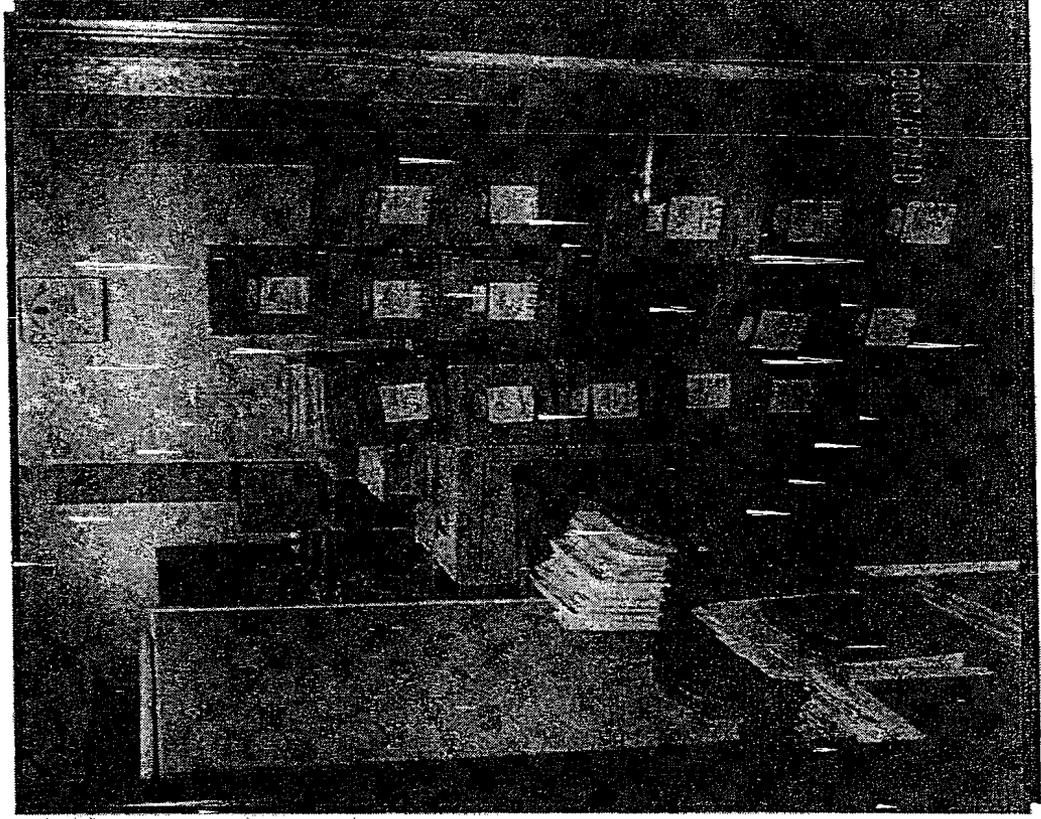
# Crime Lab



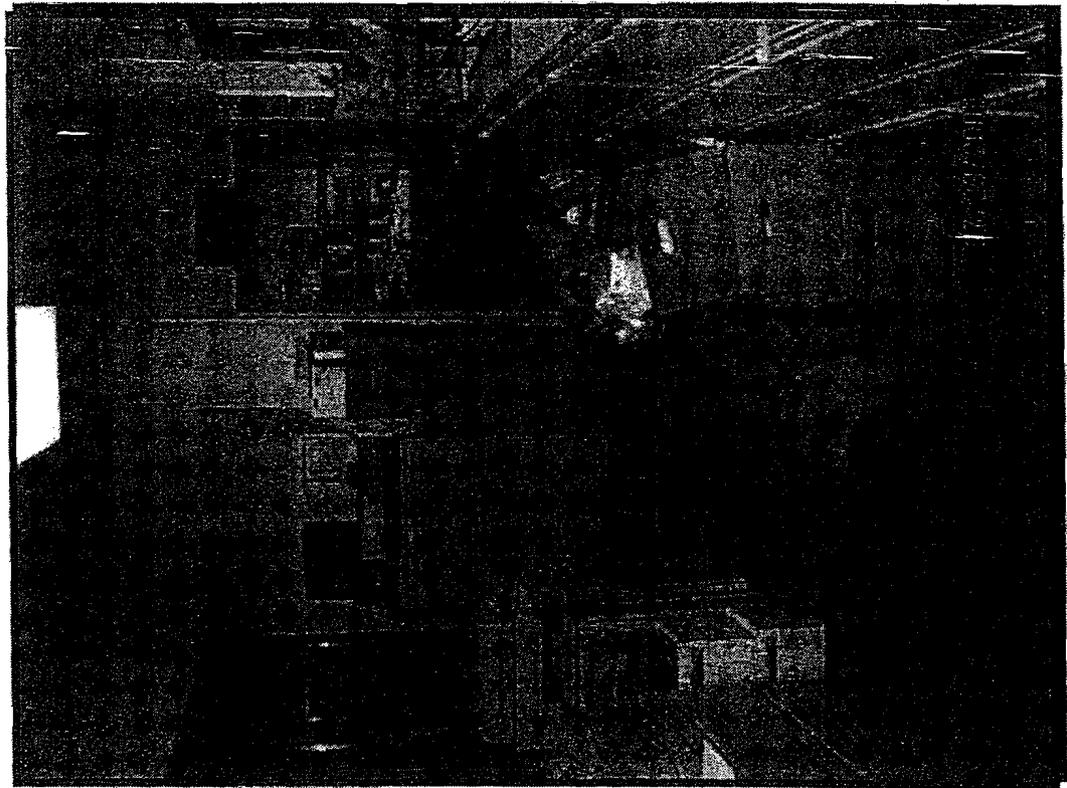
# Crime Lab



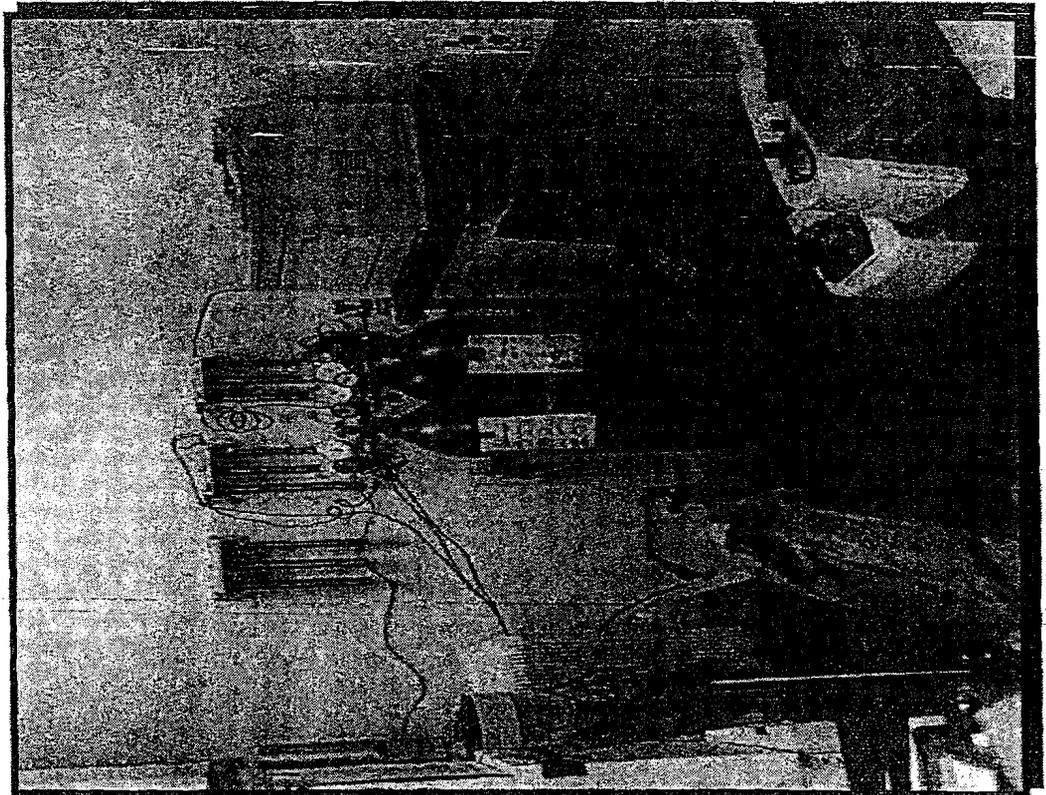
# Crime Lab



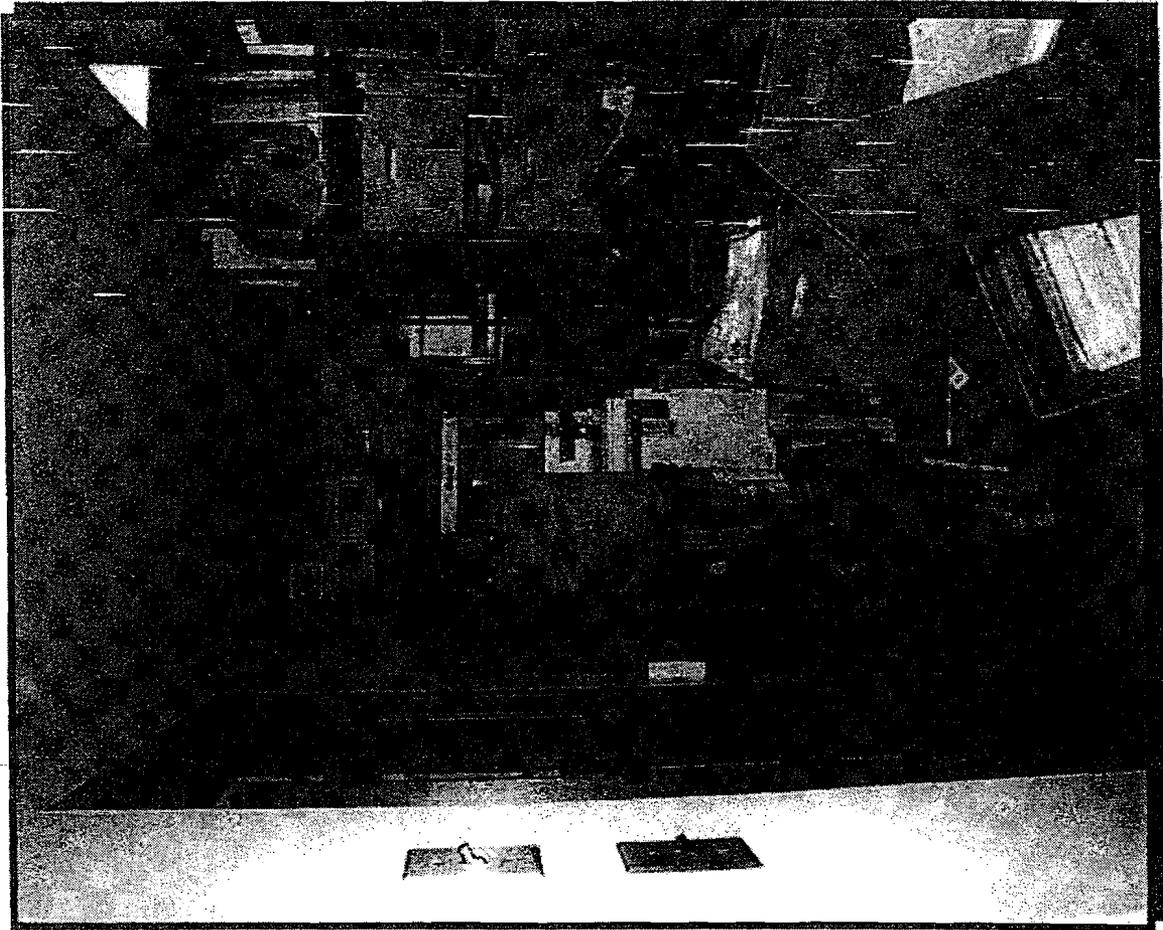
# Crime Lab



# Crime Lab



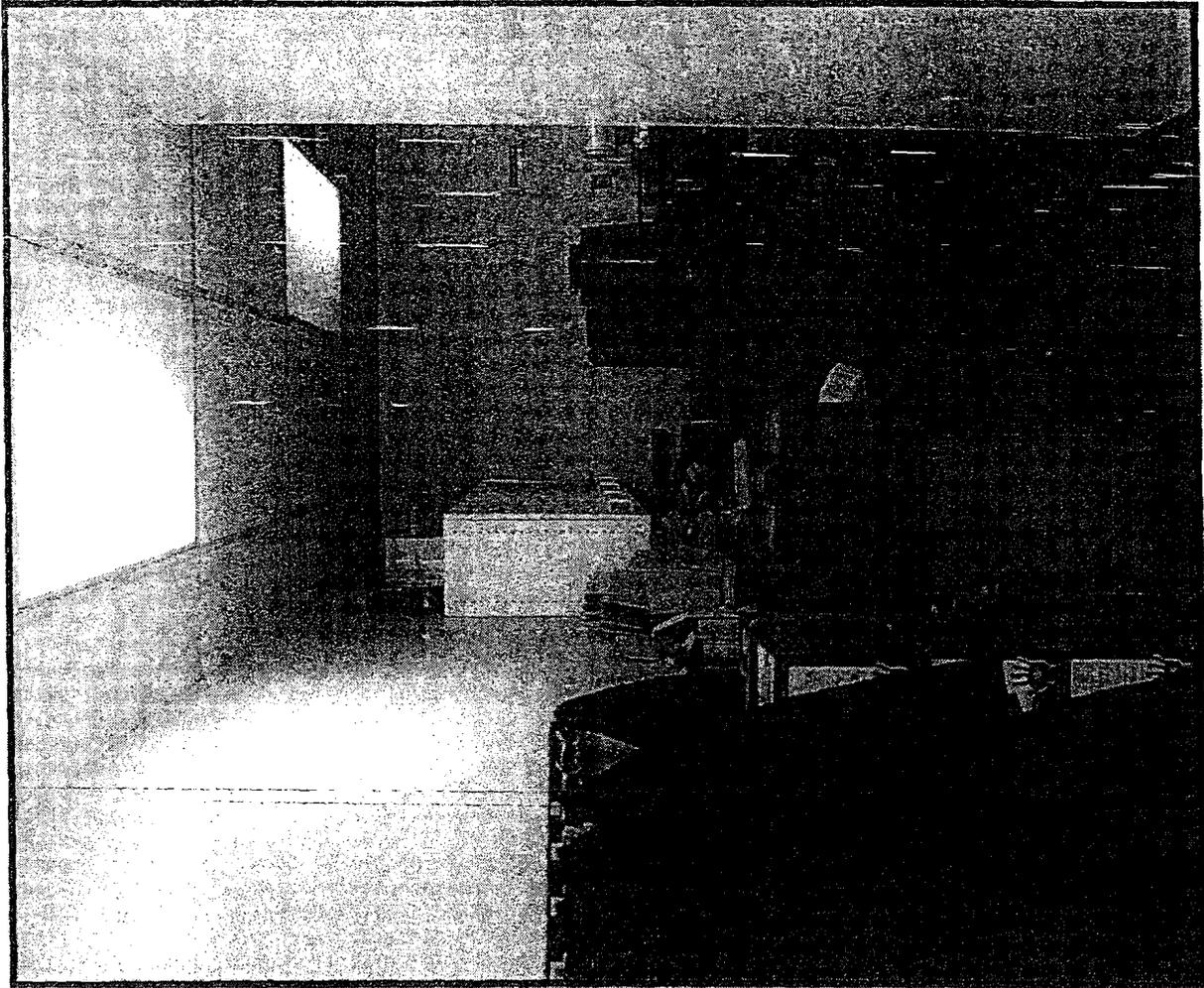
# Crime Lab



# Forensic Services employee working in cramped quarters



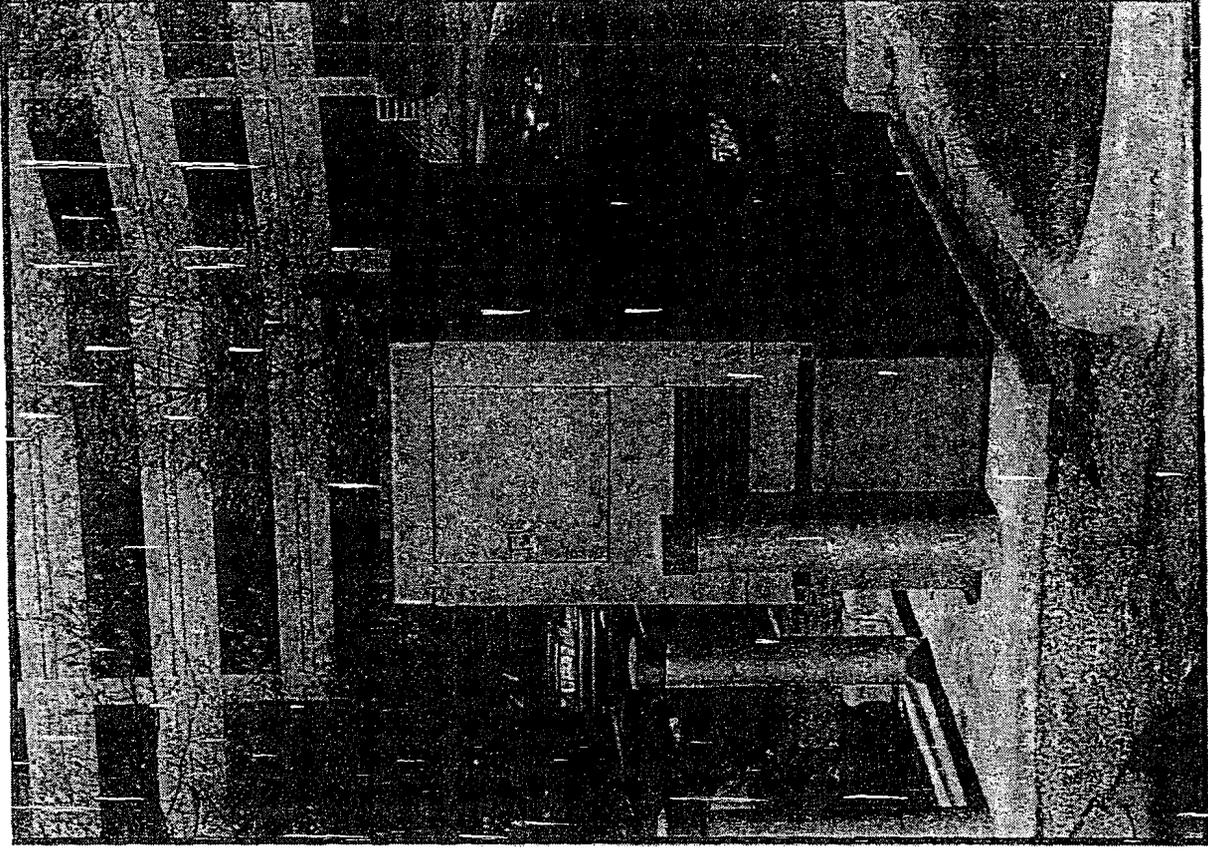
**Forensic  
Services work  
area and  
evidence box  
storage**



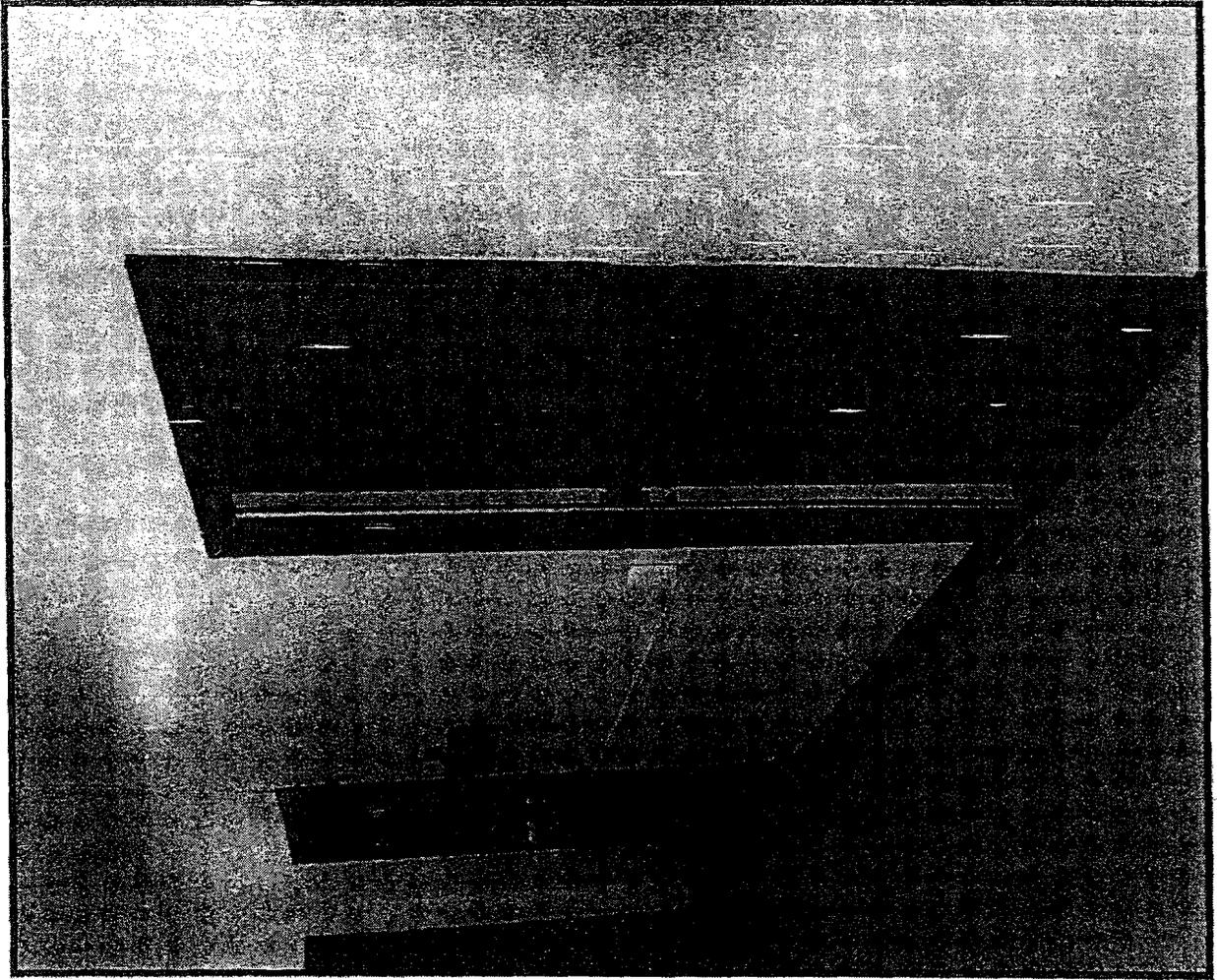
**Forensic  
Services work  
table and supply  
area**



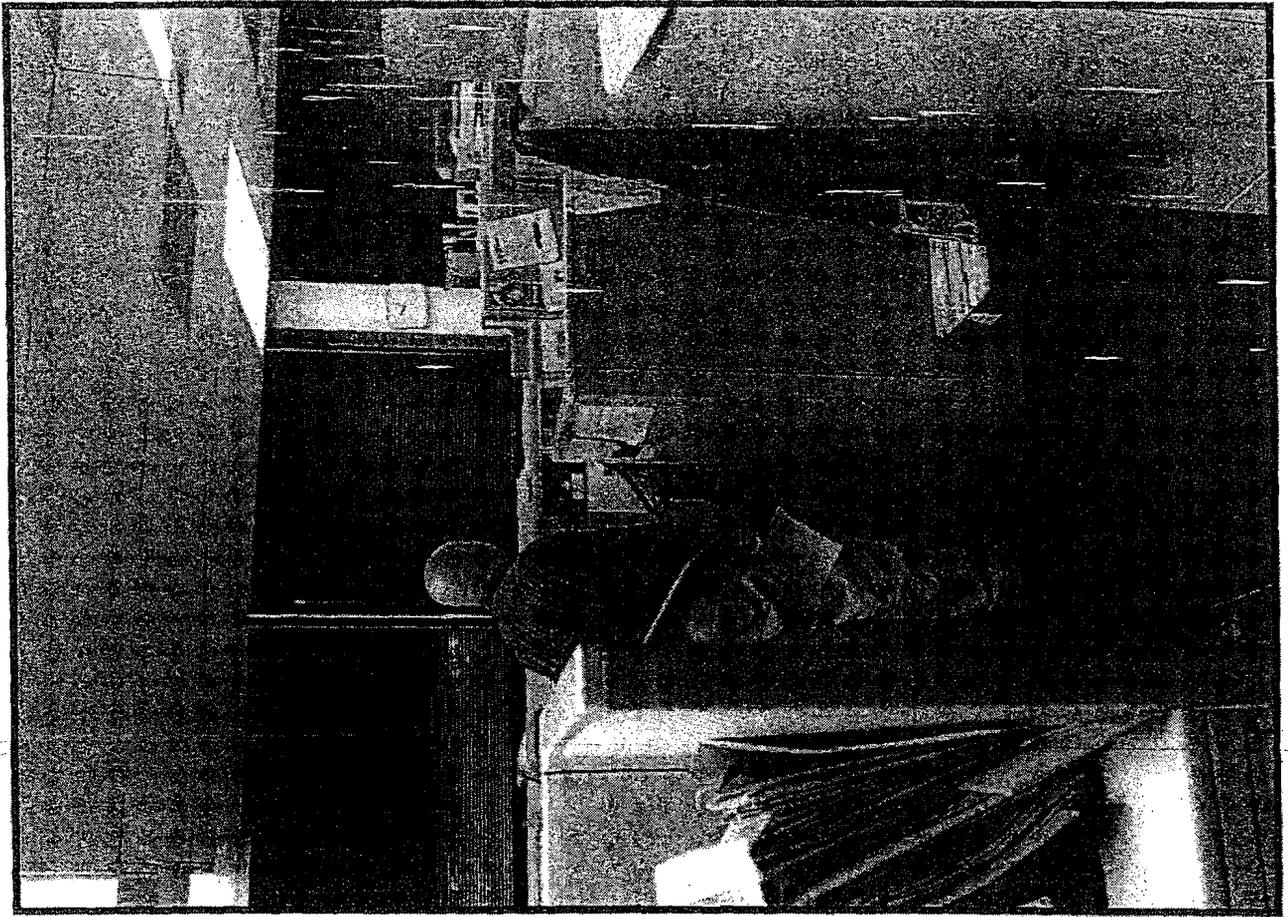
**Emergency  
generator at  
Headquarters  
provides minimal  
backup power for  
a limited amount  
of time**



**Interview rooms  
immediately  
adjacent to the  
main corridor**



# Cramped work area for Major Crimes Division



**Testimony of the City of Gaithersburg before the Montgomery County Council on Bill  
Number 14-09—Special Capital Improvements Project-Public Safety Headquarters  
April 21, 2009**

Good Evening President Andrews and members of the County Council. I am here this evening representing the Mayor and City Council to provide the City's comments on bill number 14-09 and the County Executive's Smart Grown Initiative

As previously stated, we believe that of the goals of this initiative are in concert with the philosophy that the City has used in advancing residential and commercial development in recent years. Consolidation of County uses and facilities, reduction of the amount of leased space by the County, and furthering transit-oriented development near the Shady Grove Metro Station are all important and worthy initiatives.

As you know, the City of Gaithersburg was extremely concerned when we first learned of the County's proposal to purchase the GE and Finmarc properties. However, the City and the County Executive's staff have been in discussions for over a year, and many of our concerns have been conceptually addressed. Since the beginning our discussions, it has been a goal of both the City and the Executive Branch to reach an agreement which would be memorialized in writing.

In early March, City Manager Jones corresponded with Chief Administrative Officer Firestine, and Mayor Katz and the entire Council signed a letter to Council President Andrews. The purpose of these letters was to clearly outline the City's position on various issues, and to formally request that a binding agreement be reached between the City and the County. These letters also requested that the County Council not approve any additional funding for the project until such time as an agreement was reached.

On March 23, 2009, a meeting was held between City and County staff to discuss the development of a Memorandum of Understanding. While agreement was not reached on a number of key issues, it was agreed that the next step would be that the County Attorney's Office prepare a draft Memorandum of Understanding. We expect to receive the draft agreement in the very near future, and believe the next step will be another meeting to discuss potential revisions.

Progress is being made, but the Mayor and City Council would like to reiterate their request that the County Council not approve any additional funding for the Smart Growth Initiative until negotiations are complete with the City and a binding agreement is executed.

I appreciate the opportunity to testify this evening, and would be pleased to address any questions you may have.

STATEMENT OF THE  
CONCERNED TAXPAYERS OF MONTGOMERY COUNTY  
TO THE  
MONTGOMERY COUNTY COUNCIL

April 21, 2009

Good evening members of the Council. My name is James Hubbard and I am here to register some additional concerns about the exorbitant cost of the County Executive's Smart growth initiative. I am a member of and am here to represent the Concerned Taxpayers of Montgomery County, a 501 (c) entity.

Since your public hearing last January, several things have come to pass. The Gaithersburg City Council has made known its wishes as to the future of the GE Tech Park Property. The Concerned Taxpayers of Montgomery County supports the position taken by the City and urges the consideration of this position as you proceed.

Some of the details of the County Executive's purchase of the Finmarc property have become public. We have questions about this purchase. At this point, Montgomery County may be the only county in the entire nation with its own alcoholic beverage control apparatus. In the past few years, more than one attempt has been made to get the county out the business of selling liquor. At some point, the taxpayers may realize that there is likely more revenue to be derived from taxing the sales made by private liquor stores than by selling alcoholic beverages through a publicly owned distribution system. When that happens, Montgomery will be the owner of a warehouse with no apparent purpose which stands in the middle of a residential neighborhood. Continuation of ownership by the county will generate the same amount of anxiety and protest from the neighbors that the current proposed use is generating. Sale of the warehouse, which at that point would be on county owned property and removed from the planning process of the City of Gaithersburg, will generate more protest. I urge you to carefully examine what the purchase of this warehouse will gain, not only in the short term, but also in the next decade, before you approve it.

The GE office building to be used by the County Police, the Fire and Rescue Service and other county offices is forty years old. We have received at least one opinion from a knowledgeable county source that the HVAC (heating, ventilating and air conditioning) systems will require total replacement. That is a significant expense. In addition, the building was constructed well before the information systems as we know them today existed. In short, the building was never wired to the necessary specifications required to support the proposed county uses. While wiring upgrades have most likely

been installed by the current users, there have been multiple tenants and probably separate wiring for each tenant. Has the expense to provide the necessary upgrade for appropriate county use been factored in?

The estimate we have seen places the renovation of the building and its systems at twice the cost of acquiring the building in the first place. We strongly urge this council to perform due diligence on the total cost of the purchase and renovation of this building prior to approving any capital funding.

Let me repeat something I said at your last public hearing. "This county, this year alone is facing a deficit of almost a **Half of a BILLION Dollars**. State financial aid for the county will very likely decrease as the State of Maryland begins to grapple with its own huge deficit. County employees are facing furloughs. There is no guarantee that fuel costs will remain low. Tax assessments on homes in Montgomery have been adjusted downward by double digit percentages. In short, county revenue is shrinking and shrinking fast." As we now know, state aid for the county has been cut by over \$30 million.

Further, there is a limit to the size of the pool of general obligation bonds which the county can issue. These bonds are debt obligations and are carefully watched by the bond markets. If the county wishes to issue these bonds to purchase and renovate the buildings on the GE Tech park property, the pool of money available for construction and renovation of county schools and other county priorities such as recreation centers, senior centers etc., will decrease commensurately. Issuing general obligation bonds for the purchase and renovation of the GE Tech park buildings will not improve our bond rating and may impact it negatively.

As far as we know, there has been no modification to the spread sheet issued by the Office of the County Executive which changes any of the funding plans for this project. That spread sheet shows \$69 million in unspecified tax revenue. It appears that on top of the debt on the general obligation bonds, county taxpayers will be burdened with additional taxes.

Let me use another quote from our last presentation to this council. "The Concerned Taxpayers of Montgomery County are mindful, as this council should be that voters passed an amendment to the county charter in the most recent election requiring a unanimous vote of council members to raise property taxes by more than the amount of inflation. Our economy may be facing deflation which might mean that property values will continue to fall which will further reduce property tax revenue."

We have no quarrel with smart growth. Indeed, parts of this plan make good sense. Some of our members live in the county's best example of smart growth – the community of Kentlands. But we stand by our initial assessment. This county cannot afford this project at this time.

Thank you for your time and I would be pleased to answer any questions.

Aug. 17, #6



ATTORNEYS

STEVEN A. ROBINS  
DIRECT 301.657.0747  
SAROBINS@LERCHEARLY.COM

**Public Hearing Statement on  
County Executive's Smart Growth Initiative/GE Tech Park  
Building/Public Safety Headquarters  
Steven A. Robins  
April 21, 2009**

Good evening President Andrews and Members of the Council. My name is Steven Robins and I am a partner with the law firm of Lerch, Early & Brewer. This evening, I am here as an individual to comment on the County Executive's Smart Growth Initiative (and the supplemental appropriation) as it relates to the acquisition of the GE Tech Park. Creating a Public Safety Headquarters that will consolidate the Montgomery County Department of Police, Fire and Rescue Service and other County functions makes great sense. The consolidation of services offers a unique opportunity for our public safety divisions to collaborate, communicate and ultimately to deliver the highest quality services, particularly in emergency situations. This really is a much needed facility.

I would like to address a smaller but very important aspect of the use of the property – the Public Safety Memorial. As all of you probably know, I have a long and rather extensive history with Montgomery County public safety. I have chaired the Montgomery County Chamber of Commerce's annual Public Safety Awards luncheon for the last eight years. As Chair of the Awards program, I have been privileged to witness, first hand, how our public safety personnel operate on a day-to-day basis to make our County a safer place to live, work and play. Sadly, in my workings with public safety, I have been confronted with the loss of life by individuals that made the



ultimate sacrifice serving in the line of duty. I have developed a great sense of appreciation for what all of our public safety personnel do for our community each and every day.

The efforts to create this Memorial have been underway for some time. As chair of the private sector committee to raise funds for a new Public Safety Memorial, I am pleased to report that the private sector well surpassed its fundraising goal. There have been significant donations made for the Memorial and support for the Memorial is extensive. This Memorial needs to be built, sooner rather than later. The delays already have been substantial.

I am very supportive of locating the Public Safety Memorial at the GE Tech Park location. The setting for the Memorial, which is proposed to be in close proximity to the lake, will be ideal. I know that this Memorial will be a source of comfort, pride and security for each and every family that has lost a loved one in the line of duty. I also hope that this Memorial will be a place where our community can gather to learn, pay their respect and reflect on those that have made the ultimate sacrifice. I support Mr. Leggett's initiative for the Public Safety Headquarters facility and the Memorial and urge you to make sure that the Public Safety Memorial is constructed without substantial delay.



# Gaithersburg-Germantown Chamber of Commerce, Inc.

4 Professional Drive, Suite 132, Gaithersburg, MD 20879  
301-840-1400

Montgomery County Council Public Hearing  
FY09-14 Capital Improvements Program  
April 21, 2009

## **SUPPORT** **Purchase of the GE Building/GE Technology Park**

My name is Bob Cowdrey and tonight I am speaking on behalf of the Gaithersburg-Germantown Chamber of Commerce. Thank you for the opportunity to speak to you this evening.

The Gaithersburg-Germantown Chamber of Commerce strongly supports the County's efforts to implement the Shady Grove Sector Plan and to further develop the Shady Grove Life Sciences Center. In order to implement these important economic development initiatives, the GGCC supports the relocation of County services from the impacted geographic areas.

To that end, the Chamber supports the amendment to the FY09-14 Capital Improvements Program for the purchase of the GE Technology Park in Gaithersburg. We understand that the County, like the Nation, is experiencing tough economic decisions, but we also understand that with the purchase of the GE building, we have a window of opportunity to make a positive impact on two important areas of our County.

First, we need to transition the Shady Grove Metro Station from warehouses to residential with safe pedestrian accessibility. The Metro is a great asset to our transportation infrastructure. When the Shady Grove Station was built it was clearly the "end-of-the-line", stopping in the outer suburbs of the region. Today it is right smack in middle of the County, both geographically and by population. We must use this transportation resource to our best advantage and we should start that process now.

Second, we need to support the economic development potential of the Kentlands / Lakelands area of the Upcounty. The GE Technology Park is a great commercial site with adequate transportation infrastructure and retail services available to support its commercial usage. However, it has been vacant for far too long. By moving county services to the site, we now have the opportunity to fill the area with stable jobs.

We believe that the relocation of the County warehouse and MCPS training facility to the GE Technology Park is compatible with the existing zoning and potential of the site. It is important for the vitality of the businesses in the Kentlands and in Darnestown to have that site fully occupied and supporting the immediate local economy.

As the relocation may have a financial impact on the City of Gaithersburg, the GGCC strongly urges the County to take necessary steps to alleviate the concerns the City has and to develop a resolution that is acceptable to both parties. We also hope that there is a true partnership between the county, the City, and the community on future development of the site. We strongly support the preservation of the land in front of the old GE building as a beautiful green space, not only for the employees of the site, but as an environmental barrier for the community.

Thank you for your efforts to increase the economic viability of the Upcounty and your commitment to transit-oriented development.



Gaithersburg  
A CHARACTER COUNTS! CITY

March 9, 2009

The Honorable Phil Andrews  
Montgomery County Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

Dear Council President Andrews,

As you know, Gaithersburg City staff has been in discussions with representatives of the Executive branch on the impacts of the County Executive's Smart Growth Initiative on the City of Gaithersburg. As Assistant City Manager Tony Tomasello testified before you on January 22, 2009, we are supportive of the goals of the Smart Growth Initiative, but we still have concerns that have not been addressed.

We hope to complete discussions with the Executive branch in the near future, and we are requesting that the County Council not approve any additional funding for the Smart Growth Initiative until such time as discussions between the City and the Executive branch are concluded.

Since your January 22<sup>nd</sup> meeting, the position of the Mayor and Council is to reach a binding agreement with Montgomery County concerning the GE/Finmarc Tract that includes the following key provisions:

1. County to execute an easement to preserve the 14-acre open space area adjacent to Lake Placid as open space, while allowing the planned Public Safety Memorial. *(Executive staff appears to be supportive of this item.)*
2. County to execute conservation or open space easement/covenant for the seven acre Parcel C. *(Executive staff appears to be supportive of this item.)*
3. County to agree to City Planning Commission courtesy review, consistent with Montgomery County's mandatory referral of all development plans. *(Executive staff appears to be supportive of this item.)*
4. County to agree to covenant to limit redevelopment of property to current structures, with the exception of an Aquatic/Gymnasium Center, for a period of 25 years.
5. County to agree to a covenant to limit future development of property to uses permissible under the Annexation Agreement and City zoning on the property at the time the agreement was executed.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098  
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaitthersburgmd.gov

MAYOR  
Sidney A. Katz

COUNCIL MEMBERS  
Jud Ashman  
Cathy C. Drzyzgula  
Henry F. Marraffa, Jr.  
Michael A. Sesma  
Ryan Spiegel

CITY MANAGER  
Angel L. Jones

The Honorable Phil Andrews  
March 9, 2009  
Page 2

6. County to fund total cost of construction of the Aquatic/Gymnasium Center, with the exception that the City would contribute \$3 million in Program Open Space funds and convey Lot 3 to the County at no cost. The City has substantially completed design of this facility, and will work with County representatives to finalize design. In addition, the County would pay a proportionate share per annum of operating costs. *(Please note that there have been some very preliminary discussions on the concept of developing a combined facility that includes a Senior Center and the Aquatic/Gymnasium Center.)*
7. County to add screening to include fencing and additional plantings to the existing 50 foot conservation easement between the Finmarc property and the adjacent residential development as agreed to by a committee comprised of a County representative, adjacent property owners and a City representative. *(Executive staff appears to be supportive of this item.)*
8. With the exception of local neighborhood traffic, the County facilities at the GE/Finmarc Tract will be accessed by Edison Park Drive.

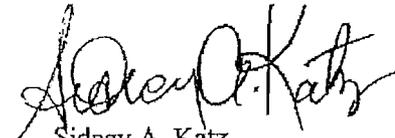
We realize that funding the construction of the Aquatic/Gymnasium Center would have significant budget implications for the County; however, it is important to note that if the County acquires this land, the City will lose significant tax base in perpetuity. While building an Aquatic/Gymnasium Center in this location remains a priority for the City, in our strategic planning process we identified a Senior Center as having higher priority. We will not pursue the Aquatic/Gymnasium Center unless significant capital and operating support can be provided by Montgomery County. It is important to understand that although such a facility would be located within City limits, it would serve County residents. In fact, past experience and estimates of future use indicate that a majority of the users of a Senior Center or an Aquatic/Gymnasium Center would be non-City residents, thus necessitating major capital and operating cost contributions from the County.

Additionally, we are very concerned with the lack of communication with the County regarding the Smart Growth Initiative. For example, just this week the County failed to notify us about very sudden modifications to the plan for the Webb Tract, which were announced after the residents near the Webb Tract were told a different story about the County's use of that land. We had to read about it in the newspaper. Such changes validate the concerns this Council has about the certainty of the County's plans for the site in Gaithersburg. We would appreciate timely notice of any future meetings regarding the County's plans so that we may fully participate in the process. Finally, we are requesting that the County appoint a City representative to serve on the Advisory Committee for this initiative.

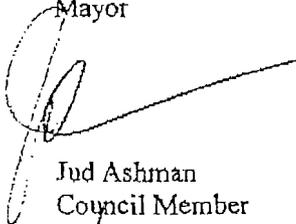
The Honorable Phil Andrews  
March 9, 2009  
Page 3

Your consideration is greatly appreciated. Please feel free to contact us at 301-258-6310 if you have any questions or wish to discuss this further.

Sincerely,



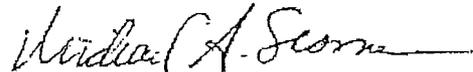
Sidney A. Katz  
Mayor



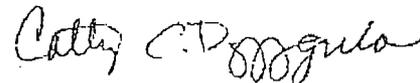
Jud Ashman  
Council Member



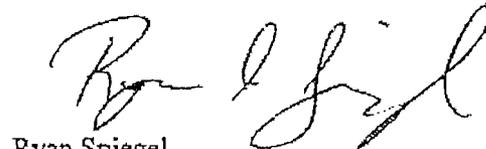
Henry F. Marraffa  
Council Member



Michael A. Sesma  
Council Vice President



Cathy C. Drzyzgula  
Council Member



Ryan Spiegel  
Council Member

cc: County Council Members  
Isiah Leggett, County Executive  
Angel L. Jones, City Manager

# Pre-Release Center Kitchen Renovation and Addition -- No. 420900

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Correction and Rehabilitation  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 03, 2008  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	799	0	0	799	0	0	386	413	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>799</b>	<b>0</b>	<b>0</b>	<b>799</b>	<b>0</b>	<b>0</b>	<b>386</b>	<b>413</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	799	0	0	799	0	0	386	413	0	0	0
<b>Total</b>	<b>799</b>	<b>0</b>	<b>0</b>	<b>799</b>	<b>0</b>	<b>0</b>	<b>386</b>	<b>413</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project provides for the planning, and design of the Pre-Release Center's (PRC) kitchen renovation and addition, which includes an expanded dining area.

**CAPACITY**

The population of the PRC varies from approximately 130 up to 167 residents and a staff of 67 to 68 employees operating in shifts.

**JUSTIFICATION**

The kitchen within the PRC was built in 1978. The kitchen was originally designed for 100 residents. There has not been any updating of the kitchen and related food service and food storage areas since 1978. The storage and work space in the kitchen is inadequate for meal preparation, service, supervision and control. The dining and kitchen area is also very small and does not support the current capacity of 167 residents and 68 employees. This project will provide a new kitchen addition, expand the current dining area, and undertake needed renovation to the existing dining and kitchen areas.

**OTHER**

The project provides for only the design phase. Final construction costs will be determined during the design development phase.

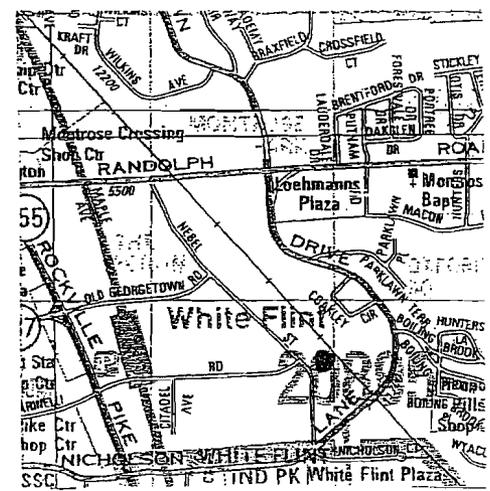
**APPROPRIATION AND EXPENDITURE DATA**

Date First Appropriation	(\$000)	
First Cost Estimate		
Current Scope	FY09	799
Last FY's Cost Estimate		0
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Encumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

**COORDINATION**

Department of Correction & Rehabilitation  
Department of General Services  
Department of Technology Services  
Pre-Release Center  
City of Rockville  
Office of Procurement

**MAP**



# Cabin John Fire Station #30 Addition/Renovation -- No. 450500

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Fire/Rescue Service  
General Services  
Cabin John

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 05, 2008  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	717	0	0	717	0	285	432	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>717</b>	<b>0</b>	<b>0</b>	<b>717</b>	<b>0</b>	<b>285</b>	<b>432</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	717	0	0	717	0	285	432	0	0	0	0
<b>Total</b>	<b>717</b>	<b>0</b>	<b>0</b>	<b>717</b>	<b>0</b>	<b>285</b>	<b>432</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project provides for a major renovation and addition to the Cabin John Park Fire/Rescue Station #30. The addition includes the modernization of the living and support areas of the station. The renovation includes reallocation of existing space, improvements in all living and support areas of the station, and replacement of building systems. This project includes the cost of the vehicle exhaust system and HVAC replacement.

#### COST CHANGE

Cost change due to updated estimate for planning and design

#### JUSTIFICATION

Cabin John Park Fire Station #30 was built in 1970. The station is one of the smallest in the County. In April 2001, the Station Location and Resource Allocation Work Group reaffirmed the need for a fire/rescue station located on or in the immediate vicinity of the current station. This project is recommended in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan approved by the County Council in October 2005.

#### FISCAL NOTE

The project provides for the design phase only. Final construction costs will be determined during the design development stage. Debt service for this project will be financed with Consolidated Fire Tax District Funds.

#### OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

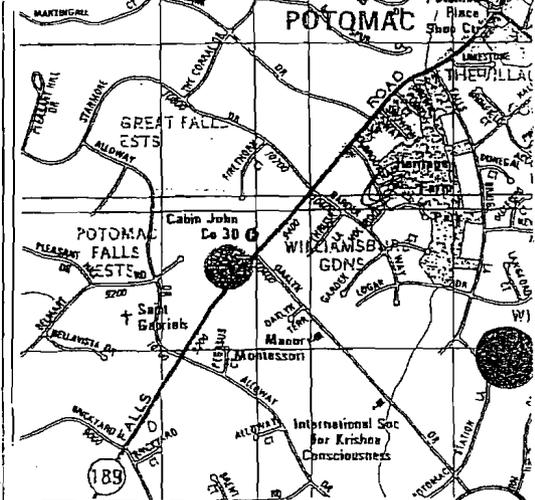
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY05	(\$000)
First Cost Estimate		
Current Scope	FY09	717
Last FY's Cost Estimate		739
Appropriation Request	FY09	-22
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		739
Expenditures / Encumbrances		0
Unencumbered Balance		739
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

#### COORDINATION

Montgomery County Fire and Rescue Service  
Cabin John Park Volunteer Fire Department  
Department of General Services  
Department of Permitting Services  
Department of Technology Services  
County Attorney's Office  
M-NCPPC  
WSSC

#### MAP



# Clarksburg Fire Station -- No. 450300

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Fire/Rescue Service  
General Services  
Clarksburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 05, 2008  
No  
None  
Preliminary Design Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	2,011	14	1,351	646	0	302	344	0	0	0	0
Land	2,000	384	1,616	0	0	0	0	0	0	0	0
Site Improvements and Utilities	579	0	579	0	0	0	0	0	0	0	0
Construction	400	0	400	0	0	0	0	0	0	0	0
Other	2	2	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,992</b>	<b>400</b>	<b>3,946</b>	<b>646</b>	<b>0</b>	<b>302</b>	<b>344</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	4,992	400	3,946	646	0	302	344	0	0	0	0
<b>Total</b>	<b>4,992</b>	<b>400</b>	<b>3,946</b>	<b>646</b>	<b>0</b>	<b>302</b>	<b>344</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				403	0	0	49	118	118	118
Energy				304	0	0	37	89	89	89
Program-Other				178	0	0	25	51	51	51
<b>Net Impact</b>				<b>885</b>	<b>0</b>	<b>0</b>	<b>111</b>	<b>258</b>	<b>258</b>	<b>258</b>

#### DESCRIPTION

This project provides for a new Fire and Rescue Station in the Clarksburg area and the purchase of associated apparatus. The new facility will be located on a yet to be determined site in the vicinity of MD 355 (Frederick Road) and Stringtown Road. The new station will be constructed in accordance with square footage specifications of the Prototype Program of Requirements (POR) for a Class I fire station. A Class I fire station ranges from 19,550 to 20,135 gross square feet and includes apparatus bays, dormitory and support space, personnel living quarters, administrative offices and meeting/training room. This station will also include offices for a battalion chief, a Police satellite facility, space for the Upcounty Regional Services Center and personal protective equipment storage totaling 2,589 square feet. On-site parking will be provided. Fire/rescue apparatus to be purchased for this station includes an aerial truck, a tanker and a brush truck.

#### COST CHANGE

Decrease due to removal of previously approved funding for construction, apparatus, furniture, and equipment as project is still in the site selection process.

#### JUSTIFICATION

A new station is necessary in this area due to the present and projected population density for the Clarksburg area. Clarksburg is expected to increase from a few thousand residents to more than 25,000. The Clarksburg Town Center is envisioned to include a mix of housing, commercial, retail, recreation, and civic uses with the Clarksburg Historic District as the focal point. Residential areas include the Newcut Road neighborhood, the Cabin Branch neighborhood, the Ten Mile Creek area, the Ridge Road Transition area, the Brink Road Transition Area, as well as projected residential development in the Transit Corridor District and the Gateway Center.

This project is recommended in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan approved by the County Council in October 2005 and the MCFRS Station Location and Resource Allocation Work Group, Phase I Report, "Need for Upcounty Fire-Rescue Resource Enhancements," October 14, 1999. Development of this facility will help Montgomery County meet the NFPA 1710 Guidelines.

#### OTHER

Land acquisition will be funded initially through ALARF, then reimbursed by an appropriation from this project. The total cost of this project will increase when final land expenditures are determined and off-site improvements are programmed.

#### FISCAL NOTE

The project provides for the design phase only. Final construction costs will be determined during the design development stage. Debt service for this project will be financed with Consolidated Fire Tax District Funds.

#### OTHER DISCLOSURES

#### APPROPRIATION AND EXPENDITURE DATA

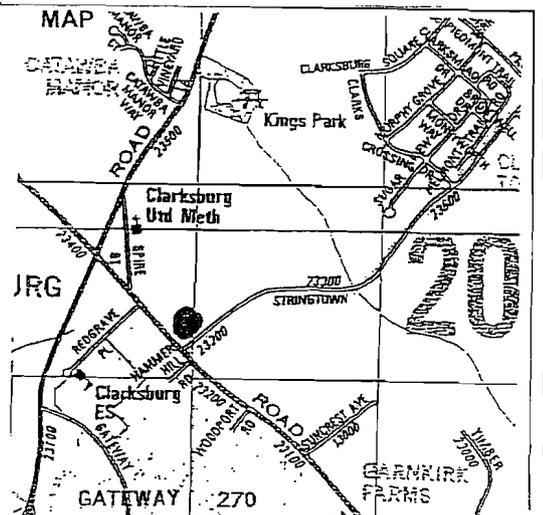
Date First Appropriation	FY03	(\$000)
First Cost Estimate		
Current Scope	FY09	4,992
Last FY's Cost Estimate		15,063
Appropriation Request	FY09	-9,273
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		14,265
Expenditures / Encumbrances		1,552
Encumbered Balance		12,713
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

#### COORDINATION

Montgomery County Fire and Rescue Service  
Service  
Department of Police  
Upcounty Regional Services Center  
Department of General Services  
Department of Permitting Services  
Department of Technology Services  
M-NCPPC  
State Highway Administration

Special Projects Legislation was approved  
May 25, 2006 (Bill No. 07-06)

#### MAP



# Glen Echo Fire Station Renovation -- No. 450702

Category	Public Safety	Date Last Modified	June 05, 2008
Subcategory	Fire/Rescue Service	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Bethesda-Chevy Chase	Status	Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,257	0	0	1,257	0	709	548	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,257</b>	<b>0</b>	<b>0</b>	<b>1,257</b>	<b>0</b>	<b>709</b>	<b>548</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	1,257	0	0	1,257	0	709	548	0	0	0	0
<b>Total</b>	<b>1,257</b>	<b>0</b>	<b>0</b>	<b>1,257</b>	<b>0</b>	<b>709</b>	<b>548</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project provides for a major renovation of the Glen Echo fire station and includes re-allocation of existing space, complete interior building renovation, improvements in all living areas of the station, and replacement of all building systems.

**COST CHANGE**

Cost increase due to an updated estimate for planning and design

**JUSTIFICATION**

Glen Echo Fire Station #11 is 52 years old. The station requires a major renovation to meet current and future fire/rescue services delivery requirements. In June 2001, the Station Location and Resources Allocation work group re-affirmed the need for a fire/rescue station in the Glen Echo area to be located on or in the immediate vicinity of the current station. This project is recommended in the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan approved by the County Council in October 2005.

**FISCAL NOTE**

The project provides for the design phase only. Final construction costs will be determined during the design development stage. Debt service for this project will be financed with Consolidated Fire Tax District Funds.

**OTHER DISCLOSURES**

- A pedestrian impact analysis has been completed for this project.

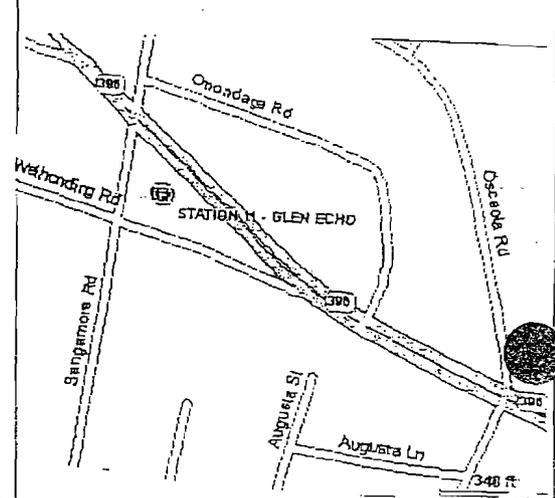
**APPROPRIATION AND EXPENDITURE DATA**

Date First Appropriation	(\$000)	
First Cost Estimate		
Current Scope	FY09	1,257
Last FY's Cost Estimate		727
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	949
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

**COORDINATION**

Montgomery County Fire and Rescue Service  
 Glen Echo Volunteer Fire Department  
 Department of General Services  
 Department of Permitting Services  
 Department of Technology Services  
 M-NCPPC

**MAP**



# Glenmont FS 18 Replacement -- No. 450900

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Fire/Rescue Service  
General Services  
Kensington-Wheaton

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 05, 2008  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,644	0	0	1,644	0	1,187	457	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,644</b>	<b>0</b>	<b>0</b>	<b>1,644</b>	<b>0</b>	<b>1,187</b>	<b>457</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	1,644	0	0	1,644	0	1,187	457	0	0	0	0
<b>Total</b>	<b>1,644</b>	<b>0</b>	<b>0</b>	<b>1,644</b>	<b>0</b>	<b>1,187</b>	<b>457</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project provides for an approximately 23,900 gross square foot fire station to replace the current fire station located at the intersection of Georgia Avenue and Randolph Road. The recommended replacement fire-rescue station is a modified Class II station designed to meet current operational requirements and accommodate modern fire fighting apparatus. The project includes gear storage, decontamination, Information Technology rooms, and a fourth apparatus bay.

#### JUSTIFICATION

The Maryland State Highway Administration (SHA) plans to build a new intersection at Georgia Avenue and Randolph Road. The current station is located on the planned intersection site. The replacement fire station will be located on a different site but in proximity to the service area of the current station.

#### FISCAL NOTE

The project provides for the design phase only. Final construction costs will be determined during the design development stage. Debt service for this project will be financed with Consolidated Fire Tax District Funds.

#### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- Land acquisition will be funded initially through ALARF, and then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed.

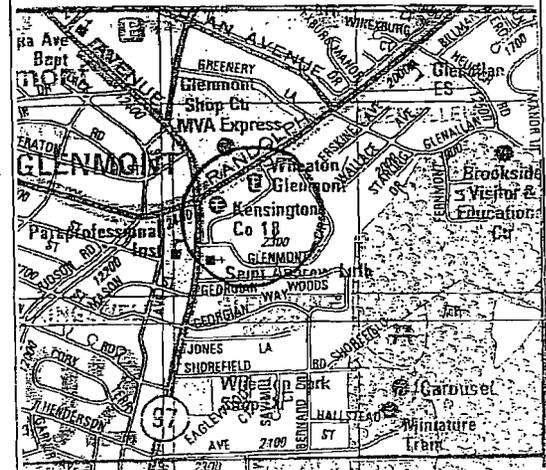
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation		(\$000)
First Cost Estimate		
Current Scope	FY09	1,644
Last FY's Cost Estimate		0
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	1,331
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

#### COORDINATION

Department of General Services  
Department Technology Services  
Montgomery County Fire Rescue Services  
Department of Permitting Services  
Maryland State Highway Administration  
WSSC  
PEPCO  
WMATA

#### MAP



# Kensington (Aspen Hill) FS 25 Addition -- No. 450903

Category                      Public Safety  
 Subcategory                Fire/Rescue Service  
 Administering Agency      General Services  
 Planning Area                Kensington-Wheaton

Date Last Modified            June 05, 2008  
 Required Adequate Public Facility    No  
 Relocation Impact            None.  
 Status                            Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,590	0	0	1,590	0	729	861	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,590</b>	<b>0</b>	<b>0</b>	<b>1,590</b>	<b>0</b>	<b>729</b>	<b>861</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	1,590	0	0	1,590	0	729	861	0	0	0	0
<b>Total</b>	<b>1,590</b>	<b>0</b>	<b>0</b>	<b>1,590</b>	<b>0</b>	<b>729</b>	<b>861</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

Kensington (Aspen Hill) FS #25 is an existing 12,000 square foot facility serving a densely populated area. This project provides for an additional 12,000 square feet for a battalion chief's suite, increased administrative office, dormitory space, and living and dining areas, two new apparatus bays and associated storage areas. A renovation of the existing interior finishes and a HVAC replacement are also included in the project.

**JUSTIFICATION**

The existing Fire Station building was constructed in 1988. The growth in the Aspen Hill Area has put a greater demand on this fire station. The current facility is lacking space for the number of career firefighters and command posts assigned to this location, as well as an increased need for a larger amount of fire apparatus to be located at this station. Plans and studies include the Fire, Rescue, Emergency Medical Services, and Community Risk Reduction Master Plan, October 2005 and the Station Location and Resource Allocation Study Report, September 2006.

**OTHER**

Sufficient land exists on the existing property for the addition.

**FISCAL NOTE**

The project provides for the design phase only. Final construction costs will be determined during the design development stage. Debt service for this project will be financed with Consolidated Fire Tax District Funds.

**OTHER DISCLOSURES**

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

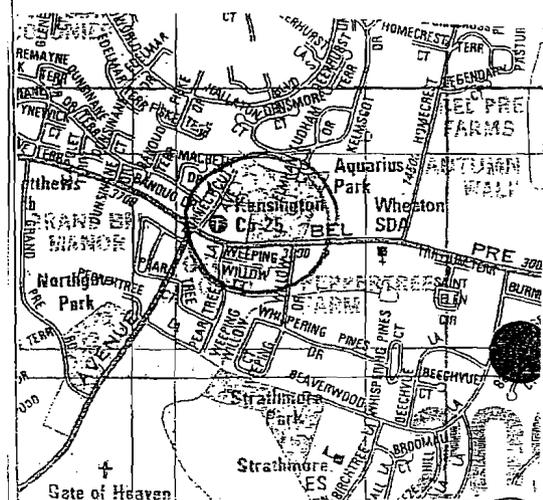
**APPROPRIATION AND EXPENDITURE DATA**

Date First Appropriation	(\$000)	
First Cost Estimate	FY09	1,590
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	1,445
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

**COORDINATION**

Department of General Services  
 Department Technology Services  
 Montgomery County Fire Rescue Service  
 Kensington Volunteer Fire Department  
 M-NCPPC  
 WSSC  
 Washington Gas  
 PEPCO

**MAP**



## 5th District Police Station -- No. 470900

Category	Public Safety	Date Last Modified	June 03, 2008
Subcategory	Police	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Germantown	Status	Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	2,901	0	0	1,866	0	0	0	0	777	1,089	1,035
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>2,901</b>	<b>0</b>	<b>0</b>	<b>1,866</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>777</b>	<b>1,089</b>	<b>1,035</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	2,901	0	0	1,866	0	0	0	0	777	1,089	1,035
<b>Total</b>	<b>2,901</b>	<b>0</b>	<b>0</b>	<b>1,866</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>777</b>	<b>1,089</b>	<b>1,035</b>

#### DESCRIPTION

This project provides for planning, design and renovation of the 22,081 gross square feet existing 5th District Police Station Facility and the addition of 12,618 gross square feet, to serve Germantown and vicinity. The district station is a 24-hour, 7 day per week operation and provides support for the patrol beat teams. The District station is the command center for the satellite facilities within the police district. The district station will accommodate more than 200 department staff and volunteers.

#### JUSTIFICATION

The County population is expected to increase to 1,000,000 by 2010. The 5th District Police staff has outgrown the current space. Many daily functions are impaired due to space constraints and the age of the facility. Renovation of the 5th District Police Station will alleviate overcrowding.

#### OTHER

The project provides for only the design phase. Final construction costs will be determined during the design development stage.

#### OTHER DISCLOSURES

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

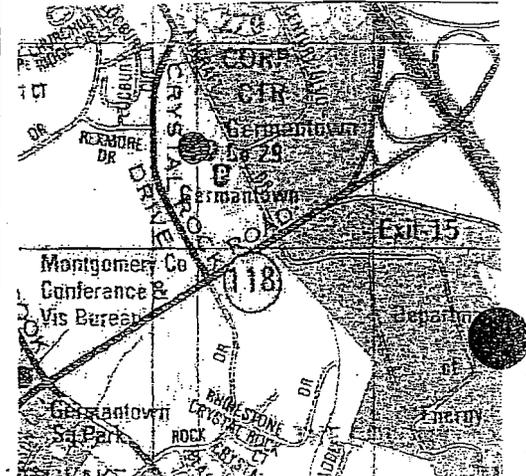
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	(\$000)
First Cost Estimate	2,901
Current Scope	FY09
Last FY's Cost Estimate	0
Appropriation Request	FY09
Appropriation Request Est.	FY10
Supplemental Appropriation Request	0
Transfer	0
Cumulative Appropriation	0
Expenditures / Encumbrances	0
Unencumbered Balance	0
Partial Closeout Thru	FY06
New Partial Closeout	FY07
Total Partial Closeout	0

#### COORDINATION

Department of General Services  
 Department of Permitting Services  
 Department of Technology Services  
 Upcounty Regional Services Center  
 Local Law Enforcement Agencies  
 M-NCPPC  
 WSSC  
 Pepco  
 Washington Gas

#### MAP



# Outdoor Firearms Training Center -- No. 470701

Category  
Subcategory  
Administering Agency  
Planning Area

Public Safety  
Police  
General Services  
Marlinsburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 03, 2008  
No  
None.  
Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,117	0	0	1,117	0	0	501	616	0	0	0
Land	2,392	0	2,392	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3,509</b>	<b>0</b>	<b>2,392</b>	<b>1,117</b>	<b>0</b>	<b>0</b>	<b>501</b>	<b>616</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	3,509	0	2,392	1,117	0	0	501	616	0	0	0
<b>Total</b>	<b>3,509</b>	<b>0</b>	<b>2,392</b>	<b>1,117</b>	<b>0</b>	<b>0</b>	<b>501</b>	<b>616</b>	<b>0</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

This project provides for Phase I of improvements to the existing County Public Safety Outdoor Firearms Training Center located on a 317 acre site at 16680 Elmer School Road near Poolesville. The existing site contains an administrative building, a 25-yard, 40-position pistol range, five-position rifle range, tire house, practice tower, skeet range, and a Police SWAT Team obstacle course. The basic facility is over 30 years old, although some improvements have been made over the years. Proposed improvements include: extend the existing pistol range from 25 to 50 yards; relocate and expand the existing rifle range from 5 to 20 positions; construct a new obstacle course; add a new storage facility; provide a 100-space gravel parking lot; modify the existing administrative building; and improve site security. Future Phases II and III may include a flex range classroom building, enhanced security systems, additional parking space, a "shoot" house, and a pursuit circuit course.

### COST CHANGE

Increase due to additional design costs and land acquisition.

### JUSTIFICATION

The outdoor firing range functions as a firearms training facility for law enforcement agencies that are conducting required State firearms training and qualifications. The existing facility is ideally located but needs to be expanded and improved to meet the current needs of the County police for modern weapons training and an expanding police force. Originally established to support only training and qualifications, the range now provides recruit training, in-service training, re-certification training, SWAT training and many other police training activities for over 1,100 officers. The pistol range needs to be lengthened to better serve police tactical operations in the field. The rifle range will become a "flex" range to support both rifles and shotguns with the added capacity needed to serve the expanded and re-equipped police force, which is expected to grow to 1,165 officers by 2010. The obstacle course must be relocated outside the line of fire. A 1,550-square foot building is needed for ammunition storage and gun cleaning. The existing administrative building will be renovated in order to separate it from gun cleaning and training. An expanded parking lot is needed to meet the demand for parking. A fence will be constructed to improve site security.

### OTHER

The project provides for only the design phase. Final construction costs will be determined during the design development stage.

### FISCAL NOTE

Final construction costs will be determined during the design phase.

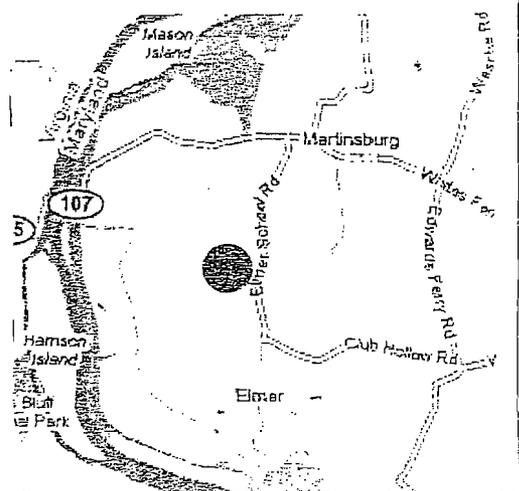
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY09	3,509
Current Scope		
Last FY's Cost Estimate		635
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		2,392
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Encumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

### COORDINATION

Department of Police  
Department of General Services  
Department of Permitting Services  
Department Technology Services  
UpCounty Regional Services Center  
M-NCPPC  
PEPCO  
WSSC

### MAP



## Colesville Depot -- No. 500709

Category                    Transportation  
 Subcategory             Highway Maintenance  
 Administering Agency   General Services  
 Planning Area            Aspen Hill

Date Last Modified        June 24, 2008  
 Required Adequate Public Facility   No  
 Relocation Impact        None.  
 Status                      Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	568	0	0	568	0	304	264	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>568</b>	<b>0</b>	<b>0</b>	<b>568</b>	<b>0</b>	<b>304</b>	<b>264</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	568	0	0	568	0	304	264	0	0	0	0
<b>Total</b>	<b>568</b>	<b>0</b>	<b>0</b>	<b>568</b>	<b>0</b>	<b>304</b>	<b>264</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project provides for the planning, and design of an expanded Colesville Depot, currently operated by the Department of Transportation for the purpose of providing road maintenance for the southeastern portion of the County. The Depot site includes 11.5 acres of open land that adjoin Colesville Park and Paint Branch Park on Cape May Road. Major components of the project include: new outdoor storage canopy for maintenance vehicles, replacement of salt and sand domars with new operations barn, improved stormwater management, expansion of service bays, upgrade and relocation of offices, expansion of crew room, new bunk room, roof replacement, upgrade of existing rest rooms, repainting of all interior walls, replacement of ceiling tiles, re-pointing of masonry, refinishing of exterior surfaces and windows, and upgrading mechanical, electrical, communications and security systems.

#### COST CHANGE

Decrease due to the elimination of construction management.

#### JUSTIFICATION

The Colesville Depot, built in 1982, includes a series of 22-year old structures that have experienced significant demands resulting from increasing maintenance operations for new roadway infrastructure in this portion of the County. The Depot building is comprised of a one-story structure of approximately 7,300 square feet. The general areas of the interior spaces of the building are worn by years of use and require architectural improvements. The main building roof requires replacement. The vehicle maintenance bays are insufficient to service the majority of vehicles that are maintained within them. Existing salt and sand domars are in poor structural condition.

#### OTHER

This project is located in the Paint Branch Special Protection Area.

#### OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td style="text-align: center;">FY10</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td style="text-align: center;">FY09</td> <td style="text-align: right;">568</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">595</td> </tr> </table>	Date First Appropriation	FY10	(\$000)	First Cost Estimate			Current Scope	FY09	568	Last FY's Cost Estimate		595	Department of Transportation (DOT) Department of General Services (DGS) Department of Technology Services (DTS) Department of Permitting Services (DPS) Maryland-National Capital Park and Planning Commission (M-NCPPC)	See Map on Next Page
Date First Appropriation	FY10	(\$000)												
First Cost Estimate														
Current Scope	FY09	568												
Last FY's Cost Estimate		595												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Appropriation Request</td> <td style="text-align: center;">FY09</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td style="text-align: center;">FY10</td> <td style="text-align: right;">568</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: right;">0</td> </tr> </table>	Appropriation Request	FY09	0	Appropriation Request Est.	FY10	568	Supplemental Appropriation Request		0	Transfer		0		
Appropriation Request	FY09	0												
Appropriation Request Est.	FY10	568												
Supplemental Appropriation Request		0												
Transfer		0												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Cumulative Appropriation</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td style="text-align: right;">0</td> </tr> </table>	Cumulative Appropriation	0	Expenditures / Encumbrances	0	Unencumbered Balance	0								
Cumulative Appropriation	0													
Expenditures / Encumbrances	0													
Unencumbered Balance	0													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Partial Closeout Thru</td> <td style="text-align: center;">FY06</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: center;">FY07</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: right;">0</td> </tr> </table>	Partial Closeout Thru	FY06	0	New Partial Closeout	FY07	0	Total Partial Closeout		0					
Partial Closeout Thru	FY06	0												
New Partial Closeout	FY07	0												
Total Partial Closeout		0												

# High School Wellness Center -- No. 640902

Category	Health and Human Services	Date Last Modified	June 03, 2008
Subcategory	Health and Human Services	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Countywide	Status	Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,375	0	0	1,375	158	562	247	294	114	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,375</b>	<b>0</b>	<b>0</b>	<b>1,375</b>	<b>158</b>	<b>562</b>	<b>247</b>	<b>294</b>	<b>114</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Current Revenue: General	90	0	0	90	60	0	30	0	0	0	0
G.O. Bonds	1,285	0	0	1,285	98	562	217	294	114	0	0
<b>Total</b>	<b>1,375</b>	<b>0</b>	<b>0</b>	<b>1,375</b>	<b>158</b>	<b>562</b>	<b>247</b>	<b>294</b>	<b>114</b>	<b>0</b>	<b>0</b>

## OPERATING BUDGET IMPACT (\$000)

Program-Staff				355	0	0	0	87	89	179
Program-Other				2,332	0	0	0	538	598	1,196
<b>Net Impact</b>				<b>2,687</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>625</b>	<b>687</b>	<b>1,375</b>
WorkYears					0.0	0.0	0.0	0.9	1.0	2.0

### DESCRIPTION

This project provides for the placement of High School Wellness Centers (HSWC) at public schools. It is in accordance with the recommendations of the School Based Wellness Center Planning Group (SBWCPG), the Department of Health and Human Services (DHHS) and Montgomery County Public Schools (MCPS). The selection of the "host" public school is based upon criteria recommended by the SBWCPG. Montgomery County Public Schools will oversee the construction of the HSWC sites. The county will occupy the space with DHHS personnel and contractors. The HSWC are similar in design to School Based Health Centers with modifications to accommodate the older student population's needs and services. Site specific factors are to be determined, and will be provided during construction.

### JUSTIFICATION

This project is recommended by the School Based Wellness Center Planning Group (SBWCPG), the Department of Health and Human Services (DHHS) and Montgomery County Public Schools (MCPS). Each HSWC will provide services to address the physical health, mental health, and social service needs, as well as provide youth development opportunities to the students.

### FISCAL NOTE

The FY09-14 CIP includes additional planning and design funds for Northwood High School in FY09 (\$240,000 in planning funds was included the School Based Health & Linkages to Learning project (No.640400)) and planning and design funds for three additional sites: Watkins Mill High School; Gaithersburg High School; and Wheaton High School. MCPS expects to complete the feasibility study for Northwood in FY08, with cost estimates expected after the facility planning process. Planning and design will begin for Gaithersburg and Watkins Mill High Schools in FY10, and Wheaton High School in FY12.

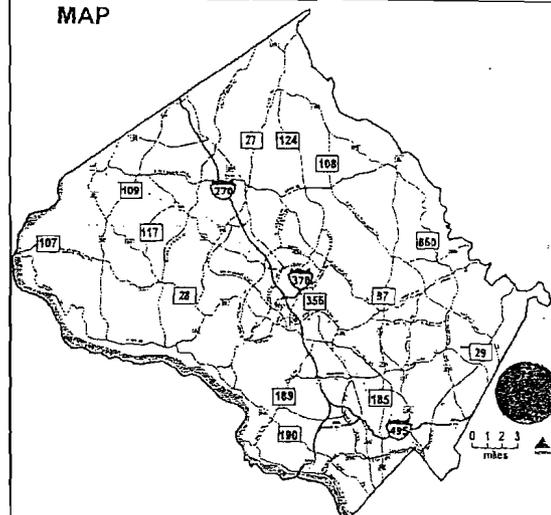
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	1,375
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY09	158
Appropriation Request Est.	FY10	779
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

### COORDINATION

Department of Health and Human Services  
 Department of General Services  
 Montgomery County Public Schools

### MAP



# Davis Library Renovation -- No. 710703

Category Culture and Recreation  
 Subcategory Libraries  
 Administering Agency General Services  
 Planning Area Bethesda-Chevy Chase

Date Last Modified  
 Required Adequate Public Facility  
 Relocation Impact  
 Status

May 13, 2008  
 No  
 None.  
 Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,714	0	0	1,714	0	665	1,049	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,714</b>	<b>0</b>	<b>0</b>	<b>1,714</b>	<b>0</b>	<b>665</b>	<b>1,049</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

C.O. Bonds	1,714	0	0	1,714	0	665	1,049	0	0	0	0
<b>Total</b>	<b>1,714</b>	<b>0</b>	<b>0</b>	<b>1,714</b>	<b>0</b>	<b>665</b>	<b>1,049</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project is for the design of the renovation of the Davis Library. The Davis Library located at 6400 Democracy Boulevard in Bethesda, is a two-level, 25,750 square foot structure and was built in 1963. The architectural and the mechanical/electrical systems in the building are 42 and 20 years old and have exhausted their economic life expectancies. The mechanical and electrical systems were renovated in 1984. These renovations will not only extend the life of the building significantly but replacement of old mechanical/electrical and other systems with state-of-the-art equipment and components will save energy and reduce operating costs. Mobile Services will be relocated from the Silver Spring Library to the Davis Library.

#### COST CHANGE

This project provides for only the design phase of the library. Final construction costs will be determined during the design development stage. This project is estimated to cost approximately \$22 million.

#### JUSTIFICATION

The building mechanical and electrical systems were renovated in 1984. Upon receiving numerous complaints from the occupants the indoor air quality study was performed in 1999 and report indicates that the building has chronic air quality problems which need to be addressed with major renovations. The study report also indicates several deficiencies exist in the systems; these deficiencies can only be addressed by redesigning and replacing all systems in their entirety. Division of Operations of DPWT has noticed that the number of complaints from the building occupants has increased in terms of indoor air quality, temperature, humidity, mildew growth and discomfort in recent years that has resulted in higher maintenance costs and downtime. Responding to the complaints for Division of Operations is becoming more complex and even critical as the compatible spare parts are not readily available in the market. In the life of a building, the HVAC, control, electrical, fire protection and communication systems require replacement at least once every 20 years. The Department of Libraries also recommends an additional 9,300 gross square feet be added to the existing structure to address the department's current space needs which requires addition of HVAC system to the main system to meet the additional heating and cooling loads.

#### OTHER

The Davis Library will be closed during construction.

#### OTHER DISCLOSURES

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

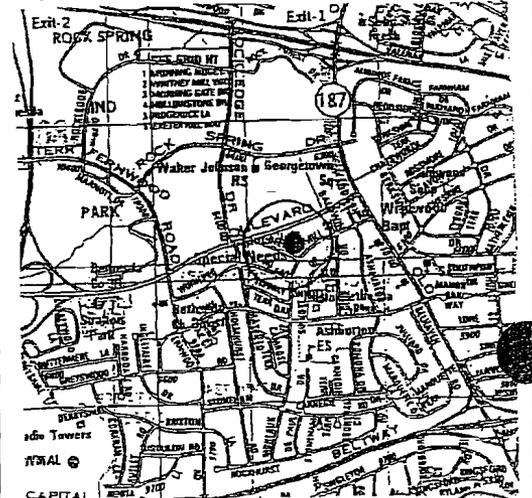
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY10	(\$000)
First Cost Estimate		
Current Scope	FY07	962
Last FY's Cost Estimate		962
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	1,714
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

#### COORDINATION

Department of General Services  
 Department of Public Libraries  
 Department of Permitting Services

#### MAP



# Potomac Library Renovation -- No. 710701

Category	Culture and Recreation	Date Last Modified	May 13, 2008
Subcategory	Libraries	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Potomac-Travilah	Status	Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,952	0	0	1,699	0	0	0	716	983	0	253
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,952</b>	<b>0</b>	<b>0</b>	<b>1,699</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>716</b>	<b>983</b>	<b>0</b>	<b>253</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	1,952	0	0	1,699	0	0	0	716	983	0	253
<b>Total</b>	<b>1,952</b>	<b>0</b>	<b>0</b>	<b>1,699</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>716</b>	<b>983</b>	<b>0</b>	<b>253</b>

**DESCRIPTION**

The Potomac community has grown considerably since the library was built and circulation grows steadily at this library at a rate higher than most of the other libraries in the system. Potomac ranks sixth in circulation per square foot, an indicator that the library is very busy for its size. The project provides for a 3,240 square foot addition and full interior renovation of the existing interior space. The renovation/addition includes HVAC replacement, bringing all building systems to applicable building and energy codes, replacement of the building's storefront and windows, related pedestrian safety and walkway improvements, and exterior light and stormwater management improvements.

**COST CHANGE**

This project provides for only the design phase of the library. Final construction costs will be determined during the design development stage. This project is estimated to cost approximately \$17 million.

**JUSTIFICATION**

The Department of Public Libraries Strategic Facilities Plan states that the Potomac Library should be considered for renovation in 2005, 20 years after it opened to the public. The library circulates approximately 500,000 items per year and has about 300,000 visits by the public each year. The library is in need of additional space to supplement linkage to the Internet, provide space for children's materials and seating for customers of all ages. The existing facility is in need of an addition, space rearrangement, functional, mechanical, safety and building code modifications.

A study was done by a qualified consultant to determine how and where best to add space to the library. An independent cost estimate has been prepared.

**OPER**

The Potomac Library will be closed during construction.

**OTHER DISCLOSURES**

- A pedestrian impact analysis has been completed for this project.

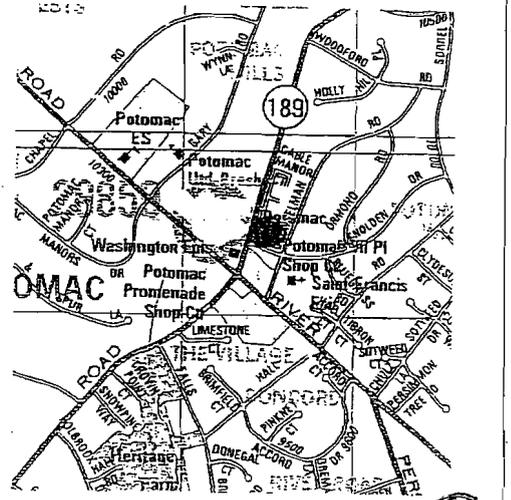
**APPROPRIATION AND EXPENDITURE DATA**

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY07	558
Current Scope		
Last FY's Cost Estimate		558
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Encumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

**COORDINATION**

Department of Public Libraries  
 Department of General Services  
 Department Technology Services  
 Department of Permitting Services  
 M-NCPPC  
 Bethesda/Chevy Chase Regional Services Center

**MAP**



# Good Hope Neighborhood Recreation Center -- No. 720918

Category  
Subcategory  
Administering Agency  
Planning Area

Culture and Recreation  
Recreation  
General Services  
Silver Spring

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 04, 2008  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	587	0	0	587	0	276	311	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>587</b>	<b>0</b>	<b>0</b>	<b>587</b>	<b>0</b>	<b>276</b>	<b>311</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	587	0	0	587	0	276	311	0	0	0	0
<b>Total</b>	<b>587</b>	<b>0</b>	<b>0</b>	<b>587</b>	<b>0</b>	<b>276</b>	<b>311</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project will encompass renovation and a modest second story expansion, to include the construction of an exercise/weight room, small activity room, game room, additional toilets and storage. A key restraint is the limit on the impervious site area due to the Paint Branch watershed, resulting in expansion requirements that do not increase the building footprint. A key component of the site and building infrastructure renovation is to upgrade the facility to conform to the Montgomery County Manual for Planning, Design, and Construction of Sustainable Buildings, including meeting green building/sustainability goals; Montgomery County Energy Design Guidelines; and the Americans with Disabilities Act (ADA). The project will be designed to comply with Leadership in Energy and Environmental Design (LEED) guidelines for eventual certification.

#### JUSTIFICATION

Renovation and new construction requirements are based on a facilities assessment of the site and building infrastructure and on programmatic requirements of the facility and the Montgomery County Recreation Department (MCRD). Two community charrettes were conducted during the Facility Planning process.

In 2005, the Montgomery County Department of Recreation (MCRD), working with the Department of Public Works and Transportation (DPWT) received approval in the Facility Planning: MCG project to proceed with master planning of five Neighborhood Recreation Centers, two Community Recreation Centers, and one Senior Center. A Program of Requirements was completed in September 2006.

#### OTHER

This project provides for only the design phase. Final construction costs will be determined during the design development stage.

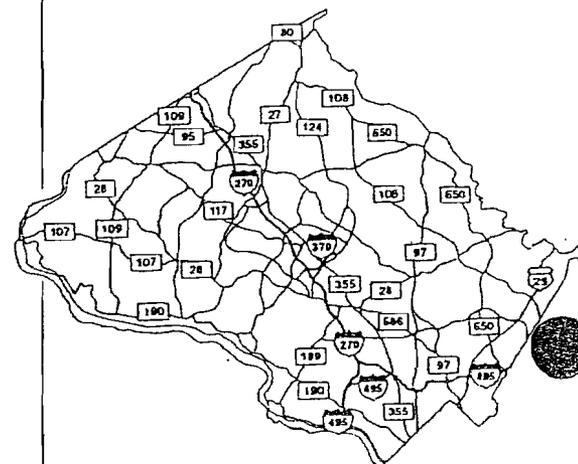
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	(\$000)	
First Cost Estimate		
Current Scope	FY09	587
Last FY's Cost Estimate		0
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	587
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

#### COORDINATION

Department of General Services  
Department of Technology Services  
Department of Recreation  
WSSC  
PEPCO  
Department of Permitting Services

#### MAP



# Ross Boddy Neighborhood Recreation Center -- No. 720919

Category  
Subcategory  
Administering Agency  
Planning Area

Culture and Recreation  
Recreation  
General Services  
Olney

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

June 04, 2008  
No  
None  
Planning Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,157	0	0	1,157	0	554	603	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,157</b>	<b>0</b>	<b>0</b>	<b>1,157</b>	<b>0</b>	<b>554</b>	<b>603</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	1,157	0	0	1,157	0	554	603	0	0	0	0
<b>Total</b>	<b>1,157</b>	<b>0</b>	<b>0</b>	<b>1,157</b>	<b>0</b>	<b>554</b>	<b>603</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### DESCRIPTION

This project will encompass renovation, basic repairs, reconfiguration, and a modest expansion, to include the construction of a gymnasium, storage space, and site improvements including septic service and additional parking. A key component of the site and building infrastructure renovation is to upgrade the facility to conform to the Montgomery County Manual for Planning, Design, and Construction of Sustainable Buildings, including meeting green building/sustainability goals; Montgomery County Energy Design Guidelines; and the Americans with Disabilities Act (ADA). The project will be designed to comply with Leadership in Energy and Environmental Design (LEED) guidelines for eventual certification.

### JUSTIFICATION

In 2005, the Montgomery County Department of Recreation (MCRD), working with the Department of Public Works and Transportation (DPWT) received approval in the Facility Planning: MCG project to proceed with master planning of five Neighborhood Recreation Centers, two Community Recreation Centers, and one Senior Center. A Program of Requirements was completed in September 2006.

### OTHER

This project provides for only the design phase. Final construction costs will be determined during the design development stage.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation		(\$000)
First Cost Estimate	FY09	1,157
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	1,157
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

### COORDINATION

Department of General Services  
Department of Technology Services  
Department of Recreation  
WSSC  
PEPCO  
Department of Permitting Services

### MAP

