



Committee: GO
Committee Review: Completed
Staff: Naeem M. Mia, Legislative Analyst
Purpose: To make preliminary decisions – straw vote expected
Keywords: FY23-28 CIP, General Government, MCPS Bus Depot, Facility Planning

AGENDA ITEM #13
(REVISED)
March 29, 2022
Worksession

SUBJECT

FY23-28 Capital Improvements Program (CIP): General Government – County Offices and Other Improvements/Other General Government Projects - Department of General Services (DGS)

EXPECTED ATTENDEES

David Dise, Director, DGS
Greg Ossont, Deputy Director, DGS
Mary Beck, Capital Budget Manager, Office of Management and Budget
Anita Aryeetey, Lead Analyst, Office of Management and Budget

SUMMARY

The Executive's total six-year funding level (covering FY23-28) for the General Government – County Offices and Other Improvements CIP subcategory is \$180.3 million, which is approximately \$32 million less than the Amended FY21-26 CIP program total of \$212.4 million.

The Executive's total six-year funding level (covering FY23-28) for the General Government – Other General Government Projects CIP subcategory is \$0 million, which is the same as the \$0 million in the Amended FY21-26 CIP. There are no new or amended projects in the FY23-28 period.

COMMITTEE RECOMMENDATIONS

The Government Operations and Fiscal Policy (GO) Committee reviewed the staff packet and recommended approval of the budgets as requested by the County Executive. The Committee also agreed to defer discussion of the MCPS Bus Depot and Maintenance Relocation project to the full Council on March 29, 2022.

Please note that the ABS Retail Refresh Project, which is administered separately by Alcohol & Beverage Services, will be reviewed by the Public Safety Committee during the operating budget review.

This report contains:

- | | <u>Circle Page #</u> |
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| 1. Staff Memorandum | Pgs. 3-12 |
| 2. Executive's Recommended Project Description Forms (PDF)
– General Government – County Offices and Other Improvements | ©1-52 |
| 3. Executive's Recommended Project Description Forms (PDF)
– General Government – Other General Government | © 53-61 |
| 4. Staff-revised PDF for MCPS Bus Depot | © 62 |

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|--|---------|
| 5. Overhead visual of Seven Locks Parcel | © 63 |
| 6. Council Issue Paper: MCPS Bus Depot | © 64-70 |
| 7. Request Letter from MC Lynching Memorial Project | © 71-72 |
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| 9. Sample Image of Memorial | © 74 |

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MEMORANDUM

March 8, 2022

TO: Government Operations and Fiscal Policy (GO) Committee

FROM: Naeem M. Mia, Legislative Analyst

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

Staff Discussion Items and Recommendations:

1. Discuss options for the MCPS Bus Depot CIP;
2. Staff concurs with all of the remaining Executive's proposed amendments in the County Offices and Other Improvements CIP subcategory; and
3. Staff concurs with all of the Executive's proposed amendments in the Other General Government Projects CIP subcategory.
 - a. *Note: The ABS Retail Refresh CIP project will be reviewed by the Public Safety Committee alongside the Alcohol and Beverage Services operating budget at a later date.*

Summary

This briefing will cover the following subjects:

- a. Discussion of the MCPS Bus Depot project.
- b. Review of Executive's proposed recommendations for DGS-administered projects in the General Government – County Offices and Other Improvements category, including:
 - a. New Projects
 - b. Projects with Scope Changes
 - c. Accelerated or Delayed Projects
 - d. Projects with No Changes
- c. Review of Executive's proposed recommendations for *active* DGS-administered projects in the General Government – Other General Government Projects category.

Public Testimony

Public Hearing was held on February 8 and 9, 2022. No public testimony was provided regarding the projects in the General Government CIP subcategory administered by DGS.

A. MCPS Bus Depot and Maintenance Relocation

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	-	-	-	-	-	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	-	-	-	-	-	-	-	-	-

Source of Funds: G.O. Bonds

Background: This project is part of the Smart Growth Initiative program and provides for a comprehensive feasibility study and planning for the relocation of the Montgomery County Public Schools Bus Depot from the County Service Park on Crabbs Branch Way.

Previous plans to acquire several sites for MCPS bus parking facilities to accommodate displaced buses when the site is redeveloped have been put on hold until an agreement can be reached on a project plan. It also includes staff supervision, consultant costs, demolition of existing improvements, and environmental cleanup of the east side of Crabbs Branch Way.

For the FY23-28 CIP, the Executive is recommending \$83.0 million of placeholder funds in the Beyond 6-Years, which includes: demolition (site and building demolition), site work (electrical, utilities, stormwater management, security, excavation and fill, pavement), fueling, and a new Operations & Maintenance building (includes furniture, fixtures, and equipment). The funding also includes demolition and costs to allow for bus parking at certain MCPS schools, as well as soft costs for each project. More detailed cost estimates will be prepared during the planning and design phase. Preliminary analysis has identified the Seven Locks Road parcel as an appropriate site for replacement of the bus depot.

The bus depot project recommendation further states that the bus depot project cannot begin until two other reuse projects are completed (the Restoration Center and Criminal Justice Complex, both which have been submitted as new projects for the FY23-28 CIP and are estimated for completion by FY29). As such, significant work on the bus depot would not begin until FY29 at the earliest.

An overhead image of the Seven Locks parcel is on circle 63. Additional background and history on the bus depot is on circles 64-70.

Location: Rockville (preliminary).

Staff Recommendation: Staff recommends reverting the CE’s recommended PDF for this project back to the previously approved (e.g., removing all Beyond 6-Year funding and removing any new text added). A copy of the revised PDF is on circle 62.

Staff also recommends that a fuller discussion be scheduled once more information is known about the design plans for the Restoration Center and the Criminal Justice Complex, as well as the overall use of the Seven Locks Parcel.

Additional options include:

- a. Accept the CE’s recommendation and PDF for this project.
- b. Revert the PDF to the previously approved and add funding to the Facility Planning CIP to perform more comprehensive planning, including finding a complete solution to the bus parking issue.

B. New Projects

1) *Lincoln HS*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	1,500	-	-	1,500	-	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	1,500	-	-	1,500	-	-	-	-	-

Source of Funds: G.O. Bonds

Background: The former Lincoln High School is a landmark in Montgomery County's black education history. Opened in 1935, it is the oldest remaining high school building and the only junior high school constructed for black students in Montgomery County. The renovation includes roof replacement and some building envelope repair to protect against further deterioration of the building.

A facility assessment was conducted in Fall of 2020 leading to this new project. There are currently no plans to renovate the building for future use.

Location: East Rockville.

Staff Recommendation: Approve.

C. Projects with Scope Changes

1) *Council Office Building Renovations*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	3,153	-	-	587	2,566	-	-	-	-
FY21-26, Approved	1,953	1,953	-	-	-	-	-	-	-
Difference:	1,200	-	-	587	2,566	-	-	-	-

Source of Funds: G.O. Bonds

Background: The Council approved a special appropriation of \$3.6M in December 2021 to fund Phase IV, which will include limited interior modifications to provide two new councilmember suites on the 4th floor and relocate Legislative Information Services (LIS); Phase IV will include a reevaluation and assessment of the cafeteria/kitchen space.

Location: Rockville Town Center.

Staff Recommendation: Approve.

2) *Facility Planning: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	1,560	-	-	260	260	260	260	260	260
FY21-26, Approved	1,537	237	260	260	260	260	260	-	-
Difference:	(23)	-	-	0	0	0	0	-	-

Source of Funds: Current Revenue

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

Studies currently planned include:

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

New studies in the FY23-28 CIP include the Clarksburg Regional Recreation Center, Poolesville Community Facility (succeeding the Poolesville Co-location Study from the previously approved CIP), and Future Transit Depots.

Executive and legislative branch staff has also received a request from the Montgomery County Lynching Memorial Project and the Montgomery County Commission on Remembrance and Reconciliation to identify a site and associated planning and preparation work to install a memorial in remembrance of the three known victims of lynching in Montgomery County. One potential site is the Council Office Building (COB).

The memorial (consisting of memorial columns) itself will be fabricated and shipped by the Equal Justice Initiative (EJI), an Alabama-based non-profit, at no expense to the County. The request letters are on circles 71-732; a sample image of a memorial is on circle 74.

Although the request to add this Lynching Memorial project was made for the Facility Planning CIP, the CE's recommended FY23 operating budget does include \$50,000 in the Office of Racial Equity and Social Justice (ORESJ) for the planning work. Staff will discuss whether ORESJ or the DGS budget (operating or CIP) is more suitable prior to the Council's adoption of the entire FY23 budget.

Location: Countywide.

Staff Recommendation: Approve as recommended. staff is available provide more detailed status updates on each study.

3) *HVAC/Elec Replacement: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	18,700	-	-	2,950	2,950	3,200	3,200	3,200	3,200
FY21-26, Approved	17,700	2,950	2,950	2,950	2,950	2,950	2,950	-	-
Difference:	1,000	-	-	0	0	250	250	-	-

Source of Funds: G.O. Bonds

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

For FY25-28, the annual level of funding is increased by \$250,000 due to HVAC issues being the largest source of facility complaints from County departments/users. This increased funding will allow for additional work to be performed.

Location: Countywide.

Staff Recommendation: Approve.

D. Projects with Schedule Changes (Accelerations or Delays)

1) *EOB HVAC Renovation*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	7,600	-	-	5,000	2,600	-	-	-	-
FY21-26, Approved	7,600	-	-	-	-	-	7,600	-	-
Difference:	0	-	-	5,000	2,600	-	(7,600)	-	-

Source of Funds: G.O Bonds

Background: This project provides for the procurement and partial compensation of an Energy Service Company (ESCO) to replace the outdated and energy-inefficient HVAC systems in the Executive Office Building (EOB) located at 101 Monroe Street, Rockville, Maryland. The ESCO analyzes, designs, and constructs the energy-efficient Heating Ventilation, and Air Conditioning (HVAC) replacement systems. In return, the ESCO receives a portion of the saved energy costs in addition to direct compensation.

A study to identify options is currently underway and is expected to be complete by end of FY22.

Location: Rockville Town Center.

Staff Recommendation: Approve.

E. Projects with No Changes

1) *AltaGas-WGL Merger Fund*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	1,294	-	-	1,294	-	-	-	-	-
FY21-26, Approved	7,000	4,530	1,176	1,294	-	-	-	-	-
Difference:	(5,706)	-	-	0	-	-	-	-	-

Source of Funds: Utility Merger Funds

Background: This project provides for the design and implementation of energy savings projects in various County facilities and locations using funds the County received as part of the merger of AltaGas Ltd., WGL Holdings, Inc., and Washington Gas Light Company ("AltaGas/WGL merger"), as approved by the Maryland Public Service Commission (PSC) per Merger Order No. 88631 on April 4, 2018.

The funds are intended to implement projects that improve energy efficiency and reduce natural gas usage in County buildings. The funds will be administered by the Department of General Services (DGS) for projects such as combined heat and power (CHP) systems (also known as cogeneration), thermal envelope components (such as insulation), boiler upgrades, and increasing the energy efficiency of facilities.

Projects scheduled for FY23 include:

- Olney Swim Center
- Germantown Indoor Swim Center
- Potomac Community Recreation Center.

Location: Countywide.

Staff Recommendation: Approve.

2) *Building Envelope Repair*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	9,300	-	-	1,550	1,550	1,550	1,550	1,550	1,550
FY21-26, Approved	9,300	1,550	1,550	1,550	1,550	1,550	1,550	-	-
Difference:	0	-	-	0	0	0	0	-	-

Source of Funds: G.O. Bonds

Background: This project funds the wholesale replacement of aged and outdated building envelope systems including the replacement of windows, exterior doors, siding, exterior walls, and weatherproofing. This project provides for a systematic replacement to maintain the building

envelope, protect the building integrity, and allow for continued full and efficient use of County buildings.

Scheduled projects for FY23 and FY24 include:

- Aspen Hill Library
- Montgomery County Correctional Facility (Loading Dock)
- 401 Hungerford Drive
- Colesville Health Center
- Replace windows at two (2) Libraries
- Replace three (3) front/back rolling doors at three (3) Fire Stations

Location: Countywide.

Staff Recommendation: Approve.

3) *Elevator Modernization*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	6,000	-	-	1,000	1,000	1,000	1,000	1,000	1,000
FY21-26, Approved	6,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-
Difference:	0	-	-	0	0	0	0	-	-

Source of Funds: G.O. Bonds

Background: This project provides for the orderly replacement/renovation of aging and outdated elevator systems in County-owned buildings. This project also includes periodic condition assessments of elevator systems in County buildings.

Location: Countywide.

Staff Recommendation: Approve.

4) *Energy Conservation: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	900	-	-	150	150	150	150	150	150
FY21-26, Approved	900	150	150	150	150	150	150	-	-
Difference:	0	-	-	0	0	0	0	-	-

Source of Funds: G.O. Bonds

Background: This project will provide funds to target rapid return on investment energy conservation projects; provide ancillary funds to support the installation of solar photovoltaic systems on County facilities; augment other energy conservation projects (e.g., funding incremental costs of higher efficiency equipment); support energy and sustainability master planning for County facilities and operations; leverage federal, state, and local grant funding; and provide funds to leverage public-private partnerships and third-party resources.

Location: Countywide.

Staff Recommendation: Approve.

5) *Energy Systems Modernization*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	41,200	-	-	10,300	10,300	10,300	10,300	-	-
FY21-26, Approved	61,800	10,300	10,300	10,300	10,300	10,300	10,300	-	-
Difference:	(20,600)	-	-	0	0	0	0	-	-

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

Background: This project provides a means to implement energy savings performance contracting as a mechanism to reduce the County's energy usage and perform strategic facility upgrades with significantly reduced capital costs. These contracts performed by Energy Services Companies (ESCOs) have been used extensively by the Federal government and other State and local jurisdictions to accomplish energy saving retrofits in a variety of facility applications.

Location: Countywide.

Staff Recommendation: Approve.

6) *Environmental Compliance: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	8,400	-	-	1,400	1,400	1,400	1,400	1,400	1,400
FY21-26, Approved	8,400	1,400	1,400	1,400	1,400	1,400	1,400	-	-
Difference:	0	-	-	0	0	0	0	-	-

Source of Funds: G.O. Bonds

Background: This project develops and implements plans for the prevention of pollution and the abatement and containment of potential pollution sources at County facilities.

Location: Countywide.

Staff Recommendation: Approve.

7) *Exelon-Pepco Merger Fund*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	2,287	-	-	2,287	-	-	-	-	-
FY21-26, Approved	6,200	1,971	1,942	2,287	-	-	-	-	-
Difference:	(3,913)	-	-	0	-	-	-	-	-

Source of Funds: Utility Merger Funds

Background: This project provides for the design and implementation of energy savings projects in various County facilities and locations using funds obtained through the merger of Exelon Corporation, Pepco Holdings Inc., Potomac Electric Power Company, and Delmarva Power & Light Company ("Exelon/PHI merger"), approved by the Maryland Public Service Commission

(PSC) per Order No. 86990 on May 15, 2015. Projects include lighting retrofits, heating, ventilation, and cooling (HVAC) controls upgrades and equipment replacement including chillers, condensing units and air handling units.

Projects scheduled for FY23 include:

- Gwendolyn Coffield Community Recreation Center
- Potomac Community Recreation Center
- Jane Lawton Community Recreation Center
- Detention Center (Seven Locks)
- Fire and Rescue Maintenance Depot (Southlawn)

Location: Countywide.

Staff Recommendation: Approve.

8) *Facilities Site Selection: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	150	-	-	25	25	25	25	25	25
FY21-26, Approved	150	25	25	25	25	25	25	-	-
Difference:	0	-	-	0	0	0	0	-	-

Source of Funds: Current Revenue

Background: This project provides for site selection for candidate projects identified in the Facility Planning: MCG program, including identifying land for facility reforestation, and other site selection activities such as appraisals, geotechnical services, environmental studies, title reports and surveys.

Location: Countywide.

Staff Recommendation: Approve.

9) *Life Safety Systems: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	3,750	-	-	625	625	625	625	625	625
FY21-26, Approved	3,750	625	625	625	625	625	625	-	-
Difference:	0	-	-	0	0	0	0	-	-

Source of Funds: G.O. Bonds

Background: This project provides funding for installation of modern life-safety systems to protect the County's facilities and to protect buildings in the event of fire emergencies. Implementation of this project will help to minimize the dangers to life from fire, including smoke and fumes. The scope of the project encompasses fire alarms with voice addressable capabilities, sprinklers for fire suppression, fire and smoke detection, smoke control systems, and emergency generators.

Location: Countywide.
Staff Recommendation: Approve.

10) *Planned Lifecycle Asset Replacement: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	15,300	-	-	2,550	2,550	2,550	2,550	2,550	2,550
FY21-26, Approved	14,500	1,750	2,550	2,550	2,550	2,550	2,550	-	-
Difference:	800	-	-	0	0	0	0	-	-

Source of Funds: G.O. Bonds

Background: This project provides for a comprehensive lifecycle replacement program to protect the County's investment in facilities and to sustain efficient and reliable facility operation. The project is targeted at slowing the deterioration of key facility and site components based on an inventory of their age and condition.

The project includes mechanical/plumbing equipment; lighting system replacement not covered under the Energy Conservation CIP program; and reconstruction of sidewalks and curbs adjacent to County facilities. The scope of this project parallels approved CIP projects of Montgomery County Public Schools, Montgomery College, and the Maryland-National Capital Park and Planning Commission.

Location: Countywide.

Staff Recommendation: Approve.

11) *Resurfacing Parking Lots: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	3,900	-	-	650	650	650	650	650	650
FY21-26, Approved	3,900	650	650	650	650	650	650	-	-
Difference:	0	-	-	0	0	0	0	-	-

Source of Funds: G.O. Bonds

Background: This project provides for the design and major rehabilitation of existing asphalt parking lots and associated drainage structures. Work includes milling and re-paving, full depth reconstruction of failed areas, and re-establishing positive drainage. Specific projects are evaluated regularly and ranked to determine priority.

Location: Countywide.

Staff Recommendation: Approve.

12) *Roof Replacement: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	13,440	-	-	2,240	2,240	2,240	2,240	2,240	2,240
FY21-26, Approved	12,940	1,740	2,240	2,240	2,240	2,240	2,240	-	-
Difference:	500	-	-	0	0	0	0	-	-

Source of Funds: G.O. Bonds

Background: This project provides for major roof replacement (which typically have a 20-year service life) of County buildings.

Location: Countywide.

Staff Recommendation: Approve.

F. Other General Government Projects with No Changes

1) *260 East Jefferson Street Acquisition*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	-	-	-	-	-	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	-	-	-	-	-	-	-	-	-

Source of Funds: G.O. Bonds

Background: This project provides \$3.6 million for the strategic acquisition of the property located at 260 East Jefferson Street as the County continues to evaluate the Rockville Core and future space needs in leased spaces throughout the Rockville Core. In the short-term, the Department of Transportation (DOT) intends to locate public customer service functions at the facility including Lost and Found, Taxi Services, Commuter Services, Ride On pass and customer service and other outward facing transit operations.

Location: Rockville Town Center.

Staff Recommendation: No action needed.

2) *ALARF: MCG*

	6-Year	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28
FY23-28, Recommended	-	-	-	-	-	-	-	-	-
FY21-26, Approved	-	-	-	-	-	-	-	-	-
Difference:	-	-	-	-	-	-	-	-	-

Source of Funds: G.O. Bonds

Background: The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital project and facility programs in the County. Acquisition of land in advance of actual construction saves money in the face of rising land prices and enables

suitable locations for libraries, fire stations, and similar facilities to be secured before development eliminates choice and forces acceptance of a less accessible or desirable site.

Location: Countywide.

Staff Recommendation: No action needed.



County Offices and Other Improvements

PROGRAM DESCRIPTION AND OBJECTIVES

The Department of General Services (DGS) Capital Improvements Program supports the planning, design, construction, renovation, and replacement of facilities required by the operating departments of the County government. In addition, the program provides for the scheduled replacement of roofs, internal systems (such as air conditioning), and other components in all buildings owned by the County government.

In addition to general government projects directly under the supervision of DGS, the department conducts site selection and design/construction coordination for facility-related projects required by other County departments: including Libraries, Recreation, Fire/Rescue, Police, Correction and Rehabilitation, and Transportation. These projects make use of DGS design and construction management expertise and are discussed in sections of the CIP covering the specific programs of the other departments.

The DGS Capital Program continues to reflect an emphasis on systemic replacement programs. Significant expenditures include heating, ventilating, air conditioning (HVAC) systems and roof replacement, as they are the two most expensive components of a building. Projects such as Energy Conservation: MCG (Montgomery County Government) and Energy Systems Modernization are investments in lower operating costs through improved and more efficient lighting and other energy-consuming systems.

In addition to systems replacement and improvement programs, DGS builds, repairs, and renovates structures used by County agencies. When operating departments propose renovations to their buildings (such as libraries or fire stations) for improved operational use, DGS also assesses the condition of the physical plant and building systems. Generally, if a decision is made to renovate a specific facility, all work will be included within the project. If less than a full-scale renovation is needed, work required for roofs, HVAC, electrical systems, and modifications to comply with the Americans with Disabilities Act will be budgeted within the respective systemic projects.

HIGHLIGHTS

- Add funding for three new projects - The 260 East Jefferson Street Acquisition project to provide for the strategic acquisition of the property located at 260 East Jefferson Street as the County continues to evaluate the Rockville Core and future space needs in leased spaces throughout the Rockville Core, the Dickerson Radio Tower project for the installation of a 450-foot communications tower near the PSRS equipment shelter to replace the GenOn smokestack, and the Lincoln High School project for the renovation of the building including roof replacement and some building envelope repair, in order to prevent further deterioration of the building.
- Continue to replace aging County building roof systems, parking lots, and elevator systems.
- Increase funding for the replacement/renovation of outdated Heating, Ventilation, and Air Conditioning (HVAC) systems and electrical systems in County buildings to improve energy efficiency of County facilities.
- Increase funding for energy conservation projects using utility incentives from the Pepco/Exelon merger.
- Add new Facility Planning: MCG studies, including Alternate Emergency Communications Center, Clarksburg Library, and future County transit depots.
- Complete the renovations of the Council Office Building and Rockville Core projects (Grey Courthouse).
- Complete the construction of a communications tower near the Public Safety Radio System (PSRS) equipment shelter in the Dickerson area of the County.

-
- The fully funded the Public Safety System Modernization (PSSM) project completed the infrastructure update for the Public Safety Radio System in March 2021. The installation of the desktop radio consoles for the Alternate Emergency Communications Center will be completed by the end of FY22. The County anticipates that the Law Enforcement Records Management System (LE-RMS) contract will also be awarded by the end of FY22 and implemented within 18 months. Preliminary planning and budget estimation is also underway for the Fire Records Management System replacement.

PROGRAM CONTACTS

Contact Angela Dizelos of the Department of General Services at 240.777.6028 or Anita Aryeetey of the Office of Management and Budget at 240.777.2784 for more information regarding the County Offices and Other Improvements capital budget.

CAPITAL PROGRAM REVIEW

The recommended FY23-28 CIP for DGS includes 23 capital projects totaling \$180.3 million. This represents a \$32.1 million, or 15.1 percent decrease from the \$212.4 million included in the amended FY21-26 program. The cost decrease is due primarily to the completion of the Council Office Building Renovation and Rockville Core projects and most of the Public Safety System Modernization project, net of increases in HVAC and electrical system replacement funding.



AltaGas-WGL Merger Fund

(P362106)

Category	General Government	Date Last Modified	01/12/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	205	-	205	-	-	-	-	-	-	-	-
Construction	6,795	-	5,501	1,294	1,294	-	-	-	-	-	-
TOTAL EXPENDITURES	7,000	-	5,706	1,294	1,294	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Utility Merger Funds	7,000	-	5,706	1,294	1,294	-	-	-	-	-	-
TOTAL FUNDING SOURCES	7,000	-	5,706	1,294	1,294	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	1,294	Year First Appropriation	FY21
Appropriation FY 24 Request	-	Last FY's Cost Estimate	7,000
Cumulative Appropriation	5,706		
Expenditure / Encumbrances	-		
Unencumbered Balance	5,706		

PROJECT DESCRIPTION

This project provides for the design and implementation of energy savings projects in various County facilities and locations using funds the County received as part of the merger of AltaGas Ltd., WGL Holdings, Inc., and Washington Gas Light Company ("AltaGas/WGL merger"), as approved by the Maryland Public Service Commission (PSC) per Merger Order No. 88631 on April 4, 2018. The funds are intended to implement projects that improve energy efficiency and reduce natural gas usage in County buildings. The funds will be administered by the Department of General Services (DGS) for projects such as combined heat and power (CHP) systems (also known as cogeneration), thermal envelope components (such as insulation), boiler upgrades, and increasing the energy efficiency of facilities.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on energy savings potential, reduced maintenance costs, overall cost savings, and quantifiable environmental benefits. The schedule is subject to change based on project needs. Currently planned projects include:

FY22: Damascus Community Recreation Center; Kennedy Shriver Aquatic Center (KSAC); White Oak Community Recreation County Offices and Other Improvements

Center; Plum Gar Community Recreation Center; Marilyn Praisner Community Recreation Center, Upper County Community Recreation Center.

FY23: Olney Swim Center; Germantown Indoor Swim Center; Potomac Community Recreation Center.

PROJECT JUSTIFICATION

The AltaGas/WGL merger, approved by the Maryland PSC per Merger Order No. 88631 on April 4, 2018, resulted in the County receiving approximately \$7 million to fund energy efficiency projects in facilities utilizing natural gas energy sources. Significant reductions in energy consumption, greenhouse gas emissions, and maintenance are expected.

OTHER

Staff from the Department of General Services (DGS), Department of Finance (FIN), Office of Management and Budget (OMB), and County Attorney (OCA) are coordinating the development of processes and monitoring of energy savings in order to ensure funds are utilized as intended by the terms of the merger.

FISCAL NOTE

A total of \$7.0 million was originally appropriated in the Restricted Donation Fund in FY19 for funding energy efficiency improvements in public buildings. The full amount of this funding was shifted into this CIP project in FY21 for improved expenditure tracking and scheduling.

Projects are also expected to be eligible for utility incentives during and after implementation; utility incentives will offset the use of the merger funds.

Additional revolving funds that are received will be appropriated through a Supplemental.

Merger funds cannot be used to supplant existing County funding for projects, including staff charges.

COORDINATION

Department of General Services, Department of Finance, Office of Management and Budget, Office of County Attorney



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

Category	General Government	Date Last Modified	01/08/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	16,817	12,507	110	4,200	700	700	700	700	700	700	-
Site Improvements and Utilities	22,988	6,259	8,929	7,800	1,300	1,300	1,300	1,300	1,300	1,300	-
Construction	25,368	9,939	1,329	14,100	2,350	2,350	2,350	2,350	2,350	2,350	-
Other	1,227	820	107	300	50	50	50	50	50	50	-
TOTAL EXPENDITURES	66,400	29,525	10,475	26,400	4,400	4,400	4,400	4,400	4,400	4,400	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	4,235	430	805	3,000	500	500	500	500	500	500	-
G.O. Bonds	46,824	13,754	9,670	23,400	3,900	3,900	3,900	3,900	3,900	3,900	-
PAYGO	11,364	11,364	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	3,977	3,977	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	66,400	29,525	10,475	26,400	4,400	4,400	4,400	4,400	4,400	4,400	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	4,400	Year First Appropriation	FY11
Appropriation FY 24 Request	4,400	Last FY's Cost Estimate	58,000
Cumulative Appropriation	40,000		
Expenditure / Encumbrances	33,481		
Unencumbered Balance	6,519		

PROJECT DESCRIPTION

This program provides for an on-going comprehensive effort to ensure that County buildings and other facilities are built and maintained in compliance with Title II of the Americans with Disabilities Act (ADA) and the ADA 2010 Standards for Accessible Design. This program includes both the correction of deficiencies identified by the United States Department of Justice (DOJ) during its proactive Project Civic Access (PCA) assessment of County facilities, an assessment by the County of all County government buildings and facilities not included in the PCA assessment, and remediation of any deficiencies identified by those assessments. The program also includes policy development, advanced technical training for County architects and engineers to ensure that ADA

compliance and accessibility are incorporated throughout the County's planning, staff training, design, and construction process in order to ensure that County facilities are fully compliant with Title II of the ADA. In September 2010 revised Title II ADA regulations, including the 2010 Standards, were issued by DOJ. The new 2010 Standards include revisions to the 1991 ADA Accessibility Guideline (ADAAG) standards and supplemental standards for features not addressed in the 1991 ADAAG including pools, recreation facilities, ball fields, locker rooms, exercise rooms, picnic areas, golf courses, playgrounds and residential housing. The Title II ADA regulations require jurisdictions to proactively address the supplemental standards by bringing all features addressed in the supplemental standards into compliance with the 2010 Standards.

ESTIMATED SCHEDULE

FY23: Colesville Community Health Center, Montgomery County Correctional Facility, Coffield Community Center, Martin Luther King Outdoor Pool.

FY24: Holiday Park Community Center, Betty Ann Krahnke (BAK) Domestic Violence Shelter, Department of Health and Human Services Center in Silver Spring, Germantown Outdoor Pool.

COST CHANGE

Cost increase is due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

Montgomery County was selected by DOJ for a Project Civic Access review in 2006. Project Civic Access is a proactive, ongoing initiative of the Disability Rights Section (DRS) of the DOJ Civil Rights Division to ensure ADA compliance in local and state governments throughout the country. DOJ has completed reviews and signed settlement agreements with over 150 jurisdictions to date. DOJ has inspected approximately 112 County government buildings and facilities. In addition, they have inspected polling places, ballfields, golf courses, and local parks. Montgomery County signed a legally binding settlement agreement to address the findings in August 2011. M-NCPPC was a co-signer of the Agreement. The Agreement requires the County to remediate all problems identified by DOJ within a negotiated timeline and to survey all remaining buildings, facilities, and programs not surveyed by DOJ. Programs and facilities must be surveyed within a three-year time frame, with approximately 80 completed each year. Prior to FY20, the County was required to send a report of its findings to DOJ each year with a proposed remediation plan and timeline.

FISCAL NOTE

Funding switch in FY18 for \$2,800,000 between Current Revenue: General and GO Bonds (Bond Premium).

Shift \$288,000 in GO Bonds funding to Fire Stations - Resurfacing project.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

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



Asbestos Abatement: MCG

(P508728)

Category	General Government	Date Last Modified	12/31/21
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	451	283	24	144	24	24	24	24	24	24	-
Site Improvements and Utilities	28	28	-	-	-	-	-	-	-	-	-
Construction	1,105	402	127	576	96	96	96	96	96	96	-
Other	90	90	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,674	803	151	720	120	120	120	120	120	120	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	1,674	803	151	720	120	120	120	120	120	120	-
TOTAL FUNDING SOURCES	1,674	803	151	720	120	120	120	120	120	120	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	120	Year First Appropriation	FY96
Appropriation FY 24 Request	120	Last FY's Cost Estimate	1,434
Cumulative Appropriation	954		
Expenditure / Encumbrances	834		
Unencumbered Balance	120		

PROJECT DESCRIPTION

This project provides for the identification, management, control, and if required, removal of asbestos containing materials (ACM) from County facilities. Also included are costs associated with the removal of these materials, such as material replacement and facility repairs, when required. This project also provides for the removal of other environmental hazards such as lead based paint.

ESTIMATED SCHEDULE

Several projects will be completed in FY23 and FY24.

COST CHANGE

Cost increase is due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

Asbestos containing materials which have become damaged, or may be disturbed during building renovation or demolition, must be removed or abated. If these materials are not removed, they may become friable, releasing asbestos fibers into the air. Inhaled asbestos fibers may cause health impairments, such as asbestosis, lung, and other types of cancers. Therefore, removing the asbestos-containing materials prior to a renovation eliminates the release of asbestos fibers into the building ventilation system and inhalation of asbestos fibers by building occupants or renovation contractors. Neither contractors nor workers will perform renovations until asbestos is removed because of the health risk to the workers and the associated liability risk to the contractors. Asbestos and other hazardous materials abatement is performed only by specialty contractors, donning protective clothing, and respiratory protection. Asbestos abatement workers are also required to attend specialized training and follow decontamination procedures. The asbestos removal must be performed within an isolated airtight plastic containment vessel, under negative air pressure, as required by Federal and State regulation. Estimated project costs reflect these requirements and removal procedures. The primary targets of this project are County-owned facilities constructed prior to 1978. Bulk material samples and air samples are taken to verify that removal actions are in compliance with regulatory guidelines. Asbestos Abatement is currently also being included in stand-alone renovation projects and in the roof replacement project for County Government. The asbestos survey of County facilities, conducted in FY88, was the basis of the work program. Revisions have and are being made based on periodic ACM inspection, in support of facility renovation, or in response to any unidentified ACM which may be encountered in the course of a maintenance activity.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services and PLAR: Planned Lifecycle Asset Replacement.



Building Envelope Repair

(P361501)

Category	General Government	Date Last Modified	01/12/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	3,278	945	563	1,770	295	295	295	295	295	295	-
Construction	16,937	6,111	3,296	7,530	1,255	1,255	1,255	1,255	1,255	1,255	-
TOTAL EXPENDITURES	20,215	7,056	3,859	9,300	1,550	1,550	1,550	1,550	1,550	1,550	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	20,215	7,056	3,859	9,300	1,550	1,550	1,550	1,550	1,550	1,550	-
TOTAL FUNDING SOURCES	20,215	7,056	3,859	9,300	1,550	1,550	1,550	1,550	1,550	1,550	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	1,550	Year First Appropriation	FY15
Appropriation FY 24 Request	1,550	Last FY's Cost Estimate	17,115
Cumulative Appropriation	10,915		
Expenditure / Encumbrances	7,256		
Unencumbered Balance	3,659		

PROJECT DESCRIPTION

This level-of-effort project is needed to maintain the County's building infrastructure. This project funds the wholesale replacement of aged and outdated building envelope systems including the replacement of windows, exterior doors, siding, exterior walls, and weatherproofing. This project provides for a systematic replacement to maintain the building envelope, protect the building integrity, and allow for continued full and efficient use of County buildings.

ESTIMATED SCHEDULE

Several projects will be completed during FY23 and FY24.

FY23 and FY24

Aspen Hill Library.

Montgomery County Correctional Facility Loading Dock.

401 Hungerford Drive.

Colesville Health Center.

Replace windows at 2 County Libraries

Replace three (3) front/back rolling doors at 3 County Fire Stations.

COST CHANGE

Cost increase is due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

Window replacements, siding replacements, and exterior door replacements are critical to protect the life of a facility. Windows and doors can eliminate drafts to improve both comfort and energy efficiency. Siding protects the facility by eliminating potential leaks that can lead to damage of other facility components as well as creating health issues such as mold growth.

OTHER

Building envelope repairs have been neglected for many years. Many facilities still have single and/or double pane glass windows and are poorly sealed, leading to energy loss. Many exterior metal doors are rusted and frequently fail to close and latch which creates a safety hazard. Renovations will address leaks around windows and doors and will provide improved energy efficiency.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services and Departments affected by building envelope repair projects.



Council Office Building Renovations

(P010100)

Category	General Government	Date Last Modified	01/08/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Under Construction

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	3,412	2,289	468	655	505	150	-	-	-	-	-
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	88	88	-	-	-	-	-	-	-	-	-
Construction	44,973	41,271	1,204	2,498	82	2,416	-	-	-	-	-
Other	1,267	957	310	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	49,744	44,609	1,982	3,153	587	2,566	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Cable TV	1,052	900	152	-	-	-	-	-	-	-	-
G.O. Bonds	44,528	39,545	1,830	3,153	587	2,566	-	-	-	-	-
Long-Term Financing	4,000	4,000	-	-	-	-	-	-	-	-	-
PAYGO	164	164	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	49,744	44,609	1,982	3,153	587	2,566	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY05
Appropriation FY 24 Request	-	Last FY's Cost Estimate	46,144
Cumulative Appropriation	49,744		
Expenditure / Encumbrances	44,991		
Unencumbered Balance	4,753		

PROJECT DESCRIPTION

This project is in four phases. The first phase, completed in 2009, renovated the hearing room, conference room, and anteroom on the third floor of the Council Office Building (COB) which had not been renovated in at least twenty-five years. Phase II replaces the HVAC system, the lighting systems, windows in the rest of the COB, upgrades restrooms to ADA standards, renovates the auditorium on the first floor, provides improved signage inside and outside the buildings, refreshes common areas, and reconfigures space on the fourth, fifth, and sixth floors for the Council Office and the Office of Legislative Oversight (OLO) staff. Phase III provides code compliance renovations and building envelope corrections. Phase IV will include limited interior modifications to provide two new councilmember suites and ancillary spaces (e.g. hearing/conference rooms). Phase IV - Part B includes a reevaluation and assessment of

the cafeteria/kitchen and potential renovations.

ESTIMATED SCHEDULE

The project is expected to be finished in Fall 2024.

COST CHANGE

Cost change reflects an FY22 supplemental in G.O. Bonds for \$3,600,000.

PROJECT JUSTIFICATION

Heating, ventilation, and air conditioning in the COB function poorly and most of the restrooms are not compliant with updated ADA standards or high performance building standards. The Council Office and OLO have far outgrown their space since it was last reconfigured more than 25 years ago. The 1st Floor Auditorium, which is used regularly for County Government staff training and as a meeting place by civic organizations, is extremely substandard.

FISCAL NOTE

The second phase of the project is partially funded with a \$184,000 unencumbered balance from the first phase and a FY15 transfer of \$2,993,000 in G.O. Bonds from the Montgomery County Government Complex (360901). A FY15 supplemental of \$296,000 in G.O. Bonds was approved. An audit by Energy Service Company (ESCO) has been conducted, and it has determined that \$4 million in savings can be anticipated from this project. An Energy Savings Performance Contract (ESPC) will allow for third-party funding to cover this portion of the contract, so that G.O. Bonds are not required for funding. A financing mechanism is in place to cover the cost of the contract and the repayment of debt is guaranteed through the energy savings. A FY17 transfer of \$700,000 in long-term financing from Energy Systems Modernization was approved. A FY21 supplemental in G.O. Bonds for the amount of \$92,000 was approved.

FY22 supplemental in G.O. Bonds for the amount of \$3,600,000.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

County Council, Department of General Services, Department of Technology and Enterprise Business Solutions, Legislative Branch Office, Office of Consumer Protection, and Department of Housing and Community Affairs. Special Capital Projects Legislation was enacted on June 23, 2015 and signed into law on July 6, 2015 (Bill No. 27-15).



Dickerson Radio Tower

(P342302)

Category	General Government	Date Last Modified	01/15/22
SubCategory	County Offices and Other Improvements	Administering Agency	Technology Services
Planning Area	Poolesville and Vicinity	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Other	2,000	-	2,000	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	2,000	-	2,000	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	100	-	100	-	-	-	-	-	-	-	-
G.O. Bonds	1,900	-	1,900	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	2,000	-	2,000	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	2,000		
Expenditure / Encumbrances	-		
Unencumbered Balance	2,000		

PROJECT DESCRIPTION

TEBS/PSSM desires to install a 450-foot communications tower near the PSRS equipment shelter to replace the GenOn smokestack. The tower will support the antennas and microwave dishes for the PSRS. Once the RideOn project (installing Clever system into the buses) is completed, the RideOn vehicles will also utilize the same radio system, which will greatly increase radio coverage for RideOn (currently on an 8-site UHF system) as they expand their rider coverage area.

ESTIMATED SCHEDULE

FY22

PROJECT JUSTIFICATION

The Public Safety Radio System (PSRS) has 22 antenna sites located around the County to optimize coverage for all Public Safety workers. One of the sites covers the Dickerson area of the County. The PSRS communication site is located on the GenOn property,

which is in the process of shutting down. The exact date of the smoke stake removal is not currently available. At the time of planning and construction (years 2016 - 2018), information was not available about the GenOn location closing. The PSRS antennas (4) and microwave dishes (2) are located at the 420-foot mark on the 700-foot-tall smoke stack.

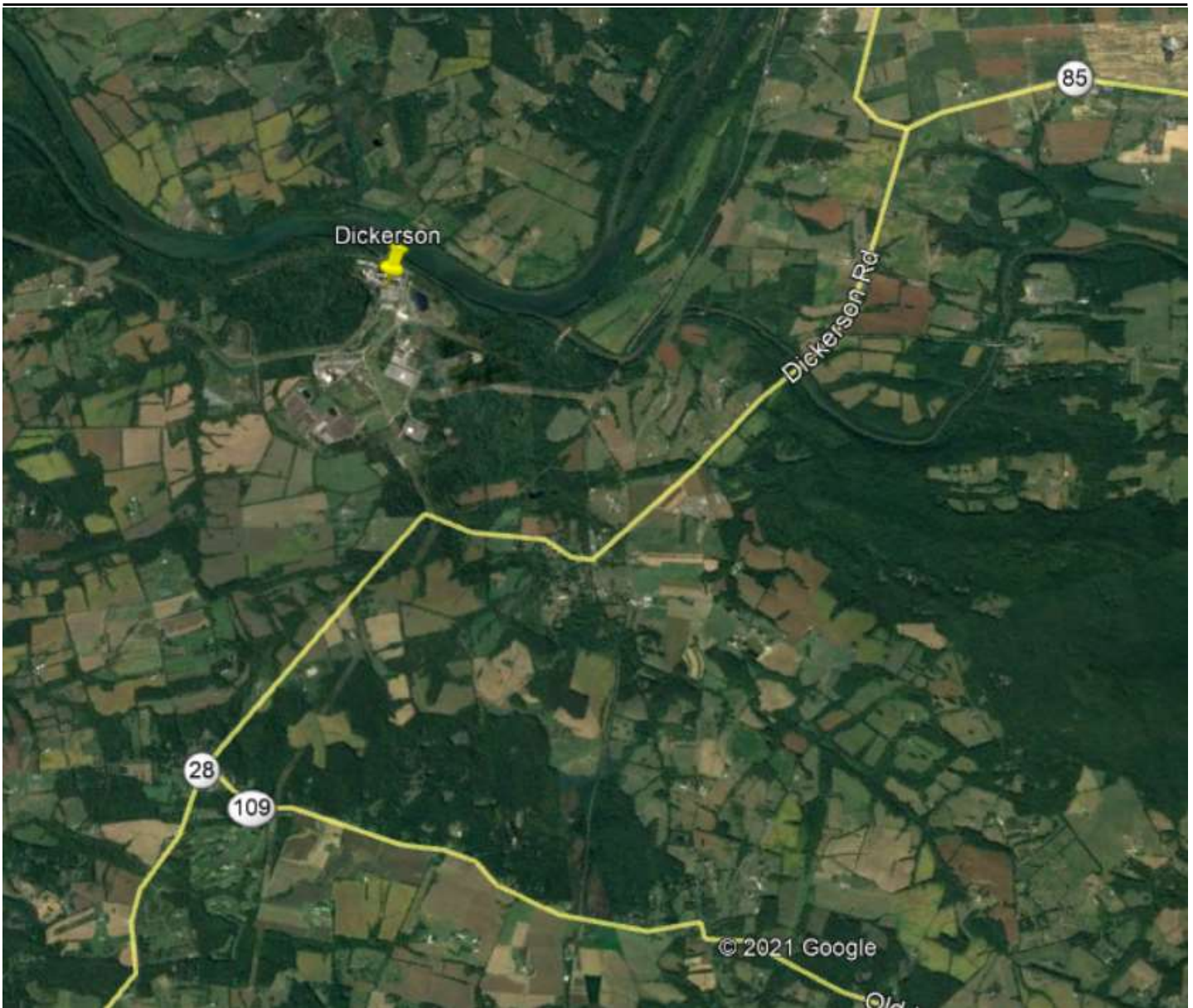
For over 20 years, the County has operated at the Dickerson power plant's smoke tower on Martinsburg Road because it was an optimum site for mounting antennas and providing the coverage needed in this portion of the County including the Potomac River. Additionally, the new communications equipment shelter is located at that site as part of the recent activation of the P25 radio system.

FISCAL NOTE

In FY22, \$100,000 in Current Revenue: General and \$1,900,000 in G.O. Bonds was transferred from the Public Safety System Modernization (PSSM) project to this project.

COORDINATION

Department of Technology and Business Enterprise Solutions, Department of General Services





Elevator Modernization

(P509923)

Category	General Government	Date Last Modified	12/31/21
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	3,951	2,880	171	900	150	150	150	150	150	150	-
Site Improvements and Utilities	443	443	-	-	-	-	-	-	-	-	-
Construction	19,032	10,646	3,286	5,100	850	850	850	850	850	850	-
Other	128	128	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	23,554	14,097	3,457	6,000	1,000	1,000	1,000	1,000	1,000	1,000	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	23,554	14,097	3,457	6,000	1,000	1,000	1,000	1,000	1,000	1,000	-
TOTAL FUNDING SOURCES	23,554	14,097	3,457	6,000	1,000	1,000	1,000	1,000	1,000	1,000	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	1,000	Year First Appropriation	FY99
Appropriation FY 24 Request	1,000	Last FY's Cost Estimate	21,554
Cumulative Appropriation	17,554		
Expenditure / Encumbrances	15,359		
Unencumbered Balance	2,195		

PROJECT DESCRIPTION

This project provides for the orderly replacement/renovation of aging and outdated elevator systems in County-owned buildings. This project also includes periodic condition assessments of elevator systems in County buildings.

ESTIMATED SCHEDULE

Several projects will be completed in FY23 and FY24.

COST CHANGE

Cost increase is due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

Many elevator systems in County buildings are inefficient, outdated, and beyond economic repair. The useful life of heavy use equipment (hoist, machine motor generation set, governor, controls, car safety devices, door operator, rails, air conditioning pump units, car buffers, door hardware, etc.) has been exhausted. The existing maintenance program is only capable of keeping the elevator operational, since spare parts are not always readily available in the market, resulting in increased shut down time, greater energy consumption, and higher maintenance costs. Renovation/replacement of aging and outdated elevator systems improves reliability, energy conservation, safety, and code compliance. A new survey is in progress.

FISCAL NOTE

In FY18, \$100,000 was transferred to Planned Life Cycle Asset Replacement project for the Data Center's Uninterruptible Power Supply (UPS) system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Departments affected by Elevator Modernization projects, and Department of General Services.



Energy Conservation: MCG

(P507834)

Category	General Government	Date Last Modified	12/31/21
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	487	145	144	198	33	33	33	33	33	33	-
Land	23	23	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	402	1	401	-	-	-	-	-	-	-	-
Construction	2,809	2,065	42	702	117	117	117	117	117	117	-
Other	10	4	6	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,731	2,238	593	900	150	150	150	150	150	150	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	4	4	-	-	-	-	-	-	-	-	-
G.O. Bonds	2,459	966	593	900	150	150	150	150	150	150	-
State Aid	449	449	-	-	-	-	-	-	-	-	-
Utility Incentives	819	819	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	3,731	2,238	593	900	150	150	150	150	150	150	-

OPERATING BUDGET IMPACT (\$000s)

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

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	150	Year First Appropriation	FY78
Appropriation FY 24 Request	150	Last FY's Cost Estimate	3,431
Cumulative Appropriation	2,831		
Expenditure / Encumbrances	2,457		
Unencumbered Balance	374		

PROJECT DESCRIPTION

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

ESTIMATED SCHEDULE

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

COST CHANGE

Cost increase is due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

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

FISCAL NOTE

A FY18 supplemental of \$819,000 in Utility Incentives was approved.

DISCLOSURES

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

COORDINATION

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



Energy Systems Modernization (P361302)

Category	General Government	Date Last Modified	01/12/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	23,818	2,381	14,569	6,868	1,717	1,717	1,717	1,717	-	-	-
Construction	119,081	18,964	65,785	34,332	8,583	8,583	8,583	8,583	-	-	-
Other	1	1	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	142,900	21,346	80,354	41,200	10,300	10,300	10,300	10,300	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	1,578	39	339	1,200	300	300	300	300	-	-	-
Long-Term Financing	139,125	19,110	80,015	40,000	10,000	10,000	10,000	10,000	-	-	-
PAYGO	2,197	2,197	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	142,900	21,346	80,354	41,200	10,300	10,300	10,300	10,300	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	10,300	Year First Appropriation	FY13
Appropriation FY 24 Request	10,300	Last FY's Cost Estimate	142,900
Cumulative Appropriation	101,700		
Expenditure / Encumbrances	21,561		
Unencumbered Balance	80,139		

PROJECT DESCRIPTION

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

ESTIMATED SCHEDULE

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

PROJECT JUSTIFICATION

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

OTHER

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

FISCAL NOTE

A FY17 transfer of \$700,000 in long-term financing to Council Office Building Renovation was approved. Funding switch between long-term financing and G.O. Bonds/PAYGO.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

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



Environmental Compliance: MCG (P500918)

Category	General Government	Date Last Modified	12/31/21
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	4,864	2,981	383	1,500	250	250	250	250	250	250	-
Site Improvements and Utilities	681	681	-	-	-	-	-	-	-	-	-
Construction	18,515	10,177	1,438	6,900	1,150	1,150	1,150	1,150	1,150	1,150	-
Other	3,243	3,243	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	27,303	17,082	1,821	8,400	1,400	1,400	1,400	1,400	1,400	1,400	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Water Quality Protection	130	100	30	-	-	-	-	-	-	-	-
G.O. Bonds	27,173	16,982	1,791	8,400	1,400	1,400	1,400	1,400	1,400	1,400	-
TOTAL FUNDING SOURCES	27,303	17,082	1,821	8,400	1,400	1,400	1,400	1,400	1,400	1,400	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	1,400	Year First Appropriation	FY09
Appropriation FY 24 Request	1,400	Last FY's Cost Estimate	24,503
Cumulative Appropriation	18,903		
Expenditure / Encumbrances	17,500		
Unencumbered Balance	1,403		

PROJECT DESCRIPTION

This project develops and implements plans for the prevention of pollution and the abatement and containment of potential pollution sources at County facilities - including the Department of Transportation, the Department of General Services depots and maintenance shops, and other county facilities and offices. This project provides for the design and construction of structural covered areas to ensure appropriate storage of hazardous materials and potential pollution sources at County depots. Work will also include replacement of the salt barns at County depots and addressing environmental compliance issues of petroleum Underground Storage Tanks (USTs) and associated piping at County facilities. This program also addresses environmental concerns such as indoor air quality issues, mold, radon, lead paint and lead in drinking water.

ESTIMATED SCHEDULE

Several projects will be completed during FY23 and FY24.

COST CHANGE

Cost increase is due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

This project is supported by the Pollution Prevention Plan (P2) for County facilities and the Storm Water Pollution Prevention Plans (SWPPP) for County facilities to comply with aspects of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI). Each of the County maintenance facilities must implement appropriate pollution prevention techniques to reduce contamination of stormwater runoff. Covered areas are required under the NPDES for all hazardous products and liquid drums that are stored outside to avoid the potential of drum deterioration, leakage, and/or runoff contamination. Structural improvements of covered areas and salt barn structures are scheduled at the Silver Spring, Poolesville, and Bethesda Depots. This project also includes efforts to address environmental compliance issues of UST's and associated piping at County facilities.

FISCAL NOTE

In FY18, \$140,000 was transferred to Planned Lifecycle Asset Replacement for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

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



EOB HVAC Renovation

(P361103)

Category	General Government	Date Last Modified	01/07/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	7,890	290	-	7,600	5,000	2,600	-	-	-	-	-
Other	110	-	110	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	8,000	290	110	7,600	5,000	2,600	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	7,733	23	110	7,600	5,000	2,600	-	-	-	-	-
PAYGO	123	123	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	144	144	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	8,000	290	110	7,600	5,000	2,600	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	5,000	Year First Appropriation	FY20
Appropriation FY 24 Request	2,600	Last FY's Cost Estimate	8,000
Cumulative Appropriation	400		
Expenditure / Encumbrances	397		
Unencumbered Balance	3		

PROJECT DESCRIPTION

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

LOCATION

101 Monroe St. Rockville, Maryland.

ESTIMATED SCHEDULE

A feasibility study is underway which will determine the project's final scope, schedule, and cost.

PROJECT JUSTIFICATION

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

FISCAL NOTE

The ultimate costs cost will be determined in the next phase of the ongoing study and future design and planning, but costs estimates included in the phase 2 analysis indicate costs between \$100 - \$120 million to complete the renovation.

COORDINATION

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



Exelon-Pepco Merger Fund

(P362105)

Category	General Government	Date Last Modified	01/07/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	56	13	43	-	-	-	-	-	-	-	-
Construction	6,144	1,241	2,616	2,287	2,287	-	-	-	-	-	-
TOTAL EXPENDITURES	6,200	1,254	2,659	2,287	2,287	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Utility Merger Funds	6,200	1,254	2,659	2,287	2,287	-	-	-	-	-	-
TOTAL FUNDING SOURCES	6,200	1,254	2,659	2,287	2,287	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	2,287	Year First Appropriation	FY21
Appropriation FY 24 Request	-	Last FY's Cost Estimate	6,200
Cumulative Appropriation	3,913		
Expenditure / Encumbrances	2,000		
Unencumbered Balance	1,913		

PROJECT DESCRIPTION

This project provides for the design and implementation of energy savings projects in various County facilities and locations using funds obtained through the merger of Exelon Corporation, Pepco Holdings Inc., Potomac Electric Power Company, and Delmarva Power & Light Company ("Exelon/PHI merger"), approved by the Maryland Public Service Commission (PSC) per Order No. 86990 on May 15, 2015. Projects include lighting retrofits, heating, ventilation, and cooling (HVAC) controls upgrades and equipment replacement including chillers, condensing units and air handling units.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on energy savings potential, reduced maintenance costs, overall cost savings, and quantifiable environmental benefits. Schedule is subject to change based on project need. Currently planned projects include:

Completed in FY21: Upper County Community Recreation Center and Pool; Bethesda Chevy Chase Center, Margaret Schweinhaut Senior Center, David F. Bone Equipment Maintenance and Transit Operations Center (EMTOC); Potomac Community Recreation Center; and Fire Station #10 (Cabin John Volunteer Fire Station)

FY22: Scotland Neighborhood Recreation Center; Holiday Park Senior Center; Jane Lawton Community Recreation Center; Rothgeb Workers Center; Strathmore Hall; Bauer Drive Community Recreation Center; Plum Gar Community Recreation Center; HHA-Womens Shelter; Fire Arms Range; Public Safety Headquarters (PSHQ); Veteran's Plaza Civic Center; Gaithersburg Highway Maintenance Facility; Plum Gar Community Recreation Center; Fire and Rescue Maintenance Depot (Southlawn); Police Stations District #1 and 4; Fire station #1, 2, 22 and 34; and Alternate Emergency Communications Center

FY23: Gwendolyn Coffield Community Recreation Center; Potomac Community Recreation Center; Jane Lawton Community Recreation Center; Detention Center (Seven Locks); Fire and Rescue Maintenance Depot (Southlawn)

PROJECT JUSTIFICATION

The Exelon/PHI (PHI) merger, approved by the Maryland PSC per Order No. 86990 on May 15, 2015 and Order No. 88128 on April 12, 2017 regarding the Most Favored Nation Provision, resulted in the County receiving over \$40 million, of which \$8.4 million was designated to establish a Green Sustainability Fund. The County will use \$6.7 million of these funds for this project to establish a revolving funding mechanism to implement energy savings projects in public facilities. Generally, projects will pay for themselves over several years. Significant reductions in energy consumption, greenhouse gas emissions, and maintenance are expected.

OTHER

Staff from the Department of General Services (DGS), Department of Finance (FIN), Office of Management and Budget (OMB), and County Attorney (OCA) are coordinating the development of processes and monitoring of energy savings in order to ensure funds are revolving as intended by the terms of the merger. Energy savings are not expected to be realized until the completion of the first round of projects in FY22 and FY23.

FISCAL NOTE

A total of \$6.7 million was originally appropriated in the Restricted Donation Fund in FY19. Approximately \$500,000 was spent in FY20 from the Restricted Donation Fund to fund the initial round of projects, including Potomac Library, Upper County Community Recreation Center and Pool, Bethesda-Chevy Chase Regional Services Center, and Margaret Schweinhaut Senior Center. The remaining funds of \$6.2 million shifted to this new CIP project.

Projects are also expected to be eligible for utility incentives during and after implementation; utility incentives will offset the use of the merger funds. Merger funds cannot be used to supplant existing County funding for projects, including staff charges. Additional revolving funds that are received will be appropriated through a Supplemental.

COORDINATION

Department of General Services, Department of Finance, Office of Management and Budget, County Attorney



Facilities Site Selection: MCG

(P500152)

Category	General Government	Date Last Modified	12/31/21
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	478	289	39	150	25	25	25	25	25	25	-
Land	106	106	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	8	8	-	-	-	-	-	-	-	-	-
Other	3	3	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	595	406	39	150	25	25	25	25	25	25	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	595	406	39	150	25	25	25	25	25	25	-
TOTAL FUNDING SOURCES	595	406	39	150	25	25	25	25	25	25	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	25	Year First Appropriation	FY01
Appropriation FY 24 Request	25	Last FY's Cost Estimate	545
Cumulative Appropriation	445		
Expenditure / Encumbrances	409		
Unencumbered Balance	36		

PROJECT DESCRIPTION

This project provides for site selection for the following candidate projects: Clarksburg Library, Damascus Depot Relocation, North County Regional Recreation and Aquatic Center, 4th District Police Station, Montgomery Village Fire Station, land for facility reforestation, and other site selection activities such as appraisals, geotechnical services, environmental studies, title reports and surveys.

COST CHANGE

Cost increase is due to the addition of expenditures in FY27 and FY28 for this ongoing project.

OTHER

These funds will be used for site selection only. No land will be purchased without notice to the County Council that must include the reasons why the proposed site is appropriate for the specific project being planned, including the expected size of the facility, and how the site is responsive to community needs. Any land acquisition will be funded initially through Advanced Land Acquisition Revolving Fund (ALARF): MCG, then reimbursed by a future appropriation from the specific project. The County Executive will work with the Maryland-National Capital Park and Planning Commission staff to review future facility needs in master plans and department strategic plans to identify sites beyond those for projects in facility planning and the current CIP for acquisition.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of Police, Department of Public Libraries, Department of General Services, Department of Recreation, Department of Fire/Rescue services, Department of Transportation, Maryland-National Capital Park and Planning Commission, Office of Management and Budget, and Regional Services Centers.



Facility Planning: MCG

(P508768)

Category	General Government	Date Last Modified	01/07/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	11,038	9,109	369	1,560	260	260	260	260	260	260	-
Land	87	87	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	7	7	-	-	-	-	-	-	-	-	-
Construction	412	412	-	-	-	-	-	-	-	-	-
Other	232	232	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	11,776	9,847	369	1,560	260	260	260	260	260	260	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	11,131	9,202	369	1,560	260	260	260	260	260	260	-
Current Revenue: Solid Waste Disposal	20	20	-	-	-	-	-	-	-	-	-
G.O. Bonds	625	625	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	11,776	9,847	369	1,560	260	260	260	260	260	260	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	260	Year First Appropriation	FY87
Appropriation FY 24 Request	260	Last FY's Cost Estimate	11,256
Cumulative Appropriation	10,216		
Expenditure / Encumbrances	9,900		
Unencumbered Balance	316		

PROJECT DESCRIPTION

This project provides for general government facility planning studies for a variety of projects under consideration in the CIP. In addition, facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, Montgomery County develops a Program of Requirements (POR) that outlines the general and specific features required on the project. Selected projects range in type including: new buildings, renovation of existing buildings, stormwater management, and recycling centers. Facility planning is a decision making process that includes the determination of the purpose of and need for a candidate project, a rigorous investigation of non-County sources of funding, and an estimate of the cost of the design and an estimated range of the cost of construction of the project. Facility

planning represents feasibility analysis, planning and preliminary design and develops a POR in advance of full programming of a project in the CIP. Depending upon the results of a facility planning determination of purpose and need, a project may or may not proceed to design and construction. For a full description of the facility planning process, see the CIP Planning Section.

COST CHANGE

Cost change due to the addition of FY27 and FY28 expenditures to this project.

PROJECT JUSTIFICATION

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

OTHER

The study proposals under this program are developed in conjunction with program departments, the Department of General Services, the Office of Management and Budget (OMB), and consultants to ensure accurate program requirements. Planning studies are underway or to be completed in FY22 or FY23 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand-alone projects in the future years. Other projects not listed may be planned under urgent situations. Planning for future fire stations will be considered if response time or population data warrant such a need.

FISCAL NOTE

Funds may also be used to explore opportunities in the event a private developer expresses interest in County property. In FY21, \$100,000 of funding is shifted to the new Wheaton Arts and Cultural Center CIP (P722106) to continue planning for that project in FY21.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of Environmental Protection, Department of General Services, Department of Correction and Rehabilitation, Department of Fire and Rescue Services, Department of Police, Department of Health and Human Services, Department of Recreation, Department of Public Libraries, Circuit Court, Office of Management and Budget, Commission on People with Disabilities, and Montgomery County Pedestrian Safety Advisory Committee.

CANDIDATE PROJECTS AND STUDIES UNDERWAY/PLANNED FOR FY23

- **4TH DISTRICT POLICE STATION**
- **CLARKSBURG LIBRARY**
- **FUTURE COUNTY TRANSIT DEPOT(S)**
- **POOLESVILLE COMMUNITY FACILITY**
- **ALTERNATE EMERGENCY COMMUNICATIONS CENTER**
- **GLEN ECHO FS #11**
- **HILLANDALE FS #24**
- **CLARKSBURG REGIONAL RECREATION CENTER**
- **BETHESDA REGIONAL RECREATION CENTER**

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



HVAC/Elec Replacement: MCG

(P508941)

Category	General Government	Date Last Modified	01/12/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	5,370	1,608	1,152	2,610	435	435	435	435	435	435	-
Site Improvements and Utilities	2,657	2,657	-	-	-	-	-	-	-	-	-
Construction	29,604	9,288	4,226	16,090	2,515	2,515	2,765	2,765	2,765	2,765	-
TOTAL EXPENDITURES	37,631	13,553	5,378	18,700	2,950	2,950	3,200	3,200	3,200	3,200	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	37,631	13,553	5,378	18,700	2,950	2,950	3,200	3,200	3,200	3,200	-
TOTAL FUNDING SOURCES	37,631	13,553	5,378	18,700	2,950	2,950	3,200	3,200	3,200	3,200	-

OPERATING BUDGET IMPACT (\$000s)

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

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	2,950	Year First Appropriation	FY96
Appropriation FY 24 Request	2,950	Last FY's Cost Estimate	30,731
Cumulative Appropriation	18,931		
Expenditure / Encumbrances	15,211		
Unencumbered Balance	3,720		

PROJECT DESCRIPTION

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

ESTIMATED SCHEDULE

Several projects will be completed during FY23 and FY24.

COST CHANGE

Cost increase due to a \$250,000 increase in FY25 to FY28 and the addition of FY27 and FY28 expenditures to this ongoing project.

PROJECT JUSTIFICATION

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

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.



Life Safety Systems: MCG

(P509970)

Category	General Government	Date Last Modified	01/12/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	2,685	1,434	633	618	103	103	103	103	103	103	-
Site Improvements and Utilities	1,124	1,124	-	-	-	-	-	-	-	-	-
Construction	12,148	7,538	1,478	3,132	522	522	522	522	522	522	-
Other	905	905	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	16,862	11,001	2,111	3,750	625	625	625	625	625	625	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	16,862	11,001	2,111	3,750	625	625	625	625	625	625	-
TOTAL FUNDING SOURCES	16,862	11,001	2,111	3,750	625	625	625	625	625	625	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	625	Year First Appropriation	FY99
Appropriation FY 24 Request	625	Last FY's Cost Estimate	15,612
Cumulative Appropriation	13,112		
Expenditure / Encumbrances	12,272		
Unencumbered Balance	840		

PROJECT DESCRIPTION

This project provides funding for installation of modern life-safety systems to protect the County's facilities and to protect buildings in the event of fire emergencies. Implementation of this project will help to minimize the dangers to life from fire, including smoke and fumes. The scope of the project encompasses fire alarms with voice addressable capabilities, sprinklers for fire suppression, fire and smoke detection, smoke control systems, and emergency generators.

ESTIMATED SCHEDULE

Several projects will be completed during FY23 and FY24.

COST CHANGE

Cost increase due to the addition of FY27 and FY28 expenditures to this ongoing project.

PROJECT JUSTIFICATION

Numerous existing facilities are in need of modern, basic life-safety systems. In many older facilities, there are no emergency generators, fire alarms, or sprinklers. Emergency generators are critical to support fire alarms and fire pumps during power outages. Some facilities are 24-hour residential facilities. In case of fire, there could be a significant potential exposure to loss of life and property. Most of the facilities do not meet code and have outdated fire alarm systems for which spare parts are no longer available and which can no longer be kept in reliable operation. Many of these County facilities were built years ago, and thus, were grandfathered under the fire code since the occupancy category has not changed. The outdated systems need to be replaced and upgraded to provide improved protection to County employees and County properties. "The Third Report of the Infrastructure Maintenance Task Force (March 2010)" identified an annual level of effort for life safety systems based on a 25-year lifespan.

FISCAL NOTE

In FY19, \$326,500 was transferred to Planned Life Cycle Asset Replacement for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services



Lincoln HS

(P362302)

Category	General Government	Date Last Modified	01/12/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	265	-	-	265	265	-	-	-	-	-	-
Construction	1,235	-	-	1,235	1,235	-	-	-	-	-	-
TOTAL EXPENDITURES	1,500	-	-	1,500	1,500	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	1,500	-	-	1,500	1,500	-	-	-	-	-	-
TOTAL FUNDING SOURCES	1,500	-	-	1,500	1,500	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	1,500	Year First Appropriation	FY23
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

The former Lincoln High School is a landmark in Montgomery County's black education history. Opened in 1935, it is the oldest remaining high school building and the only junior high school constructed for black students in Montgomery County. The renovation includes roof replacement and some building envelope repair, in order to protect further deterioration of the building.

LOCATION

595 N Stonestreet Ave, Rockville, MD 20850.

ESTIMATED SCHEDULE

Work is expected to be completed in FY23.

PROJECT JUSTIFICATION

The former Lincoln High School, located in Rockville, is a landmark in Montgomery County's black education history. Opened in 1935, it is the oldest remaining high school building and the only junior high school constructed for black students in Montgomery County. The building was most recently occupied by Crusader Baptist Church of God. A structural and environmental assessment of the facility was performed in March 2020 by O'Connell and Lawrence at DGS's request and revealed a wide array of structural issues that indicated property maintenance code violations for the existing building that warranted timely abatement. The report indicated that a renovation would correct structural problems (the roof is in danger of severe failure), correct code violations (the plumbing, mechanical and electrical systems are noncompliant), and mitigate environmental issues by removing lead and asbestos. The report also stated that the structural and water damage cannot be fully determined without removal of the roof/ceiling assembly as well as plaster and drywall at the exterior load bearing walls and interior columns. In March 2020, the City of Rockville issued a notice that the facility should not be occupied in its current state

COORDINATION

City of Rockville



MCPS Bus Depot and Maintenance Relocation (P360903)

Category	General Government	Date Last Modified	01/08/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage
		Relocation Impact	Yes

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	18,009	1,009	-	-	-	-	-	-	-	-	17,000
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	150	150	-	-	-	-	-	-	-	-	-
Construction	66,000	-	-	-	-	-	-	-	-	-	66,000
Other	1,837	583	1,254	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	86,000	1,746	1,254	-	-	-	-	-	-	-	83,000

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	84,452	198	1,254	-	-	-	-	-	-	-	83,000
PAYGO	1,501	1,501	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	47	47	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	86,000	1,746	1,254	-	-	-	-	-	-	-	83,000

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY09
Appropriation FY 24 Request	-	Last FY's Cost Estimate	3,000
Cumulative Appropriation	3,000		
Expenditure / Encumbrances	1,746		
Unencumbered Balance	1,254		

PROJECT DESCRIPTION

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

LOCATION

East side of Crabbs Branch Way north of Shady Grove.

ESTIMATED SCHEDULE

Environmental clean up of the Maryland-National Capital Park and Planning Commission facilities occurred in FY17, and demolition was completed in FY19. A search for a replacement site for the MCPS bus depot and maintenance facility has identified the County-owned property housing the current Montgomery County Detention Center (MCDC) and the former 1st District Police Station as an appropriate location. This project cannot begin until the Criminal Justice Center replacing the MCDC and the Restoration Center projects on the site are completed.

COST CHANGE

Funding in the Beyond 6 years is a placeholder for the construction of a new bus depot.

PROJECT JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and address unmet needs. The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs. Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; Montgomery County Property Use Study Updated Briefing to County Council, April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council, September 23, 2008.

OTHER

The project provides for the planning phase, clean-up, and demolition activities for the MCPS bus depot and maintenance facility. Final construction costs for a replacement MCPS bus depot and maintenance facility will be determined during the design development phase.

DISCLOSURES

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

COORDINATION

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



Planned Lifecycle Asset Replacement: MCG (P509514)

Category	General Government	Date Last Modified	01/01/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	6,162	2,347	755	3,060	510	510	510	510	510	510	-
Land	15	15	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	482	482	-	-	-	-	-	-	-	-	-
Construction	25,799	9,115	4,444	12,240	2,040	2,040	2,040	2,040	2,040	2,040	-
Other	343	343	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	32,801	12,302	5,199	15,300	2,550	2,550	2,550	2,550	2,550	2,550	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: General	220	-	220	-	-	-	-	-	-	-	-
G.O. Bonds	25,242	4,963	4,979	15,300	2,550	2,550	2,550	2,550	2,550	2,550	-
PAYGO	7,339	7,339	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	32,801	12,302	5,199	15,300	2,550	2,550	2,550	2,550	2,550	2,550	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	2,550	Year First Appropriation	FY95
Appropriation FY 24 Request	2,550	Last FY's Cost Estimate	27,701
Cumulative Appropriation	17,501		
Expenditure / Encumbrances	13,615		
Unencumbered Balance	3,886		

PROJECT DESCRIPTION

This project provides for a comprehensive lifecycle replacement program to protect the County's investment in facilities and to sustain efficient and reliable facility operation. The project is targeted at slowing the deterioration of key facility and site components based on an inventory of their age and condition. The project includes: mechanical/plumbing equipment; lighting system replacement not covered under the Energy Conservation CIP program; and reconstruction of sidewalks and curbs adjacent to County facilities. The scope of this project parallels approved CIP projects of Montgomery County Public Schools, Montgomery College, and the Maryland-National Capital Park and Planning Commission.

ESTIMATED SCHEDULE

Several projects will be completed during FY23 and FY24.

COST CHANGE

Cost increase due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

The County currently has a significant backlog of facility and site components that result from facility age and past deferrals of deficiencies. Various components are outdated, inefficient, and costly to repair. The replacement of components significantly extends the useful life of County facilities. In FY05, FY06, and FY07, the County engaged a consultant to conduct a comprehensive facility condition assessment survey of 73 County facilities, or approximately 30 percent of the County's facility inventory. Based upon the age and condition of each component and industry-accepted component lifetimes, a priority listing of component replacement was developed. The results of the facility condition assessment of 73 County facilities have been used to prioritize the six-year program.

FISCAL NOTE

In FY19, \$566,000 was transferred for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.



Public Safety System Modernization (P340901)

Category	General Government	Date Last Modified	01/10/22
SubCategory	County Offices and Other Improvements	Administering Agency	County Executive
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	5,685	5,260	195	230	230	-	-	-	-	-	-
Construction	5,852	4,404	1,448	-	-	-	-	-	-	-	-
Other	99,957	87,806	7,684	4,467	1,748	2,719	-	-	-	-	-
TOTAL EXPENDITURES	111,494	97,470	9,327	4,697	1,978	2,719	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Contributions	32	32	-	-	-	-	-	-	-	-	-
Current Revenue: General	10,211	7,671	2,045	495	495	-	-	-	-	-	-
Federal Aid	2,947	2,947	-	-	-	-	-	-	-	-	-
G.O. Bonds	48,921	37,437	7,282	4,202	1,483	2,719	-	-	-	-	-
PAYGO	2,240	2,240	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	2,800	2,800	-	-	-	-	-	-	-	-	-
Short-Term Financing	44,343	44,343	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	111,494	97,470	9,327	4,697	1,978	2,719	-	-	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Maintenance	1,800	100	100	400	400	400	400
Program-Staff	960	-	-	240	240	240	240
Program-Other	-	-	-	-	-	-	-
NET IMPACT	2,760	100	100	640	640	640	640

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY09
Appropriation FY 24 Request	-	Last FY's Cost Estimate	113,494
Cumulative Appropriation	111,494		
Expenditure / Encumbrances	103,478		
Unencumbered Balance	8,016		

PROJECT DESCRIPTION

This program will provide for phased upgrades and modernization of computer aided dispatch (CAD), law enforcement records management system (RMS), and voice radio systems used primarily by the County's public safety first responder agencies including Police, Fire and Rescue, Sheriff, Corrections and Rehabilitation, and Emergency Management and Homeland Security. The modernization will include replacement of the current CAD/RMS system, replacement of public safety mobile and portable radios, upgrade of non-public safety mobile and portable radios, and replacement of core voice radio communications infrastructure. The previously approved Fire Station Alerting System Upgrades project (CIP #451000) was transferred to this project in order to coordinate the upgrades with the new CAD system. The alerting system upgrades will modernize the fire station alerting systems at 43 existing work sites, maintaining the ability to notify fire and rescue stations of emergencies. The alerting system, including audible and data signals, is essential for the notification of an emergency and the dispatch of appropriate response units from the County. As voice, data, and video are beginning to converge to a single platform, this project will provide a pathway to a modern public safety support infrastructure that will enable the County to leverage technology advances and provide efficient and reliable systems for first responders. This project will follow the methodologies and strategies presented in the Public Safety Systems Modernization (PSSM) plan completed in July 2009.

ESTIMATED SCHEDULE

The infrastructure update for the Public Safety Radio System was completed in March 2021. The installation of the desktop radio consoles for the Alternate Emergency Communications Center will be completed by the end of FY22. The County anticipates that the Law Enforcement Records Management System (LE-RMS) contract will also be awarded by the end of FY22 and implemented within 18 months.

COST CHANGE

Cost savings were transferred to a new Dickerson Radio Tower project in FY22.

PROJECT JUSTIFICATION

The public safety systems require modernization. Prior to replacement, the CAD system was reaching the end of useful life and did not meet the County's current operational requirements, impacting the response time of first responders to 9-1-1 calls. The CAD Roadmap Study, completed in March 2009, recommended replacement of the system to address existing shortcomings and prepare for the next generation 9-1-1 systems. The manufacturer's support for the voice radio system had to be phased out as of December 31, 2009. Beyond that date, the manufacturer will only continue to provide system support on an as available basis, but will not guarantee the availability of parts or technical resources. The CAD modernization initiated a detailed planning phase that included the use of industry experts to assist with business process analysis and to develop detailed business and technical requirements for the new CAD system. This process allowed the County to incorporate lessons learned and best practices from other jurisdictions. As more of the County's regional partners migrate to newer voice technologies, it will affect interoperable voice communications. To ensure that the County maintains reliable and effective public safety (voice radio) communications for the operations of its first responders and to sustain communications interoperability for seamless mutual aid among its regional partners, the County needed to implement a project to upgrade and modernize its portable and mobile radio units and subsequently the radio voice communications infrastructure. Acceleration of the public safety radio purchases was initiated to take advantage of a Partial Payment in Lieu of Re-Banding offer from Sprint/Nextel toward the financing of new, upgraded, P-25 compliant public safety radios and to meet the Federal Communications Commission (FCC) mandated 800 MHZ frequency rebanding requirements for nationwide public safety radio frequency interoperability. Now, the installation of the new core radio communication infrastructure is needed. The fire station alerting system upgrades were identified as a need under Section 5 of the MCFRS Master Plan (adopted by the County Council in October 2005) and detailed in the Station Alerting and Public Address (SA/PA) System for Fire/Rescue Stations, Rev 1, 2006. This project allows for the

continuous and seamless functioning of the alerting systems within each fire station. A preliminary survey by DTS of existing conditions at all stations revealed system-wide concerns, including inadequate spare parts inventory and lack of available maintenance support for alerting systems.

OTHER

\$20.936 million was appropriated in FY11 to purchase P-25 compliant radios that allowed the County to complete immediate re-banding within the 800 MHz frequency as required by the FCC. The radio replacement program includes the M-NCPPC Montgomery County Park Police. The future purchase of public safety radios (other than to replace broken equipment) must be able to be supported by a P25 Phase-2 compliant infrastructure. The use of State of Maryland infrastructure will be aggressively pursued in order to minimize costs to Montgomery County. The CAD procurement request will reflect the County's interest in maintaining the station alerting functionality at the current level or better through the CAD system. The RFP for CAD replacement will include replacement of the following systems: CAD, mapping, and the existing Law Enforcement Records Management and Field Reporting systems. Coordination with participating department/agencies and regional partners will continue throughout the project.

FISCAL NOTE

Funding in FY09 included Urban Area Security Initiative (UASI) grant funding of \$2.055 million and Fire Act grant funding of \$988,000. Funding schedule reflects FYI 8 supplemental adding \$32,000 in Contributions for additional equipment required for Local Fire Rescue Departments (LFRDs). FYI 8 funding switch is due to a transfer of Current Revenue General for \$283,000 from Technology Modernization (MCG) project offset by an equal reduction in Short Term Financing. In FY22, a \$2 million transfer was made to a new Dickerson Radio Tower project.

COORDINATION

PSSM Executive Steering Committee, Executive Program Directors, Department of Technology and Business Enterprise Solutions, Department of Police, Montgomery County Fire and Rescue Service, Sheriff's Office, Department of Correction and Rehabilitation, Office of Emergency Management and Homeland Security, Department of Transportation, Department of Liquor Control, Montgomery County Public Schools (MCPS), Maryland-National Park and Planning Commission (M-NCPPC) Park Police, Washington Metropolitan Area Transit Authority (WMATA)



Red Brick Courthouse Structural Repairs (P500727)

Category	General Government	Date Last Modified	01/08/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Final Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	2,954	294	-	2,660	-	-	1,058	845	757	-	-
Site Improvements and Utilities	428	-	-	428	-	-	-	143	285	-	-
Construction	7,230	295	-	6,935	-	-	-	2,044	4,891	-	-
Other	1	1	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	10,613	590	-	10,023	-	-	1,058	3,032	5,933	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	10,613	590	-	10,023	-	-	1,058	3,032	5,933	-	-
TOTAL FUNDING SOURCES	10,613	590	-	10,023	-	-	1,058	3,032	5,933	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY07
Appropriation FY 24 Request	-	Last FY's Cost Estimate	10,613
Cumulative Appropriation	590		
Expenditure / Encumbrances	590		
Unencumbered Balance	-		

PROJECT DESCRIPTION

Phase I of this project provided for the rehabilitation of the flooring system in the Red Brick Courthouse at 29 Courthouse Square in Rockville. The structural integrity of the flooring system was weakened by modifications made over the years to accommodate various electrical, mechanical, and plumbing systems. Phase II will provide for a limited historic rehabilitation of the Courthouse and preserve the building exterior. Work will include the replacement of Life Safety systems, modifications to make the facility compliant with the requirements for the Americans with Disabilities Act (ADA), repair for moisture infiltration issues, and repair and replacement of the building exterior, masonry, copper fittings, and roofing. All work will be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements.

LOCATION

29 Courthouse Square Rockville, Maryland 20850.

ESTIMATED SCHEDULE

Project schedule is updated to reflect a revised scope.

PROJECT JUSTIFICATION

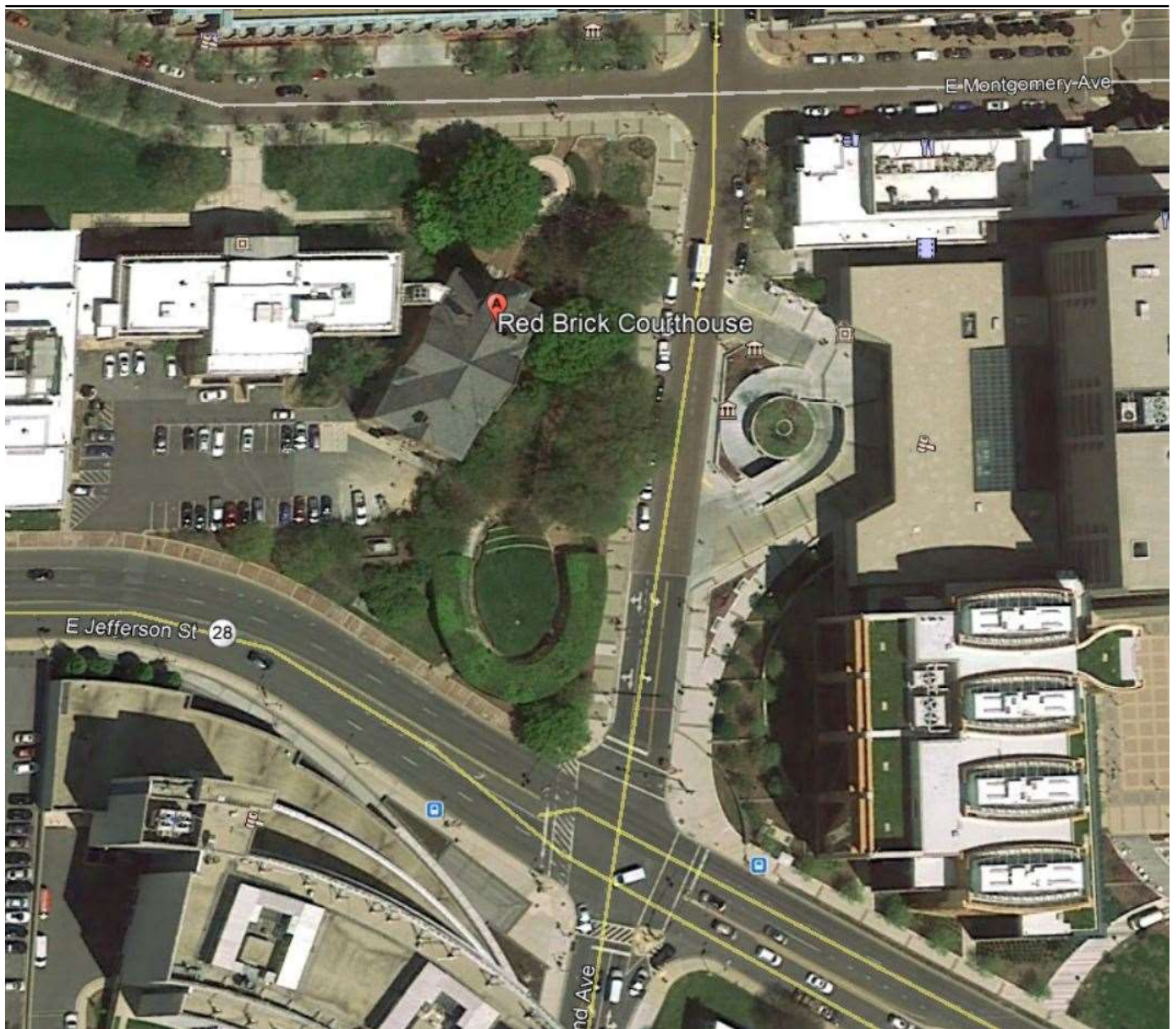
For Phase I, a structural engineer determined that some areas of the terra cotta arch and beam flooring system have been compromised by modifications that have been made for various electrical, mechanical, and plumbing systems. Access to certain areas on the first and second floors will be restricted until the problem is resolved. Phase II is the historic renovation of the building, which dates back to the 1800's. In 1995, the Courthouse had a small renovation to upgrade the HVAC and to provide an elevator. Currently, the slate roofing is deteriorating, as is the copper metal roofing on the steeple (both of which have reached the end of service life). The masonry joints need to be tuck-pointed on the exterior walls and parapets. This deterioration has allowed moisture infiltration, which has damaged the building, with repair efforts slowing but not stopping the problems. Along with accessibility issues, the HVAC, plumbing, and electrical systems are at the end of useful life. The fire prevention systems require redesign and installation to provide for better safeguards to prevent potential loss of the historic wood structure.

OTHER

This facility has been designated as a historic structure.

COORDINATION

Department of General Services, Circuit Court, Department of Technology and Enterprise Business Solutions, City of Rockville, Montgomery County Sheriff, Department of Human Resources, Peerless Rockville, Maryland Historical Society, and Montgomery County Historical Society.





Resurfacing Parking Lots: MCG

(P509914)

Category	General Government	Date Last Modified	01/07/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	2,556	1,802	154	600	100	100	100	100	100	100	-
Site Improvements and Utilities	293	293	-	-	-	-	-	-	-	-	-
Construction	12,447	7,944	1,203	3,300	550	550	550	550	550	550	-
Other	59	59	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	15,355	10,098	1,357	3,900	650	650	650	650	650	650	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Current Revenue: Liquor	157	92	65	-	-	-	-	-	-	-	-
G.O. Bonds	15,198	10,006	1,292	3,900	650	650	650	650	650	650	-
TOTAL FUNDING SOURCES	15,355	10,098	1,357	3,900	650	650	650	650	650	650	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	650	Year First Appropriation	FY99
Appropriation FY 24 Request	650	Last FY's Cost Estimate	14,055
Cumulative Appropriation	11,455		
Expenditure / Encumbrances	10,595		
Unencumbered Balance	860		

PROJECT DESCRIPTION

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

ESTIMATED SCHEDULE

Several projects will be completed during FY23 and FY24.

COST CHANGE

Cost increase due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

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

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.



Roof Replacement: MCG

(P508331)

Category	General Government	Date Last Modified	01/07/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	9,213	5,570	1,003	2,640	440	440	440	440	440	440	-
Construction	26,143	12,812	2,531	10,800	1,800	1,800	1,800	1,800	1,800	1,800	-
Other	1,378	1,378	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	36,734	19,760	3,534	13,440	2,240	2,240	2,240	2,240	2,240	2,240	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	36,734	19,760	3,534	13,440	2,240	2,240	2,240	2,240	2,240	2,240	-
TOTAL FUNDING SOURCES	36,734	19,760	3,534	13,440	2,240	2,240	2,240	2,240	2,240	2,240	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	2,240	Year First Appropriation	FY96
Appropriation FY 24 Request	2,240	Last FY's Cost Estimate	32,254
Cumulative Appropriation	23,294		
Expenditure / Encumbrances	20,103		
Unencumbered Balance	3,191		

PROJECT DESCRIPTION

This project provides for major roof replacement of County buildings.

ESTIMATED SCHEDULE

Several projects will be completed during FY23 and FY24.

COST CHANGE

Cost increase due to the addition of expenditures in FY27 and FY28 for this ongoing project.

PROJECT JUSTIFICATION

The age of many County buildings creates the need for this project. Factors determining the need for replacement include poor condition, age, long-term utilization, and probability of continued repairs. The project consists of an annual replacement schedule for those roofs which have reached the end of their useful service life. Asbestos abatement is an important component of the roof replacement effort and will be performed when required. The roof replacements covered under this program are prioritized based upon an in-house priority schedule. Information generated in that condition survey will be the basis for future roof replacement projects. The March 2010 Report of the Infrastructure Maintenance Task Force identified an annual level of effort funding for roof replacement based on an average 20-year life for roof systems.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services



Other General Government

ADVANCE LAND ACQUISITION REVOLVING FUND

The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital project and facility programs in the County. Acquisition of land in advance of actual construction saves money in the face of rising land prices and enables suitable locations for facilities to be secured before development eliminates choice and forces acceptance of a less accessible or desirable site. ALARF-MCG is used to purchase land for various public facilities which are either approved in the capital program or which appear in adopted area master plans.

DEPARTMENT OF GENERAL SERVICES - 260 EAST JEFFERSON STREET ACQUISITION

This project provides for the strategic acquisition of the property located at 260 East Jefferson Street as the County continues to evaluate the Rockville Core and future space needs in leased spaces throughout the Rockville Core. In the short-term, the Department of Transportation (DOT) intends to locate public customer service functions at the facility including Lost and Found, Taxi Services, Commuter Services, Ride On pass and customer service and other outward facing transit operations.

DEPARTMENT OF GENERAL SERVICES - ABS RETAIL STORE REFRESH

The Alcohol Beverage Store (ABS) level of effort project is intended to provide a structured process to ensure that all retail store locations are modernized and updated to provide customers with a friendlier shopping experience in well merchandised stores that offer choice, convenience, and knowledgeable staff.

HIGHLIGHTS

- Provides revolving funding for land purchases.
- Purchase property to provide for future space needs of currently leased space.
- Modernize and update Alcohol Beverage Services' (ABS) 26 retail store locations to provide customers with a friendlier and safer shopping experience.

CAPITAL PROGRAM REVIEW

The ALARF project totals \$12.5 million. The ABS Retail Store Refresh project totals \$15.1 million. The 260 East Jefferson Street property was acquired for \$3.6 million and is expected to close in FY22.

PROGRAM CONTACTS

Contact Anita Aryeetey of the Office of Management and Budget at 240.777.2784 for this department's capital budget, Estela Boronat

de Gomes of the Office of Management and Budget at 240.777.2785 for more information regarding the Alcohol Beverage Service Retail Store Refresh project, and Veronica Jaua of the Office of Management and Budget at 240.777.2782 for more information regarding the ALARF project.



260 East Jefferson Street Acquisition

(P362201)

Category	General Government	Date Last Modified	01/15/22
SubCategory	Other General Government	Administering Agency	General Services
Planning Area	Rockville	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Land	3,600	-	3,600	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,600	-	3,600	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	3,600	-	3,600	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	3,600	-	3,600	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY22
Appropriation FY 24 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	3,600		
Expenditure / Encumbrances	-		
Unencumbered Balance	3,600		

PROJECT DESCRIPTION

This project provides for the strategic acquisition of the property located at 260 East Jefferson Street as the County continues to evaluate the Rockville Core and future space needs in leased spaces throughout the Rockville Core. In the short-term, the Department of Transportation (DOT) intends to locate public customer service functions at the facility including Lost and Found, Taxi Services, Commuter Services, Ride On pass and customer service and other outward facing transit operations.

LOCATION

260 East Jefferson St, Rockville, Maryland.

PROJECT JUSTIFICATION

As noted in the related Rockville Core project, the Countywide Strategic Facilities Plan for the Council Office Building was completed in 2003. A portion of this report assessed the space needs of all County Administration functions located in the Rockville Core and developed broad recommendations for addressing the identified needs. The Government Core Facilities Master Plan Study was

completed in February 2008 and was focused on four (4) specific blocks of the downtown core, including the 260 East Jefferson block. This report recommended that a new facility on this site provides opportunity for the consolidation of some of the County's extensive downtown leases.

OTHER

Appropriation from the Advance Land Acquisition Revolving Fund (ALARF), P316222 may be used to fund portions of the land acquisition. The Fund will be reimbursed when the associated expenditures are transferred from the ALARF project back to the project.

FISCAL NOTE

FY22 supplemental appropriation in G.O. Bonds for the amount of \$3,600,000.

COORDINATION

Department of General Services, Department of Transportation



ABS Retail Store Refresh

(P852101)

Category	General Government	Date Last Modified	01/15/22
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Countywide	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Construction	15,143	-	3,052	11,420	1,000	3,080	1,783	1,213	2,144	2,200	671
TOTAL EXPENDITURES	15,143	-	3,052	11,420	1,000	3,080	1,783	1,213	2,144	2,200	671

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Contributions	838	-	-	838	478	360	-	-	-	-	-
Current Revenue: Liquor	14,305	-	3,052	10,582	522	2,720	1,783	1,213	2,144	2,200	671
TOTAL FUNDING SOURCES	15,143	-	3,052	11,420	1,000	3,080	1,783	1,213	2,144	2,200	671

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	1,000	Year First Appropriation	FY21
Appropriation FY 24 Request	3,080	Last FY's Cost Estimate	8,324
Cumulative Appropriation	3,052		
Expenditure / Encumbrances	-		
Unencumbered Balance	3,052		

PROJECT DESCRIPTION

This level of effort project is intended to provide a structured process to ensure that all Alcohol Beverage Services (ABS) retail store locations are modernized and updated to provide customers with a friendlier shopping experience in well merchandised stores that offer choice, convenience, and knowledgeable staff. Once a retail store has been refreshed, it could offer tasting rooms, growler stations, wider shopping aisles, pairing dinners, other special events and a more aesthetically pleasing and safer shopping experience. Flooring, painting, shelving, updating restrooms, and work identified for major building systems (including the roof, mechanical/heating, ventilation, and air conditioning (HVAC), and windows) will be included to "freshen up" the retail stores and ensure working and efficient operating systems.

ESTIMATED SCHEDULE

ABS started remodeling stores in FY20 within the operating budget, with four refurbishment projects at the Darnestown, Cabin John, Montrose and Wheaton retail store locations. Beginning in FY21, and within this CIP project, the remodel schedule would align with the schedule of lease expirations with stores being remodeled in the year in which their lease is negotiated for renewal with the

understanding that all 26 stores would be evaluated and refurbished prior to the end of the CIP project. Then the CIP cycle for refresh work would start over again. ABS identifies the stores to be refreshed approximately 18 months before planning and design work begins.

COST CHANGE

The COVID pandemic significantly impacted project timelines - pushing almost all planned projects for FY21 back to FY22 and beyond. Supply chain issues across the country in every industry have also drastically increased construction costs and building material costs, and furniture and fixture costs. Landlord contributions have also been added to the project.

PROJECT JUSTIFICATION

This project is a vital piece of ABS's 5 Year Financial Plan to increase its transfer to the County. Further, this project will give ABS the ability to be able to leverage external funding that will eliminate the need to use debt financing or tax dollars. Many of the retail stores have not been updated for 20 years. Ensuring that ABS is able to execute its multi-year plan to renovate/upgrade its 26 outdated retail stores is key to providing better service to its clientele. This project will also allow ABS to leverage contributions from landlords who will match, and in some cases exceed, the investment ABS will be able to make in each store remodel - an investment the landlords are not able to commit to without the County funding appropriation.



ALARF: MCG

(P316222)

Category	General Government	Date Last Modified	01/13/22
SubCategory	Other General Government	Administering Agency	Management and Budget
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Land	12,532	-	12,532	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	12,532	-	12,532	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Revolving Fund: G.O. Bonds	12,532	-	12,532	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	12,532	-	12,532	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY62
Appropriation FY 24 Request	-	Last FY's Cost Estimate	12,532
Cumulative Appropriation	12,532		
Expenditure / Encumbrances	-		
Unencumbered Balance	12,532		

PROJECT DESCRIPTION

The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital project and facility programs in the County. Acquisition of land in advance of actual construction saves money in the face of rising land prices and enables suitable locations for libraries, fire stations, and similar facilities to be secured before development eliminates choice and forces acceptance of a less accessible or desirable site. The revolving fund works in the following way: the unencumbered revolving appropriation balance in the fund is used to purchase land for various public facilities which are either approved in the capital program or which appear in adopted area master plans. Later, the revolving fund is reimbursed by appropriations to the specific facility project accounts; then, the associated expenditures are transferred from the ALARF project to the facility project, thereby freeing up the appropriation for future expenditures. The reimbursement is desirable for accounting purposes in order to make the cost of the site clearly a part of the total cost of a specific project. Reimbursement also maintains the balance in the revolving fund. As needed, reimbursements are scheduled in the capital program. Cost estimates are not given for possible acquisitions since any estimates would be speculative. Immediately prior to initiating acquisition proceedings on any site, independent professional appraisals are prepared. When projected land costs appear to be considerably greater than anticipated, consultation with the County Council is useful. Consultation with County Council is useful in the event the County Executive proceeds with advance land acquisition in years before those are shown on project description forms. The cumulative appropriation is the amount of the revolving fund, as well as certain

special appropriations to this project as described below. Costs shown for prior years include the land acquisition reimbursable to the fund and other charges incurred in site selection, such as appraisal, legal costs, and other required actions. Also displayed, as appropriate, are expenditures associated with special appropriations, not to be reimbursed. The nonreimbursable amounts are considered sunk costs. ALARF acquisitions are typically reimbursed by appropriations from projects with various revenue sources.

OTHER

Expenditures to buy land using ALARF appropriations made after October 5, 1998, must be reimbursed to the revolving fund. If the County does not intend to reimburse the fund, then the land cannot be purchased from the fund's appropriation and must be purchased in a separate project. This restriction does not apply to land already purchased. To ensure that the County does not lose the opportunity to acquire sites for future projects, the Council encourages the Executive to acquire more sites and to acquire sites earlier than previously assumed. The Council also urges the County Executive to work with Maryland-National Capital Park and Planning Commission staff to review future facility needs in master plans and department strategic plans to identify sites beyond those for projects in facility planning and the current CIP for acquisition. If more sites are acquired, the existing balance may not be sufficient, and the Council encourages the Executive to recommend a supplemental appropriation if necessary.

FISCAL NOTE

Expenditures and resources for Silver Spring ALARF (as part of the Silver Spring Redevelopment Project) previously shown here have been closed out.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services, Other County Departments, Office of Management and Budget, Department of Finance



MCPS Bus Depot and Maintenance Relocation (P360903)

Category	General Government	Date Last Modified	01/08/22
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Gaithersburg and Vicinity	Status	Planning Stage
		Relocation Impact	Yes

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	1,009	1,009	-	-	-	-	-	-	-	-	-
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	150	150	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-	-	-
Other	1,837	583	1,254	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	3,000	1,746	1,254	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	1,452	198	1,254	-	-	-	-	-	-	-	-
PAYGO	1,501	1,501	-	-	-	-	-	-	-	-	-
Recordation Tax Premium (MCG)	47	47	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	3,000	1,746	1,254	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY09
Appropriation FY 24 Request	-	Last FY's Cost Estimate	3,000
Cumulative Appropriation	3,000		
Expenditure / Encumbrances	1,746		
Unencumbered Balance	1,254		

PROJECT DESCRIPTION

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

LOCATION

East side of Crabbs Branch Way north of Shady Grove.

ESTIMATED SCHEDULE

Environmental clean up of the Maryland-National Capital Park and Planning Commission facilities occurred in FY17, and demolition was completed in FY19. A search for a replacement site for the MCPS bus depot and maintenance facility is underway.

PROJECT JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and address unmet needs. The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs. Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; Montgomery County Property Use Study Updated Briefing to County Council, April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council, September 23, 2008.

OTHER

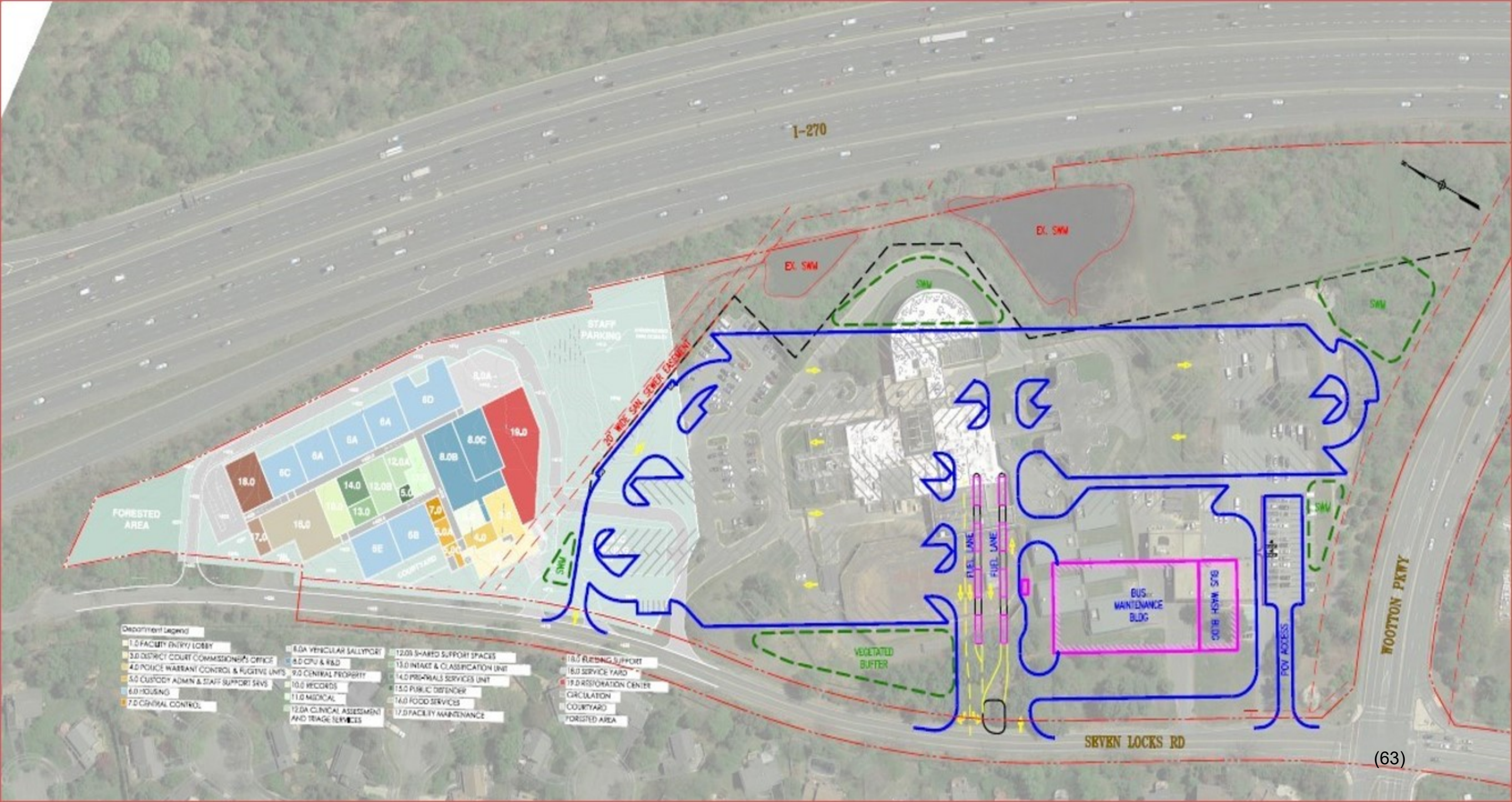
The project provides for the planning phase, clean-up, and demolition activities for the MCPS bus depot and maintenance facility. Final construction costs for a replacement MCPS bus depot and maintenance facility will be determined during the design development phase.

DISCLOSURES

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

COORDINATION

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



I-270

EX. SWM

EX. SWM

SWM

SWM

STAFF PARKING

20' WIDE S.W.M. SEWER EASEMENT

FORESTED AREA

COURTYARD

VEGETATED BUFFER

FUEL LANE

FUEL LANE

BUS MAINTENANCE BLDG

COPR HSW SWS

POV ACCESS

WOOTTON PKWY

SEVEN LOCKS RD

Department Legend

- | | | | |
|---|---|-----------------------------------|-------------------------|
| 1.0 FACILITY ENTRY LOBBY | 8.0A VEHICULAR SALIPOINT | 12.0B SHARED SUPPORT SPACES | 18.0 BUILDING SUPPORT |
| 2.0 DISTRICT COURT COMMISSIONER'S OFFICE | 8.0 CPU & R&D | 13.0 INTAKE & CLASSIFICATION UNIT | 18.0 SERVICE YARD |
| 4.0 POLICE WARRANT CONTROL & FUGITIVE UNITS | 9.0 CENTRAL PROPERTY | 14.0 PRETRIAL SERVICES UNIT | 19.0 REFORMATION CENTER |
| 5.0 CUSTODY ADMIN & STAFF SUPPORT SVCS | 10.0 RECORDS | 15.0 PUBLIC DEFENDER | CIRCULATION |
| 6.0 HOUSING | 11.0 MEDICAL | 16.0 FOOD SERVICES | COURTYARD |
| 7.0 CRIMINAL CONTROL | 12.0A CLINICAL ASSESSMENT AND TRIAGE SERVICES | 17.0 FACILITY MAINTENANCE | FORESTED AREA |



MCPS Transportation & the Shady Grove Bus Depot

<u>CONTENTS</u>	<u>SYNOPSIS</u>
How are MCPS Transportation operations organized?	Capacity pressures continue to increase on the housing and operations for MCPS school bus transportation. Relocation of the Shady Grove Transportation Depot is needed to complete the redevelopment of Crabbs Branch and implement the Shady Grove Sector Plan. The Executive has proposed to relocate some of the depot components to a portion of the Seven Locks detention center reuse plan.
Why does the Shady Grove Transportation Depot need to be relocated?	
What is the current proposal for relocation?	
What other options have been considered for its relocation?	
Can buses be parked at high schools?	



How are MCPS Transportation operations organized?



MCPS operates a transportation fleet of over 1300 school buses that together transport over 103,000 students and travel over 112,000 miles each day. The fleet is housed at 6 transportation depots: Bethesda, Clarksburg, Randolph, Shady Grove North, Shady Grove South, and West Farm.

Shady Grove is the largest depot, divided operationally into two depots, north and south. Both are located at 16651 Crabbs Branch Way, Rockville, and together house over 400 buses. The Shady Grove depot also houses the central maintenance facility and MCPS Department of Transportation administrative offices. Each depot has some maintenance functions onsite, but heavy maintenance and repair functions are done centrally at Shady Grove.

MCPS has a driver training track which is certified by the State of Maryland, and which is also at the Shady Grove Depot. This onsite certification facilitates hiring drivers much more quickly than certifying drivers at a state location, which can add time and delay to the hiring and certification process.

All of the depots are currently functioning over capacity. In addition to the need to relocate and replace the parking, driver training track, and maintenance functions at Shady Grove, additional school bus parking and transportation infrastructure is needed across the system.



MCPS Transportation & the Shady Grove Bus Depot



Why does the Shady Grove Transportation Depot need to be relocated?



The County Council adopted the Shady Grove Sector Plan in 2006, which calls for creation of more transit-oriented housing and retail development near the Shady Grove metro station.

Several public infrastructure uses were located in a tract of land on either side of Crabbs Branch Way. Known informally as the County Service Park, this area contained: the County’s Equipment Maintenance and Transit Operations Center (EMTOC); the County’s Radio Shop; the ABS Warehouse; MCPS Food Distribution Facility; MCPS Facility Maintenance; and the M-NCPPC Facility Maintenance in addition to the MCPS Shady Grove Transportation Depot. Of all the public facilities on the Crabbs Branch properties, only the Shady Grove Depot on the East side of Crabbs Branch Way remains to be relocated.

The site of the Shady Grove Depot is master planned to be the new elementary school site that will serve the housing in the area, as well as a park. In addition, residents purchasing units in the new development on the West side of Crabbs Branch Way were informed that the bus depot would be relocated away from the neighborhood. The bus depot is not consistent with the mixed use development vision for the property near the metro station.



What is the current proposal for relocation?



In the County Executive’s Recommended FY23-28 Capital Improvements Program (CIP), the Project Description Form (PDF) for the MCPS Bus Depot Relocation includes the following statement:

“A search for a replacement site for the MCPS bus depot and maintenance facility has identified the County-owned property housing the current Montgomery County Detention Center (MCDC) and the former 1st District Police Station as an appropriate location.”

No funding is requested in the six-year period for the project, but the PDF includes \$83 million in the “Beyond 6 years” column, indicating future funding. The parcel could accommodate some of the maintenance and operating functions of the Shady Grove Depot, but will not fully replace all of the functions. It is not clear how many of the over 400 school buses currently located at Shady Grove the Seven Locks property could accommodate; therefore significant additional bus parking would still be needed on other sites.

Replacement for parking and additional components of the Shady Grove Depot are not reflected in the Executive’s Recommended FY23-28 CIP.



MCPS Transportation & the Shady Grove Bus Depot



What other options have been considered for relocation?



An interagency staff working group with representatives from County Council staff, MCPS transportation and facilities, and the County's Office of Management and Budget and Department of General Services worked together for several years to identify possible solutions to relocate the Shady Grove Depot.

Relocating the depot has been challenging due to the size of the fleet and operations to be located; a dearth of large light industrial land parcels available; and general opposition from communities to having the depot near residential areas. Sites near the center of the County are preferred to maximize operational efficiency; however, any possible sites have been and will be considered.

Initial thinking had identified the Gude Drive Landfill in Rockville as an option; however, it was later determined that the Gude landfill was not sufficiently stable for heavy construction uses without extensive cost investment to stabilize.

Rather than rely solely on replacing all of the Shady Grove Depot functions in one place, staff identified the elements that could be housed separately to be able to consider a wider range of property sizes. While this approach would require acquiring multiple properties, it allowed more properties to be considered.

The staff workgroup reviewed all Board of Education owned closed school sites and future school properties; the Woodfield Road parcel on Snouffer School Road in Gaithersburg; the Oaks Landfill on MD 108 which has a significant portion of undisturbed property; smaller County owned sites in Rockville; the Blair G. Ewing Center on Avery Road in Rockville; a parcel on Westmore Ave in Rockville; and a portion of the parking lot at the Carver Educational Services Center (CESC).

The staff analysis also considered options to increase parking capacity at the other four existing transportation depots. These options included adding structured parking at these depots and relocating the MCPS facility maintenance functions from the depots. *(continued)*



What other options have been considered for relocation? (continued)



The sites with the most potential from a logistical standpoint were the Oaks Landfill, the Ewing Center, and using Westmore and CESC. Ultimately, however, concerns about impacts on neighborhoods, traffic, and community opposition resulted in none of these sites being pursued for use in relocating the depot.

MCPS is engaged in a multi year effort to electrify the school bus fleet. As the number of electric buses increases, some of the impacts on communities such as engine noise and emissions will be reduced. This may facilitate the efforts to relocate the Shady Grove Transportation Depot and to address the increasing capacity needs of both the existing depots and future needs as the school system continues to grow.



Can school buses be parked at high schools?



High schools, and other school properties, are often suggested locations to house school buses, and many school districts park at schools and community locations. The feasibility of this approach was reviewed by the staff work group and continues to be part of the discussion of options for school bus parking.

MCPS gains many operational efficiencies from its centralized depot approach. These include: reduced mileage and fuel use; ability to rapidly deploy substitute coverage; improved timeliness of start up in cold weather when additional engine warm up time is needed; decreased out of service time for buses during repairs and maintenance; fewer spare, reserve buses needed to support centralized deployment; availability of break rooms and other required supports for drivers and attendants. *(continued)*



Can school buses be parked at high schools? (continued)



There are also operational challenges in parking at schools. School buses are on the road before and after school, but most need to be parked during the school day, when parking is also needed for school use. Security considerations for school buses overnight need to be addressed, and could require fencing and/or cameras.

MCPS facilities are also heavily used through Community Use of Public Facilities, which together with athletics and extracurricular school use continues vehicle and pedestrian activity on school grounds outside of the school day. In addition to creating operational inefficiencies, dispersed vehicle parking places more buses deeper into more neighborhoods and communities than central depots.

MCPS currently utilizes limited dispersed parking through a program that allows employees to park their assigned school bus at their home if certain criteria are met. Given the level of overutilization at the transportation depots and the challenges of finding new spaces to locate buses, parking at schools and school facilities continues to be considered as part of an overall solution. At the same time, there will not be sufficient parking at school facilities to resolve the overall challenges of depot overutilization and the relocation of the Shady Grove Depot.



ADDITIONAL RESOURCES

- **County Council update packet, June 21, 2016**
 - http://montgomerycountymd.granicus.com/MetaViewer.php?view_id=149&event_id=4558&meta_id=123562
- **MCPS Transportation Website**
 - <https://www.montgomeryschoolsmd.org/departments/transportation/>
- **CE Recommended FY23-28 CIP Project**
 - <https://www.montgomerycountymd.gov/OMB/Resources/Files/omb/pdfs/fy23/ciprec/P360903.pdf>

Montgomery County Lynching Memorial Project

MOCOLynchingmemorial@gmail.com

October 27, 2021

David Dise
Director, Department of General Services
101 Monroe Street
Rockville, MD 20850

Re: Capital Improvement Project Budget Request from MoCoLMP

Dear Director Dise,

In 2018, the Montgomery County Lynching Memorial Project (MoCoLMP)* was created as the result of a grassroots movement to work to educate the citizens of Montgomery County about our history of racial terrorism. Its first action was to draft a proposal to the Equal Justice Initiative (EJI) to become one of its Approved Community Remembrance Projects. With EJI as our partner, MoCoLMP organized a soil collection ceremony in Poolesville in November 2019, commemorating Mr. George Peck, one of the three known lynching victims in Montgomery County.

Subsequent to this, MoCoLMP continued its work, providing programming to the public on topics relevant to the history of racism in this county. Additionally, partnering with the County's Remembrance and Reconciliation Commission, created in 2018 by Councilmembers Riemer, Jawando and Rice, MoCoLMP organized a soil collection ceremony in Rockville in September 2021 to commemorate the other two known victims of lynchings - Mr. Sidney Randolph and Mr. John Diggs-Dorsey. We will next be working with the Commission to erect markers to memorialize the three men.

Our main goal is to continue the work of educating people about the history of racial terrorism in this county in order to promote healing and reconciliation. To encourage this process, EJI is creating duplicates of the columns at its Peace and Justice Memorial (also known as the Lynching Memorial) in Montgomery, Alabama. The plan is that

these duplicate memorial columns will be installed in counties across the country that have taken meaningful steps to promote reconciliation, peace, and justice. We hope eventually to achieve this recognition.

While EJI covers the cost of manufacturing and shipping the memorials, there are additional expenses to install the memorial that will not be covered, e.g., planning, installation, identifying the land for placement, and preparing the site. With this in mind and understanding that the budget process is a lengthy one, we join with Councilmember Riemer in asking that the county include funding for a facility planning project in the upcoming CIP that will be sent to the County Council in January.

Sincerely,

The Montgomery County Lynching Memorial Project Steering Committee:

Beth Baker
Anthony Cohen
Deborah DeMille-Wagman
Alexa Fraser
Lesley Younge

Cc: Councilmember Hans Riemer
James Stowe, Director Office of Human Rights
Keith Levchenko, Council Analyst
Naeem Mia, Council Analyst

* The Maryland Lynching Memorial Project is the fiscal sponsor of MoCoLMP



Mr. David Dise
Director, Department of General Services
101 Monroe Street
Rockville, MD 20850

October 27, 2021

Director Dise,

I write as the current chair of the Montgomery County Commission on Remembrance and Reconciliation (“The Commission”). The County Council established the Commission to build a community dialogue about the County’s racial history, and how to promote reconciliation, peace, and justice. Part of the Commission’s work is to partner with the Alabama-based Equal Justice Initiative (EJI) and other stakeholders to help our County claim and install a monument commemorating the three locations where lynchings have been documented.

The Commission in partnership with the Montgomery County Lynching Memorial Project and other community partners has taken the first step to claim our memorial by holding soil collection ceremonies commemorating the known victims. The next step is to create and install historical markers at the locations and the final piece would be to then receive and install the memorial from EJI. While EJI manufactures and ships the County’s memorial, additional expenses, including planning and installation of the memorial, identifying the land, and constructing the site around it, are local responsibilities.

To initiate these options and costs and help facilitate this important work we request that you conduct a facility planning project and include such in the upcoming capital improvement plan.

Thank you for your consideration of this request and I look forward to partnering with you on this historic effort.

Sincerely,

A handwritten signature in black ink that reads "Jason Green".

Jason G. Green
Chair, Montgomery County Commission on Remembrance and Reconciliation

CC: Hans Riemer, Chair, Planning, Housing & Economic Development Committee
Jim Stowe, Director, Office of Human Rights
Naseem Mia, Council Analyst, Department of General Services

LONOKE
COUNTY
ARKANSAS

— GREEN
06.24.1877

JOSEPH EARL
06.04.1882

TAYLOR WASHINGTON
06.04.1882

THOMAS HUMPHREYS
06.04.1882

— BISCOE
02.07.1892

— BISCOE
02.07.1892

HAMP BISCOE
02.07.1892

WALTER SMITH
05.23.1892

ALFRED DAVIS
01.04.1894

D.T. WATSON
09.11.1897

SAM CATES
09.12.1917

CHATEAUGUS
COUNTY
GEORGIA

HENRY TOFT
05.01.1888
BILL RICHARDSON
10.17.1893
JAMES OLSON
10.17.1893