

Resolution No.: 17-714
Introduced: April 9, 2013
Adopted: April 9, 2013

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Resolution to Amend Resolution 15-517 to Revise the FY13 Work Program of the Office of Legislative Oversight: Design and Construction of Public Buildings

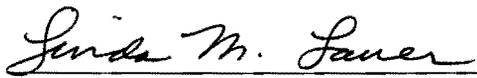
Background

1. On July 31, 2013, the Council adopted Resolution 15-517, to establish the FY 2013 Work Program of the Office of Legislative Oversight. Resolution 15-517 assigned the Office of Legislative Oversight with 14 projects to be undertaken during the current fiscal year.
2. The Council recently received an update on the Silver Spring Transit Center. The Council wants further information and analysis to provide context for future review of the Silver Spring Transit Center and similar projects.
3. The law establishing the Office of Legislative Oversight specifically authorizes the Office to conduct special program or budget analyses at the request of the Council.

Action

The County Council for Montgomery County, Maryland, approves the addition of the following project to the Office of Legislative Oversight's FY 2013 Work Program, which will result in a shift of priorities and may require a previously assigned but not yet begun OLO project to be delayed until FY 2014 where its completion will be reevaluated against other FY 2014 project priorities:

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council

Designing and Constructing Public Buildings: A Review of Best Practices and Models in Local Jurisdictions

Principal Agency: County Government

Origin of Project: County Council

The Silver Spring Transit Center (SSTC) project was approved in 1998 to replace the existing facility with a pedestrian friendly transit center supporting rail, bus, taxis, and kiss-and-ride drop-offs. The first phase, the relocation of the MARC station, was completed a decade ago and the second phase began construction in the fall of 2008.

By late 2011, with about 90% of the project finished, a major problem was reported with the concrete poured on the reinforcing bars on the middle and top floors of the transit center. The County Government hired KCE Structural Engineers to perform a comprehensive review of the project. The KCE report, released by the County Executive on March 19, 2013, found the SSTC had a series of design and construction failures that have left the Center unsafe.

After reviewing the report, the Council stated that it “makes clear that there were pervasive problems in the design, construction and inspection of the Transit Center which have resulted in a structure that does not meet the County’s safety and durability requirements.”¹ While calling on the SSTC project design firm, general contractor, inspector, and the Executive Branch to remedy these errors as quickly as possible, the Council also noted that it would work to ensure that issues like these do not happen in the future.

The purpose of this OLO project is to enhance the Council’s understanding of the design and construction of public buildings and facilities by reviewing best practices and models used in other jurisdictions. This project will not specifically review or analyze any particular project. OLO will:

- Summarize the processes and procedures used by Montgomery County Government for overseeing the design and construction of public buildings;
- Examine standards, guidance, and best practices for the oversight of designing, constructing, and inspecting public buildings; and
- Review the policies, procedures, and models used by other local jurisdictions for the oversight of constructing public buildings or structures.

¹ Montgomery County Council Statement on Newly Released Report on Silver Spring Transit Center, March 20, 2013. http://www6.montgomerycountymd.gov/Apps/Council/PressRelease/PR_details.asp?PrID=9298