



Committee: Public Safety
Staff: Susan J. Farag, Legislative Analyst
Purpose: To make preliminary decisions – straw vote expected
Keywords: #CIP; #WhiteFlintFireStation

AGENDA ITEM #7
May 9, 2023
Worksession

SUBJECT

FY24 CIP Amendment: White Flint Fire Station (P451502)

EXPECTED ATTENDEES

Chief Scott Goldstein, MCFRS
Dominic Del Pozzo, Division Chief
Rachel Silberman, Office of Management and Budget (OMB)

FY24 COUNTY EXECUTIVE RECOMMENDATION

The proposed January 15 amendment delayed construction by one year to provide additional fiscal capacity in FY24. The recommended March 15 amendment supersedes the January 15 amendment, and the new amendment would delay the project another year. Construction would be programmed to begin in Summer 2026. Project completion is anticipated in Spring 2028.

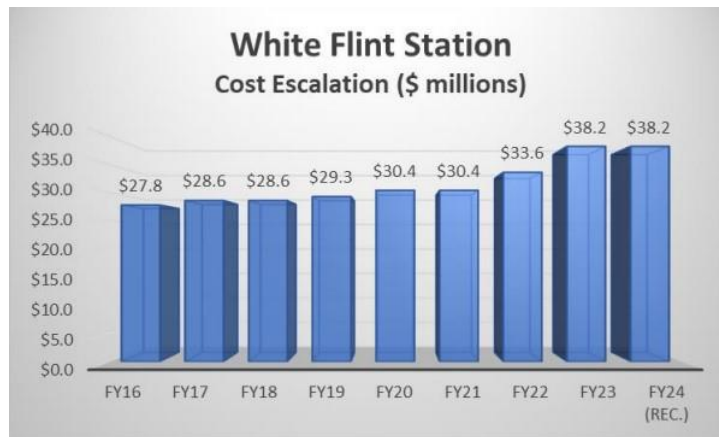
COMMITTEE RECOMMENDATIONS

The Committee recommended 3-0 to reject the amendment and maintain the currently-approved construction schedule and associated funding.

SUMMARY OF KEY ISSUES

This project provides for a new five-bay Fire and Rescue Station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road. The approved project's construction schedule begins in the Summer of 2024.

The project has been delayed multiple times over the past eight years. Total project costs have increased \$10.4 million, primarily due to Net Zero requirements added in FY23 (about \$4 million), design changes that added a police substation (about \$1.1 million), and cost escalations associated with project delays.



- The Committee reviewed the January 15 amendment to this project on March 13, which would have delayed construction by one year to provide additional fiscal capacity in FY24. The Committee recommended 3-0 to reject the amendment and maintain the currently-approved construction schedule and associated funding. Council also reviewed the January 15 amendment and requested information on the co-location of affordable housing. The Department of General Services (DGS) advised that housing will be located adjacent to this property.
- The Committee reviewed the March 15 amendment to this project on April 21, which would have delayed construction by an additional year. The Committee recommended 3-0 to reject this amendment as well.

This Staff Report Contains:

©

FY23-28 CIP Amendment White Flint Fire Station Staff Report

#1

Approved White Flint Fire Station PDF

©1-3

Recommended January 15 White Flint Fire Station PDF

©4-6

Recommended March 15 White Flint Fire Station PDF

©7-8

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M E M O R A N D U M

April 19, 2023

TO: Public Safety Committee
FROM: Susan J. Farag, Legislative Analyst
SUBJECT: Worksession: March 15 Fire CIP Amendment
White Flint Fire Station
PURPOSE: Review and Vote on Recommended Amendments

Today, the Committee will review March 15 amendments for the White Flint Fire Station.

White Flint Fire Station ([P451502](#))

This project provides for a new five-bay Fire and Rescue Station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road.

The approved project's construction schedule begins in the Summer of 2024.

The Committee reviewed this project on March 13 as part of the January 15 Recommended Amendments to the CIP.¹ The proposed January 15 amendment delayed construction by one year to provide additional fiscal capacity in FY24. The Committee recommended 3-0 to reject the amendment and maintain the currently-approved construction schedule and associated funding.

The recommended March 15 amendment would delay the project another year. Construction would be programmed to begin in Summer 2026. Project completion is anticipated in Spring 2028.

Council Staff Recommendation: This project has been delayed multiple times, which has increased costs over time. Council staff recommends not approving the recommended delay.

This staff report contains:

Approved White Flint Fire Station PDF
Recommended January 15 White Flint Fire Station PDF
Recommended March 15 White Flint Fire Station PDF

Circle #

1-3
4-6
7-9

¹ [March 13, 2023 Staff Report: MCFRS CIP Amendments](#)



White Flint Fire Station 23

(P451502)

Category	Public Safety	Date Last Modified	01/07/22
SubCategory	Fire/Rescue Service	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	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
Planning, Design and Supervision	6,024	816	991	4,217	-	1,107	1,463	1,188	459	-	-
Land	2,943	2,593	350	-	-	-	-	-	-	-	-
Site Improvements and Utilities	3,351	-	-	3,351	-	2,048	1,303	-	-	-	-
Construction	24,113	109	-	24,004	-	3,452	9,914	10,638	-	-	-
Other	1,796	4	-	1,792	-	-	1,095	697	-	-	-
TOTAL EXPENDITURES	38,227	3,522	1,341	33,364	-	6,607	13,775	12,523	459	-	-

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	38,227	3,522	1,341	33,364	-	6,607	13,775	12,523	459	-	-
TOTAL FUNDING SOURCES	38,227	3,522	1,341	33,364	-	6,607	13,775	12,523	459	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Maintenance	368	-	-	-	56	156	156
Energy	246	-	-	-	42	102	102
NET IMPACT	614	-	-	-	98	258	258

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	-	Year First Appropriation	FY15
Appropriation FY 24 Request	30,082	Last FY's Cost Estimate	33,639
Cumulative Appropriation	6,301		
Expenditure / Encumbrances	4,649		
Unencumbered Balance	1,652		

PROJECT DESCRIPTION

This project provides for a new five bay Fire and Rescue Station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road. The

northern border of the site has frontage along Randolph Road and the eastern border fronts Chapman Avenue. The new station will be constructed in accordance with the general square footage specifications of the prototype program of requirements (POR) for a Class I Fire Station, with adjustments made to meet these specific site conditions and additional uses. This Fire Station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms. Parking requirements will be accommodated on site to the greatest extent possible. Fire/Rescue apparatus to be purchased for this station includes a new Emergency Medical Services unit and related equipment. Space has been added to co-locate a future Police Substation at the fire station. Site constraints for this project include a significant Washington Metropolitan Area Transit Authority easement which bisects the site running north/south through the mid-parcel. A Phase 1 Environmental Site Assessment has been performed and a traffic impact statement is pending.

LOCATION

Southeast quadrant of Route 355 and Randolph Road at Maple Avenue.

ESTIMATED SCHEDULE

This project has been deferred one year due to fiscal capacity. Design will restart in FY24 and construction is expected to begin in Summer 2024.

COST CHANGE

Cost increase reflects escalation related to prior year project delays and scope expansion to achieve Net Zero construction.

PROJECT JUSTIFICATION

The existing Rockville Fire Station #23, located at 121 Rollins Avenue, has only three bays and is extremely undersized to meet the current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and White Flint areas. The White Flint sector is envisioned to include a mix of housing, commercial, retail, recreation, and civic uses with the White Flint District as the focal point. White Flint is experiencing fast growth and the population is expected to increase with a significant amount of residential and commercial development, including 5,938 new proposed dwelling units and nearly 3 million square feet of new non-residential/commercial space. Relocation of Rockville Station #23 operations to the new White Flint location is needed to better position MCFRS services in relation to the high-density development in the approved White Flint Sector Plan and to minimize response time to the highest incident call load area. The new site is of sufficient size to accommodate the construction of a larger station which can house additional needed apparatus and other public safety services.

OTHER

A number of test fits have been conducted at the proposed site located at the south-east quadrant of Route 355 and Randolph Road for the fire station and co-location of a Police substation. Land Acquisition was funded initially through ALARF, and then reimbursed from this project.

FISCAL NOTE

Debt service for this project will be financed with Consolidate Fire Tax District Funds.

DISCLOSURES

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

COORDINATION

Montgomery County Fire and Rescue Service, Department of General Services, Montgomery County Police Department, Regional Service Centers and Department of Housing and Community Affairs. Special Capital Projects Legislation will be proposed by the County Executive.



White Flint Fire Station 23

(P451502)

Category	Public Safety	Date Last Modified	01/09/23
SubCategory	Fire/Rescue Service	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	6,024	854	953	4,217	-	1,107	1,463	1,188	459	-	-
Land	2,943	2,593	350	-	-	-	-	-	-	-	-
Site Improvements and Utilities	3,351	-	-	3,351	-	-	2,048	1,303	-	-	-
Construction	24,113	109	-	24,004	-	-	3,452	9,914	10,638	-	-
Other	1,796	4	-	1,792	-	-	-	1,095	697	-	-
TOTAL EXPENDITURES	38,227	3,560	1,303	33,364	-	1,107	6,963	13,500	11,794	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	38,227	3,560	1,303	33,364	-	1,107	6,963	13,500	11,794	-	-
TOTAL FUNDING SOURCES	38,227	3,560	1,303	33,364	-	1,107	6,963	13,500	11,794	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Maintenance	212	-	-	-	-	56	156
Energy	144	-	-	-	-	42	102
NET IMPACT	356	-	-	-	-	98	258

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	2,320	Year First Appropriation	FY15
Cumulative Appropriation	6,301	Last FY's Cost Estimate	38,227
Expenditure / Encumbrances	4,687		
Unencumbered Balance	1,614		

PROJECT DESCRIPTION

This project provides for a new five bay Fire and Rescue Station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road. The northern border of the site has frontage along Randolph Road and the eastern border fronts Chapman Avenue. The new station will be

constructed in accordance with the general square footage specifications of the prototype program of requirements (POR) for a Class I Fire Station, with adjustments made to meet these specific site conditions and additional uses. This Fire Station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms. Parking requirements will be accommodated on site to the greatest extent possible. Fire/Rescue apparatus to be purchased for this station includes a new Emergency Medical Services unit and related equipment. Space has been added to co-locate a future Police Substation at the fire station. Site constraints for this project include a significant Washington Metropolitan Area Transit Authority easement which bisects the site running north/south through the mid-parcel. A Phase 1 Environmental Site Assessment has been performed and a traffic impact statement is pending.

LOCATION

Southeast quadrant of Route 355 and Randolph Road at Maple Avenue.

ESTIMATED SCHEDULE

Construction for this project has been deferred one year due to fiscal capacity. Design will restart in FY24 with construction programmed to begin in Summer 2025. Project completion is anticipated in Spring 2027.

PROJECT JUSTIFICATION

The existing Rockville Fire Station #23, located at 121 Rollins Avenue, has only three bays and is extremely undersized to meet the current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and White Flint areas. The White Flint sector is envisioned to include a mix of housing, commercial, retail, recreation, and civic uses with the White Flint District as the focal point. White Flint is experiencing fast growth and the population is expected to increase with a significant amount of residential and commercial development, including 5,938 new proposed dwelling units and nearly 3 million square feet of new non-residential/commercial space. Relocation of Rockville Station #23 operations to the new White Flint location is needed to better position MCFRS services in relation to the high-density development in the approved White Flint Sector Plan and to minimize response time to the highest incident call load area. The new site is of sufficient size to accommodate the construction of a larger station which can house additional needed apparatus and other public safety services.

OTHER

A number of test fits have been conducted at the proposed site located at the south-east quadrant of Route 355 and Randolph Road for the fire station and co-location of a Police substation. Land Acquisition was funded initially through the Advanced Land Acquisition Revolving Fund, and then reimbursed from this project.

FISCAL NOTE

Debt service for this project will be financed with Consolidate Fire Tax District Funds.

DISCLOSURES

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

COORDINATION

Montgomery County Fire and Rescue Service, Department of General Services, Montgomery County Police Department, Regional Service Centers and Department of Housing and Community Affairs. Special Capital Projects Legislation will be proposed by the

County Executive.



White Flint Fire Station 23

(P451502)

Category	Public Safety	Date Last Modified	03/13/23
SubCategory	Fire/Rescue Service	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Planning, Design and Supervision	6,024	854	953	4,217	-	-	1,107	1,463	1,188	459	-
Land	2,943	2,593	350	-	-	-	-	-	-	-	-
Site Improvements and Utilities	3,351	-	-	3,351	-	-	-	-	2,048	1,303	-
Construction	24,113	109	-	24,004	-	-	-	-	13,366	10,638	-
Other	1,796	4	-	1,792	-	-	-	-	1,095	697	-
TOTAL EXPENDITURES	38,227	3,560	1,303	33,364	-	-	1,107	1,463	17,697	13,097	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
G.O. Bonds	38,227	3,560	1,303	33,364	-	-	1,107	1,463	17,697	13,097	-
TOTAL FUNDING SOURCES	38,227	3,560	1,303	33,364	-	-	1,107	1,463	17,697	13,097	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28
Maintenance	56	-	-	-	-	-	56
Energy	42	-	-	-	-	-	42
NET IMPACT	98	-	-	-	-	-	98

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Approp. Request	-	Year First Appropriation	FY15
Cumulative Appropriation	6,301	Last FY's Cost Estimate	38,227
Expenditure / Encumbrances	4,687		
Unencumbered Balance	1,614		

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LOCATION

Southeast quadrant of Route 355 and Randolph Road at Maple Avenue.

ESTIMATED SCHEDULE

Design will restart in FY25 with construction programmed to begin in Summer 2026. Project completion is anticipated in Spring 2028.

PROJECT JUSTIFICATION

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OTHER

A number of test fits have been conducted at the proposed site located at the south-east quadrant of Route 355 and Randolph Road for the fire station and co-location of a Police substation. Land Acquisition was funded initially through the Advanced Land Acquisition Revolving Fund, and then reimbursed from this project.

FISCAL NOTE

Debt service for this project will be financed with Consolidate Fire Tax District Funds.

DISCLOSURES

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

COORDINATION

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