

Resolution No.: 17-516
Introduced: July 10, 2012
Adopted: July 24, 2012

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Council President at the Request of the County Executive

SUBJECT: Supplemental Appropriation #1- S13-CMCG-1 to the FY13 Capital Budget
Montgomery County Government
Department of Police
2nd District Police Station (No. 471200), \$7,250,000

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of five Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
2 nd District Police Station	471200	Construction	\$7,250,000	GO Bonds

- 4. This supplemental appropriation is required to allow the County to enter into a General Development Agreement with JBG Associates for the development of the 2nd District Police Station. Per County regulation, all funds to be paid to the developer after project completion must be appropriated upfront. The project scope, total cost and the expenditure schedule remain the same.
- 5. The County Executive recommends a supplemental appropriation in the amount of \$7,250,000 for 2nd District Police Station (No. 471200), and specifies that the source of funds will be GO Bonds.
- 6. Notice of public hearing was given and a public hearing was held July 24, 2012.

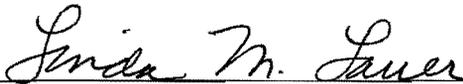
Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY13 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
2 nd District Police Station	471200	Construction	\$7,250,000	GO Bonds

This is a correct copy of Council action.



 Linda M. Lauer, Clerk of the Council

2nd District Police Station -- No. 471200

Category **Public Safety**
 Subcategory **Police**
 Administering Agency **General Services**
 Planning Area **Bethesda-Chevy Chase**

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

July 02, 2012
 Yes
 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	600	0	120	480	120	120	120	120	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	8,650	0	0	8,650	0	0	200	8,450	0	0	0
Total	9,250	0	120	9,130	120	120	320	8,570	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	9,250	0	120	9,130	120	120	320	8,570	0	0	0
Total	9,250	0	120	9,130	120	120	320	8,570	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				326	0	0	0	96	115	115
Energy				385	0	0	0	113	136	136
Net Impact				711	0	0	0	209	251	251

DESCRIPTION

This project provides for the County's share of costs for replacement of the existing 2nd District Police Station located at 7359 Wisconsin Avenue in Bethesda. Under the terms of a General Development Agreement (GDA) with the County, a private developer will provide the land, and will design and build a new district station in accordance with County requirements. The new station will be located at Cordell Avenue between Woodmont Avenue and Wisconsin Avenue. The station will be approximately 30,000 gross square foot facility on three floors with approximately 44 underground parking spaces.

The County will exchange the existing police station site as-is (estimated value of \$8,700,000) for the new developer-built station plus a County payment to the developer, which will not exceed \$7,250,000, for the new developer-built station.

JUSTIFICATION

The current 2nd District Police Station was constructed over 50 years ago and serves the Bethesda-Chevy Chase area and portions of Potomac and Silver Spring. The current 21,700 gross square foot station is too small for staff and programmatic requirements and requires major building repairs and upgrades. A 2005 County Maintenance report outlined a need for \$200,000 in deferred maintenance, HVAC deficiencies and security concerns. Continued population growth and development in the area also support the need for a new facility. In addition, the developer's improvements to the existing site will promote economic development in the Bethesda-Chevy Chase area.

OTHER

A developer was selected via a Request for Proposal (RFP) process and a General Development Agreement with the selected developer is being finalized.

FISCAL NOTE

The final project cost will be determined by and will be the responsibility of the developer. The County will fund \$9,250,000 which will provide for MCG planning, design and supervision costs (\$600,000), County payment to the Developer (\$7,250,000), and furniture/fixtures and equipment for the new police station (\$1,400,000).

The Operating Budget Impact (OBI) figures are for the new facility. When the information becomes available, these cost figures will be adjusted to take into account savings related to the elimination of current facility maintenance and energy costs.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY	(\$000)
First Cost Estimate		
Current Scope	FY12	9,250
Last FY's Cost Estimate		9,250
Appropriation Request	FY13	120
Appropriation Request Est.	FY14	120
Supplemental Appropriation Request		7,250
Transfer		0
Cumulative Appropriation		120
Expenditures / Encumbrances		0
Unencumbered Balance		120
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION
 Department of Police, Police Facilities
 Department of General Services
 Department of Permitting Services
 Department of Technology Services
 Bethesda-Chevy Chase Regional Services Center

