



**Committee:** Directly to Council  
**Committee Review:** N/A  
**Staff:** Keith Levchenko, Senior Legislative Analyst  
**Purpose:** Final action – vote expected  
**Keywords:** #SpecialProjectsLegislation and CIP

AGENDA ITEM #5E  
June 28, 2022  
**Action**

## SUBJECT

Expedited Bill 16-22, Special Capital Improvements Projects - 6th District Police Station (P470301)

## DESCRIPTION/ISSUE

- Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed the “Special Projects Legislation threshold.” The threshold is \$20,350,000 in FY23 dollars.
- On June 9, 2022, the County Executive transmitted a request for a Special Capital Improvements Project bill associated with the Approved FY23-28 Capital Improvements Program for the 6th District Police Station (P470301).
- A public hearing was held on June 21, 2022.

## RECOMMENDATION

- Council Staff recommends approval of Expedited Bill 16-22.

### This report contains:

- Expedited Bill 16-22
- Legislative Request Report
- Executive's transmittal
- Fiscal Impact Statement
- Project Description Form
- Executive Transmittal – Special Capital Improvements Project Cost Criterion

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Expedited Bill No. 16-22  
Concerning: Capital Improvements  
Program – 6<sup>th</sup> District Police  
Station  
Revised: 6/9/2022 Draft No. 1  
Introduced: June 14, 2022  
Expires: December 14, 2023  
Enacted: {date}  
Executive: {date signed}  
Effective: {date takes effect}  
Sunset Date: None  
Ch. {#}, Laws of Mont. Co. {year}

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the County Executive

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AN ACT to authorize the planning, design, and construction of the 6th District Police Station (P470301) project in the Gaithersburg area.

By adding to the laws of Montgomery County 2022

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*

Section 1. The laws of Montgomery County, Maryland, are amended to read as follows:

Montgomery County, Maryland, is authorized to construct the 6th District Police Station  
(P470301) in the Gaithersburg area.

*Approved:*

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Gabe Albornoz, President, County Council	Date
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*Approved:*

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Marc Elrich, County Executive	Date
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*This is a correct copy of Council action.*

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Judy Rupp, Esq., Clerk of the Council	Date
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## LEGISLATIVE REQUEST REPORT

Expedited Bill 16-22

*Special Capital Improvements Project - 6<sup>th</sup> District Police Station*

**DESCRIPTION:** The County Executive requests that capital project No. 470301, the 6th District Police Station (P470301), be reauthorized as a “Special Capital Improvements Project” pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.

**PROBLEM:** Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$20,352,900 in FY23 dollars. The estimated locally-funded cost of this project in the FY23 Capital Budget and FY23-28 Capital Improvements Program is \$31,907,000 for planning, design, and construction costs.

**GOALS AND:  
OBJECTIVES** This project provides for planning, design and construction of a new 28,294 gross square feet 6th District Police Station and a new parking garage of 59,526 gross square feet in two levels to serve Gaithersburg/Montgomery Village and vicinity. The Station will be in a new development located on extended Watkins Mill Road between I-270 and MD-355 and will serve as the base for the Central Traffic Unit that was established in July 2021. The project will be funded with General Obligation Bonds.

**COORDINATION:** This project has been coordinated with Department of Police, Department of General Services, Department of Permitting Services, Department of Technology and Enterprise Business Solutions, Up-County Regional Services Center, Police Facilities Plan, Local Law Enforcement Agencies, State Highway Administration, Department of Environmental Protection, Verizon, Maryland Department of Natural Resources, City of Gaithersburg, Washington Suburban Sanitary Commission (WSSC) Water, Pepco, and Washington Gas.

**FISCAL IMPACT:** Not Applicable.

**ECONOMIC:  
IMPACT** Not Applicable.

**EVALUATION:** Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.

**EXPERIENCE:  
ELSEWHERE** Not Applicable.

**SOURCE OF:** General Services  
**INFORMATION**

**APPLICATION:** Not Applicable.  
**WITHIN**  
**MUNICIPALITIES**

**PENALTIES:** None Required




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

M E M O R A N D U M

June 8, 2022

TO: Gabe Albornoz, President  
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Special Capital Improvements Project Legislation Reauthorization:  
6<sup>th</sup> District Police Station

In accordance with Section 302 of the County Charter and Section 20-1 of the Montgomery County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for the 6<sup>th</sup> District Police Station (No. 470301).

The 6<sup>th</sup> District Police Station project, Special Capital Project Legislation (Bill No. 13-05), was originally enacted by Council on June 28, 2005 [Bill No. 13-05] and reauthorized [Bill No. 26-10] by Council on June 15, 2010. Reauthorization is now needed for this project because the contract for project construction has not been executed. The current authorization has expired or will expire before construction is scheduled to begin. In addition, the project cost exceeds the Special Capital Improvements Project Legislation threshold of \$20,352,900 in FY23 dollars.

The 6<sup>th</sup> District Police Station project provides for the planning, design and construction of a new 28,294 gross square feet 6<sup>th</sup> District Police Station and a new parking garage of 59,526 gross square feet in two levels to serve Gaithersburg/Montgomery Village and vicinity. The Station will be in a new development located on the recently extended Watkins Mill Road between I-270 and MD-355 and will also serve as the base for the Central Traffic Unit that was established in July 2021.

I recommend prompt passage of this legislation to advance this project.

Enclosures

cc: Richard S. Madaleno, Chief Administrative Officer  
Fariba Kassiri, Deputy Chief Administrative Officer  
Jennifer R. Bryant, Director, Office of Management and Budget

**Fiscal Impact Statement**  
**Council Bill XX-XX Special Capital Improvements Project**  
**6th District Police Station Project (P470301)**

**1. Legislative Summary.**

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$20,352,900 in FY23 dollars. The County Executive has requested a Bill for one project - 6th District Police Station (P470301) - that now requires Special Capital Improvement Project legislation.

**2. An estimate of changes in County revenues and expenditures regardless of whether the revenues or expenditures are assumed in the recommended or approved budget. Includes source of information, assumptions, and methodologies used.**

There are no changes to expenditures or revenues associated with this Bill. The Bill serves only to authorize the designation of the 6th District Police Station (P470301) project as a Special Capital Improvement Projects.

**3. Revenue and expenditure estimates covering at least the next 6 fiscal years.**

See Question #2 response.

**4. An actuarial analysis through the entire amortization period for each bill that would affect retiree pension or group insurance costs.**

Not applicable. There are no personnel costs associated with this Bill.

**5. Later actions that may affect future revenue and expenditures if the bill authorizes future spending.**

Not applicable.

**6. An estimate of the staff time needed to implement the bill.**

Not applicable. This Bill does not affect staff responsibilities.

**7. An explanation of how the addition of new staff responsibilities would affect other duties.**

Not applicable.

**8. An estimate of costs when an additional appropriation is needed.**

Not applicable.

**9. A description of any variable that could affect revenue and cost estimates.**

Not applicable.

**10. Ranges of revenue or expenditures that are uncertain or difficult to project.**

Not applicable.

**11. If a bill is likely to have no fiscal impact, why that is the case.**

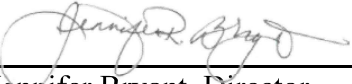
This Bill reauthorizes the designation of the project as a Special Capital Improvement project. No new appropriation is required.

**12. Other fiscal impacts or comments.**

Not applicable.

**13. The following contributed to and concurred with this analysis:**

Anita Aryeetey, Office of Management and Budget

  
\_\_\_\_\_  
Jennifer Bryant, Director  
Office of Management and Budget

\_\_\_\_\_  
6/6/22  
Date



## 6th District Police Station (P470301)

<b>Category</b>	Public Safety	<b>Date Last Modified</b>	01/12/22
<b>SubCategory</b>	Police	<b>Administering Agency</b>	General Services
<b>Planning Area</b>	Gaithersburg and Vicinity	<b>Status</b>	Final Design Stage

Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	4,816	1,609	644	2,563	1,029	736	583	215	-	-	-
Land	20	20	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	3,870	419	-	3,451	863	1,726	862	-	-	-	-
Construction	22,005	1	-	22,004	5,501	12,502	4,001	-	-	-	-
Other	1,196	5	-	1,191	298	595	298	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>31,907</b>	<b>2,054</b>	<b>644</b>	<b>29,209</b>	<b>7,691</b>	<b>15,559</b>	<b>5,744</b>	<b>215</b>	-	-	-

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	31,907	2,054	644	29,209	7,691	15,559	5,744	215	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>31,907</b>	<b>2,054</b>	<b>644</b>	<b>29,209</b>	<b>7,691</b>	<b>15,559</b>	<b>5,744</b>	<b>215</b>	-	-	-

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

Maintenance			1,129	-	-	160	323	323	323	
Energy			715	-	-	100	205	205	205	
<b>NET IMPACT</b>			<b>1,844</b>	-	-	<b>260</b>	<b>528</b>	<b>528</b>	<b>528</b>	

### APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	26,527	Year First Appropriation	FY06
Appropriation FY 24 Request	1,076	Last FY's Cost Estimate	27,034
Cumulative Appropriation	3,063		
Expenditure / Encumbrances	2,784		
Unencumbered Balance	279		

### PROJECT DESCRIPTION

This project provides for planning, design and construction of a new 28,294 gross square feet 6th District Police Station and a new parking garage of 59,526 gross square feet in two levels to serve Gaithersburg/Montgomery Village and vicinity. The Station will be in a new development located on extended Watkins Mill Road between I-270 and MD-355. The district station is a facility consisting of two floors and parking for the public and staff. The first floor houses the public access area, operations, patrol and support functions, and a small prisoner holding area. The station will serve as the base for the Central Traffic Unit that was established in July 2021. The second floor houses four special teams, including investigative units, patrol sergeant offices, staff support, administration, and an exercise room. Besides a surface parking lot that will provide 37 parking spaces in the non-secured area, a two-level parking garage to accommodate 148 cars will be constructed inside the secured area. This parking garage will house a large evidence room, a vehicle service bay, a flare storage, a bicycle storage, and a storage room for the Central Traffic Unit's 29 motorcycles. The district station is a 24-hour per day, seven-day per week operation and provides support for beat teams. It is the command center for any satellite facilities within the police district. The district station will accommodate up to 178 department staff and volunteers. It has been sized to meet the needs projected in the Police Chief's Staffing Plan. A public meeting room on the first floor will be available to facilitate outreach with the community.

### LOCATION

Watkins Mill Road between I-270 and MD-355.

### ESTIMATED SCHEDULE

A code compliance review and update has been done in FY22. This project is scheduled to start construction in FY23 and finish in FY25.

### COST CHANGE

Cost increase is due to escalation from project delays and also reflects the additional costs of implementing Energy Conservation Measures to achieve a NetZero goal.

### PROJECT JUSTIFICATION

The current facility is in rented space and lacks several features of a modern police station, including reinforced interview rooms and a dedicated sally port.

### FISCAL NOTE

FY17 transfer of \$50,000 in G.O. Bonds to 3rd District Police Station (#047302).

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## **DISCLOSURES**

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A pedestrian impact analysis has been completed for this project.

## **COORDINATION**

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Department of Police, Department of General Services, Department of Permitting Services, Department of Technology and Enterprise Business Solutions, Up-County Regional Services Center, Police Facilities Plan, Local Law Enforcement Agencies, State Highway Administration, Department of Environmental Protection, Verizon, Maryland Department of Natural Resources, City of Gaithersburg, Washington Suburban Sanitary Commission, Pepco, Washington Gas, Special Capital Projects Legislation [Bill No. 13-05] was adopted by Council June 28, 2005. Reauthorization [Bill No. 26-10] was adopted by Council June 15, 2010.




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

M E M O R A N D U M

January 18, 2022

TO: Gabe Albornoz, President, County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Special Capital Improvements Project Cost Criterion

Attached is an Executive Order establishing a cost criterion of \$20,350,000 for Special Capital Projects applicable to the FY23 Capital Budget and the FY23-28 Capital Improvements Program (CIP).

I will forward, under separate cover, legislation necessary to enact into law those CIP projects that require special capital projects authorization.

ME:aaa

cc: Richard S. Madaleno, Chief Administrative Officer  
Fariba Kassiri, Deputy Chief Administrative Officer  
Jennifer Bryant, Director, Office of Management and Budget



# MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland  
20850

Subject CIP COST CRITERION FOR SPECIAL CAPITAL IMPROVEMENTS PROJECTS FY23	Executive Order  001-22	Subject Suffix
Department OFFICE OF MANAGEMENT AND BUDGET	Department No. 31	Effective Date January 18, 2022

WHEREAS, Section 20-1 of the Montgomery County Code titled "Authorization of Special Capital Improvements Projects by Law," effective February 23, 1979, provides that non-emergency County Government capital improvement projects estimated to cost at least four million dollars must be approved by a law enacted by the County Council, prior to receiving further appropriation, and that the County Executive shall, by annual Executive Order revise the four million dollar cost criterion for all major facilities to reflect the annual change in the latest published composite construction cost index established by the United States Department of Commerce; and

WHEREAS, the original cost criterion utilized by the County was \$4,000,000 for Special Capital Improvements projects; and,

WHEREAS, the Office of Management and Budget has established the procedure utilized below to ensure consistency in the annual calculation of the cost criterion; and,

WHEREAS, the applicable composite construction cost index (2005=100) established by the U.S. Department of Commerce (U.S. Census Bureau) published in the "Price Deflator (Fisher) Index of New Single-Family Houses Under Construction" (1964 to 2020), was 30.6 for June 1978 and 155.7 for June 2021; and,

WHEREAS, the increase in the applicable composite construction cost index of 108 since 1978 indicates that the cost criterion established for Special Capital Improvements projects for fiscal year 2023 (July 1, 2022 - June 30, 2023) should be \$16,350,000 greater than the original cost criterion;

NOW THEREFORE, the County Executive for Montgomery County, Maryland, hereby establishes the cost criterion at \$20,350,000 in accordance with Section 20-1 of the County Code, for the FY23 Capital Budget and the Fiscal Years 23-28 Capital Improvements Program.

Approved:

A handwritten signature in black ink, appearing to read "Marc Elrich", written over a horizontal line.

Marc Elrich, County Executive