

MEMORANDUM

February 23, 2012

TO: Government Operations and Fiscal Policy Committee  
FROM: Jacob Sesker, Senior Legislative Analyst *JS*  
SUBJECT: FY13-18 CIP: General Government

INTRODUCTION

General Government projects are in the following departments: General Services; Economic Development; Technology Services; and the Executive's Office. This memorandum includes all General Government projects administered by General Services which were not addressed separately.

Projects were broken out into the following categories, with highlighted projects in bold:

- New, starting, or expanding projects
  - ALARF
  - EOB & Judicial Center Traffic Repair
  - EOB HVAC Renovation
  - Montgomery County Radio Shop Relocation
  - Old Blair Auditorium Reuse
- Deferred due to fiscal capacity
  - **Montgomery County Government Complex**
  - Red Brick Courthouse Structural Repairs
- Ongoing or continuing indefinitely
  - Americans with Disabilities Act Compliance
  - Asbestos Abatement
  - Elevator Modernization
  - Energy Conservation
  - Environmental Compliance
  - Facilities Site Selection
  - **Facility Planning**
  - HVAC/Electrical Replacement
  - Life Safety Systems
  - Resurfacing Parking Lots
  - Roof Replacement

- All other projects
  - IAQ Brookville Bldgs. D&E

**NEW, STARTING, OR EXPANDING PROJECTS**

**ALARF—No. 316222 (PDF @ © 23)**

	<b>Est FY12</b>	<b>FY13-18 Total</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>
<b>Total</b>	\$4.419	\$27.700	\$7.700	\$4.000	\$4.000	\$4.000	\$4.000	\$4.000

*Recommended funding source: G.O. Bonds (\$3.700 million, Revolving Fund \$4.000 million)*

*Total FY13-18 request: \$27.700 million*

*Recommended FY13 appropriation: \$7.700 million*

**Project description**

The Advance Land Acquisition Revolving Fund was established to support the implementation of capital projects such as libraries, fire stations, and other County facilities by purchasing real property before expected increases in land values.

**PDF highlights**

The FY13 request is \$3.7 million greater than the approved amount in the FY11-16 budget. The \$7.7 million figure is equal to approximately the total expenditure for FY11 and FY12, and is nearly double the annual level for FY14-18 (\$4.0 million). The project has been increased to allow for the purchase of additional land in specific areas slated for redevelopment.

**Staff recommendation**

Recommend approval.

**EOB & Judicial Center Traffic Circle Repair—No. 361200 (PDF @ © 8)**

	<b>Est FY12</b>	<b>FY13-18 Total</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>
<b>Total</b>	\$0.400	\$4.624	\$0.435	\$2.137	\$2.052	\$0.000	\$0.000	\$0.000

*Recommended funding source: G.O. bonds*

*Total FY13-18 request: \$4.624*

*Recommended FY13 appropriation: \$0.435*

**Project description**

This project includes demolition, repairs, and replacement to address water infiltration issues in the EOB/JC loading dock below. The PDF request includes only \$0.4 in FY13, with \$2.1 million in both FY14 and FY15.

**PDF highlights**

This project was added to the CIP in FY12 to fund immediate repairs necessary due to deterioration of the circle in front of the Executive Office Building (EOB) and Judicial Center (JC). Estimated FY12 expenditures were \$0.4 million. The traffic circle on Monroe Street is owned by multiple parties (Montgomery County, City of Rockville, and private parties). A title search will need to be completed to determine the extent of the County’s liability.

**Staff recommendation**

Recommend approval.

**EOB HVAC Renovation—No. 361103 (PDF @ © 9)**

	<b>Est FY12</b>	<b>FY13-18 Total</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>
<b>Total</b>	\$0.000	\$8.000	\$0.000	\$0.000	\$8.000	\$0.000	\$0.000	\$0.000

*Recommended funding source: G.O. bonds*

*Total FY13-18 request: \$8.0 million*

*Recommended FY13 appropriation: None*

**Project description**

This project provides for the procurement and partial compensation of an Energy Service Company (ESCO) to replace the outdated HVAC systems in the Executive Office Building (EOB) with a more energy-efficient HVAC system.

**PDF highlights**

The ESCO analyzes, designs, and constructs the HVAC replacement system and receives a portion of the saved energy costs in addition to direct compensation. Under this model, the County stands to save a substantial amount in comparison to the total cost in the FY11-16 CIP (\$29.0 million).

**Schedule**

Under this request, the entire request (\$8.0 million) is needed in FY15. The FY11-16 CIP included a total of \$2.958 for this project, including \$0.207 in FY13, \$1.321 in FY14, and \$1.430 in FY15. That money was to pay for planning and design of a new \$29 million system. The FY13-18 request represents an increase of just over \$5 million during the 6-year CIP, but could also result in significant capital cost savings.

**Staff recommendation**

Recommend approval.

**Montgomery County Radio Shop Relocation—No. 360902 (PDF@ © 17)**

	<b>Est FY12</b>	<b>FY13-18 Total</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>
<b>Total</b>	\$0.008	\$4.617	\$0.000	\$0.000	\$0.000	\$0.000	\$0.608	\$4.009

*Recommended funding source: Interim Finance  
Total FY13-18 request: \$4.617 million  
Recommended FY13 appropriation: \$0.000 million*

**Project description**

This project is part of the Smart Growth Initiative and provides for the relocation of the Radio Shop from Crabbs Branch Way to a County-owned site on Seven Locks Road. As a reminder, on March 6<sup>th</sup>, the Council will be briefed on the financing plan for the Smart Growth Initiative.

**PDF highlights**

Relocation of the facilities will enable the County to realize the transit-oriented development vision of the Shady Grove Sector Plan and address unmet needs.

**Schedule/status**

The design phase will commence during the Winter of 2017 and is expected to last 9 months. After bidding, the construction period will last 14 months. An estimated \$3.3 million is needed after FY18. Under the FY11-16 approved CIP, the relocation would have been completed in FY13. There is no imminent need to relocate the facility.

**Staff recommendation**

Recommend approval.

**Old Blair Auditorium Reuse—No. 361113 (PDF @ © 24)**

	<b>Est FY12</b>	<b>FY13-18 Total</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>
<b>Total</b>	\$0.000	\$7.636	\$1.200	\$0.000	\$0.000	\$2.843	\$3.593	\$0.000

*Recommended funding source: Contributions (\$0.600 million), G.O. Bonds (\$7.036 million)  
Total FY13-18 request: \$7.636 million  
Recommended FY13 appropriation: \$1.200 million*

**Project description**

This project provides funding to renovate the auditorium in the former Old Blair High School, located at 313 Wayne Avenue in Silver Spring. The renovated auditorium will have seating capacity for 750 and will include 4 multi-purpose classrooms. FY13 funding will be used to develop a program of requirements and cost estimate for the project.

**PDF highlights**

FY13 County GO Bonds would include \$140,000 previously programmed GO Bonds in the Cost Sharing Project, and \$460,000 previously approved in this project. These funds constitute the County's

match of the State's 2005 bond bill funding, in the amount of \$600,000, to Old Blair Auditorium Project, Inc.

**Schedule/status**

Construction funds are programmed for FY16-17. The FY13-18 request is consistent with the approved FY11-16 CIP.

**Staff recommendation**

Recommend approval.

**DEFERRED DUE TO FISCAL CAPACITY**

**Montgomery County Government Complex—No. 360901 (PDF @ © 16)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$3.332	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000

*Recommended funding source: G.O. bonds*

*Total FY13-18 request: \$0.0*

*Recommended FY13 appropriation: \$0.0*

**Project description**

The project provided for the planning and design of all components identified in the Government Core Facilities Optimization Master Plan (new Council Office Building, addition to Council Office Building garage, and new pedestrian bridge). The existing COB would be replaced by a new building adjacent to the Executive Office Building and an additional 77,000 square feet to accommodate consolidation of County departments currently in leased space or another agency, such as M-NCPPC.

**PDF highlights**

The project was deferred, due to fiscal affordability, with an unencumbered balance of \$2.023 million.

**Staff recommendation**

Recommend approval.

**Red Brick Courthouse Structural Repairs—No. 500727 (PDF @ © 19)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$0.012	\$0.150	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000

*Recommended funding source: G.O. bonds*

*Total FY13-18 request: \$0.0*

*Recommended FY13 appropriation: \$0.0*

**Project description**

Phase I of the project provides for rehabilitation of the flooring system in the Red Brick Courthouse. The structural integrity of the flooring system has been weakened by modifications made over the years to accommodate various systems. Phase II will provide for a historic rehabilitation and accommodate programmatic functions/requirements of current users.

**PDF highlights**

Phase II was deferred to due to fiscal affordability. The PDF does not request appropriation for any portion of the unencumbered balance of \$1.379 million.

**Status/schedule**

The FY11-16 CIP included funding in FY12 and FY13 for structural repairs to the Red Brick Courthouse.

**Staff recommendation**

Recommend approval.

**ONGOING/CONTINUING INDEFINITELY**

**Americans with Disabilities Act (ADA) Compliance—No. 361107 (PDF @ © 3)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$3.436	\$25.500	\$3.500	\$4.000	\$4.500	\$4.500	\$4.500	\$4.500

*Recommended funding source: \$0.5 million current revenue (annually), remainder G.O. bonds*

*Total FY13-18 request: \$25.5 million*

*Recommended FY13 appropriation: \$3.5 million*

**Project description**

This program provides for an ongoing 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 (2010 Standards).

**PDF highlights**

The total six year cost in the FY13-18 request is \$25.5 million, with \$3.0 million to be spent in FY13, \$4.0 million in FY14, and \$4.5 million annually from FY15-18. The PDF notes that expenditures will continue indefinitely.

**Status/schedule**

The FY13-16 requests are consistent with the approved FY11-16 CIP.

FY13: Leland Community Center, 1301 Piccard Drive, Executive Office Building, Upcounty Regional Services Center, Rockville Library, Quince Orchard Library, Sandy Spring Fire Department, Round House Education Center, Parking Garage 60, Parking garage 11, Council Office Building Garage, Long Branch Library, Silver Theater, Parking Garage 49.

FY14: Strathmore Hall and Mansion, Martin Luther King Jr. Swim Center, Long Branch Senior Center, North Bethesda Conference Center, Black Rock Center for the Arts, Gwendolyn Coffield Community Center, Montgomery County Correctional Facility, Mid-County Regional Services Center, Olney Swim Center, Parking Garage 7, Juvenile Assessment Center, 6<sup>th</sup> District Police Station, Montgomery Works, Bethesda House, Community Based Shelter.

**Staff recommendation**

Recommend approval.

**Asbestos Abatement—No. 508728 (PDF @ © 4)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$0.165	\$0.600	\$0.100	\$0.100	\$0.100	\$0.100	\$0.100	\$0.100

*Recommended funding source: G.O. bonds*

*Total FY13-18 request: \$0.6 million*

*Recommended FY13 appropriation: \$0.1 million*

**Project description**

This project provides for the identification, management, control and, if required, removal of asbestos containing materials from County facilities. Also included are costs associated with the removal of these materials, such as material replacement and facility repairs, when required.

**PDF highlights**

The total six year cost in the FY13-18 request is \$0.6 million, with \$0.1 million to be spent each year. The request is consistent with the FY11-16 approved CIP.

**Staff recommendation**

Recommend approval.

**Elevator Modernization—No. 509923 (PDF @ © 5)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$2.532	\$6.000	\$1.000	\$1.000	\$1.000	\$1.000	\$1.000	\$1.000

*Recommended funding source: G.O. bonds*

*Total FY13-18 request: \$6.0 million*

*Recommended FY13 appropriation: \$1.0 million*

**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.

**PDF highlights**

The total six year cost in the FY13-18 request is \$6.0 million, with \$1.0 million to be spent each year. FY12 estimated expenditure was \$2.532 million, which was in excess of the \$1.0 million in the approved FY11-16 budget.

**Infrastructure Maintenance Task Force**

The IMTF estimates a backlog of \$6.4 million for elevator modernization. The acceptable annual replacement cost is estimated to be \$1.2 million. This request is less than the acceptable annual replacement cost.

**Staff recommendation**

Recommend approval.

**Energy Conservation—No. 507834 (PDF @ © 6)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$0.574	\$0.900	\$0.150	\$0.150	\$0.150	\$0.150	\$0.150	\$0.150

*Recommended funding source: G.O. bonds*

*Total FY13-18 request: \$0.9 million*

*Recommended FY13 appropriation: \$0.15 million*

**Project description**

This program provides for the energy conservation retrofits in County-owned buildings. A central Energy Management and Control System will be installed to monitor major buildings. The project is part of the County’s cost-containment program. The PDF states that projects pay for themselves in a short time (fewer than 10 years).

**PDF highlights**

The total six-year cost in the FY13-18 request is \$0.9 million, with \$0.15 million to be spent each year. This constitutes a reduction when compared to the FY11-16 approved CIP (\$1.35 million over 6 years, \$0.225 million per year). The reduced capital spending (\$0.450 million) will result in a reduction in operating budget savings as well (\$0.131 million).

**Status/schedule**

FY13 projects include the following:

- Lighting upgrade: Germantown Library, Public Safety Communications Center
- Planning and design controls upgrade: Potomac Library, Kensington Library
- Construction and Implementation: Chevy Chase Library, Little Falls Library

FY14: Construction and Implementation: Potomac Library, Kensington Library

**Staff recommendation**

Support.

**Environmental Compliance—No. 500918 (PDF @ © 7)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$4.367	\$8.313	\$1.376	\$1.345	\$1.397	\$1.397	\$1.397	\$1.401

*Recommended funding source: G.O. bonds*

*Total FY13-18 request: \$8.313 million*

*Recommended FY13 appropriation: \$1.376 million*

**Project description**

This project develops and implements plans for the prevention of pollution, the abatement and containment of potential pollution sources at county facilities (including depots and maintenance shops). The project provides for the design and construction of structural covered areas for storage of hazardous materials and potential pollution sources at County Depots, replacement of salt barns at County Depots and addressing environmental compliance issues of underground storage tanks.

**PDF highlights**

The FY11-16 approved CIP includes \$12 million for environmental compliance (\$2.0 million annually). The FY13-18 request was reduced to “more accurately reflect current implementation schedule.”

**Status/schedule**

Structural improvements of covered areas and salt barn structures are scheduled at Colesville Depot, Poolesville Depot, and Silver Spring Depot.

- FY12-13: Colesville Depot
- FY13: Poolesville Depot
- FY14: Silver Spring Depot

**Staff recommendation**

Recommend approval.

**Facilities Site Selection—No. 500152 (PDF @ © 10)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$0.030	\$0.150	\$0.025	\$0.025	\$0.025	\$0.025	\$0.025	\$0.025

*Recommended funding source: Current Revenue (General)*

*Total FY13-18 request: \$0.150*

*Recommended FY13 appropriation: \$0.025 million*

**Project description**

This program provides for site selection for candidate projects, as well as other site selection activities such as appraisals, geotechnical services, environmental studies and surveys.

**PDF highlights**

The total six-year cost in the FY13-18 request is \$0.150 million, with \$0.025 million to be spent each year. Candidate projects include: Clarksburg Library, Laytonsville Fire Station, Special Operations & Traffic Division Equipment and Vehicle Storage, Multi-User Central Warehouse, Damascus Depot Relocation, Clarksburg Community Recreation and Aquatic Center, and East County HHS Facility.

**Staff recommendation**

Recommend approval.

**Facility Planning—No. 508768 (PDF @ © 11)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$0.450	\$1.560	\$0.260	\$0.260	\$0.260	\$0.260	\$0.260	\$0.260

*Recommended funding source: Current Revenue (General)*

*Total FY13-18 request: \$1.56*

*Recommended FY13 appropriation: \$0.260 million*

**Project description**

This program provides for general government facility planning studies for projects under consideration. Facility planning serves as a transition between the conceptual stage of a project and its possible subsequent inclusion as a stand-alone project in the CIP. Facility planning is a decision-making process, and will result in a determination of purpose and need.

**PDF highlights**

The total six-year cost in the FY13-18 request is \$1.560 million, with \$0.260 million to be spent each year. The FY13 request is slightly below approved FY11-16 levels as a result of the backlog of planned projects awaiting implementation.

**Status/schedule**

The following facility planning efforts are underway: 8818 Georgia Avenue Health Center, Progress Place relocation, 1301A Piccard Drive, Avery Road Treatment Center. All others listed are candidate projects for FY13-14.

**Staff recommendation**

Recommend approval. Staff notes, however, that 8818 Georgia Avenue Health Center is tied to issues of health care service delivery and affects two additional PDFs reviewed by two separate committees: the Woodside Urban Park (PDF #138705) and the Silver Spring Library (PDF#710302). Issues related to this facility plan will be discussed in a joint committee meeting (PHED and HHS) scheduled for March 5, 2012.

**HVAC/Electrical Replacement—No. 508941 (PDF @ © 13)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$1.526	\$6.900	\$1.150	\$1.150	\$1.150	\$1.150	\$1.150	\$1.150

*Recommended funding source: G.O. Bonds*

*Total FY13-18 request: \$6.9 million*

*Recommended FY13 appropriation: \$1.150 million*

**Project description**

This project provides for replacement or renovation of outdated heating, ventilation, and air conditioning systems and electrical systems in County buildings.

**PDF highlights**

The total six-year cost in the FY13-18 request is \$6.900 million, with \$1.150 million to be spent each year. The requested amount is slightly below the level of effort approved in the FY11-16 CIP of \$1.2 million annually.

**Schedule/status**

FY13: White Oak Library, Longwood Recreation Center, Leland Community Center, Silver Spring Health Center, Wheaton Police Station, Upper County Community Center, 1301 Piccard Drive, Colesville Health Center.

FY14: Olney Swimming Pool, Red Brick Courthouse, Council Office Building.

**Infrastructure Maintenance Task Force**

IMTF recommended that future funding levels be higher to reflect estimated backlog of \$311 million for HVAC/Electrical replacement.

**Staff recommendation**

Recommend approval.

**Life Safety Systems—No. 509970 (PDF @ © 15)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$0.547	\$4.250	\$0.875	\$0.875	\$0.625	\$0.625	\$0.625	\$0.625

*Recommended funding source: G.O. Bonds*

*Total FY13-18 request: \$4.250 million*

*Recommended FY13 appropriation: \$0.875 million*

**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 emergencies.

**PDF highlights**

Increase due to additional funding in FY13 & FY14 for life safety systems at the Poolesville and Damascus Depots. The request for FY15-16 is at the level approved in the FY11-16 approved CIP.

**Schedule/status**

FY 13: Poolesville Depot, Brookville Ride-On Depot-Building H, Chevy Chase Library, Bethesda Police Station, Little Falls Library, Clara Barton Community Center, Colesville Health Center, 1301 Seven Locks Road.

FY14: Damascus Depot, Recreation Headquarters, Bethesda Depot, Potomac Library, One Lawrence Court, Davis Library, Holiday Park Senior Center.

**Infrastructure Maintenance Task Force**

The IMTF estimated a backlog of \$2.1 million for life safety systems and identified an acceptable annual replacement cost of \$800,000.

**Staff recommendation**

Support the Executive’s recommendation. However, this PDF includes funding for new life safety systems for the Bethesda Police Station. Before approving the PDF, the Council should determine whether this project is necessary given the new 2<sup>nd</sup> District Police Station, scheduled for completion in FY16.

**Planned Lifecycle Asset Replacement—No. 509514 (PDF @ © 18)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$1.471	\$4.450	\$0.700	\$0.750	\$0.750	\$0.750	\$0.750	\$0.750

*Recommended funding source: G.O. Bonds  
Total FY13-18 request: \$4.450 million  
Recommended FY13 appropriation: \$0.700 million*

**Project description**

This project provides for a comprehensive lifecycle replacement program, including mechanical/plumbing equipment, lighting system replacement not covered under the Energy Conservation CIP, building refurbishment, and reconstruction of sidewalks and curbs adjacent to County buildings.

**PDF highlights**

This is an ongoing project. The FY13 request is consistent with the FY11-16 approved CIP.

**Schedule/status**

FY13: Bethesda Police Station, Brook Grove Day Care, One Lawrence Court, Riley’s Group Home, Cabin John Fire Station, Avery Road Back House.

FY14: Silver Spring Library, Detox and Intermediate Care, Layhill Group Home, Judith Resnick Day Care, Waring Station Day Care, Wood Lin Day Care.

**Infrastructure Maintenance Task Force**

The IMTF identified a backlog of \$26.2 million for lifecycle replacement of assets, and established an acceptable annual replacement cost of \$1.755 million.

**Staff recommendation**

Support the Executive’s recommendation. However, this PDF includes funding for asset replacement for the Bethesda Police Station. Before approving the PDF, the Council should determine whether this project is necessary given the new 2<sup>nd</sup> District Police Station, scheduled for completion in FY16. Similarly, the Silver Spring Library is scheduled for completion in FY15. Asset replacement at the existing Silver Spring Library may be unnecessary in FY14.

**Resurfacing Parking Lots—No. 509914 (PDF @ © 20)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$1.371	\$3.900	\$0.650	\$0.650	\$0.650	\$0.650	\$0.650	\$0.650

*Recommended funding source: G.O. Bonds*

*Total FY13-18 request: \$3.900 million*

*Recommended FY13 appropriation: \$0.650 million*

**Project description**

This ongoing project provides for design and major rehabilitation of asphalt parking lots and associated drainage structures.

**PDF highlights**

The results of facility condition assessments for 73 County facilities, completed in FY05-FY07, have been used to prioritize the program. The request continues the level of effort approved in the FY11-16 CIP.

**Schedule/status**

FY 13: Edison Park, Potomac Community Center

FY14: Grey Brick Courthouse, 5<sup>th</sup> District Police Station, Clara Barton Recreation Center, 4<sup>th</sup> District Police Station, Kensington Library, Leland Community Center.

**Infrastructure Maintenance Task Force**

The IMTF estimated a backlog of \$17.5 million for resurfacing of parking lots. The IMTF report established \$900,000 as an acceptable annual replacement cost for this item.

**Staff recommendation**

Recommend approval.

**Roof Replacement—No. 508331 (PDF@ © 21)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$2.761	\$13.560	\$2.300	\$2.300	\$2.240	\$2.240	\$2.240	\$2.240

*Recommended funding source: G.O. Bonds*  
*Total FY13-18 request: \$13.560 million*  
*Recommended FY13 appropriation: \$2.300 million*

**Project description**

This ongoing project provides for major roof replacement of County buildings.

**PDF highlights**

The roof replacements covered under this program are prioritized based upon a consultant’s survey completed in FY05. The request is consistent with the level of effort approved in the FY11-16 CIP.

**Schedule/status**

FY13: Edison Park, Judicial Center, Poolesville Depot, Silver Spring Depot, Seneca Creek Pool, Lone Oak Elementary School.

FY14: Grey Brick Courthouse, Silver Spring Health Center, Upper County Daycare, 1301 Piccard Drive, Clara Barton Community Center, McDonald’s Knolls, Executive Office Building.

**Infrastructure Maintenance Task Force**

The IMTF estimated that the backlog for roof replacement is in excess of \$20.0 million. The IMTF identified \$3.0 million as the acceptable annual roof replacement cost.

**Staff recommendation**

Recommend approval.

**OTHER**

**IAQ Improvements Brookville Bldgs D&E—No. 361102 (PDF @ © 14)**

	Est FY12	FY13-18 Total	FY13	FY14	FY15	FY16	FY17	FY18
<b>Total</b>	\$0.050	\$0.050	\$0.050	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000

*Recommended funding source: G.O. Bonds*  
*Total FY13-18 request: \$0.050 million*  
*Recommended FY13 appropriation: \$0.050 million*

**Project description**

This project provides funding to complete the Program of Requirements for HVAC redesign and replacement for the Ride-On Depot at 8710 Brookville Road.

**PDF highlights**

The existing HVAC systems are at the end of their service life and do not provide ventilation that meets current standards.

**Schedule/status**

The POR will be complete at the end of FY13.

**Staff recommendation**

Recommend approval.

# County Offices and 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 Environmental Protection. 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, and air conditioning (HVAC) systems and roof replacement as the two most expensive components of a building. Projects such as Energy Conservation: MCG are an investment 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, then 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.

The Technology Modernization project, administered by the County Executive's office, provides for the replacement, upgrade, and implementation of Information Technology (IT) initiatives that will ensure ongoing viability of key processes, replace outdated and vulnerable systems, and produce a high return in terms of customer service and accountability. Major new IT systems launched through this project are Enterprise Resource Planning (ERP), 311/Constituent Relationship Management (CRM), and related Business Process Review.

## HIGHLIGHTS

- Continue to replace aging County building roof systems, parking lots, HVAC and electrical systems, and elevator systems.
- Continue to provide funding for the Americans with Disabilities Act (ADA): Compliance project to ensure County buildings and facilities are in compliance with Title II of Americans with Disabilities Act (ADA).
- Phased upgrade and modernization of Public Safety Communications Systems including replacement of Computer Aided Dispatch (CAD) system and law enforcement records management system (LE RMS), replacement of public safety mobiles and portable radios, upgrade of non-public safety mobile and portable radios, replacement of core voice radio communications infrastructure, as well as Fire Station Alerting System Replacements.
- Continue work on the County's Technology Modernization project which provides for the replacement, upgrade, and implementation of IT initiatives that will ensure ongoing viability of key processes, replace outdated and vulnerable systems, and produce a high return in terms of customer service, productivity enhancements, and accountability to our residents.
- Add Phase II design and construction costs to the EOB & Judicial Center Traffic Circle Repair project.

## PROGRAM CONTACTS

Contact James Stiles of the Department of General Services at 240.777.6112, Hamid Omidvar of the Department of General Services at 240.777.6216 for Smart Growth Initiative-related projects or Christopher Mullin of the Office of Management and Budget at 240.777.2772 for more information regarding the County Offices and Other Improvements capital budget.

## CAPITAL PROGRAM REVIEW

The recommended FY13-18 CIP for DGS includes 23 capital projects totaling \$230.3 million. This represents an \$11.1 million, or 5.1 percent, increase from the \$219.2 million included in the Amended FY11-16 program. The cost increase is due primarily to the increase in the Public Safety System Modernization project and the Technology Modernization project.

## SMART GROWTH INITIATIVE

The Recommended FY13-18 Capital Improvements Program includes the following projects, totaling \$90 million that are components of the County Executive's Smart Growth Initiative:

- 
- MCPS Food Distribution Facility — No. 361111: This ongoing project provides for the design and construction of a new, expanded facility on Snouffer School Road, on a site known as the Webb Tract.
  - Montgomery County Radio Shop Relocation — No. 360902: This ongoing project provides for the relocation of the facility at 16551 Crabbs Branch Way to a site on Seven Locks Road.
  - DLC Liquor Warehouse — No. 850900: This ongoing project provides for the consolidation of all Department of Liquor Control functions including all administrative functions, and liquor, wine, and packaged beer storage space at 200 Edison Park Drive.

# Americans with Disabilities Act (ADA): Compliance -- No. 361107

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 09, 2012  
No  
None.  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	2,438	3	599	1,836	306	306	306	306	306	306	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	26,513	12	2,837	23,664	3,194	3,694	4,194	4,194	4,194	4,194	0
Other	49	49	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>29,000</b>	<b>64</b>	<b>3,436</b>	<b>25,500</b>	<b>3,500</b>	<b>4,000</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>*</b>

## FUNDING SCHEDULE (\$000)

Current Revenue: General	3,500	0	500	3,000	500	500	500	500	500	500	0
G.O. Bonds	25,500	64	2,936	22,500	3,000	3,500	4,000	4,000	4,000	4,000	0
<b>Total</b>	<b>29,000</b>	<b>64</b>	<b>3,436</b>	<b>25,500</b>	<b>3,500</b>	<b>4,000</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>4,500</b>	<b>0</b>

### 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 (2010 Standards). 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, and 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 and advanced technical training for County architects and engineers to ensure that ADA compliance and accessibility are incorporated throughout the County's planning, 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 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, and playgrounds. 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

The following facilities are scheduled for ADA corrections:

**FY13:** Leland Community Center, 1301 Piccard Drive, Executive Office Building, Upcounty Regional Services Center, Rockville Library, Quince Orchard Library, Sandy Spring Fire Department, Round House Education Center, Parking Garage 60, Parking Garage 11, Council Office Building Garage, Long Branch Library, Silver Theater, Parking Garage 49

**FY14:** Strathmore Hall and Mansion, Martin Luther King Jr. Swim Center, Long Branch Senior Center, North Bethesda Conference Center, Black Rock Center for the Arts, Gwendolyn E. Coffield Community Center, Montgomery County Correctional Facility, Mid-County Regional Services Center, Olney Swim Center, Parking Garage 7, Juvenile Assessment Center, Sixth District Police Station, Montgomery Works, Bethesda House, Community Based Shelter

### COST CHANGE

Increase due to the addition of FY17 & FY18 to this ongoing 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, ball fields, golf courses, and local parks. Montgomery County signed a legally binding settlement agreement to address the findings in August, 2011. MNCPPC 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. The county is required to send a report of its findings to DOJ each year with a proposed remediation plan and time line.

### OTHER DISCLOSURES

\* Expenditures will continue indefinitely.

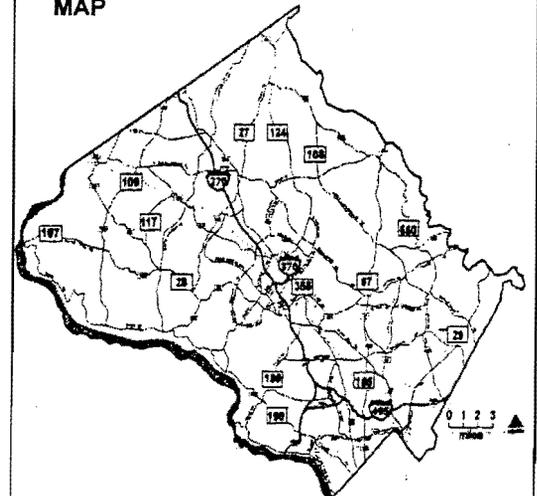
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY11	(\$000)
First Cost Estimate	FY13	29,000
Current Scope		
Last FY's Cost Estimate		20,000
Appropriation Request	FY13	3,500
Appropriation Request Est.	FY14	4,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,500
Expenditures / Encumbrances		69
Unencumbered Balance		3,431
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

### 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 Park and Planning Commission  
Department of General Services  
Montgomery County Public Schools

### MAP



③  
7-3

# Asbestos Abatement: MCG -- No. 508728

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None.  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	144	6	30	108	18	18	18	18	18	18	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	63	1	62	0	0	0	0	0	0	0	0
Construction	655	90	73	492	82	82	82	82	82	82	0
Other	1	1	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>863</b>	<b>98</b>	<b>165</b>	<b>600</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	863	98	165	600	100	100	100	100	100	100	0
<b>Total</b>	<b>863</b>	<b>98</b>	<b>165</b>	<b>600</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>0</b>

### 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.

### COST CHANGE

Increase is due to the addition of FY17 and FY18 to this ongoing 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, is the basis of the current work program. Revisions to this work plan are 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.

### OTHER DISCLOSURES

- \* Expenditures will continue indefinitely.

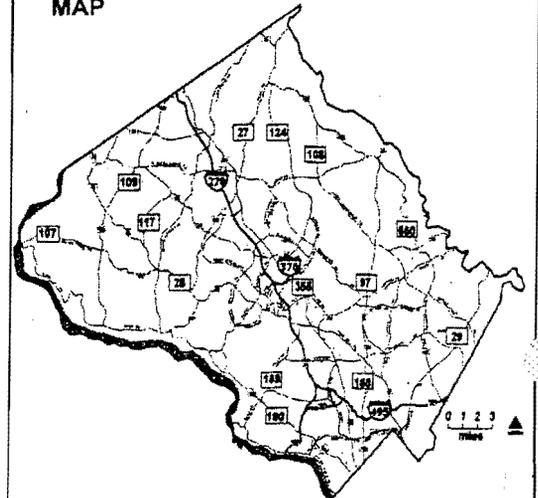
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY96	(\$000)
First Cost Estimate		
Current Scope	FY13	863
Last FY's Cost Estimate		663
Appropriation Request	FY13	100
Appropriation Request Est.	FY14	100
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		263
Expenditures / Encumbrances		127
Unencumbered Balance		136
Partial Closeout Thru	FY10	8,930
New Partial Closeout	FY11	0
Total Partial Closeout		8,930

### COORDINATION

Department of General Services  
PLAR: Planned Lifecycle Asset Replacement

### MAP



4

# Elevator Modernization -- No. 509923

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 05, 2012  
No  
None.  
On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	2,319	1,219	200	900	150	150	150	150	150	150	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	107	107	0	0	0	0	0	0	0	0	0
Construction	11,131	3,706	2,325	5,100	850	850	850	850	850	850	0
Other	97	90	7	0	0	0	0	0	0	0	0
<b>Total</b>	<b>13,654</b>	<b>5,122</b>	<b>2,532</b>	<b>6,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>*</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	13,654	5,122	2,532	6,000	1,000	1,000	1,000	1,000	1,000	1,000	0
<b>Total</b>	<b>13,654</b>	<b>5,122</b>	<b>2,532</b>	<b>6,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>1,000</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				-120	-20	-20	-20	-20	-20	-20	-20
Energy				-74	-8	-10	-14	-14	-14	-14	-14
<b>Net Impact</b>				<b>-194</b>	<b>-28</b>	<b>-30</b>	<b>-34</b>	<b>-34</b>	<b>-34</b>	<b>-34</b>	<b>-34</b>

#### 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.

#### COST CHANGE

Increase is due to the addition of FY17 & FY18 to this ongoing 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, and 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.

Facility condition assessments of 73 County facilities, completed by a consultant in FY05, FY06, and FY07, have been used to prioritize the six-year program. The March 2010 "Report of the Infrastructure Maintenance Task Force," identified an annual level of effort for elevator modernization based on a 25-year lifespan.

#### OTHER

Scheduled elevator modernizations:

FY13: Grey Brick Courthouse

FY14: Silver Spring Police Station, Holiday Park Senior Center, Chevy Chase Library, Davis Library, Cabin John Fire Station

#### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- \* Expenditures will continue indefinitely.

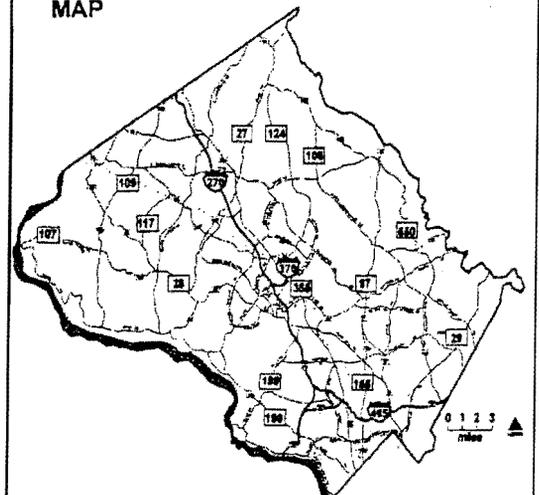
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY99	(\$000)
First Cost Estimate		
Current Scope	FY13	13,654
Last FY's Cost Estimate		11,854
Appropriation Request	FY13	1,000
Appropriation Request Est.	FY14	1,000
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,654
Expenditures / Encumbrances		5,237
Unencumbered Balance		2,417
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### COORDINATION

Departments affected by Elevator Modernization projects  
Department of General Services

#### MAP



5

# Energy Conservation: MCG -- No. 507834

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 05, 2012  
No  
None.  
On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	388	35	155	198	33	33	33	33	33	33	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	1,159	38	419	702	117	117	117	117	117	117	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>1,547</b>	<b>73</b>	<b>574</b>	<b>900</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Current Revenue: General	4	0	4	0	0	0	0	0	0	0	0
G.O. Bonds	1,543	73	570	900	150	150	150	150	150	150	0
<b>Total</b>	<b>1,547</b>	<b>73</b>	<b>574</b>	<b>900</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				-42	-7	-7	-7	-7	-7	-7
Energy				-258	-43	-43	-43	-43	-43	-43
<b>Net Impact</b>				<b>-300</b>	<b>-50</b>	<b>-50</b>	<b>-50</b>	<b>-50</b>	<b>-50</b>	<b>-50</b>

#### DESCRIPTION

This program provides for profitable energy conservation retrofits in County-owned buildings. Retrofits to lighting systems, building envelopes, heating and cooling controls, and boiler efficiency upgrades are provided through this project. A central Energy Management and Control System (EMS) will be installed to monitor major buildings. Energy audits have been conducted to identify and prioritize energy conservation projects throughout the 105 largest buildings. Advanced energy-saving technologies are introduced into County facilities as they become economical and reliable. Retrofits are performed during off hours and do not disrupt services at affected buildings. For new construction and renovation projects, energy design guidance is provided to contractors, and energy budgets are developed and enforced. Utility costs for County facilities are monitored in a computer database.

The project scope includes replacement, upgrading and conversion of the automatic temperature control (ATC) and building automation system (BAS) from existing non-reliable pneumatic controls and drives to integrated direct digital control (DDC) system. This will include electronic damper/valve drives for air ducts and hydronic loops and remote control and monitoring capability from 1301 Seven Locks Road.

#### JUSTIFICATION

This program is part of the County's cost-containment program. The projects pay for themselves in a short time, generally one to ten years. The County then continues to benefit for many years through lower utility costs. The program is environmentally responsible in reducing the need for utility power plants and decreasing greenhouse gas emissions. The project fulfills the County's voluntary commitment to reduce energy use in all its buildings under the EPA Energy Star Buildings Program. The project is necessary to fulfill the mandate of Montgomery County Code Section 8-14A, Building Energy Design Standards. Improvements in lighting and HVAC controls also improve employee comfort and productivity. Major retrofits of these energy technologies will be made at all County facilities not presently scheduled for renovation. Future maintenance costs are also reduced.

Additional benefits include energy conservation, improved system control and response, improved indoor ambient conditions, improved system reliability and availability, and avoiding unavailability and obsolescence of the repair parts for the existing systems.

#### OTHER

Scheduled Upgrades:

FY13: Lighting Upgrade - Germantown Library, Public Safety Communications Center

FY13: Planning and Design Controls Upgrade - Potomac Library, Kensington Library. Construction and Implementation - Chevy Chase Library, Little Falls Library

FY14: Construction and Implementation - Potomac Library, Kensington Library.

#### OTHER DISCLOSURES

- \* Expenditures will continue indefinitely.

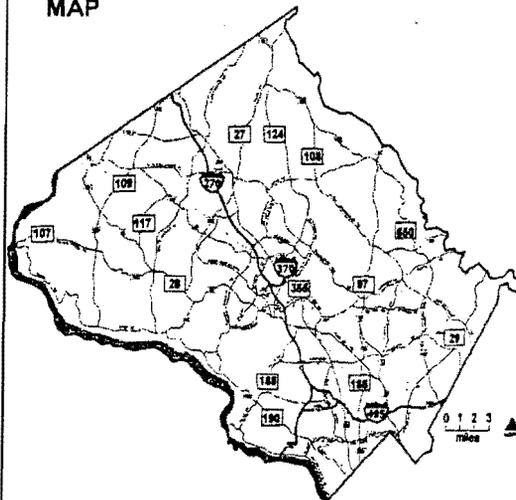
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY78	(\$000)
First Cost Estimate	FY12	1,547
Current Scope		1,547
Last FY's Cost Estimate		1,547
Appropriation Request	FY13	150
Appropriation Request Est.	FY14	150
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		647
Expenditures / Encumbrances		156
Unencumbered Balance		491
Partial Closeout Thru	FY10	10,140
New Partial Closeout	FY11	0
Total Partial Closeout		10,140

#### COORDINATION

Energy Conservation Work Program - Energy Star Upgrades  
Department of General Services  
Department of Environmental Protection

#### MAP



6

# Environmental Compliance: MCG -- No. 500918

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

December 30, 2011  
No  
None.  
On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	2,522	306	893	1,323	148	183	247	247	247	251	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	10,921	457	3,474	6,990	1,228	1,162	1,150	1,150	1,150	1,150	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>13,443</b>	<b>763</b>	<b>4,367</b>	<b>8,313</b>	<b>1,376</b>	<b>1,345</b>	<b>1,397</b>	<b>1,397</b>	<b>1,397</b>	<b>1,401</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	13,313	633	4,367	8,313	1,376	1,345	1,397	1,397	1,397	1,401	0
Water Quality Protection Charge	130	130	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>13,443</b>	<b>763</b>	<b>4,367</b>	<b>8,313</b>	<b>1,376</b>	<b>1,345</b>	<b>1,397</b>	<b>1,397</b>	<b>1,397</b>	<b>1,401</b>	<b>0</b>

#### DESCRIPTION

This project develops and implements plans for the prevention of pollution, 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 - as well as 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 Underground Storage Tanks (UST's) and associated piping at County facilities.

#### ESTIMATED SCHEDULE

FY12-13 Colesville Depot, FY13 Poolesville Depot, FY14 Silver Spring Depot

#### COST CHANGE

Decrease is to more accurately reflect current implementation schedule. Funding for FY17 & FY18 has been added.

#### 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 storm water 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 Colesville Depot, Poolesville Depot, and Silver Spring Depot. This project also includes efforts to address environmental compliance issues of UST's and associated piping at County facilities.

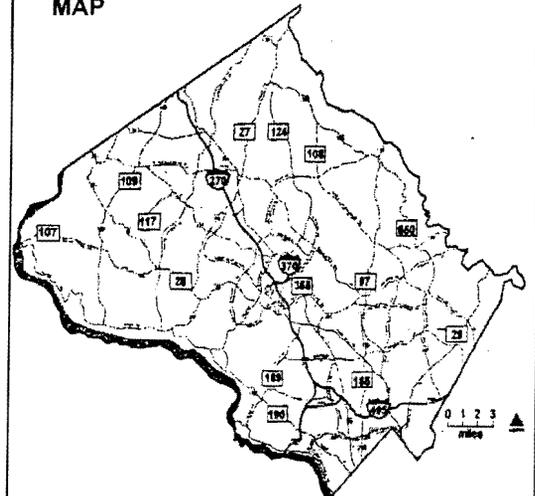
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY13	13,443
Current Scope		
Last FY's Cost Estimate		14,260
Appropriation Request	FY13	246
Appropriation Request Est.	FY14	1,345
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		6,260
Expenditures / Encumbrances		897
Unencumbered Balance		5,363
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### COORDINATION

Department of General Services  
Department of Transportation  
Department of Permitting Services  
Department of Environmental Protection  
Maryland Department of the Environment

#### MAP



⑦

# EOB & Judicial Center Traffic Circle Repair -- No. 361200

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

December 30, 2011  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	920	0	60	860	435	255	170	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	112	0	0	112	0	56	56	0	0	0	0
Construction	3,918	0	266	3,652	0	1,826	1,826	0	0	0	0
Other	74	0	74	0	0	0	0	0	0	0	0
<b>Total</b>	<b>5,024</b>	<b>0</b>	<b>400</b>	<b>4,624</b>	<b>435</b>	<b>2,137</b>	<b>2,052</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	5,024	0	400	4,624	435	2,137	2,052	0	0	0	0
<b>Total</b>	<b>5,024</b>	<b>0</b>	<b>400</b>	<b>4,624</b>	<b>435</b>	<b>2,137</b>	<b>2,052</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

The traffic circle is located in front of the Executive Office Building (EOB) and Judicial Center (JC). The circle requires immediate repairs due to continual deterioration which is causing water infiltration into the EOB/Judicial Center Loading dock below. This two phase project will address the failed expansion joint seals within Monroe Street. Phase I of the project, Monroe Street Expansion Joint Seal Replacement, includes selective structural road deck concrete patching and placement of a smoke and fire blanket beneath the joint seal. Phase II includes selected demolition, removal of plaza surfacing, asphalt topping, and concrete topping followed by reconstruction of wearing surface.

**ESTIMATED SCHEDULE**

Design for Phase I repairs are estimated to take two months and construction is estimated to take six months. Design for Phase II is to begin in FY13 and is estimated to take six months and construction is estimated to take 12 months.

**COST CHANGE**

Increase is due to the addition of Phase II repairs.

**JUSTIFICATION**

The circle has been deteriorating and now is at a point that immediate repairs are needed due to life safety and structural concerns resulting from cracks in the roof deck and various openings in failed expansion joints. Extensive water infiltration in the loading dock servicing the EOB, JC and neighboring stores is occurring at an increasing rate due to failure of expansion joints in the traffic circle. Water infiltration is also causing parts of the concrete roof deck to fail resulting in concrete chunks falling onto the loading dock below. Continual water damage to the loading dock will result in higher repair costs in the future if this problem is not taken care of immediately.

A Structural Engineering and Condition Evaluation Study, dated April 7, 2010, was prepared by Smislova, Kehnemui & Associates and forms the basis of this project request. The study concludes that the plaza structure and envelope is in poor condition with specific components undergoing severe physical distress. Study recommendations are that, in Phase I, a plaza repair program be performed on a prioritized basis starting with replacement of the deficient expansion joint seal located in the middle of Monroe Street and installation of a smoke and fire blanket beneath the joint. In Phase II, plaza resurfacing, waterproofing, and planter and structural deck repairs will be completed.

**FISCAL NOTE**

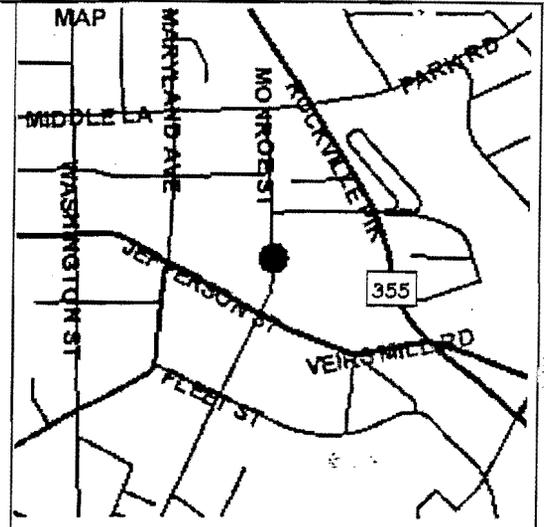
The traffic circle on Monroe Street is owned by multiple parties including Montgomery County, the City of Rockville, and private owners. A title search will need to be completed to determine the extent of Montgomery County's financial responsibility for the Phase II repairs.

**OTHER DISCLOSURES**

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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY12	(\$000)
First Cost Estimate	FY13	5,024
Current Scope		400
Last FY's Cost Estimate		400
Appropriation Request	FY13	435
Appropriation Request Est.	FY14	3,922
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		400
Expenditures / Encumbrances		87
Unencumbered Balance		313
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

**COORDINATION**  
Department of General Services  
City of Rockville  
Adjacent Property Owners  
Circuit Court



8

# EOB HVAC Renovation -- No. 361103

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,000	0	0	1,000	0	0	1,000	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	7,000	0	0	7,000	0	0	7,000	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	8,000	0	0	8,000	0	0	8,000	0	0	0	0
<b>Total</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>8,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

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 HVAC replacement systems. In return, the ESCO receives a portion of the saved energy costs in addition to direct compensation.

#### ESTIMATED SCHEDULE

The ESCO analysis and design is scheduled to occur in FY15 with an agreement with the ESCO and construction occurring in late FY15.

#### COST CHANGE

Cost increase is due to addition of ESCO lump sum costs.

#### JUSTIFICATION

The EOB was built in 1979, and its HVAC system is over 30 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.

#### OTHER DISCLOSURES

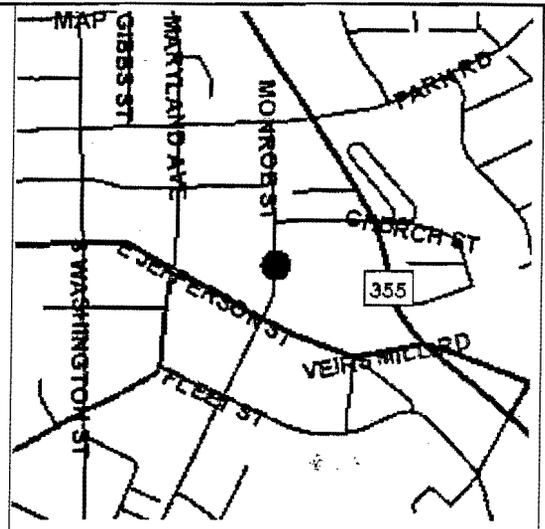
- A pedestrian impact analysis will be performed during design or is in progress.

#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY13	8,000
Current Scope		
Last FY's Cost Estimate		2,958
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### COORDINATION

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



9

# Facilities Site Selection: MCG -- No. 500152

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 09, 2012  
No  
None.  
On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	310	130	30	150	25	25	25	25	25	25	0
Land	106	106	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	3	3	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>419</b>	<b>239</b>	<b>30</b>	<b>150</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Current Revenue: General	419	239	30	150	25	25	25	25	25	25	0
<b>Total</b>	<b>419</b>	<b>239</b>	<b>30</b>	<b>150</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>25</b>	<b>0</b>

#### DESCRIPTION

This project provides for site selection for the following candidate projects: Clarksburg Library, Laytonville Fire Station, Special Operations & Traffic Division Equipment and Vehicle Storage, Multi-User Central Warehouse, Damascus Depot Relocation, Clarksburg Community Recreation and Aquatic Center, and East County HHS Facility and other site selection activities such as appraisals, geotechnical services, environmental studies, and surveys.

Other sites that could be considered for site selection analysis are the Seventh District Police Station, Silver Spring Community Recreation and Aquatic Center, Supply and Evidence Facility, and Land for Facility Reforestation.

#### COST CHANGE

Increase due to the addition of FY17 & FY18 to 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 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.

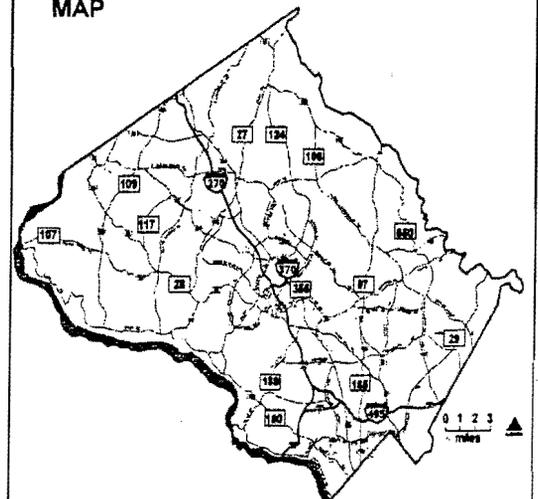
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
First Cost Estimate	FY13	419
Current Scope		
Last FY's Cost Estimate		369
Appropriation Request	FY13	25
Appropriation Request Est.	FY14	25
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		269
Expenditures / Encumbrances		246
Unencumbered Balance		23
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### 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  
Regional Services Centers

#### MAP



# Facility Planning: MCG -- No. 508768

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None.  
On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	9,148	7,143	445	1,560	260	260	260	260	260	260	0
Land	87	87	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	7	7	0	0	0	0	0	0	0	0	0
Construction	110	110	0	0	0	0	0	0	0	0	0
Other	208	203	5	0	0	0	0	0	0	0	0
<b>Total</b>	<b>9,560</b>	<b>7,550</b>	<b>450</b>	<b>1,560</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>*</b>

### FUNDING SCHEDULE (\$000)

Current Revenue: General	8,915	6,905	450	1,560	260	260	260	260	260	260	0
G.O. Bonds	625	625	0	0	0	0	0	0	0	0	0
Solid Waste Disposal Fund	20	20	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>9,560</b>	<b>7,550</b>	<b>450</b>	<b>1,560</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>260</b>	<b>0</b>

#### 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, in some cases, an estimate of the cost of the design and an estimated range of the cost of construction of the project. Facility planning represents 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 in Volume I.

#### COST CHANGE

Increase due to the addition of FY17 & FY18 to this ongoing project offset by reductions in project scope due to the anticipation of a reduced need to plan new facilities given the backlog of planned projects awaiting construction funding due to fiscal constraints.

#### 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 underway or to be completed in FY13 or FY14 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand alone projects in the FY15-20 CIP. Other projects not listed may be planned under urgent situations.

#### FISCAL NOTE

\$400,000 for facility planning for a new PSTA to be located at the Webb Tract, as part of the County's Smart Growth Initiative, has been transferred from the PSTA Academic Building Complex, Project No. 479909, to this project.

#### OTHER DISCLOSURES

- \* Expenditures will continue indefinitely.

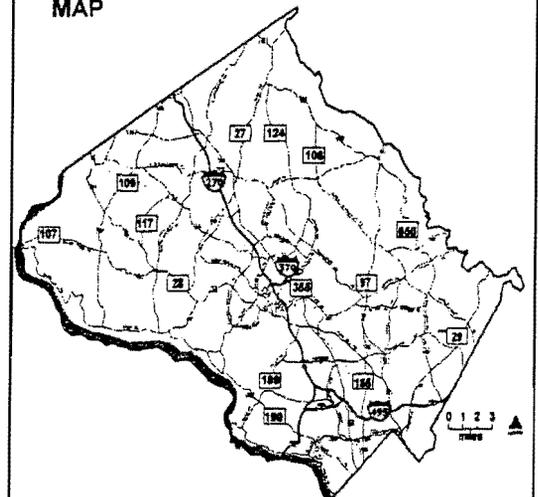
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY87	(\$000)
First Cost Estimate		
Current Scope	FY13	9,560
Last FY's Cost Estimate		9,300
Appropriation Request	FY13	260
Appropriation Request Est.	FY14	260
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,000
Expenditures / Encumbrances		7,617
Unencumbered Balance		383
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### 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  
Montgomery County Pedestrian Safety Advisory Committee

#### MAP



11

**Facility Planning: MCG No. 508768**

**Planning Studies underway or candidate projects to be completed during FY13 and FY14**

Laytonsville Fire Station  
Clarksburg and Damascus Community Recreation and Aquatic Center  
West County Outdoor Pool Renovations  
Special Operations and Traffic Division Equipment and Vehicle Storage  
Supply and Evidence Facility  
Multi-User Central Warehouse  
Seven Locks Signal Shop (Building C)  
Clarksburg Library  
DOCR Staff Training Center  
Poolesville Depot Improvements  
8818 George Ave Health Center  
Progress Place Relocation  
1301A Piccard Drive  
Avery Road Treatment Center

# HVAC/Elec Replacement: MCG -- No. 508941

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None.  
On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,930	60	520	1,350	225	225	225	225	225	225	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	7,200	644	1,006	5,550	925	925	925	925	925	925	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>9,130</b>	<b>704</b>	<b>1,526</b>	<b>6,900</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>1,150</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	9,130	704	1,526	6,900	1,150	1,150	1,150	1,150	1,150	1,150	1,150	0
<b>Total</b>	<b>9,130</b>	<b>704</b>	<b>1,526</b>	<b>6,900</b>	<b>1,150</b>	<b>0</b>						

### OPERATING BUDGET IMPACT (\$000)

Energy				-326	-11	-63	-63	-63	-63	-63	-63
<b>Net Impact</b>				<b>-326</b>	<b>-11</b>	<b>-63</b>	<b>-63</b>	<b>-63</b>	<b>-63</b>	<b>-63</b>	<b>-63</b>

#### 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 233 County facilities with approximately 6.1 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; electrical service upgrades; and emergency generator replacements.

#### COST CHANGE

Increase due to the addition of FY17 & FY18 to this ongoing 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 and improve indoor air quality as well. Consequently, 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 six-year 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.

#### OTHER

Scheduled HVAC/Electrical Replacements:

FY13: White Oak Library, Longwood Recreation Center, Leland Community Center, Silver Spring Health Center, Wheaton Police Station, Upper County Community Center, 1301 Piccard Drive, Colesville Health Center

FY14: Olney Swimming Pool, Red Brick Courthouse, Council Office Building

#### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- \* Expenditures will continue indefinitely.

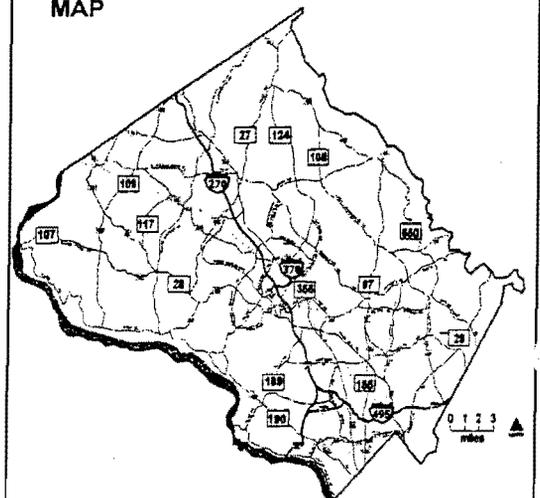
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY96	(\$000)
First Cost Estimate	FY13	9,130
Current Scope		
Last FY's Cost Estimate		7,393
Appropriation Request	FY13	787
Appropriation Request Est.	FY14	1,150
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		2,593
Expenditures / Encumbrances		899
Unencumbered Balance		1,694
Partial Closeout Thru	FY10	18,628
New Partial Closeout	FY11	0
Total Partial Closeout		18,628

#### COORDINATION

Department of General Services  
Departments affected by HVAC projects

#### MAP



(13)

# IAQ Improvements Brookville Bldgs. D & E -- No. 361102

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Silver Spring

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 04, 2012  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	101	1	50	50	50	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>101</b>	<b>1</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	101	1	50	50	50	0	0	0	0	0	0
<b>Total</b>	<b>101</b>	<b>1</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**DESCRIPTION**

This project provides funding to complete the Program of Requirements (POR) for HVAC re-design and replacement and complete building renovation at the Brookville Ride-On Bus Depot, Buildings D & E, which is located at 8710 Brookville Road, Silver Spring, Maryland.

**ESTIMATED SCHEDULE**

POR is scheduled to be complete at the end of FY13.

**COST CHANGE**

Decrease is due to deferring design in order to complete the POR.

**JUSTIFICATION**

The existing HVAC systems are at the end of their service life and do not provide adequate ventilation to meet current American Society of Heating, Refrigerating and Air-Conditioning Engineers standards. The National Institute for Occupational Safety and Health recommends controlling diesel exposure at the lowest possible level. In August 2009, a consultant prepared an IAQ survey, inspection, and IAQ testing.

**OTHER**

Air quality in Building H was substantially completed in June 2008 in project #500303.

**OTHER DISCLOSURES**

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

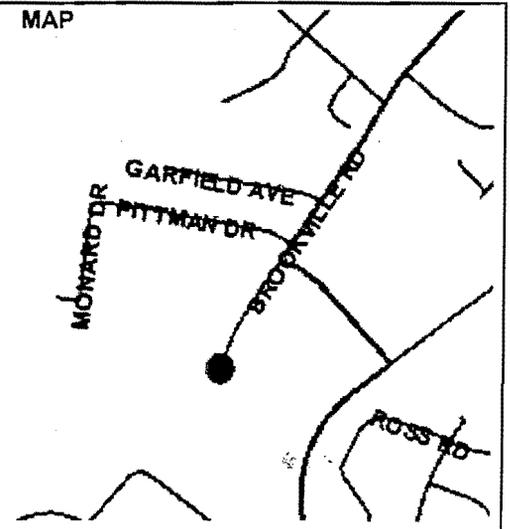
**APPROPRIATION AND EXPENDITURE DATA**

Date First Appropriation	FY11	(\$000)
First Cost Estimate	FY13	101
Current Scope		666
Last FY's Cost Estimate		666
Appropriation Request	FY13	-565
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		666
Expenditures / Encumbrances		1
Unencumbered Balance		665
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

**COORDINATION**

Department of Permitting Services  
Department of General Services  
Department of Technology Services  
Division of Fleet Management Services  
WSSC  
PEPCO

**MAP**



14

# Life Safety Systems: MCG -- No. 509970

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None.  
On-going

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,383	907	0	476	98	98	70	70	70	70	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	172	172	0	0	0	0	0	0	0	0	0
Construction	5,785	1,465	546	3,774	777	777	555	555	555	555	0
Other	598	597	1	0	0	0	0	0	0	0	0
<b>Total</b>	<b>7,938</b>	<b>3,141</b>	<b>547</b>	<b>4,250</b>	<b>875</b>	<b>875</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>*</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	7,938	3,141	547	4,250	875	875	625	625	625	625	0
<b>Total</b>	<b>7,938</b>	<b>3,141</b>	<b>547</b>	<b>4,250</b>	<b>875</b>	<b>875</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				-165	-15	-30	-30	-30	-30	-30
<b>Net Impact</b>				<b>-165</b>	<b>-15</b>	<b>-30</b>	<b>-30</b>	<b>-30</b>	<b>-30</b>	<b>-30</b>

#### 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, and smoke control systems.

#### COST CHANGE

Increase is due to additional funding in FY13 & FY14 for life safety systems at the Poolesville and Damascus Depots and the addition of FY17 & FY18 to this ongoing project.

#### JUSTIFICATION

Numerous existing facilities are in need of modern, basic life safety systems. In many older facilities, there are no fire alarms or sprinklers. 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 codes 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.

Facility condition assessments of 73 County facilities, completed by a consultant in FY05, FY06 and FY07, have been used to structure and prioritize the six-year program. The March 2010 "Report of the Infrastructure Maintenance Task Force," identified an annual level of effort for life safety systems based on a 25-year lifespan.

#### OTHER

Scheduled replacements:

FY13: Poolesville Depot, Brookville Ride-On Depot - Building H, Chevy Chase Library, Bethesda Police Station, Little Falls Library, Clara Barton Community Center, Colesville Health Center, 1301 Seven Locks Road

FY14: Damascus Depot, Recreation Headquarters, Bethesda Depot, Potomac Library, One Lawrence Court, Davis Library, Holiday Park Senior Center

#### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- \* Expenditures will continue indefinitely.

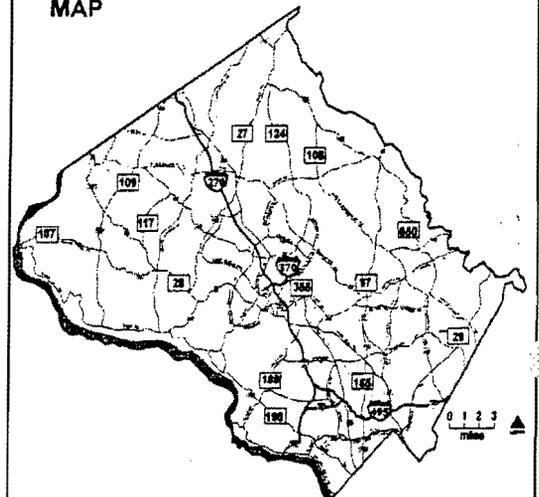
#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY99	(\$000)
First Cost Estimate	FY13	7,938
Last FY's Cost Estimate		6,188
Appropriation Request	FY13	875
Appropriation Request Est.	FY14	875
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,888
Expenditures / Encumbrances		3,141
Unencumbered Balance		547
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### COORDINATION

Departments affected by Life Safety Systems projects  
Department of General Services

#### MAP



# Montgomery County Government Complex -- No. 360901

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None.  
Preliminary Design Stage

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	4,113	782	3,331	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	1	0	1	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,114</b>	<b>782</b>	<b>3,332</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	4,114	782	3,332	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4,114</b>	<b>782</b>	<b>3,332</b>	<b>0</b>							

### DESCRIPTION

This project provides for the planning and design of the three components identified in the Government Core Facilities Optimization Master Plan Study: the new Council Office Building (COB), the COB garage addition, and a new pedestrian bridge. The Judicial Center Annex and Judicial Center renovation included in the Government Core Plan are being provided through CIP Project No. 100300, Judicial Center Annex. Other components of the Government Core Facilities Optimization Master Plan Study include the Executive Office Building, Red Brick Courthouse, Grey Courthouse, Grey Courthouse Annex, and Jury Parking Lot may be added to this project in future years.

The existing COB will be replaced by a new building that will be located adjacent to the Executive Office Building. The new COB will accommodate the existing COB occupants, projected COB occupant growth to year 2025, and approximately 77,000 gross square feet of additional space. The additional space will be used for consolidation of County departments currently located in leased facilities, or the feasibility of relocating other County agencies may also be considered. The existing COB garage will be expanded by three floors to accommodate the parking requirements for the Judicial Center Annex and the new COB. The pedestrian bridge will cross Jefferson Street to connect the COB garage and the new COB, increasing pedestrian safety.

### COST CHANGE

Project deferred due to fiscal affordability.

### JUSTIFICATION

The Government Core Facilities Optimization Master Plan Study (funded under CIP Project No. 500721) analyzed short and long-term growth needs, speed and ease of implementation, cost effectiveness, creation of a suitable government complex, as well as improvement of government services and accessibility. The Government Core Facilities Optimization Master Plan Study recommended construction of a new COB, COB garage addition, and a Judicial Center Annex to meet the year 2025 growth requirements.

The Executive Office Building, COB, and COB garage are aged and in need of either renovation or major system replacement. There is also a need for space to consolidate government functions and provide future growth. Replacement and renovation of these facilities requires comprehensive planning and phasing.

Plans and Studies: Government Core Optimization Master Plan Study (February 2008, Matrix Settles/Staubach). The new Council Office Building Program of Requirements was completed in January 2009.

### OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- Land acquisition will be funded initially through ALARF, and then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed.

### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY13	4,114
Last FY's Cost Estimate		4,614
Appropriation Request	FY13	-500
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,614
Expenditures / Encumbrances		2,591
Unencumbered Balance		2,023
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

### COORDINATION

County Council  
Office of Legislative Oversight  
Office of the People's Counsel  
Merit System Protection Board  
Office of Zoning and Administrative Hearings  
Board of Appeals  
Department of Technology Services  
Department of Housing and Community Affairs  
Office of Consumer Protection  
Ethics Commission  
Department of Police  
Department of General Services  
City of Rockville  
Maryland State Highway Administration

### MAP



# Montgomery County Radio Shop Relocation -- No. 360902

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 09, 2012  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,441	53	8	1,117	0	0	0	0	608	509	263
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	577	0	0	337	0	0	0	0	0	337	240
Construction	5,412	0	0	3,163	0	0	0	0	0	3,163	2,249
Other	551	0	0	0	0	0	0	0	0	0	551
<b>Total</b>	<b>7,981</b>	<b>53</b>	<b>8</b>	<b>4,617</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>608</b>	<b>4,009</b>	<b>3,303</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	61	53	8	0	0	0	0	0	0	0	0
Interim Finance	7,920	0	0	4,617	0	0	0	0	608	4,009	3,303
<b>Total</b>	<b>7,981</b>	<b>53</b>	<b>8</b>	<b>4,617</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>608</b>	<b>4,009</b>	<b>3,303</b>

**DESCRIPTION**

This project is part of the Smart Growth Initiative program and provides for the relocation of the Montgomery County Radio Shop currently located at 18551 Crabbs Branch Way in the Shady Grove Sector, to a county-owned site on Seven Locks Road. The Montgomery County Radio Repair Shop provides radio installation and repair services for the Police, Fire and Rescue, and Transportation departments throughout Montgomery County.

**ESTIMATED SCHEDULE**

The design phase will commence during the Winter of 2017 and is expected to last nine months, followed by approximately six months for bidding, with a construction period of approximately fourteen months.

**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**

Expenditure and funding schedules have been adjusted to reflect the current implementation plan.

**OTHER DISCLOSURES**

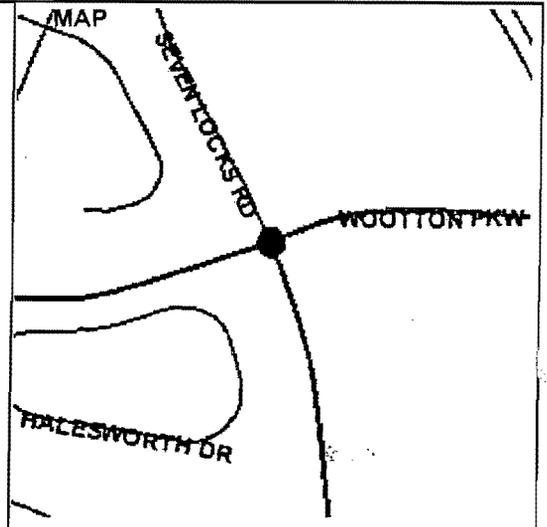
- A pedestrian impact analysis has been completed for this project.

**APPROPRIATION AND EXPENDITURE DATA**

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY11	7,981
Current Scope		7,981
Last FY's Cost Estimate		7,981
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,981
Expenditures / Encumbrances		53
Unencumbered Balance		7,928
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

**COORDINATION**

Department of General Services  
Department of Transportation  
Maryland-National Capital Park and Planning Commission  
Department of Permitting Services  
Department of Finance  
Department of Technology Services  
Office of Management and Budget  
Washington Suburban Sanitary Commission  
City of Rockville  
PEPCO  
Washington Gas  
Bethesda Regional Services Center



# Planned Lifecycle Asset Replacement: MCG -- No. 509514

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None.  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	443	0	87	356	56	60	60	60	60	60	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	5,705	227	1,384	4,094	644	690	690	690	690	690	0
Other	3	3	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>6,151</b>	<b>230</b>	<b>1,471</b>	<b>4,450</b>	<b>700</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	6,151	230	1,471	4,450	700	750	750	750	750	750	0
<b>Total</b>	<b>6,151</b>	<b>230</b>	<b>1,471</b>	<b>4,450</b>	<b>700</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>750</b>	<b>0</b>

### 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; building structural and exterior envelope refurbishment; 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.

### COST CHANGE

Increase is due to the addition of FY17 & FY18 to this ongoing 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 Department of Public Works and Transportation 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.

### OTHER

Scheduled replacements:

FY13: Bethesda Police Station, Brook Grove Day Care, One Lawrence Court, Riley's Group Home, Cabin John Fire Station, Avery Road Back House  
FY14: Silver Spring Library, Detox and Intermediate Care, Layhill Group Home, Judith Resnik Day Care, Warring Station Day Care, Wood Lin Day Care

### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- \* Expenditures will continue indefinitely.

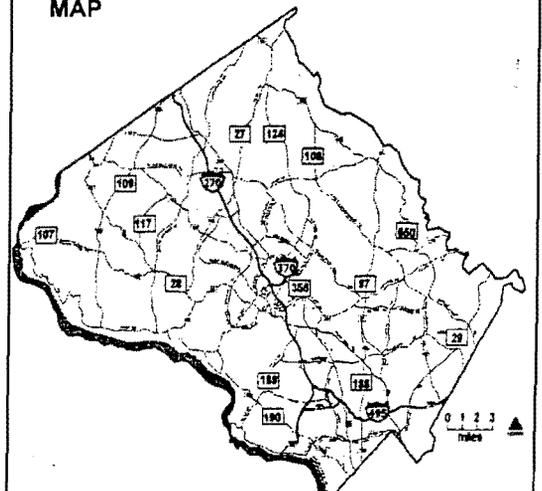
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY95	(\$000)
First Cost Estimate	FY13	6,151
Current Scope		6,151
Last FY's Cost Estimate		4,851
Appropriation Request	FY13	700
Appropriation Request Est.	FY14	750
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,701
Expenditures / Encumbrances		525
Unencumbered Balance		1,176
Partial Closeout Thru	FY10	8,728
New Partial Closeout	FY11	0
Total Partial Closeout		8,728

### COORDINATION

Departments affected by PLAR projects  
Department of General Services

### MAP



18

# Red Brick Courthouse Structural Repairs -- No. 500727

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Rockville

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None.  
Final Design Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	287	279	8	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	304	300	4	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>591</b>	<b>579</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	591	579	12	0	0	0	0	0	0	0	0
<b>Total</b>	<b>591</b>	<b>579</b>	<b>12</b>	<b>0</b>							

**DESCRIPTION**

Phase I of this project provides 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 has been weakened by modifications made over the years to accommodate various electrical, mechanical, and plumbing systems. Phase II will provide for a historic rehabilitation of the courthouse, to accommodate programmatic functions and requirements of current users and to preserve the building exterior and interior. Work will include the replacement of major building systems, modifications to make the facility compliant with the requirements for the Americans with Disabilities Act, and repair and replacement of the building exterior, both masonry and roofing. All work will have to be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements.

**COST CHANGE**

Phase II design expenditures deferred due to fiscal capacity.

**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 safe guards to prevent potential loss of the historic wood structure.

**OTHER**

This facility has been designated as a historical structure.

**OTHER DISCLOSURES**

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

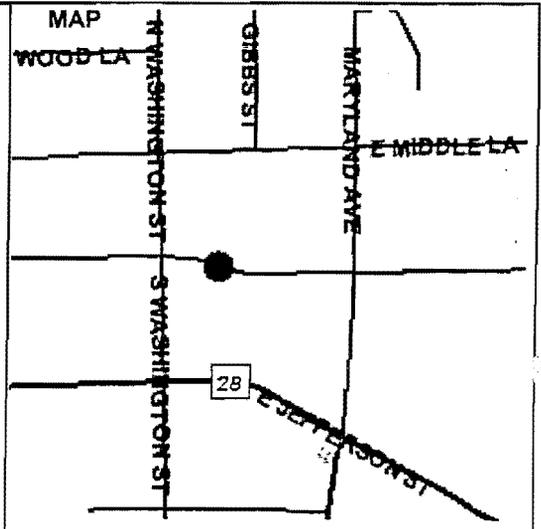
**APPROPRIATION AND EXPENDITURE DATA**

Date First Appropriation	FY07	(\$000)
First Cost Estimate	FY13	591
Current Scope	FY13	591
Last FY's Cost Estimate	FY13	1,970
Appropriation Request	FY13	-1,379
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request	FY14	0
Transfer	FY14	0
Cumulative Appropriation	FY13	1,970
Expenditures / Encumbrances	FY13	591
Unencumbered Balance	FY13	1,379
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout	FY11	0

**COORDINATION**

Department of General Services  
Circuit Court  
Department of Technology Services  
City of Rockville  
Montgomery County Sheriff  
Department of Human Resources  
Peerless Rockville  
Montgomery County Historic Society

**MAP**



19

# Resurfacing Parking Lots: MCG -- No. 509914

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 05, 2012  
No  
None.  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	558	349	29	180	30	30	30	30	30	30	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	65	65	0	0	0	0	0	0	0	0	0
Construction	8,175	3,115	1,340	3,720	620	620	620	620	620	620	0
Other	57	55	2	0	0	0	0	0	0	0	0
<b>Total</b>	<b>8,855</b>	<b>3,584</b>	<b>1,371</b>	<b>3,900</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Department of Liquor Control Fund	157	92	65	0	0	0	0	0	0	0	0
G.O. Bonds	8,698	3,492	1,306	3,900	650	650	650	650	650	650	0
<b>Total</b>	<b>8,855</b>	<b>3,584</b>	<b>1,371</b>	<b>3,900</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>0</b>

### 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.

### COST CHANGE

Increase due the addition of FY17 & FY18 to this ongoing 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 results of facility condition assessments for 73 County facilities, completed by a consultant in FY05, FY06 and 07, have been used to prioritize the six year program. 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.

### OTHER

Parking lots may be accelerated or delayed based on changing priorities and needs.

Parking lots scheduled for resurfacing:

FY13: Edison Park, Potomac Community Center

FY14: Grey Brick Courthouse, Fifth District Police Station, Clara Barton Recreation Center, Fourth District Police Station, Kensington Library, Leland Community Center

### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- \* Expenditures will continue indefinitely.

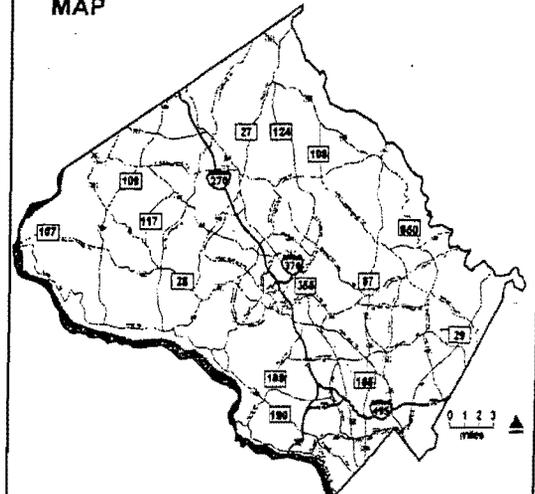
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY99	(\$000)
First Cost Estimate		
Current Scope	FY13	8,855
Last FY's Cost Estimate		7,555
Appropriation Request	FY13	650
Appropriation Request Est.	FY14	650
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,955
Expenditures / Encumbrances		3,781
Unencumbered Balance		1,174
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

### COORDINATION

Department of General Services  
Departments affected by resurfacing projects

### MAP



20

# Roof Replacement: MCG -- No. 508331

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 07, 2012  
No  
None  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	3,320	251	429	2,540	440	440	440	440	440	440	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	14,117	867	2,330	10,920	1,860	1,860	1,800	1,800	1,800	1,800	0
Other	2	0	2	0	0	0	0	0	0	0	0
<b>Total</b>	<b>17,439</b>	<b>1,118</b>	<b>2,761</b>	<b>13,560</b>	<b>2,300</b>	<b>2,300</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	17,439	1,118	2,761	13,560	2,300	2,300	2,240	2,240	2,240	2,240	0
<b>Total</b>	<b>17,439</b>	<b>1,118</b>	<b>2,761</b>	<b>13,560</b>	<b>2,300</b>	<b>2,300</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>2,240</b>	<b>0</b>

### DESCRIPTION

This project provides for major roof replacement of County buildings.

### COST CHANGE

Increase due the addition of FY17 & FY18 to this ongoing 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 a consultant's survey completed in FY05 and 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.

### OTHER

Roof Replacement may be accelerated or delayed based on changing priorities and need. Roofs scheduled for replacement:

FY13: Edison Park, Judicial Center, Poolesville Depot, Silver Spring Depot, Seneca Creek Pool, Lone Oak Elementary School

FY14: Grey Brick Courthouse, Silver Spring Health Center, Upper County Day Care, 1301 Piccard Drive, Clara Barton Community Center, McDonald's Knolls, Executive Office Building

### OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- \* Expenditures will continue indefinitely.

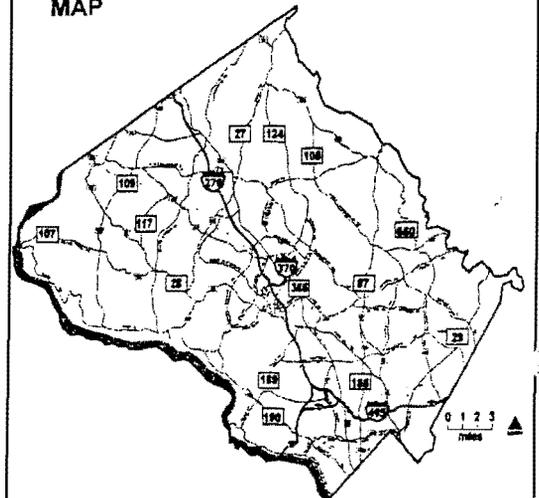
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY98	(\$000)
First Cost Estimate	FY13	17,439
Current Scope		
Last FY's Cost Estimate		12,959
Appropriation Request	FY13	2,300
Appropriation Request Est.	FY14	2,300
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,879
Expenditures / Encumbrances		1,436
Unencumbered Balance		2,443
Partial Closeout Thru	FY10	21,435
New Partial Closeout	FY11	0
Total Partial Closeout		21,435

### COORDINATION

Department of General Services  
Departments affected by roof replacement projects

### MAP



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# 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 – FLEET MANAGEMENT SERVICES**

The mission of the Department of General Services – Fleet Management Services (Motor Pool Internal Service Fund) is to plan for, acquire, maintain, and dispose of the County's fleet of motor vehicles, buses, heavy equipment, and other vehicular equipment in support of the transportation and service delivery needs of all County departments.

## **DEPARTMENT OF GENERAL SERVICES – OLD BLAIR AUDITORIUM REUSE**

This project renovates the Elizabeth Stickle Auditorium in the former Old Blair High School in Silver Spring. The project creates an auditorium with seating capacity for approximately 750 and four multi-purpose classrooms. It will upgrade all mechanical and theatrical systems in the auditorium as well as meet ADA and other code requirements.

## **HIGHLIGHTS**

- Begins County-wide enterprise fuel management program with the Fire and Rescue Service.
- Provides additional funding for land purchases.

## **CAPITAL PROGRAM REVIEW**

The Recommended FY13-18 Capital Improvements Program (CIP) for the Department of General Services – Fleet Management Services contains one ongoing project, Fuel Management totaling \$4.5 million, funded with Short-Term Financing. The FY13-18 CE recommendation for Old Blair Auditorium is \$7.6 million. The ALARF project has been increased by \$3.7 million.

## **PROGRAM CONTACTS**

Contact Christopher Mullin of the Office of Management and Budget at 240.777.2772 for more information regarding this department's capital budget.

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# ALARF: MCG -- No. 316222

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
Other General Government  
Management and Budget  
Countywide

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 09, 2012  
No  
None  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	35,462	3,343	4,419	27,700	7,700	4,000	4,000	4,000	4,000	4,000	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>35,462</b>	<b>3,343</b>	<b>4,419</b>	<b>27,700</b>	<b>7,700</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>*</b>

## FUNDING SCHEDULE (\$000)

G.O. Bonds	3,700	0	0	3,700	3,700	0	0	0	0	0	0
Revolving Fund - G.O. Bonds	31,762	3,343	4,419	24,000	4,000	4,000	4,000	4,000	4,000	4,000	0
<b>Total</b>	<b>35,462</b>	<b>3,343</b>	<b>4,419</b>	<b>27,700</b>	<b>7,700</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>0</b>

### 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 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. A number of such reimbursements are scheduled in this 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. In the event the County Executive proceeds with advance land acquisition in years before those shown on project description forms, consultation with Council would be useful. 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 are expenditures associated with special appropriations, not to be reimbursed. The nonreimbursable amounts are considered sunk costs. Expenditures portrayed above in FY13-18 are for fiscal planning purposes only and represent land acquisition not shown on applicable individual CIP project description forms in order to preserve confidentiality of estimates and negotiations with landowners. ALARF acquisitions are typically reimbursed by appropriations from projects with various revenue sources.

### COST CHANGE

The project has been increased to allow for the purchase of additional land, particularly in areas slated for redevelopment.

### OTHER

Expenditures to buy land using ALARF appropriations made after October 5, 1998, must be reimbursed to the 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.

### OTHER DISCLOSURES

- \* Expenditures will continue indefinitely.

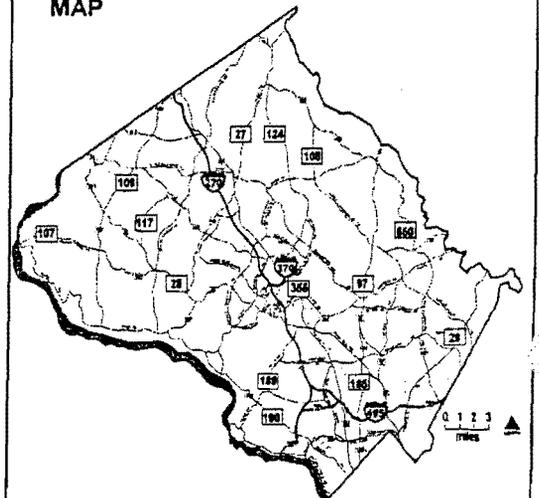
### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY62	(\$000)
First Cost Estimate	FY13	35,462
Current Scope		
Last FY's Cost Estimate		31,762
Appropriation Request	FY13	3,700
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,762
Expenditures / Encumbrances		5,517
Unencumbered Balance		2,245
Partial Closeout Thru	FY10	234
New Partial Closeout	FY11	0
Total Partial Closeout		234

### COORDINATION

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

### MAP



# Old Blair Auditorium Reuse -- No. 361113

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
Other General Government  
General Services  
Silver Spring

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

January 10, 2012  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,700	0	0	1,700	1,200	0	0	250	250	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	5,186	0	0	5,186	0	0	0	2,593	2,593	0	0
Other	750	0	0	750	0	0	0	0	750	0	0
<b>Total</b>	<b>7,636</b>	<b>0</b>	<b>0</b>	<b>7,636</b>	<b>1,200</b>	<b>0</b>	<b>0</b>	<b>2,843</b>	<b>3,593</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

Contributions	600	0	0	600	600	0	0	0	0	0	0
G.O. Bonds	7,036	0	0	7,036	600	0	0	2,843	3,593	0	0
<b>Total</b>	<b>7,636</b>	<b>0</b>	<b>0</b>	<b>7,636</b>	<b>1,200</b>	<b>0</b>	<b>0</b>	<b>2,843</b>	<b>3,593</b>	<b>0</b>	<b>0</b>

#### DESCRIPTION

This project is to renovate the Elizabeth Stickley Auditorium in the former Old Blair High School located at 313 Wayne Avenue, at the corner of Wayne Avenue and Dale Drive in Silver Spring, Maryland. This facility currently houses the Silver Spring International Middle School and the Sligo Creek Elementary School. The project will create an auditorium with seating capacity for approximately 750 and four multi-purpose classrooms. The project will also upgrade all mechanical and theatrical systems in the auditorium as well as meet ADA and other code requirements. The renovated auditorium space will provide opportunities for multiple uses, including Montgomery County Public Schools (MCPS) use by the schools currently housed in the Old Blair High School facility. Community use will be coordinated through the Community Use of Public Facilities (CUPF) according to the policies of the Interagency Coordinating Board (ICB).

#### JUSTIFICATION

The total project amount is \$7,636,000. These are estimates based on the feasibility study option 3 provided by the MCPS Feasibility Committee presented at the joint Education and Health and Human Services Committee on October 22nd, 2009.

MCPS presented four options to both the Committees to renovate the 15,000 square feet, Old Blair Auditorium. Four options were considered by the MCPS workgroup. The MCPS Feasibility Committee concluded that Options 3 and 4 had similar merit and were preferred to the other alternatives. Option 3 was selected based on seating, inclusion of the ADA elevator, and cost factors.

#### FISCAL NOTE

The Old Blair Auditorium Project, Inc. (a private, non-profit organization) received State bond bill funding of \$600,000 for the renovation of the Old Blair High School auditorium. In FY06-07 the County provided \$190,000 as a partial match for the State funds with \$50,000 in current revenue for the Department of General Services (DGS) to develop a program of requirements and cost estimate for the project, and bond funded expenditure of \$140,000 to pay for part of the construction. These funds were budgeted in the MCG: Cost Sharing project (No. 720601). In FY09, the Council approved \$25,000 in the MCPS: Facility Planning project for MCPS to conduct a feasibility study for the auditorium renovation. MCPS worked with community stakeholders to develop a new program of requirements for the auditorium that reflected multi-purpose school and community use. MCPS will manage the planning and construction of the renovation, working with the County DGS, and will also be responsible for ongoing maintenance and operations of the auditorium. A Memorandum of Understanding between Old Blair Auditorium Project Inc, MCPS and DGS will be required specifying project management and fiscal terms. CUPF will reimburse MCPS for operating costs associated with community use.

The County GO Bonds in FY13 consists of \$140,000 previously programmed GO Bonds in the Cost Sharing Project no. 720601 and \$460,000 of GO Bonds previously approved in this project. These funds totaling \$600,000 constitute the County's match of the State bond bill funding to the Old Blair Auditorium Project, Inc. The source of contributions is from Old Blair Auditorium Project, Inc.'s bond bill receipt.

#### OTHER DISCLOSURES

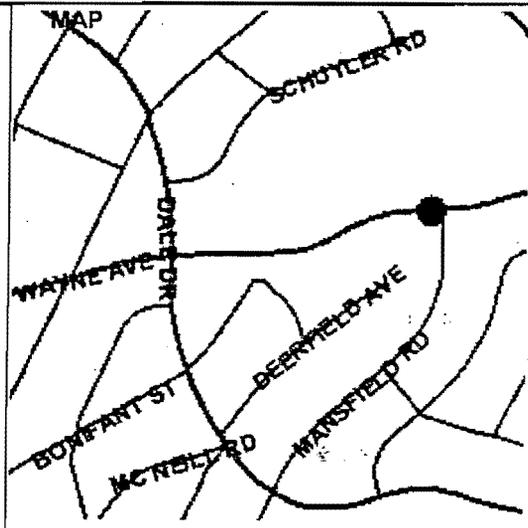
- A pedestrian impact analysis will be performed during design or is in progress.

#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY12	(\$000)
First Cost Estimate	FY11	7,636
Current Scope		
Last FY's Cost Estimate		7,636
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,200
Expenditures / Encumbrances		0
Unencumbered Balance		1,200
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

#### COORDINATION

Montgomery County Public Schools (MCPS)  
Department of General Services (DGS)  
Community Use of Public Facilities (CUPF)  
State of Maryland  
Old Blair Auditorium Project, Inc.



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