

MEMORANDUM

March 2, 2020

TO: Government Operations and Fiscal Policy (GO) Committee

FROM: Nicole Rodriguez-Hernandez, Legislative Analyst

SUBJECT: **Worksession- FY21-26 Recommended Capital Improvements Program, Department of General Services- General Government Projects**

PURPOSE: Vote on recommendations for the Council's consideration

Expected Attendees:

- David Dise, Director, Department of General Services (DGS)
- Greg Ossont, Deputy Director, DGS
- Jamie Cooke, Deputy Director, DGS
- Greg Boykin, Division Chief, DGS
- Naeem Mia, Fiscal and Policy Analyst, Office of Management and Budget (OMB)
- Anita Aryeetey, Fiscal and Policy Analyst, OMB
- Veronica Jaua, Fiscal and Policy Analyst, OMB

This report is divided into the following sections:

- Level of Effort (LOE) projects- pg. 2-5
- Infrastructure Maintenance Task Force report projects- pg. 6-13
- County Facilities- Stand Alone Projects- pg. 13-18
- County Facilities- LOE Projects- pg. 19-20

Summary

The Executive's total recommended FY21-26 CIP for the Department of General Services (DGS) is \$208 million which is \$64.3 million less than the approved FY19-24 CIP program total of \$272.3 million. This is primarily due to the substantial completion of several major projects within the DGS budget.

Public Testimony: No public testimony was provided regarding the general government or "other" general government projects.

LEVEL OF EFFORT (LOE) PROJECTS

1. Americans with Disabilities Act (ADA): Compliance © 5-6

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|
| FY19-24 Approved | \$27,000 | \$4,500 | \$4,500 | \$4,500 | \$4,500 | \$4,500 | \$4,500 | | |
| FY21-26 CE Rec | \$27,000 | | | \$4,500 | \$4,500 | \$4,500 | \$4,500 | \$4,500 | \$4,500 |
| Difference | \$0 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$3 million in Current Revenue and \$24 million in G.O. (General Obligation) Bonds

Budget Highlights

- The Executive recommends level funding of \$4.5 million per fiscal year for the FY21-26 CIP, which is no change from the approved FY19-24 CIP.

Overview & Updates

This project provides an ongoing comprehensive effort to ensure County government buildings and facilities are in compliance with Title II of the ADA.

In 2006, the DOJ assessed 112 County buildings, facilities, and parks through Project Civic Access. As a result, the County entered into a legally binding agreement with the DOJ. It stated the County will address the issues found and will survey the remaining County facilities. In addition, DGS is required to submit annual reports with their findings and proposed timelines/plans for remediation.

DGS has recently hired a new ADA coordinator, Matthew Barkley. The available FY21 and FY22 project descriptions and cost estimates can be found on ©1.

Council staff concurs with the Executive's recommendation.

2. Asbestos Abatement: MCG © 7

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| FY19-24 Approved | \$720 | \$120 | \$120 | \$120 | \$120 | \$120 | \$120 | | |
| FY21-26 CE Rec | \$720 | | | \$120 | \$120 | \$120 | \$120 | \$120 | \$120 |
| Difference | \$0 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$720,000 in G.O. Bonds

Budget Highlights

- The Executive recommends level funding of \$120,000 per fiscal year for the FY21-26 CIP, which is no change from the approved FY19-24 CIP.

- In the approved FY19-24 CIP, the GO committee recommended, with subsequent Council approval, increasing funding in the project by \$20,000 each year to address higher than anticipated costs and unforeseen challenges in asbestos removal.

Overview & Updates

This project provides for the identification, management, control, and removal of asbestos containing materials as well as other environmental hazards.

DGS conducts periodic asbestos containing materials (ACM) inspections in conjunction with issues found during facility renovations or unexpected ACM discovered during maintenance activities. This PDF focuses on the latter, as projects (renovations, etc.) with a stand-alone PDF include funding for asbestos abatement.

Therefore, there is no official queue on which facilities are receiving remediation for this PDF. According to DGS, all of the ACM has been removed from the Grey Courthouse. The Long Branch Library Refresh and 8818 Georgia Avenue projects are currently in review for ACM.

Council staff concurs with the Executive’s recommendation.

3. Energy Conservation: MCG ©8-9

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FY19-24 Approved | \$900 | \$150 | \$150 | \$150 | \$150 | \$150 | \$150 | | |
| FY21-26 CE Rec | \$7,590 | | | \$2,380 | \$2,380 | \$2,380 | \$150 | \$150 | \$150 |
| Difference | \$6,690 | | | \$2,230 | \$2,230 | \$2,230 | \$0 | | |

Source of Funds: \$900,000 in G.O. Bonds and \$6.69 million in utility incentives

Budget Highlights

- The Executive’s recommended FY21-26 CIP includes a **\$6.69 million increase** from the approved FY19-24 CIP. The CE added \$2.23 million in the “Other” cost element for fiscal years 21-23, explaining the total 6-year period difference.
- The \$6.69 million has been transferred from the Restricted Donation Fund, originally shown in the operating budget. The funding is now reflected in the recommended FY21-26 CIP (utility incentives) as a result of an initial list of projects identified to be completed in FY21 (see the chart from DGS below). The remaining dollars will be used as new projects are identified.
- A total of \$240,000 is expected in operating budget savings over the 6-year period.

| Facility | FY21 Planned Work | Initial Investment |
|-------------------------------|---|--------------------|
| Potomac Library | Plug Load Management, Lighting, MBCx ¹ , HVAC Upgrades | \$70,210 |
| Rothgeb Workers Center | Plug Load Management, Lighting, MBCx, HVAC Upgrades | \$128,550 |
| East County Service Center | Plug Load Management, Lighting, MBCx, HVAC Upgrades | \$97,450 |
| Blackrock Center for the Arts | Plug Load Management, Lighting, MBCx, HVAC Upgrades | \$204,900 |

Overview & Updates

This PDF supports projects that will provide rapid financial returns or substantial progress in attaining the County's environmental goals. Projects can address aspects such as energy savings, renewable energy installations, greenhouse gas reductions, and waste diversion.

The source of funding for "utility incentives" is a result of the Exelon Corporation and Pepco Holdings, Inc. merger. Montgomery County received funds to be used for very specific purposes relating to energy conservation. In order to identify relevant projects in the County, assessments are made on a per facility basis, prioritizing facilities that either inefficiently use energy or use a large amount of energy.

Council staff concurs with the Executive's recommendation.

4. Energy Systems Modernization ©10-11

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|------------|----------|----------|----------|----------|----------|----------|----------|----------|
| FY19-24 Approved | \$80,588 | \$29,088 | \$10,300 | \$10,300 | \$10,300 | \$10,300 | \$10,300 | | |
| FY21-26 CE Rec | \$61,800 | | | \$10,300 | \$10,300 | \$10,300 | \$10,300 | \$10,300 | \$10,300 |
| Difference | (\$18,788) | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$1.539 million from G.O. Bonds and \$60.251 million in long-term financing

Budget Highlights

- The Executive recommends level funding of \$10.3 million per fiscal year for the FY21-26 CIP, which is no change from the FY19-24 CIP, *except for FY19*. In FY19, there was an increase in expenditures due to slippage caused by delays in obtaining the investment grade audit with ESCOs for several facilities.
- More than \$81 million has been cumulatively appropriated to this PDF since its first appropriation in FY13. As reflected in the FY21 CIP PDF, more than \$60 million remains

¹ MBCx is defined as monitoring-based commissioning and is a way to continuously monitor building performance. <https://buildings.lbl.gov/sites/default/files/what-is-mbcx-faq-final.pdf>

unencumbered. According to DGS, most is planned and estimated to be spent in the current year FY20 (current EST FY20: \$67.487 million). Current projects have extended their schedules due to coordination complexities with ESCO (Energy Service Companies) and non-ESCO work at aging facilities.

Overview & Updates

This project provides financing to contract energy savings performance work from various ESCOs. For each County facility proposed for energy saving retrofits, an energy conservation analysis is completed with respective savings associated to each element of analysis, thus defining the project.

Due to the nature of the projects involved in this PDF, the facilities receiving upgrades are bundled in various groups. The status update as of January 2020 for the bundles is shown on ©2. There are no new facilities set to be upgraded in FY21—DGS will issue a new solicitation for ESCO projects in the future.

Council staff concurs with the Executive’s recommendation.

5. Environmental Compliance: MCG ©12

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| FY19-24 Approved | \$8,400 | \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,400 | | |
| FY21-26 CE Rec | \$8,400 | | | \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,400 | \$1,400 |
| Difference | \$0 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$8.4 million in G.O. Bonds

Budget Highlights

- The Executive recommends level funding of \$1.4 million per fiscal year for the FY21-26 CIP, which is no change from the FY19-24 CIP.
- During the FY20 CIP review process, the Committee recommended, and the Council subsequently approved, an amendment regarding the FY19 transfer of \$140,000 to the Planned Lifecycle Asset Replacement Project for Data Center UPS (uninterruptable power supply) System ((\$140,000), G.O. Bonds).

Overview & Updates

This project develops and implements plans for the prevention and abatement of pollution sources at County facilities. This includes efforts to reduce stormwater runoff, cover hazardous products and create structural improvements.

The FY 21 and 22 facilities involve the installation of Aboveground Storage Tanks.

Council staff concurs with the Executive’s recommendation.

INFRASTRUCTURE MAINTENANCE TASKORCE REPORT PROJECTS

In February 2020, the Infrastructure Maintenance Task Force (IMTF) released their Eighth Preliminary Report². The report identifies the optimal annual funding to replace/rehabilitate the County's infrastructure, so the entire inventory will last over the acceptable life span. This is defined as the "Acceptable Annual Replacement Cost" or AARC. The task force reviews County capital projects and operating programs that are focused on infrastructure rehabilitation or replacement and preventative maintenance.

In addition to noting the related costs and approved/ideal funding levels, each item receives a criticality rating from 1-to-5 (1= systems that are primarily aesthetic in nature or perform a less important function; 5= life safety and systems absolutely necessary to occupy the buildings or very important to the preservation of the facility) indicating the relative importance of replacing that type of infrastructure.

The first report was released in March 2005 and described the funding necessary to adequately maintain the County agencies' infrastructure. It is used during the CIP and operating budget review process to note potential areas for additional necessary funding. The report is now published every four years. This year's final report will be released after the Executive's recommended operating budget is released.

For the purposes of this CIP staff report, the summary of the following projects is of importance.

| Project | AARC ³ | FY19 App. | FY19 % of AARC | FY20 App. | FY20 % of AARC | FY21 Rec. | FY21 % of AARC | Rating |
|--|--|-------------|----------------|-------------|----------------|-------------|----------------|--------|
| <i>Elevator Modernization</i> | \$1,961,961 2016: \$1,800,000 | \$1,000,000 | 51% | \$1,000,000 | 51% | \$1,000,000 | 51% | 4 |
| <i>HVAC/Electrical Replacement</i> | \$5,885,883 2016: \$5,400,000 | \$2,950,000 | 50% | \$2,950,000 | 50% | \$2,950,000 | 50% | 5 |
| <i>Life Safety Systems</i> | \$871,983 2016: \$800,000 | \$2,125,000 | 244% | \$2,125,000 | 244% | \$625,000 | 72% | 5 |
| <i>Planned Lifecycle Asset Replacement</i> | \$14,242,500 2016: \$14,242,500 | \$2,250,000 | 16% | \$2,250,000 | 16% | \$2,250,000 | 16% | 4 |
| <i>Resurfacing Parking Lots: MCG</i> | \$980,981 2016: \$908,981 | \$650,000 | 66% | \$650,000 | 66% | \$650,000 | 66% | 4 |
| <i>Roof Replacement: MCG</i> | \$4,904,903 2016: \$4,500,000 | \$2,240,000 | 46% | \$2,240,000 | 46% | \$2,240,000 | 46% | 5 |

² Members: DGS, Montgomery County Dept. of Transportation, Montgomery County Public Schools (MCPS), Montgomery College, the Maryland-National Capital Park and Planning Commission, and the County Council. https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/2020/Infrastructure_Maintenance_Task_Force.pdf

³AARC calculation: Multiply (How much/many should be replaced annually) by (Average Cost). This is the baseline against which the budget should be compared.

6. Building Envelope Repair ©13

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| FY19-24 Approved | \$9,300 | \$1,550 | \$1,550 | \$1,550 | \$1,550 | \$1,550 | \$1,550 | | |
| FY21-26 CE Rec | \$9,300 | | | \$1,550 | \$1,550 | \$1,550 | \$1,550 | \$1,550 | \$1,550 |
| Difference | \$0 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$9,300,000 in G.O. Bonds

Budget Highlights

- The Executive recommends level funding of \$1.55 million per fiscal year for the FY21-26 CIP, which is no change from the FY19-24 CIP.
- While the “Building Envelope Repair” project was previously considered in the Infrastructure Maintenance Task Force report, it was not included in the most recent publication. However, based on the 2016 report, the Executive’s recommended level funding of \$1.55 million would meet 98% of the task force’s stated AARC if it remained the same at \$1.582 million.

Overview & Updates

This project provides the funds for the wholesale replacement of aged and outdated building exteriors (building envelope systems) including windows, exterior doors, siding, exterior walls, and weatherproofing. An adequate building envelope promotes energy efficiency and reduces the risk of health issues.

Council staff concurs with the Executive’s recommendation.

7. Elevator Modernization ©14

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| FY19-24 Approved | \$6,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | | |
| FY21-26 CE Rec | \$6,000 | | | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 |
| Difference | \$0 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$6 million in G.O. Bonds

IMTF Report

| Capital Project | Acceptable Life Span (years) | Annual Replacement Amount | Average Cost | AARC | FY21 Rec. | FY21 % of AARC | Criticality Rating |
|------------------------|------------------------------|---------------------------|--------------|-------------|-------------|----------------|--------------------|
| Elevator Modernization | 20 | 6 | \$326,994 | \$1,961,961 | \$1,000,000 | 51% | 4 |

Budget Highlights

- The Executive recommends level funding of \$1 million per fiscal year for the FY21-26 CIP, which is no change from the FY19-24 CIP.
- Based on the IMTF 2020 report, the Executive’s recommended funding level meets 51% of the annual funding needs to ensure the entire inventory will last the acceptable lifespan. To address the current backlog, \$5,771,766 is required. *Criticality Rating: 4*
- During the FY20 CIP review process, the Committee recommended, and the Council subsequently approved, an amendment regarding the FY19 transfer of \$100,000 to the Planned Lifecycle Asset Replacement Project for the Data Center UPS System ((\$100,000), GO Bonds) from this project.

Overview & Updates

This project provides for the orderly renovation/replacement of aging and outdated elevator systems in County-owned buildings as well as periodic condition assessments. DGS is currently working on a request for proposals to hire consultants for a new elevator survey of our County facilities.

All FY19 projects are complete. The FY18-21 PDFs did not note which facilities would receive elevator upgrades in FY20. They are listed here for your convenience: UpCounty Regional Services Center, Executive Office Building (6 elevators), Council Office Building Garage, Strathmore Mansion, and Council Office Building (refurbishing).

Council staff concurs with the Executive’s recommendation.

8. HVAC/Elec Replacement ©15

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|----------|---------|---------|---------|---------|---------|---------|------|------|
| FY19-24 Approved | \$17,700 | \$2,950 | \$2,950 | \$2,950 | \$2,950 | \$2,950 | \$2,950 | | |
| FY21-26 CE Rec | \$17,700 | | | \$2,950 | \$2,950 | \$2,950 | \$2,950 | | |
| Difference | \$0 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$17.7 million in G.O. Bonds

IMTF Report

| Capital Project | Acceptable Life Span (years) | Annual Replacement Amount | Average Cost | AARC | FY21 Rec. | FY21 % of AARC | Criticality Rating |
|----------------------------|------------------------------|---------------------------|--------------|-------------|-------------|----------------|--------------------|
| HVAC/Elec Replacement: MCG | 20 | 270 | \$21,800 | \$5,885,883 | \$2,950,000 | 50% | 5 |

Budget Highlights

- The Executive recommends level funding of \$2.95 million per fiscal year for the FY21-26 CIP, which is no change from the FY19-24 CIP.
- Based on the IMTF 2020 report, the Executive’s recommended funding level meets 50% of the annual funding needs to ensure the entire inventory will last the acceptable lifespan. To address the current backlog, \$44,038,246 is required. *Criticality Rating: 5*
 - It is important to note that while the Executive recommended level funding for the FY21-26 CIP which is no change from the approved FY19-24, funding has increased since the approved FY17 budget (\$1,150,000) and the approved FY18 budget (\$2,250,000).
- In the FY19-24 CIP, the former Executive added \$5.3 million to comply with Clean Air Act requirements regarding the phase out of the R-22 refrigerant.
- A total of \$816,000 is expected in operating budget savings over the 6-year period.

Overview & Updates

This project provides for the orderly replacement/renovation of outdated Heating, Ventilation, and Air Conditioning (HVAC) systems and electrical systems in County buildings. Many of the systems in County-owned buildings are outdated—replacement allows for greater energy efficiency and helps extend the life of the building.

DGS currently monitors 250 County facilities and periodically conducts condition assessments and renovation/upgrades. Executive staff provided additional information for the projects scheduled in FY21 and FY22 which can be found at ©3.

Council staff concurs with the Executive’s recommendation.

9. Life Safety Systems: MCG ©16

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FY19-24 Approved | \$6,750 | \$2,125 | \$2,125 | \$625 | \$625 | \$625 | \$625 | | |
| FY21-26 CE Rec | \$3,750 | | | \$625 | \$625 | \$625 | \$625 | | |
| Difference | (\$3,000) | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$3.75 million in G.O. Bonds

IMTF Report

| Capital Project | Acceptable Life Span (years) | Annual Replacement Amount | Average Cost | AARC | FY21 Rec. | FY21 % of AARC | Criticality Rating |
|--------------------------|-------------------------------------|----------------------------------|---------------------|-------------|------------------|-----------------------|---------------------------|
| Life Safety Systems: MCG | 15 | 8 | \$108,998 | \$871,983 | \$625,000 | 72% | 5 |

Budget Highlights

- For FY19 and FY20, the Council approved a one-time addition totaling \$3 million (\$1.5 million per fiscal year) for the urgent replacement of the fire alarm systems in the Judicial Center, the Judicial Center Annex, and the Executive Office Building that would have become obsolete (with no replacement parts available) in the year 2020.
- Otherwise, the Executive recommends level funding of \$625,000 per fiscal year for the FY21-26 CIP which is no change from the approved FY19-24 CIP for fiscal years 2021-2024.
- Based on the IMTF 2020 report, the Executive’s recommended funding level meets 72% of the annual funding needs to ensure the entire inventory will last the acceptable lifespan. To address the current backlog, \$1,229,913 is required. *Criticality Rating: 5*
- During the FY20 CIP review process, the Committee recommended, and the Council subsequently approved, an amendment regarding the FY19 transfer of \$326,500 to the Planned Lifecycle Asset Replacement Project for Data Center UPS System ((\$326,500), G.O. Bonds).

Overview & Updates

This project provides for level-of-effort funding for the installation of modern life-safety systems that protect the facilities and its occupants in the event of a fire emergency. Due to the old age of many County-owned facilities, several rely on outdated and out-of-code systems that must be replaced entirely as replacement parts are no longer made or available.

Executive staff has provided an update to the urgent fire safety system replacement required for the Judicial Center, Judicial Center Annex, and Executive Office. In 2019, the main fire safety system infrastructure was replaced with new components to be added in FY20 and FY21. In addition to the facilities noted in the PDF for upgrades in FY21 and FY22, DGS will also retrofit the fire safety systems in the Council Office Building, the Red Brick Courthouse, and the Rockville Library.

Council Staff concurs with the Executive’s recommendation.

10. Planned Lifecycle Asset Replacement (PLAR): MCG ©17

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FY19-24 Approved | \$13,720 | \$2,250 | \$2,470 | \$2,250 | \$2,250 | \$2,250 | \$2,250 | | |
| FY21-26 CE Rec | \$13,500 | | | \$2,250 | \$2,250 | \$2,250 | \$2,250 | | |
| Difference | (\$220) | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$13.5 million in G.O. Bonds

IMTF Report

| Capital Project | Acceptable Life Span (years) | Annual Replacement Amount | Average Cost | AARC | FY21 Rec. | FY21 % of AARC | Criticality Rating |
|-----------------|------------------------------|---------------------------|--------------|--------------|-------------|----------------|--------------------|
| PLAR: MCG | Varies 20-50 | 316,500 | \$49 | \$14,242,500 | \$2,250,000 | 16% | 4 |

Budget Highlights

- In the FY20 CIP review, the Council approved an amendment to transfer \$220,000 in Current Revenue to PLAR in FY20 to meet the Black Rock Center of the Arts capital grant request. That explains the 6-year total difference between the approved FY19-24 CIP and recommended FY21-26 CIP.
- Otherwise, the Executive recommends level funding of \$2.25 million per fiscal year for the FY21-26 CIP, which is no change from the approved FY19-24 CIP for fiscal years 2021-2024.
- As noted in the Elevator Modernization, Environmental Compliance, and Life Safety System PDFs, the PLAR PDF received a total of \$556,500 in FY19 to replace the COB's UPS (uninterruptable power supply) and associated systems in the Data Center.
- Based on the IMTF 2020 report, the Executive's recommended funding level only meets 16% of the annual funding needs to ensure the entire inventory will last the acceptable lifespan. To address the current backlog, \$58,862,500 is required. *Criticality Rating: 4*

Overview & Updates

This project funds the replacement of key facility and site components that provide reliable facility operation and extends the life of a building which can include mechanical/plumbing equipment; lighting systems; and reconstruction of sidewalks/curbs adjacent to County buildings.

In regard to the Black Rock Center for the Arts project, the scope of work associated to the one-time additional funding added in FY20 has been completed. The original scope included replacement of the wood floor in the Dance Theater, replacement of theatrical curtains and rises, and re-carpeting of the gallery.

Council staff recommends adding \$600,000 per fiscal year for the FY21-26 CIP period.

Compared to the other general government projects noted in the IMTF report, the rate at which the Executive's recommendation meets the optimal annual funding amount (AARC) for this project is substantially lower. PLAR has a criticality rating of 4, which means it is "very important to the operation of the facility." In addition, this project has a flexible scope that incorporates a large breadth of necessary projects to ensure reliable and high-quality County facilities. Executive staff noted in the PDF that they realize there is a significant backlog in addressing PLAR needs.

If approved, the new per fiscal year total of \$2.8 million would meet **20%** of the annual funding needed to ensure the entire inventory will last the acceptable lifespan, bringing the rate closer to those of the other general government projects listed in the IMTF report.

11. Resurfacing Parking Lots: MCG ©18

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|------------------|---------|-------|-------|-------|-------|-------|-------|-------|-------|
| FY19-24 Approved | \$3,900 | \$650 | \$650 | \$650 | \$650 | \$650 | \$650 | | |
| FY21-26 CE Rec | \$3,900 | | | \$650 | \$650 | \$650 | \$650 | \$650 | \$650 |
| Difference | \$0 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$3.9 million in G.O. Bonds

IMTF Report

| Capital Project | Acceptable Life Span (years) | Annual Replacement Amount | Average Cost | AARC | FY21 Rec. | FY21 % of AARC | Criticality Rating |
|--------------------------|------------------------------|---------------------------|--------------|-----------|-----------|----------------|--------------------|
| Resurfacing Parking Lots | 20 | 6 | \$163,497 | \$980,981 | \$650,000 | 66% | 4 |

Budget Highlights

- The Executive recommends level funding of \$650,000 per fiscal year for the FY21-26 CIP, which is no change from the FY19-24 CIP.
- Based on the IMTF 2020 report, the Executive's recommended funding level meets 66% of the annual funding needs to ensure the entire inventory will last the acceptable lifespan. To address the current backlog, \$3,269,935 is required. *Criticality Rating: 4*

Overview & Updates

This project provides for the annual major repair and resurfacing program for paved surfaces (primarily parking lots) as they reach the end of their useful life. According to Executive Staff, the Division of Facilities Management selects surfaces to be repaired based on the fiscal year budget and sites with the greatest need.

Council staff concurs with the Executive's recommendation.

12. Roof Replacement ©19

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|------------------|----------|---------|---------|---------|---------|---------|---------|---------|---------|
| FY19-24 Approved | \$13,440 | \$2,240 | \$2,240 | \$2,240 | \$2,240 | \$2,240 | \$2,240 | | |
| FY21-26 CE Rec | \$13,440 | | | \$2,240 | \$2,240 | \$2,240 | \$2,240 | \$2,240 | \$2,240 |
| Difference | \$0 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$13.44 million in G.O. Bonds

IMTF Report

| Capital Project | Acceptable Life Span (years) | Annual Replacement Amount | Average Cost | AARC | FY21 Rec. | FY21 % of AARC | Criticality Rating |
|------------------|------------------------------|---------------------------|--------------|-------------|-------------|----------------|--------------------|
| Roof Replacement | 20 | 12 | \$408,742 | \$4,904,903 | \$2,240,000 | 46% | 5 |

Budget Highlights

- The Executive recommends level funding of \$2.24 million per fiscal year for the FY21-26 CIP, which is no change from the FY19-24 CIP.
- Based on the IMTF 2020 report, the Executive’s recommended funding level meets 46% of the annual funding needs to ensure the entire inventory will last the acceptable lifespan. To address the current backlog, \$13,324,513 is required. *Criticality Rating: 5*

Overview & Updates

This project funds the replacement of roofs on County-owned buildings due to age, poor condition, and long-term utilization. According to Executive Staff, DGS hires roof consultants to evaluate approximately 30 facilities annually. DGS uses that information to prioritize and set the replacement schedule.

Council staff concurs with the Executive’s recommendation.

COUNTY FACILITY PROJECTS - Stand Alone Projects

13. Council Office Building Renovation ©20

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------|------------------|---------|---------|------------|------|------|------|------|------|
| FY19-24 Approved | \$9,729 | \$6,776 | \$1,500 | \$1,453 | -- | -- | -- | | |
| FY21-26 CE Rec | \$1,453 | | | \$1,453 | -- | -- | -- | -- | -- |
| Difference | (\$8,726) | | | \$0 | | | | | |

Source of Funds: \$1.453 million in G.O. Bonds

Executive staff will be able to discuss the most up-to-date figures, options and information regarding several related COB projects—including detailed renovation updates, at the next GO committee meeting that includes general government projects on the agenda.

14. Council Office Building Garage (Pending Close Out) ©21-22

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|---------|---------|-------|------|------|------|------|------|------|
| FY19-24 Approved | \$4,664 | \$4,054 | \$610 | -- | -- | -- | -- | | |
| FY21-26 CE Rec | -- | | | -- | -- | -- | -- | -- | -- |
| Difference | | | | | | | | | |

Budget Highlights

- The Executive does not recommend additional funding for the FY21-26 CIP period as the project is pending close out.
- In FY19, the Council approved a supplemental appropriation totaling \$1.99 million to address unforeseen costs in fixing the deterioration of the structural steel and concrete in the garage (\$1.449 million) and in completing necessary repairs to the garage stairwells (\$500,000) that were previously not included in the scope of work.

Overview & Updates

This project provided the funds for the design and construction of repairs to the COB Garage including, but not limited to, concrete deck, structural steel, drains, post tensioned concrete tendons, curbs, painting of structural steel and a new waterproof membrane.

According to Executive staff, the project will be substantially completed in summer 2020. The garage has been operating at full capacity since September 2019, excluding the stairwells. The stair towers require the replacement of the 1) window system wood-frame, 2) the windows and 3) stucco (plaster).

Council staff concurs with the Executive’s recommendation.

15. EOB HVAC Renovation ©23

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|---------|------|---------|---------|------|---------|------|------|------|
| FY19-24 Approved | \$8,000 | -- | \$1,000 | \$7,000 | -- | -- | -- | | |
| FY21-26 CE Rec | \$7,600 | | | -- | -- | \$7,600 | -- | -- | -- |
| Difference | \$400 | | | | | | | | |

Source of Funds: \$7.6 million in G.O. Bonds

Budget Highlights

- According to Executive staff and the FY21-26 PDF, \$400,000 is the actual expected amount (instead of \$1 million) to be spent in FY20 to complete a building and system

analysis (concept study) of the EOB which will help determine the future scope of work. The \$7,600 million in FY23 serves as a placeholder for future construction costs.

- As the study is only expected to use \$400,000 in FY20, there is a slippage of \$600,000 in G.O. bonds.

Overview & Updates

This project will fund the procurement and partial compensation of an ESCO to replace the outdated and energy-inefficient HVAC system in the EOB. A consultant will complete the aforementioned study of the over 40-year-old building.

Council staff concurs with the Executive’s recommendation.

16. Red Brick Courthouse Structural Repairs © 24-25

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|--|----------|------|-------|---------|-----------|-----------|---------|---------|---------|
| FY19-24 Approved | \$18,876 | -- | \$526 | \$708 | \$8,654 | \$8,658 | \$420 | | |
| FY21-26 CE Rec | \$9,498 | | | -- | -- | -- | \$533 | \$3,032 | \$5,933 |
| <u>Corrected</u> FY21-26 CE Rec | \$10,027 | | | -- | -- | -- | \$1,062 | \$3,032 | \$5,933 |
| Difference (w/corrected) | | | | (\$708) | (\$8,654) | (\$8,658) | \$642 | | |

Source of Funds: \$10.027 million in G.O. Bonds

FY19-24 vs. corrected FY21-26 Comparison of Expenditure Schedules (\$000s)

| (\$000s) | 6 Years | | FY21 | | FY22 | | FY23 | | FY24 | | FY25 | FY26 |
|--------------------|-----------|----------|----------|---------|-----------|---------|-----------|---------|----------|----------|----------|----------|
| | FY 19-24 | FY 21-26 | FY 19-24 | FY21-26 | FY 19-24 | FY21-26 | FY 19-24 | FY21-26 | FY 19-24 | FY 21-26 | FY 21-26 | FY 21-26 |
| <i>PDS</i> | \$3,418 | \$2,338 | \$708 | -- | \$925 | -- | \$839 | -- | \$420 | \$1,062 | \$604 | \$672 |
| <i>Site Imp.</i> | \$534 | \$428 | | | \$267 | -- | \$267 | -- | | | \$214 | \$214 |
| <i>Const.</i> | \$14,434 | \$7,261 | | | \$7,217 | -- | \$7,217 | -- | | | \$2,214 | \$5,047 |
| <i>Other</i> | 490 | NA | | | \$245 | -- | \$245 | -- | | | | |
| Total | \$18,876 | \$10,027 | \$708 | -- | \$8,654 | -- | \$8,568 | -- | \$420 | \$1,062 | \$3,032 | \$5,933 |
| <i>Total Diff.</i> | (\$8,849) | | (\$708) | | (\$8,654) | | (\$8,568) | | \$642 | | NA | NA |

Budget Highlights

- According to Executive staff, this project has a significantly revised scope which has reduced the County’s financial responsibilities for this project. This explains the funding differences between the approved FY19-24 CIP period and the *corrected* recommended FY21-26 CIP period.
- The second chart depicts the cost element differences from the approved FY19-24 CIP and the *corrected* Executive’s recommended FY21-26 CIP.
 1. According to Executive staff, there are no anticipated design (PDS) expenditures for FY20. The approved FY19-24 CIP stated approximately \$526,000 would be spent. The corrected FY21-26 CIP PDF on © 24 reflects this change.
 2. The entire project’s expenditure schedule has been delayed with a new start in FY24. As a result, the recommended FY21-26 CIP 6-year totals reflect the actual “total costs” of the entire project to date.

Overview & Updates

This project originally provided the funds for a large scope of work to restore the Red Brick Courthouse, including the rehabilitation of the flooring system, exterior and interior preservation, and the replacement of major building systems and modifications to meet regulatory compliance.

Council staff concurs with the Executive’s recommendation.

17. Rockville Core-Grey Courthouse © 26-27

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FY19-24 Approved | \$24,932 | \$1,689 | \$11,368 | \$11,367 | \$508 | -- | -- | | |
| FY21-26 CE Rec | \$11,875 | | | \$11,367 | \$508 | -- | -- | -- | -- |
| Corrected FY21-26 CE Rec | \$8,280 | | | \$8,280 | -- | -- | -- | -- | -- |
| Difference (w/corrected) | | | | | | | | | |

Source of Funds: \$8.28 million in long-term financing

Budget Highlights

- According to Executive staff, all construction funds have been encumbered and construction is in process. While the stated unencumbered amount is \$23.543 million (total appropriation is \$25.519 million), Executive staff notes it has spent and encumbered a substantial amount for use by fall 2020. Completion is expected in fall 2020.

- There is an estimated amount of \$18.834 million in operating budget cost savings as a result of departments relocating from their currently leased spaces to the renovated Grey Courthouse located in the Rockville Core. Operating budget maintenance costs are expected to remain, totaling \$2.334 million for the FY21-26 CIP period.
- In November 2019, the Council approved a supplemental appropriation to accelerate the funding in the approved FY19-24 CIP for the completion of the project by fall 2020. The corrected Executive's recommended FY21-26 PDF on © 26 reflects this change.

Overview & Updates

This project provides for the planning, design, and renovation of the Grey Courthouse which will serve as office space for various County departments currently in leased spaces. This project occurred due to a comprehensive analysis on how to maximize the use of County versus leased space.

The departments that may move into the renovated Grey Courthouse include the Department of Technology Services (Enterprise Resource Planning division), Department of Health and Human Services, Office of Procurement, CountyStat, Office of Human Resources (Training), Office of Medical Services, Department of Finance, and Community Use of Public Facilities (CUPF).

Council staff concurs with the Executive's recommendation.

18. Old Blair Auditorium Reuse ("other general government") © 28

Budget Highlights

- The corrected Executive's recommended PDF on © 28 reflects the reduction of \$12.393 million. Executive Staff has stated that this project will be placed on pending close out status.

Overview & Updates

This project was a joint effort between Montgomery County Public Schools (MCPS), CUPF, the State of Maryland and DGS to provide match funding (to State funds) to specifically renovate the Elizabeth Stickley Auditorium in the former Old Blair High School, now Silver Spring International Middle School.

MCPS is now solely responsible for this project as it is undertaking an entire remodel of the middle school. MCPS has delayed funding until FY22 in order to finalize the scope of design in relation to the nearby Purple Line redevelopment and community input.

Council staff concurs with the Executive's recommendation.

19. Montgomery County Public School Bus Depot (Pending Close Out) © 29-30

Budget Highlights

- The PDF is not printed in the FY21 Recommended CIP book, but is available online. This is because it is technically on “pending close out” as no new funds are programed in the six years. However, it is an active ongoing project.
- There is currently an unencumbered balance of \$1.3 million, so no additional funds are needed at this time. Executive staff has told Council staff that the Executive continues to place a high priority on identifying a solution and will request additional funds if they are needed.

Overview & Updates

This project provides funds to plan for the relocation of the MCPS bus depot and parking currently located on Crabbs Branch Way. This location is the eastside of what was previously the County Service Park which is to be re-developed into Jeremiah Park. County facilities on the westside, that included the Equipment Maintenance and Transportation Operations Center, MCPS Food Service, and the liquor warehouse, have been relocated and mixed-use development of the westside is underway. The Parks Department maintenance facility previously on the eastside has been relocated and demolition has been completed. Redevelopment of the County Service Park implements the Shady Grove Sector Plan.

The County continues its efforts to look for an appropriate site or sites to relocate the depot and school bus parking. While several options have been considered, none proved to be an appropriate solution.

If the solution requires the acquisition or leasing of real property, the Executive must advertise the acquisition, may hold a public hearing to take public comment, and, if the property owner consents, post a sign on the property on how to comment. The Executive must notify the Council of each acquisition of real property. If an appropriation is needed to acquire the property (as is likely in this case), the Executive would transmit such a request to the Council for consideration. There is no project in the County Government or MCPS CIP for the construction of a new depot and parking and one would have to be approved and funded for the relocation to occur. Once an alternative is in place, the current site would be subject to the property disposition law, including any requirement to approve a Declaration of No Further Need.

COUNTY FACILITY PROJECTS- Level of Effort Projects

20. Advanced Land Acquisition Revolving Fund (ALARF) © 31-32

Budget Highlights

- The PDF does not show an expenditure schedule as is policy for this type of capital fund, according to Executive Staff.
- Currently, there is a total of \$12.532 million unencumbered in this PDF.

Overview & Updates

This project allows the County to secure desirable sites and land in advance of actual construction in order to save money in the face of rising land prices and to ensure suitable locations for County-owned facilities.

If ALARF is used to purchase a site, the Fund is reimbursed from appropriations in the stand-alone project PDF, in an effort to depict the true cost of the site as part of the project’s total cost and maintain a balance in ALARF.

Council staff concurs with the Executive’s recommendation.

21. Facilities Site Selection: MCG © 33

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|-------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| FY19-24 Approved | \$169 | \$44 | \$25 | \$25 | \$25 | \$25 | \$25 | | |
| FY21-26 CE Rec | \$150 | | | \$25 | \$25 | \$25 | \$25 | \$25 | \$25 |
| Difference | (\$19) | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$150,000 in Current Revenue: General

Budget Highlights

- The Executive recommends level funding of \$25,000 per fiscal year for the FY21-26 CIP, which is no change from the approved FY19-24 CIP, *except for FY19*. Otherwise, the recommended FY21-26 CIP reflects level expenditure spending by cost element (PDS, Site Improvements, Construction, and Other) and expenditure totals.
 - Executive Staff will be prepared to speak on why FY19 depicts a higher expenditure amount compared to FY20-26 at the committee meeting.
- The Council approved a FY20 CIP amendment to reflect cost savings of \$19,000 in Current Revenue from the prior year.

Overview & Updates

This project provides funding for the site selection of future County facilities. Current candidate projects include Clarksburg Library, Damascus Depot Relocation, North County Regional Recreation and Aquatic Center, the 4th District Police Station, and Montgomery Village Fire Station. Any land acquisition is initially funded through the ALARF: MCG, then reimbursed by the facility’s stand-alone PDF.

Council staff concurs with the Executive’s recommendation.

22. Facility Planning: MCG © 34-35

| FY21-26 (\$000s) | 6-YR | FY19 | FY20 | FY21 | FY22 | FY23 | FY24 | FY25 | FY26 |
|------------------|---------|-------|-------|-------|-------|-------|-------|-------|-------|
| FY19-24 Approved | \$1,542 | \$242 | \$260 | \$260 | \$260 | \$260 | \$260 | | |
| FY21-26 CE Rec | \$1,560 | | | \$260 | \$260 | \$260 | \$260 | \$260 | \$260 |
| Difference | \$18 | | | \$0 | \$0 | \$0 | \$0 | | |

Source of Funds: \$1.56 million in Current Revenue: General

Budget Highlights:

- The Executive recommends level funding of \$260,000 per fiscal year for the FY21-26 CIP, which is no change from the approved FY19-24 CIP, *except for FY19*. In FY20, the Council approved a cost savings of \$18,000 in FY19 explaining why the expenditure total does not reflect level funding as shown in FY20-26.

Overview & Updates

This project provides funding for the tasks associated with facility planning for potential or transitioning CIP projects (conceptual to stand-alone CIP). The scope of work can include feasibility analysis, planning and preliminary design, and development of the program of requirements (POR) --which outlines the general and specific features required for a project.

Facility planning is a joint effort between DGS, OMB, and consultants. Projects under consideration are typically divided into two categories: Studies Underway or Planned and Candidate Projects, unless an urgent need for a facility is found that requires expedited action or an opportunity to utilize non-County funding arises (e.g. fire station).

For information purposes, background provided by Executive staff for both categories can be found at ©4.

Council staff concurs with the Executive’s recommendation.

This packet contains:

- Facility Updates by PDF
- Project Description Forms

Circle Page #

- 1-4
- 5-35

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ADA Compliance- FY21 and FY22 projects

| <i>Facility</i> | <i>Description</i> | <i>Estimated Cost</i> |
|--|---|-----------------------|
| <i>FY21</i> | | |
| 14705 Avery Rd.- Treatment Center (interior) | Design to begin in March 2020 | \$330,000 |
| Germantown Outdoor Pool | Expected completion: April 2021 Expected Opening: May 2021 | \$710,000 |
| MLK Outdoor Pool | Scope includes remediations to be made on the pool deck, entries into pools, drinking fountains and general site work. Expected Final Construction/Opening: May 2021 | \$720,000 |
| Pre-Release Center Phase II (residential) | Design started Jan. 2018 | \$950,000 |
| 401 Hungerford Dr.- DHHS Rockville Administrative Building (interior/exterior) | Schematic design development drawings under review. | \$535,000 |
| Gwendolyn Coffield Community Center | Sixty percent of documents are under review. | \$580,000 |
| <i>FY22</i> | | |
| Olney Swim Center | Construction completed: 4%, design ended in Dec. 2017 | \$2,265,115 |
| Executive Office Building-Phase II | Construction 98% completed | \$400,000 |
| Montgomery County Conference Center | Resolving all DOJ citations. | \$370,000 |
| Clara Barton Community Center | Information is not yet available in the DGS report. | |
| Holiday Park Community Center—Phase II | Information is not yet available in the DGS report. | |
| Pre-Release Center- Phase III | Information is not yet available in the DGS report. | |

Energy Systems Modernization: Facilities Update

| Bundle | Status Update | Estimated Completion Date | Total Estimated Cost |
|---|---|----------------------------------|--|
| Upcounty Regional Services Center, Olney Swim Center and Davis, Little Falls, Aspen Hill, Bethesda, Quince Orchard & White Oak Libraries | <p>Construction completion rate: 0%</p> <p>The entire bundle is delayed specifically due to delays in the contracting process for the Olney Swim Center ESCO project.</p> | October 2020 | <p>\$3,688,000- Olney Swim Center</p> <p>\$1,886,000- All other facilities in this bundle.</p> |
| MLK Swim Center, MC Liquor Control Warehouse (Alcohol Beverage Services Warehouse), Long Branch Recreation Center, Long Branch Outside Pool, and Rockville, Germantown and Praisner Libraries | Construction completion rate: 98% | May 2020 | \$8,416,383 |

HVAC/Elec Replacement: Facilities Update

| Facility | Estimated Cost | Notes |
|---|--|---|
| Colesville Health Center | \$1,500,000 | Construction/renovation |
| Montgomery County Conference Center | \$375,000/\$75,000 | West Wing (construction)/North Wing (engineering) Hydronic Water Heaters |
| Montgomery County Conference Center | Design budget- \$31,800 | Heating plants-interconnection/engineering study |
| Bushey Drive | \$300,000 | Replace HVAC system and upgrade Building Automation System- Pneumatic control system |
| Bethesda Chevy Chase Government Center | \$100,000 | Replace heat pumps |
| Schweinhaut Senior Center | \$125,000 | Replace heat pumps |
| AFI Theatre Projector Room | FY19 information reports estimated cost at \$52,000 | 5/7 cooling system units have been replaced—the final 2 are scheduled for replacement in FY21 |
| Public Safety Headquarters | FY19 information reports estimated cost at \$557,935 | Install supplemental air handling unit in terrace |
| Montgomery County Conference Center- FY22 | \$375,000 | Replace North Wing water heaters (construction) |

Facility Planning: MCG Facilities Update

| Facility | Status Update (if available) |
|--|--|
| <i>Studies Underway or Planned for FY21</i> | |
| Bushey Drive Redevelopment | Finalizing development agreement/negotiations |
| Chevy Chase Library Redevelopment | Solicitation phase. |
| Hillandale Fire Station | Currently preparing POR. |
| Poolesville Depot | Not active. |
| Poolesville Services Co-Location Study | Pre-POR phase/ analysis is underway. |
| Wheaton Arts and Humanities Center | Currently conducting a POR with expected completion by the end of CY 2020. |
| Wheaton Parking Lot #13 Redevelopment | Currently analyzing alternative uses for community benefit. |
| <i>Candidate Projects</i> | |
| 4th District Police Station (Wheaton-Glenmont) | This facility is also included in the Facility Site Selection PDF. Executive staff notes they are currently exploring a co-location or P3 opportunity for this facility. |
| Alternate Emergency Communications Center | N/A |
| Clarksburg Library | This facility is also included in the Facility Site Selection PDF. Executive staff notes it is currently developing a POR for this site. |
| County Facility Refresh (non-library) | N/A |
| Damascus Depot | This facility is also included in the Facility Site Selection PDF. Executive staff notes there is currently no suitable site found at this time. |
| Montgomery Village Fire Station (#39) | This facility is also included in the Facility Site Selection PDF. Executive staff notes they are actively securing a site for this facility. |
| North County Transit Depot | N/A |



Americans with Disabilities Act (ADA): Compliance

(P361107)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|---------------|---------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| Planning, Design and Supervision | 15,923 | 9,961 | 1,762 | 4,200 | 700 | 700 | 700 | 700 | 700 | 700 | - |
| Site Improvements and Utilities | 22,788 | 5,861 | 5,527 | 11,400 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | 1,900 | - |
| Construction | 19,162 | 2,858 | 5,204 | 11,100 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | 1,850 | - |
| Other | 1,127 | 690 | 137 | 300 | 50 | 50 | 50 | 50 | 50 | 50 | - |
| TOTAL EXPENDITURES | 59,000 | 19,370 | 12,630 | 27,000 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | | |
|------------------------------|---------------|---------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| Current Revenue: General | 4,235 | - | 1,235 | 3,000 | 500 | 500 | 500 | 500 | 500 | 500 | - |
| G.O. Bonds | 43,401 | 8,006 | 11,395 | 24,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | 4,000 | - |
| PAYGO | 11,364 | 11,364 | - | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 59,000 | 19,370 | 12,630 | 27,000 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 21 Request | 4,500 | Year First Appropriation | FY11 |
| Appropriation FY 22 Request | 4,500 | Last FY's Cost Estimate | 50,000 |
| Cumulative Appropriation | 32,000 | | |
| Expenditure / Encumbrances | 24,342 | | |
| Unencumbered Balance | 7,658 | | |

PROJECT 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. 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, 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, advanced technical training for County architects and engineers to ensure that ADA compliance and accessibility are incorporated throughout the County's planning, staff training, 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 ADA Accessibility Guideline (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, playgrounds and residential housing. 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

FY21: 14705 Avery Rd., Germantown Outdoor Pool, MLK Outdoor Pool, Pre-Release Center - Phase II (Residential), 401 Hungerford Dr., Coffield Community Center.

FY22: Olney Aquatic Center, Executive Office Building - Phase II, Montgomery County Conference Center, Clara Barton Community Center, Holiday Park Community Center - Phase II, Pre-Release Center - Phase III (Courtyard).

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

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, ballfields, golf courses, and local parks. Montgomery County signed a legally binding settlement agreement to address the findings in August 2011. M-NCPPC 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 timeline.

FISCAL NOTE

Funding switch in FY18 for \$2,800,000 between Current Revenue: General and GO Bonds (Bond Premium).

DISCLOSURES

Expenditures will continue indefinitely.

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 Capital Park and Planning Commission, Department of General Services, and Montgomery County Public Schools.



Asbestos Abatement: MCG

(P508728)

| | | | |
|----------------------|---------------------------------------|-----------------------------|------------------|
| Category | General Government | Date Last Modified | 01/09/20 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Countywide | Status | Ongoing |

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---|
| Planning, Design and Supervision | 378 | 214 | 20 | 144 | 24 | 24 | 24 | 24 | 24 | 24 | - |
| Site Improvements and Utilities | 28 | 28 | - | - | - | - | - | - | - | - | - |
| Construction | 979 | 289 | 114 | 576 | 96 | 96 | 96 | 96 | 96 | 96 | - |
| Other | 49 | 46 | 3 | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 1,434 | 577 | 137 | 720 | 120 | 120 | 120 | 120 | 120 | 120 | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | | |
|------------------------------|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---|
| G.O. Bonds | 1,434 | 577 | 137 | 720 | 120 | 120 | 120 | 120 | 120 | 120 | - |
| TOTAL FUNDING SOURCES | 1,434 | 577 | 137 | 720 | 120 | 120 | 120 | 120 | 120 | 120 | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-----|--------------------------|-------|
| Appropriation FY 21 Request | 120 | Year First Appropriation | FY96 |
| Appropriation FY 22 Request | 120 | Last FY's Cost Estimate | 1,194 |
| Cumulative Appropriation | 714 | | |
| Expenditure / Encumbrances | 602 | | |
| Unencumbered Balance | 112 | | |

PROJECT 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

Addition of FY25 and FY26 to this level-of-effort project.

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, was the basis of the work program. Revisions have and are being 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.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services and PLAR: Planned Lifecycle Asset Replacement.



Energy Conservation: MCG (P507834)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|------------|---|
| Planning, Design and Supervision | 421 | 124 | 99 | 198 | 33 | 33 | 33 | 33 | 33 | 33 | - |
| Land | 23 | 23 | - | - | - | - | - | - | - | - | - |
| Site Improvements and Utilities | 235 | - | 235 | - | - | - | - | - | - | - | - |
| Construction | 2,742 | 1,058 | 982 | 702 | 117 | 117 | 117 | 117 | 117 | 117 | |
| Other | 6,700 | 4 | 6 | 6,690 | 2,230 | 2,230 | 2,230 | - | - | - | |
| TOTAL EXPENDITURES | 10,121 | 1,209 | 1,322 | 7,590 | 2,380 | 2,380 | 2,380 | 150 | 150 | 150 | |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | |
|------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|------------|
| Current Revenue: General | 4 | - | 4 | - | - | - | - | - | - | - |
| G.O. Bonds | 2,159 | 433 | 826 | 900 | 150 | 150 | 150 | 150 | 150 | 150 |
| State Aid | 449 | - | 449 | - | - | - | - | - | - | - |
| Utility Incentives | 7,509 | 776 | 43 | 6,690 | 2,230 | 2,230 | 2,230 | - | - | - |
| TOTAL FUNDING SOURCES | 10,121 | 1,209 | 1,322 | 7,590 | 2,380 | 2,380 | 2,380 | 150 | 150 | 150 |

OPERATING BUDGET IMPACT (\$000s)

| | | | | | | | | | | |
|-------------------|--|--|--|--------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Energy | | | | (240) | (40) | (40) | (40) | (40) | (40) | (40) |
| NET IMPACT | | | | (240) | (40) | (40) | (40) | (40) | (40) | (40) |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-------|--------------------------|-------|
| Appropriation FY 21 Request | 2,380 | Year First Appropriation | |
| Appropriation FY 22 Request | 2,380 | Last FY's Cost Estimate | FY78 |
| Cumulative Appropriation | 2,531 | | 3,131 |
| Expenditure / Encumbrances | 1,483 | | |
| Unencumbered Balance | 1,048 | | |

PROJECT DESCRIPTION

The project supports efforts yielding rapid financial returns to the County or substantial progress towards established environmental goals, such as energy savings, renewable energy installations, greenhouse gas reductions, and waste diversion. The County conducted energy assessments and other analysis to identify resource and cost savings opportunities in County facilities that will inform project scheduling. In addition, the County is preparing a comprehensive sustainability plan with specific programs and actions to reduce the environmental footprint of County operations and reduce costs. This project will provide funds to target rapid return on investment energy conservation projects; provide ancillary funds to support the installation of solar photovoltaic systems on County facilities; augment other energy conservation projects (e.g., funding incremental costs of higher efficiency equipment); support energy and sustainability master planning for County facilities and operations; leverage federal, state, and local grant funding; and provide funds to leverage public-private partnerships and third-party resources.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on energy savings potential, reduced maintenance costs, overall cost savings, and quantifiable environmental benefits.

COST CHANGE

Cost increase of \$6.7M to reflect programming of Public Building Green Performance (Exelon/Pepco Order No. 86990) revolving funds and the addition of FY25 and FY26 to this level-of-effort-project.

PROJECT JUSTIFICATION

This program is integral to the County's cost-containment efforts. Generally, projects will pay for themselves in one to ten years, with short payback initiatives being targeted to reduce pressure on the FY19 and FY20 operating budgets. The program also funds incremental costs in staff, planning, contractor support, analytics and other efforts to increase the impact of the County's overall energy and sustainability projects. The program is necessary to fulfill the mandate of the County's building energy design standards (8-14a), Council Bill 2-14 Energy Performance Benchmarking, Council Bill 5-14 Social Cost of Carbon, Council Bill 6-14 Office of Sustainability, and Council Bill 8-14 Renewable Energy Technology. Significant reductions in energy consumption, greenhouse gas emissions, solid waste, water consumption, and maintenance are expected.

FISCAL NOTE

\$6.7M of Public Building Green Performance (Exelon/Pepco Order No. 86990) revolving funds are programmed in this project to fund various County building County Offices and Other Improvements

improvements. A FY18 supplemental of \$819,000 in Utility Incentives was approved.

DISCLOSURES

Expenditures will continue indefinitely. The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Department of General Services, - Advanced Energy Initiative, and Energy Modernization Program.



Energy Systems Modernization (P361302)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | |
|----------------------------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Planning, Design and Supervision | 23,818 | 1,814 | 11,702 | 10,302 | 1,717 | 1,717 | 1,717 | 1,717 | 1,717 | 1,717 |
| Construction | 119,081 | 11,798 | 55,785 | 51,498 | 8,583 | 8,583 | 8,583 | 8,583 | 8,583 | 8,583 |
| Other | 1 | 1 | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 142,900 | 13,613 | 67,487 | 61,800 | 10,300 | 10,300 | 10,300 | 10,300 | 10,300 | 10,300 |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | |
|------------------------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| G.O. Bonds | 1,578 | 39 | - | 1,539 | 39 | 300 | 300 | 300 | 300 | 300 |
| Long-Term Financing | 139,676 | 11,928 | 67,487 | 60,261 | 10,261 | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| PAYGO | 1,646 | 1,646 | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 142,900 | 13,613 | 67,487 | 61,800 | 10,300 | 10,300 | 10,300 | 10,300 | 10,300 | 10,300 |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|---------|
| Appropriation FY 21 Request | 10,039 | Year First Appropriation | FY13 |
| Appropriation FY 22 Request | 10,300 | Last FY's Cost Estimate | 122,300 |
| Cumulative Appropriation | 81,361 | | |
| Expenditure / Encumbrances | 21,019 | | |
| Unencumbered Balance | 60,342 | | |

PROJECT DESCRIPTION

This project provides a means to implement energy savings performance contracting as a mechanism to reduce the County's energy usage and perform strategic facility upgrades with significantly reduced capital costs. These contracts performed by Energy Services Companies (ESCOs) have been used extensively by the Federal government and other State and local jurisdictions to accomplish energy saving retrofits in a variety of facility applications. For each facility proposed, a unique prescriptive energy conservation analysis (audit) is conducted. Savings are associated with each element (energy conservation measure) of the analysis. Ultimately, the compilation of the measures defines the project. Third-party funding (bonds or commercial loans) covers the cost of the contract. A key feature of Energy Savings Performance Contracts (ESPC) is that General Obligation (G.O.) bonds are not required for the contract costs. A financing mechanism is initiated to cover the cost of the contract and the repayment of the debt is guaranteed through the energy savings. G.O. Bonds are required to cover associated staffing costs.

ESTIMATED SCHEDULE

Projects are identified and scheduled based on potential energy savings, feasibility, and coordination with other activities at project locations.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Implementation of this project is consistent with the County's continuing objective to accomplish environmentally friendly initiatives as well as limit the level of G.O. Bonds. The objective of the individual building projects is to permanently lower the County's energy usage, reduce its carbon footprint and save considerable operating expenses.

OTHER

The proposals outlined in this program are developed in conjunction with the Department of Finance, and the Office of Management and Budget. Financial consultants will be employed to advise and guide decisionmaking. Projects will be implemented based on energy savings potential as well as operational and infrastructure upgrades.

FISCAL NOTE

A FY17 transfer of \$700,000 in long-term financing to Council Office Building Renovation was approved.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

County Offices and Other Improvements

10



Environmental Compliance: MCG (P500918)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| Planning, Design and Supervision | 4,484 | 2,582 | 402 | 1,500 | 250 | 250 | 250 | 250 | 250 | 250 | - |
| Site Improvements and Utilities | 681 | 681 | - | - | - | - | - | - | - | - | - |
| Construction | 16,179 | 7,311 | 1,968 | 6,900 | 1,150 | 1,150 | 1,150 | 1,150 | 1,150 | 1,150 | - |
| Other | 3,159 | 3,159 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 24,503 | 13,733 | 2,370 | 8,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | | |
|---|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| Current Revenue: Water Quality Protection | 130 | - | 130 | - | - | - | - | - | - | - | - |
| G.O. Bonds | 24,373 | 13,733 | 2,240 | 8,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | - |
| TOTAL FUNDING SOURCES | 24,503 | 13,733 | 2,370 | 8,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | 1,400 | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 21 Request | 1,400 | Year First Appropriation | FY09 |
| Appropriation FY 22 Request | 1,400 | Last FY's Cost Estimate | 21,703 |
| Cumulative Appropriation | 16,103 | | |
| Expenditure / Encumbrances | 14,525 | | |
| Unencumbered Balance | 1,578 | | |

PROJECT DESCRIPTION

This project develops and implements plans for the prevention of pollution and 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, and 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 petroleum Underground Storage Tanks (USTs) and associated piping at County facilities. This program also addresses environmental concerns such as indoor air quality issues, mold, radon, lead paint and lead in drinking water.

ESTIMATED SCHEDULE

FY21: Colesville Depot Fueling Station, Council Office Building (COB) Fueling Station.
 FY22: Fueling Station at 5th District Police Station, Damascus Depot Fueling Station.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT 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 stormwater 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 Silver Spring, Poolesville, and Bethesda Depots. This project also includes efforts to address environmental compliance issues of UST's and associated piping at County facilities.

FISCAL NOTE

In FY18, \$140,000 was transferred to Planned Lifecycle Asset Replacement for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services, Department of Transportation, Department of Permitting Services, Department of Environmental Protection, and Maryland Department of the Environment.

County Offices and Other Improvements

12



Building Envelope Repair (P361501)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | |
|----------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Planning, Design and Supervision | 2,688 | 529 | 389 | 1,770 | 295 | 295 | 295 | 295 | 295 | 295 |
| Construction | 14,427 | 4,756 | 2,141 | 7,530 | 1,255 | 1,255 | 1,255 | 1,255 | 1,255 | 1,255 |
| TOTAL EXPENDITURES | 17,115 | 5,285 | 2,530 | 9,300 | 1,550 | 1,550 | 1,550 | 1,550 | 1,550 | 1,550 |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | |
|------------------------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| G.O. Bonds | 17,115 | 5,285 | 2,530 | 9,300 | 1,550 | 1,550 | 1,550 | 1,550 | 1,550 | 1,550 |
| TOTAL FUNDING SOURCES | 17,115 | 5,285 | 2,530 | 9,300 | 1,550 | 1,550 | 1,550 | 1,550 | 1,550 | 1,550 |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-------|--------------------------|--------|
| Appropriation FY 21 Request | 1,550 | Year First Appropriation | |
| Appropriation FY 22 Request | 1,550 | Last FY's Cost Estimate | FY15 |
| Cumulative Appropriation | 7,815 | | 14,015 |
| Expenditure / Encumbrances | 5,815 | | |
| Unencumbered Balance | 2,000 | | |

PROJECT DESCRIPTION

This level-of-effort project is needed to maintain the County's building infrastructure. This project funds the wholesale replacement of aged and outdated building envelope systems including the replacement of windows, exterior doors, siding, exterior walls, and weatherproofing. This project provides for a systematic replacement to maintain the building envelope, protect the building integrity, and allow for continued full and efficient use of County buildings.

ESTIMATED SCHEDULE

FY21: 8818 Georgia Ave. (Window Replacements), Fire Station #13, #16, and #20 (Rolling Doors).
 FY22: Judicial Center (Windows), Three (3) Fire Stations (Rolling Doors) to be determined.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Window replacements, siding replacements, and exterior door replacements are critical to protect the life of a facility. Windows and doors can eliminate drafts to improve both comfort and energy efficiency. Siding protects the facility by eliminating potential leaks that can lead to damage of other facility components as well as creating health issues such as mold growth.

OTHER

Building envelope repairs have been neglected for many years. Many facilities still have single and/or double pane glass and are poorly sealed, leading to energy loss. Many exterior metal doors are rusted and frequently fail to close and latch which creates a safety hazard. Renovations will address leaks around windows and doors and will provide improved energy efficiency.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services and Departments affected by building envelope repair projects.



Elevator Modernization (P509923)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|--------------------------------------|---------------|---------------|--------------|------------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------|
| EXPENDITURE SCHEDULE (\$000s) | | | | | | | | | | | |
| Planning, Design and Supervision | 3,568 | 2,530 | 138 | 900 | 150 | 150 | 150 | 150 | 150 | 150 | - |
| Site Improvements and Utilities | 443 | 443 | - | - | - | - | - | - | - | - | - |
| Construction | 17,415 | 8,309 | 4,006 | 5,100 | 850 | 850 | 850 | 850 | 850 | 850 | - |
| Other | 128 | 128 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 21,554 | 11,410 | 4,144 | 6,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | - |

| | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|----------------------------------|---------------|---------------|--------------|------------------|--------------|--------------|--------------|--------------|--------------|--------------|-------------------|
| FUNDING SCHEDULE (\$000s) | | | | | | | | | | | |
| G.O. Bonds | 21,554 | 11,410 | 4,144 | 6,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | - |
| TOTAL FUNDING SOURCES | 21,554 | 11,410 | 4,144 | 6,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | - |

| APPROPRIATION AND EXPENDITURE DATA (\$000s) | | | | |
|--|--|--------|--------------------------|--------|
| Appropriation FY 21 Request | | 1,000 | Year First Appropriation | FY99 |
| Appropriation FY 22 Request | | 1,000 | Last FY's Cost Estimate | 19,554 |
| Cumulative Appropriation | | 15,554 | | |
| Expenditure / Encumbrances | | 11,987 | | |
| Unencumbered Balance | | 3,567 | | |

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.

ESTIMATED SCHEDULE

FY21: Strathmore Mansion, Kennedy Shriver Indoor Swim Center, Alternate Emergency Communications Center, Executive Office Building (Door Operators).
 FY22: Long Branch Community Center, Red Brick Courthouse, Progress Place.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

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, 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. A new survey is in progress.

FISCAL NOTE

In FY18, \$100,000 was transferred to Planned Life Cycle Asset Replacement project for the Data Center's Uninterruptible Power Supply (UPS) system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Departments affected by Elevator Modernization projects, and Department of General Services.



HVAC/Elec Replacement: MCG

(P508941)

Category General Government
Date Last Modified 01/09/20
SubCategory County Offices and Other Improvements
Administering Agency General Services
Planning Area Countywide
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | |
|----------------------------------|---------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Planning, Design and Supervision | 4,500 | 897 | 993 | 2,610 | 435 | 435 | 435 | 435 | 435 | 435 |
| Site Improvements and Utilities | 2,657 | 2,657 | - | - | - | - | - | - | - | - |
| Construction | 23,574 | 5,382 | 3,102 | 15,090 | 2,515 | 2,515 | 2,515 | 2,515 | 2,515 | 2,515 |
| TOTAL EXPENDITURES | 30,731 | 8,936 | 4,095 | 17,700 | 2,950 | 2,950 | 2,950 | 2,950 | 2,950 | 2,950 |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | |
|------------------------------|---------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|
| G.O. Bonds | 30,731 | 8,936 | 4,095 | 17,700 | 2,950 | 2,950 | 2,950 | 2,950 | 2,950 | 2,950 |
| TOTAL FUNDING SOURCES | 30,731 | 8,936 | 4,095 | 17,700 | 2,950 | 2,950 | 2,950 | 2,950 | 2,950 | 2,950 |

OPERATING BUDGET IMPACT (\$000s)

| | | | | | | | | | | |
|-------------------|--|--|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Energy | | | | (816) | (136) | (136) | (136) | (136) | (136) | (136) |
| NET IMPACT | | | | (816) | (136) | (136) | (136) | (136) | (136) | (136) |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 21 Request | 2,950 | Year First Appropriation | FY96 |
| Appropriation FY 22 Request | 2,950 | Last FY's Cost Estimate | 24,831 |
| Cumulative Appropriation | 13,031 | | |
| Expenditure / Encumbrances | 10,009 | | |
| Unencumbered Balance | 3,022 | | |

PROJECT 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 250 County facilities with approximately 12 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; and electrical service upgrades.

ESTIMATED SCHEDULE

FY21: Colesville Health Center (HVAC renovation), Midcounty Recreation Center, Montgomery County Correctional Facility (MCCF), AFI Theater. FY22: Glen Echo Park, MCCF (heating plant interconnection), Public Safety Headquarters (building automation system), Brookville Depot.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

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 which improves indoor air quality. 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 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.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.



Life Safety Systems: MCG (P509970)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|--------------------------------------|---------------|--------------|--------------|---------------|------------|------------|------------|------------|------------|------------|----------------|
| EXPENDITURE SCHEDULE (\$000s) | | | | | | | | | | | |
| Planning, Design and Supervision | 2,479 | 1,054 | 807 | 618 | 103 | 103 | 103 | 103 | 103 | 103 | - |
| Site Improvements and Utilities | 1,122 | 1,122 | - | - | - | - | - | - | - | - | - |
| Construction | 11,106 | 4,796 | 3,178 | 3,132 | 522 | 522 | 522 | 522 | 522 | 522 | - |
| Other | 905 | 905 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 15,612 | 7,877 | 3,985 | 3,750 | 625 | 625 | 625 | 625 | 625 | 625 | - |

| | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 |
|----------------------------------|---------------|--------------|--------------|---------------|------------|------------|------------|------------|------------|------------|
| FUNDING SCHEDULE (\$000s) | | | | | | | | | | |
| G.O. Bonds | 15,612 | 7,877 | 3,985 | 3,750 | 625 | 625 | 625 | 625 | 625 | 625 |
| TOTAL FUNDING SOURCES | 15,612 | 7,877 | 3,985 | 3,750 | 625 | 625 | 625 | 625 | 625 | 625 |

| APPROPRIATION AND EXPENDITURE DATA (\$000s) | | | |
|--|--------|--------------------------|--------|
| Appropriation FY 21 Request | 625 | Year First Appropriation | |
| Appropriation FY 22 Request | 625 | Last FY's Cost Estimate | FY99 |
| Cumulative Appropriation | 11,862 | | 14,362 |
| Expenditure / Encumbrances | 8,986 | | |
| Unencumbered Balance | 2,876 | | |

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 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, smoke control systems, and emergency generators.

ESTIMATED SCHEDULE

FY21: 8818 Georgia Avenue, Schweinhaut Recreation Center, 1010 Grandin Avenue, Lone Oak Day Care, Upcounty Service Center, North Bethesda Fleet Repair Shop.
 FY22: 4th District Police Station (Wheaton), Damascus Day Care, Germantown Indoor Pool, Muncaster House, Watkins Mill Shelter, Judith Resnick Day Care.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT JUSTIFICATION

Numerous existing facilities are in need of modern, basic life-safety systems. In many older facilities, there are no emergency generators, fire alarms, or sprinklers. Emergency generators are critical to support fire alarms and fire pumps during power outages. 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 code 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. "The Third Report of the Infrastructure Maintenance Task Force (March 2010)" identified an annual level of effort for life safety systems based on a 25-year lifespan.

FISCAL NOTE

In FY19, \$326,500 was transferred to Planned Life Cycle Asset Replacement for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services,



Planned Lifecycle Asset Replacement: MCG (P509514)

| | | | |
|----------------------|---------------------------------------|-----------------------------|------------------|
| Category | General Government | Date Last Modified | 01/09/20 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Countywide | Status | Ongoing |

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|---------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| Planning, Design and Supervision | 2,700 | 2,109 | 111 | 480 | 80 | 80 | 80 | 80 | 80 | 80 | - |
| Land | 15 | 15 | - | - | - | - | - | - | - | - | - |
| Site Improvements and Utilities | 481 | 481 | - | - | - | - | - | - | - | - | - |
| Construction | 23,447 | 6,043 | 4,384 | 13,020 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | 2,170 | - |
| Other | 58 | 58 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 26,701 | 8,706 | 4,495 | 13,500 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | | |
|------------------------------|---------------|--------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| Current Revenue: General | 220 | - | 220 | - | - | - | - | - | - | - | - |
| G.O. Bonds | 20,317 | 2,542 | 4,275 | 13,500 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | - |
| PAYGO | 6,164 | 6,164 | - | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 26,701 | 8,706 | 4,495 | 13,500 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | 2,250 | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 21 Request | 2,250 | Year First Appropriation | FY95 |
| Appropriation FY 22 Request | 2,250 | Last FY's Cost Estimate | 22,201 |
| Cumulative Appropriation | 13,201 | | |
| Expenditure / Encumbrances | 10,407 | | |
| Unencumbered Balance | 2,794 | | |

PROJECT 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; 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.

ESTIMATED SCHEDULE

FY21: Colesville Health Center, 401 Hungerford Drive.
 FY22: Equipment and component replacements at various County facilities to be determined.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort-project.

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 County 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.

FISCAL NOTE

In FY19, \$566,000 was transferred for the Data Center UPS system.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.



Resurfacing Parking Lots: MCG (P509914)

| | | | |
|----------------------|---------------------------------------|-----------------------------|------------------|
| Category | General Government | Date Last Modified | 01/09/20 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Countywide | Status | Ongoing |

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|---------------|--------------|------------|--------------|------------|------------|------------|------------|------------|------------|---|
| Planning, Design and Supervision | 2,290 | 1,638 | 52 | 600 | 100 | 100 | 100 | 100 | 100 | 100 | - |
| Site Improvements and Utilities | 278 | 278 | - | - | - | - | - | - | - | - | - |
| Construction | 11,429 | 7,278 | 851 | 3,300 | 550 | 550 | 550 | 550 | 550 | 550 | - |
| Other | 58 | 58 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 14,055 | 9,252 | 903 | 3,900 | 650 | 650 | 650 | 650 | 650 | 650 | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | | |
|------------------------------|---------------|--------------|------------|--------------|------------|------------|------------|------------|------------|------------|---|
| Current Revenue: Liquor | 157 | 92 | 65 | - | - | - | - | - | - | - | - |
| G.O. Bonds | 13,898 | 9,160 | 838 | 3,900 | 650 | 650 | 650 | 650 | 650 | 650 | - |
| TOTAL FUNDING SOURCES | 14,055 | 9,252 | 903 | 3,900 | 650 | 650 | 650 | 650 | 650 | 650 | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 21 Request | 650 | Year First Appropriation | FY99 |
| Appropriation FY 22 Request | 650 | Last FY's Cost Estimate | 12,755 |
| Cumulative Appropriation | 10,155 | | |
| Expenditure / Encumbrances | 9,482 | | |
| Unencumbered Balance | 673 | | |

PROJECT 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.

ESTIMATED SCHEDULE

FY21: Upcounty Government Center, Bethesda Library, Damascus Recreation Community Center, Glen Echo Park, Upper County Recreation Center.
 FY22: Will evaluate and replacement of five (5) parking lots repaving in the lowest-ranked condition.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

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 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.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services.



Roof Replacement: MCG (P508331)

Category General Government **Date Last Modified** 01/04/20
SubCategory County Offices and Other Improvements **Administering Agency** General Services
Planning Area Countywide **Status** Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|---------------|---------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| Planning, Design and Supervision | 8,423 | 5,009 | 774 | 2,640 | 440 | 440 | 440 | 440 | 440 | 440 | - |
| Site Improvements and Utilities | 16 | - | 16 | - | - | - | - | - | - | - | - |
| Construction | 22,955 | 8,552 | 3,603 | 10,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | 1,800 | - |
| Other | 1,360 | 1,360 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 32,754 | 14,921 | 4,393 | 13,440 | 2,240 | 2,240 | 2,240 | 2,240 | 2,240 | 2,240 | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | | |
|------------------------------|---------------|---------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|---|
| G.O. Bonds | 32,754 | 14,921 | 4,393 | 13,440 | 2,240 | 2,240 | 2,240 | 2,240 | 2,240 | 2,240 | - |
| TOTAL FUNDING SOURCES | 32,754 | 14,921 | 4,393 | 13,440 | 2,240 | 2,240 | 2,240 | 2,240 | 2,240 | 2,240 | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 21 Request | 2,240 | Year First Appropriation | FY96 |
| Appropriation FY 22 Request | 2,240 | Last FY's Cost Estimate | 28,274 |
| Cumulative Appropriation | 19,314 | | |
| Expenditure / Encumbrances | 15,488 | | |
| Unencumbered Balance | 3,826 | | |

PROJECT DESCRIPTION

This project provides for major roof replacement of County buildings.

ESTIMATED SCHEDULE

FY21: Bethesda Pool, Wheaton-Glenmont Pool, Upper County Pool, Western County Pool, Seven Locks Maintenance Building.

FY22: Will evaluate and replace five (5) roofs in the lowest-ranked condition.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

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 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.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Department of General Services



Council Office Building Renovations (P010100)

Category General Government **Date Last Modified** 01/09/20
SubCategory County Offices and Other Improvements **Administering Agency** General Services
Planning Area Rockville **Status** Under Construction

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|

EXPENDITURE SCHEDULE (\$000s)

| | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|----------------------------------|---------------|---------------|---------------|------------------|--------------|-------|-------|-------|-------|-------|-------------------|
| Planning, Design and Supervision | 2,657 | 1,374 | 1,183 | 100 | 100 | - | - | - | - | - | - |
| Land | 4 | 4 | - | - | - | - | - | - | - | - | - |
| Site Improvements and Utilities | 2 | 2 | - | - | - | - | - | - | - | - | - |
| Construction | 41,401 | 31,909 | 8,139 | 1,353 | 1,353 | - | - | - | - | - | - |
| Other | 1,580 | 616 | 964 | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 45,644 | 33,905 | 10,286 | 1,453 | 1,453 | - | - | - | - | - | - |

FUNDING SCHEDULE (\$000s)

| | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|------------------------------|---------------|---------------|---------------|------------------|--------------|-------|-------|-------|-------|-------|-------------------|
| Current Revenue: Cable TV | 1,052 | 900 | 152 | - | - | - | - | - | - | - | - |
| G.O. Bonds | 40,428 | 28,841 | 10,134 | 1,453 | 1,453 | - | - | - | - | - | - |
| Long-Term Financing | 4,000 | 4,000 | - | - | - | - | - | - | - | - | - |
| PAYGO | 164 | 164 | - | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 45,644 | 33,905 | 10,286 | 1,453 | 1,453 | - | - | - | - | - | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | | | |
|-----------------------------|--------|---|---|--------------------------|--------|
| Appropriation FY 21 Request | - | - | - | Year First Appropriation | FY05 |
| Appropriation FY 22 Request | - | - | - | Last FY's Cost Estimate | 45,644 |
| Cumulative Appropriation | 45,991 | | | | |
| Expenditure / Encumbrances | 39,207 | | | | |
| Unencumbered Balance | 6,784 | | | | |

PROJECT DESCRIPTION

This project is in three phases. The first phase renovated the hearing room, conference room, and anteroom on the third floor of the Council Office Building (COB) which had not been renovated in at least twenty-five years. The first phase was completed in 2009. Phase II replaces the HVAC system, the lighting systems, windows in the rest of the COB, upgrades restrooms to ADA standards, renovates the auditorium on the first floor, provides improved signage inside and outside the buildings, refreshes common areas, and reconfigures space on the fourth, fifth, and sixth floors for the Council Office and the Office of Legislative Oversight (OLO) staff. Phase III will renovate curtain wall windows in the southern end of the building.

ESTIMATED SCHEDULE

The project is expected to be finished in Summer 2020.

PROJECT JUSTIFICATION

Heating, ventilation, and air conditioning in the COB function poorly and most of the restrooms are not compliant with updated ADA standards or high performance building standards. The Council Office and OLO have far outgrown their space since it was last reconfigured more than 25 years ago. The 1st Floor Auditorium, which is used regularly for County Government staff training and as a meeting place by civic organizations, is extremely substandard.

FISCAL NOTE

The second phase of the project is partially funded with a \$184,000 unencumbered balance from the first phase and a FY15 transfer of \$2,993,000 in G.O. Bonds from the Montgomery County Government Complex (360901). A FY15 supplemental of \$296,000 in G.O. Bonds was approved. An audit by Energy Service Company (ESCO) has been conducted, and it has determined that \$4 million in savings can be anticipated from this project. An Energy Savings Performance Contract (ESPC) will allow for third-party funding to cover this portion of the contract, so that G.O. Bonds are not required for funding. A financing mechanism is in place to cover the cost of the contract and the repayment of debt is guaranteed through the energy savings. A FY17 transfer of \$700,000 in long-term financing from Energy Systems Modernization was approved.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

County Council, Department of General Services, Department of Technology Services, Legislative Branch Office, Office of Consumer Protection, and Department of Housing and Community Affairs. Special Capital Projects Legislation was enacted on June 23, 2015 and signed into law on July 6, 2015 (Bill No. 27-15).



Council Office Building Garage Renovation (P011601)

| | | | |
|----------------------|---------------------------------------|-----------------------------|--------------------|
| Category | General Government | Date Last Modified | 01/09/20 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Rockville | Status | Under Construction |

EXPENDITURE SCHEDULE (\$000s)

| Cost Elements | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|----------------------------------|--------------|--------------|--------------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
| Planning, Design and Supervision | 849 | 423 | 426 | - | - | - | - | - | - | - | - |
| Construction | 5,820 | 3,228 | 2,592 | - | - | - | - | - | - | - | - |
| Other | 80 | 80 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 6,749 | 3,731 | 3,018 | - | - | - | - | - | - | - | - |

FUNDING SCHEDULE (\$000s)

| Funding Source | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|------------------------------|--------------|--------------|--------------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
| G.O. Bonds | 6,686 | 3,668 | 3,018 | - | - | - | - | - | - | - | - |
| PAYGO | 63 | 63 | - | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 6,749 | 3,731 | 3,018 | - | - | - | - | - | - | - | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-------|--------------------------|-------|
| Appropriation FY 21 Request | - | Year First Appropriation | FY16 |
| Appropriation FY 22 Request | - | Last FY's Cost Estimate | 6,749 |
| Cumulative Appropriation | 6,749 | | |
| Expenditure / Encumbrances | 4,522 | | |
| Unencumbered Balance | 2,227 | | |

PROJECT DESCRIPTION

The project provides for the design and construction of repairs to the Council Office Building Garage (COBG). Repairs include, but are not limited to, concrete deck, structural steel, drains, post-tensioned concrete tendons, curbs, painting of structural steel, and a new waterproof membrane. The project will be completed in phases in order to keep the garage open in continuous operation. Each phase will require closing approximately 100 parking spaces for construction.

LOCATION

Rockville Core.

ESTIMATED SCHEDULE

The project is expected to be finished in the Summer 2020.

PROJECT JUSTIFICATION

Montgomery County Department of General Services contracted with an independent consultant to assess the condition of the COB garage. The Council Office Building Parking Garage Condition Assessment dated August 10, 2015 provided the recommendations for various repairs.

FISCAL NOTE

Project reflects an FY19 supplemental of \$1,990,000 in General Obligation Bonds.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

County Council, Department of Technology Services, Department of Police, Department of General Services, Department of Transportation, Department of Fire Rescue Services, Office of Management and Budget, City of Rockville, and Montgomery County Circuit Court.



EOB HVAC Renovation (P361103)

| | | | |
|----------------------|---------------------------------------|-----------------------------|------------------|
| Category | General Government | Date Last Modified | 01/09/20 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Rockville | Status | Planning Stage |

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | |
|----------------------------------|--------------|------------|--------------|---|---|--------------|---|---|---|---|
| Planning, Design and Supervision | 800 | - | 800 | - | - | 800 | - | - | - | - |
| Construction | 6,800 | - | 6,800 | - | - | 6,800 | - | - | - | - |
| Other | 400 | - | 400 | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 8,000 | 400 | 7,600 | - | - | 7,600 | - | - | - | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | |
|------------------------------|--------------|------------|--------------|---|---|--------------|---|---|---|---|
| G.O. Bonds | 8,000 | - | 7,600 | - | - | 7,600 | - | - | - | - |
| TOTAL FUNDING SOURCES | 8,000 | 400 | 7,600 | - | - | 7,600 | - | - | - | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-------|--------------------------|-------|
| Appropriation FY 21 Request | - | Year First Appropriation | FY20 |
| Appropriation FY 22 Request | - | Last FY's Cost Estimate | 8,000 |
| Cumulative Appropriation | 2,000 | | |
| Expenditure / Encumbrances | - | | |
| Unencumbered Balance | 2,000 | | |

PROJECT 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 Heating Ventilation, and Air Conditioning (HVAC) replacement systems. In return, the ESCO receives a portion of the saved energy costs in addition to direct compensation.

LOCATION

101 Monroe St. Rockville, Maryland.

ESTIMATED SCHEDULE

A comprehensive study to explore options for ESCO and renovation work at the EOB is scheduled to occur in FY20. The results of this study, expected in FY21, will determine the project's final scope, schedule, and cost.

PROJECT JUSTIFICATION

The EOB was built in 1979, and its HVAC system is over 40 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. The ESCO approach to this project saves the County considerable upfront costs.

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, and PEPCO.



Red Brick Courthouse Structural Repairs (P500727)

| | | | |
|----------------------|---------------------------------------|-----------------------------|--------------------|
| Category | General Government | Date Last Modified | 01/09/20 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Rockville | Status | Final Design Stage |

EXPENDITURE SCHEDULE (\$000s)

| Cost Elements | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|----------------------------------|---------------|------------|--------------|------------------|-------|-------|-------|------------|--------------|--------------|-------------------|
| Planning, Design and Supervision | 2,629 | 291 | 0 528 | 2,138 | - | - | - | 1,062 | 604 | 672 | - |
| Site Improvements and Utilities | 428 | - | - | 428 | - | - | - | - | 214 | 214 | - |
| Construction | 7,556 | 295 | - | 7,261 | - | - | - | - | 2,214 | 5,047 | - |
| TOTAL EXPENDITURES | 10,613 | 586 | 0 528 | 9,498 | - | - | - | 533 | 3,032 | 5,933 | - |

Handwritten: 10,027 (under Total 6 Years); 1,062 (under FY 24)

FUNDING SCHEDULE (\$000s)

| Funding Source | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|------------------------------|---------------|------------|--------------|------------------|-------|-------|-------|------------|--------------|--------------|-------------------|
| G.O. Bonds | 10,613 | 586 | 0 528 | 9,498 | - | - | - | 533 | 3,032 | 5,933 | - |
| TOTAL FUNDING SOURCES | 10,613 | 586 | 0 528 | 9,498 | - | - | - | 533 | 3,032 | 5,933 | - |

Handwritten: 10,027 (under Total 6 Years); 1,062 (under FY 24)

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-------|--------------------------|--------|
| Appropriation FY 21 Request | - | Year First Appropriation | FY07 |
| Appropriation FY 22 Request | - | Last FY's Cost Estimate | 19,464 |
| Cumulative Appropriation | 2,351 | | |
| Expenditure / Encumbrances | 588 | | |
| Unencumbered Balance | 1,763 | | |

PROJECT DESCRIPTION

Phase I of this project provided 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 was 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 and 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 (ADA), repair for moisture infiltration issues, and repair and replacement of the building exterior, masonry, copper fittings, and roofing. All work will be performed in compliance with requirements and oversight of the Maryland Historical Society and per existing County regulation and easements.

LOCATION

29 Courthouse Square Rockville, Maryland 20850.

(24)

ESTIMATED SCHEDULE

Project schedule is updated to reflect a revised scope.

COST CHANGE

Updated costs to reflect a reduced project scope for structural stabilization only.

PROJECT 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 safeguards to prevent potential loss of the historic wood structure.

OTHER

This facility has been designated as a historic structure.

COORDINATION

Department of General Services, Circuit Court, Department of Technology Services, City of Rockville, Montgomery County Sheriff, Department of Human Resources, Peerless Rockville, and Montgomery County Historical Society.

Rockville Core (P361702)

| | | | |
|----------------------|---------------------------------------|-----------------------------|--------------------|
| Category | General Government | Date Last Modified | 01/09/20 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Rockville | Status | Under Construction |

EXPENDITURE SCHEDULE (\$000s)

| Cost Elements | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|----------------------------------|---------------|--------------|---------------|------------------|---------------|------------|-------|-------|-------|-------|-------------------|
| Planning, Design and Supervision | 3,012 | 1,035 | 989 | 988 | 988 | 0 | - | - | - | - | - |
| Site Improvements and Utilities | 100 | - | 13,922 | 6,628 | 48 | - | - | - | - | - | - |
| Construction | 21,235 | 624 | 10,886 | 10,025 | 10,025 | - | - | - | - | - | - |
| Other | 1,172 | 7 | 605 | 560 | 6,681 | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 25,519 | 1,666 | 11,878 | 11,875 | 11,367 | 508 | - | - | - | - | - |
| | | | 15,573 | 8,280 | 8,280 | 0 | | | | | |

FUNDING SCHEDULE (\$000s)

| Funding Source | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|------------------------------|---------------|--------------|---------------|------------------|---------------|------------|-------|-------|-------|-------|-------------------|
| Long-Term Financing | 25,519 | 1,666 | 11,878 | 11,875 | 11,367 | 508 | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 25,519 | 1,666 | 11,878 | 11,875 | 11,367 | 508 | - | - | - | - | - |
| | | | 15,573 | 8,280 | 8,280 | 0 | | | | | |

OPERATING BUDGET IMPACT (\$000s)

| Impact Type | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 |
|-------------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Maintenance | 2,334 | 389 | 389 | 389 | 389 | 389 | 389 |
| Energy | - | - | - | - | - | - | - |
| Program-Other | - | - | - | - | - | - | - |
| Cost Savings | (18,834) | (1,495) | (3,138) | (3,295) | (3,459) | (3,633) | (3,814) |
| NET IMPACT | (16,500) | (1,106) | (2,749) | (2,906) | (3,070) | (3,244) | (3,425) |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 21 Request | - | Year First Appropriation | FY16 |
| Appropriation FY 22 Request | - | Last FY's Cost Estimate | 25,519 |
| Cumulative Appropriation | 25,519 | | |
| Expenditure / Encumbrances | 1,976 | | |
| Unencumbered Balance | 23,543 | | |

PROJECT DESCRIPTION

This project provides for the planning, design, and renovation of the Grey Courthouse. The Grey Courthouse work includes

renovation of approximately 91,000 GSF (56,000 net square feet) of office space for occupancy by various County departments currently in leased space.

LOCATION

27 Courthouse Square, Rockville, Maryland 20850.

ESTIMATED SCHEDULE

Design began in Summer 2017. Construction will be completed in Fall 2020.

PROJECT JUSTIFICATION

Montgomery County Strategic Space Planning Study for the Grey Courthouse was completed in November 2012. The study confirmed that various departments could be relocated from leased space into the facility. The Government Core Facilities Optimization Master Plan Study (funded under Project: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 noted that additional parking would need to be provided upon occupancy of the Grey Courthouse. This project came about as a part of a comprehensive analysis of maximizing the use of County versus leased space.

FISCAL NOTE

This project will be financed with appropriation-backed debt funded through lease savings. Two supplemental appropriations were approved by the Council; in FY19 for \$20,990,000 and in FY20 for \$2,253,000, using long-term financing.

DISCLOSURES

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

COORDINATION

PEPCO, Department of Transportation, Maryland Department of Transportation, and the City of Rockville. Departments which may be moving into the renovated Grey Courthouse include the Department of Technology Services (ERP offices), Department of Health and Human Services, Office of Procurement, CountyStat, Office of Human Resources (Training), Office of Medical Services, Department of Finance, and Community Use of Public Facilities. Special Projects Legislation (Expedited Bill No. 21-18) was adopted by Council June 19, 2018.



Old Blair Auditorium Reuse (P361113)

| | | | |
|----------------------|----------------------------|-----------------------------|--------------------------|
| Category | General Government | Date Last Modified | 01/09/20 |
| SubCategory | Other General Government | Administering Agency | General Services |
| Planning Area | Silver Spring and Vicinity | Status | Preliminary Design Stage |

| Total | FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | Total | FY19 | Est FY20 | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|----------------------------------|------------|------------|----------|-------|-------|-------|-------|-------|-------|----------------|
| Planning, Design and Supervision | 412 | 412 | - | - | - | - | - | - | - | - |
| Construction | 179 | 179 | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 591 | 591 | - | - | - | - | - | - | - | - |

FUNDING SCHEDULE (\$000s)

| | Total | FY19 | Est FY20 | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|------------------------------|------------|------------|----------|-------|-------|-------|-------|-------|-------|----------------|
| Contributions | 298 | 298 | - | - | - | - | - | - | - | - |
| PAYGO | 293 | 293 | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 591 | 591 | - | - | - | - | - | - | - | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-------|--------------------------|--------|
| Appropriation FY 21 Request | (609) | Year First Appropriation | FY14 |
| Appropriation FY 22 Request | - | Last FY's Cost Estimate | 12,984 |
| Cumulative Appropriation | 1,200 | | |
| Expenditure / Encumbrances | 591 | | |
| Unencumbered Balance | 609 | | |

PROJECT DESCRIPTION

This project originally provided for the renovation of 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. However, Montgomery County Public Schools (MCPS) intends to provide an addition to Silver Spring International MS and will replace the auditorium with classroom/program spaces. More information on the Silver Spring International MS project and the use of the auditorium was presented at MCPS Community Information Meeting on June 12, 2019.

COST CHANGE

The project is reduced by ~~\$12,971,000~~ to reflect MCPS' updated plans for the Silver Spring International MS project.

12,393,000

OTHER

More information on the scope and status of the Silver Spring International MS Addition project (P651912) can be found here: <https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/ssims.aspx>.

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. The County G.O. Bonds in FY14 consisted of \$140,000 of previously programmed G.O. Bonds in the Cost Sharing Project #720601 and \$460,000 of G.O. Bonds previously approved in this project. These funds totaling \$600,000 constituted 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. In FY21, the remaining \$609,000 of appropriations was reduced from this project; the planned six-year funding of \$11,764,000 of G.O Bonds was also removed from this project due to the change in scope.

COORDINATION

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



MCPS Bus Depot and Maintenance Relocation (P360903)

| | | | |
|----------------------|---------------------------------------|-----------------------------|------------------|
| Category | General Government | Date Last Modified | 01/10/20 |
| SubCategory | County Offices and Other Improvements | Administering Agency | General Services |
| Planning Area | Gaithersburg and Vicinity | Status | Ongoing |
| | | Relocation Impact | Yes |

EXPENDITURE SCHEDULE (\$000s)

| Cost Elements | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|----------------------------------|--------------|--------------|--------------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
| Planning, Design and Supervision | 946 | 946 | - | - | - | - | - | - | - | - | - |
| Land | 4 | 4 | - | - | - | - | - | - | - | - | - |
| Site Improvements and Utilities | 150 | 150 | - | - | - | - | - | - | - | - | - |
| Other | 1,900 | 582 | 1,318 | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 3,000 | 1,682 | 1,318 | - | - | - | - | - | - | - | - |

FUNDING SCHEDULE (\$000s)

| Funding Source | Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|------------------------------|--------------|--------------|--------------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
| G.O. Bonds | 1,516 | 198 | 1,318 | - | - | - | - | - | - | - | - |
| PAYGO | 1,484 | 1,484 | - | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 3,000 | 1,682 | 1,318 | - | - | - | - | - | - | - | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-------|--------------------------|-------|
| Appropriation FY 21 Request | - | Year First Appropriation | FY09 |
| Appropriation FY 22 Request | - | Last FY's Cost Estimate | 3,000 |
| Cumulative Appropriation | 3,000 | | |
| Expenditure / Encumbrances | 1,682 | | |
| Unencumbered Balance | 1,318 | | |

PROJECT DESCRIPTION

This project is part of the Smart Growth Initiative program and provides for a comprehensive feasibility study and planning for the relocation of the Montgomery County Public Schools Bus Depot from the County Service Park on Crabbs Branch Way. Previous plans to acquire several sites for MCPS bus parking facilities to accommodate displaced buses when the site is redeveloped have been put on hold until an agreement can be reached on a project plan. It also includes staff supervision, consultant costs, demolition of existing improvements, and environmental clean up of the east side of Crabbs Branch Way.

LOCATION

East side of Crabbs Branch Way north of Shady Grove.

ESTIMATED SCHEDULE

Environmental clean up of the Maryland-National Capital Park and Planning Commission facilities occurred in FY17, and demolition was completed in FY19. A search for a replacement site for the MCPS bus depot and maintenance facility is underway.

PROJECT 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

The project provides for the planning phase, clean-up, and demolition activities for the MCPS bus depot and maintenance facility. Final construction costs for a replacement MCPS bus depot and maintenance facility will be determined during the design development phase when a site is identified.

DISCLOSURES

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

COORDINATION

Department of General Services, Department of Transportation, Montgomery County Public Schools, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, and Washington Suburban Sanitary Commission.



ALARF: MCG
(P316222)

Category General Government
SubCategory Other General Government
Planning Area Countywide
Date Last Modified 12/30/19
Administering Agency Management and Budget
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|
|-------|-----------|----------|------------------|-------|-------|-------|-------|-------|-------|-------------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | |
|---------------------------|---------------|----------|---------------|----------|----------|----------|----------|----------|----------|----------|
| Land | 12,532 | - | 12,532 | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 12,532 | - | 12,532 | - | - | - | - | - | - | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | |
|------------------------------|---------------|----------|---------------|----------|----------|----------|----------|----------|----------|----------|
| Revolving Fund: G.O. Bonds | 12,532 | - | 12,532 | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 12,532 | - | 12,532 | - | - | - | - | - | - | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 21 Request | - | Year First Appropriation | FY62 |
| Appropriation FY 22 Request | - | Last FY's Cost Estimate | 36,532 |
| Cumulative Appropriation | 12,532 | | |
| Expenditure / Encumbrances | - | | |
| Unencumbered Balance | 12,532 | | |

PROJECT 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. (As needed, reimbursements are scheduled in the 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, as appropriate, are expenditures associated with special appropriations, not to be reimbursed. The nonreimbursable amounts are considered sunk costs. ALARF acquisitions are typically reimbursed by appropriations from projects with various revenue sources.

COST CHANGE

Cost change reflects the revolving nature of the ALARF project and available appropriation.

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.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

Other General Government

(31)



Facilities Site Selection: MCG (P500152)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|------------|------------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Planning, Design and Supervision | 426 | 225 | 53 | 150 | 25 | 25 | 25 | 25 | 25 | 25 | - |
| Land | 106 | 106 | - | - | - | - | 25 | - | 25 | 25 | - |
| Site Improvements and Utilities | 8 | 8 | - | - | - | - | - | - | - | - | - |
| Other | 3 | 3 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 545 | 342 | 53 | 150 | 25 | 25 | 25 | 25 | 25 | 25 | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | | |
|------------------------------|------------|------------|-----------|------------|-----------|-----------|-----------|-----------|-----------|-----------|----------|
| Current Revenue: General | 545 | 342 | 53 | 150 | 25 | 25 | 25 | 25 | 25 | 25 | - |
| TOTAL FUNDING SOURCES | 545 | 342 | 53 | 150 | 25 | 25 | 25 | 25 | 25 | 25 | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-----|--------------------------|------|
| Appropriation FY 21 Request | 25 | Year First Appropriation | FY01 |
| Appropriation FY 22 Request | 25 | Last FY's Cost Estimate | 495 |
| Cumulative Appropriation | 395 | | |
| Expenditure / Encumbrances | 342 | | |
| Unencumbered Balance | 53 | | |

PROJECT DESCRIPTION

This project provides for site selection for the following candidate projects: Clarksburg Library, Damascus Depot Relocation, North County Regional Recreation and Aquatic Center, 4th District Police Station, Montgomery Village Fire Station, land for facility reforestation, and other site selection activities such as appraisals, geotechnical services, environmental studies, title reports and surveys.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort 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 Advanced Land Acquisition Revolving Fund (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.

DISCLOSURES

Expenditures will continue indefinitely.

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, and Regional Services Centers.



Facility Planning: MCG (P508768)

Category General Government
SubCategory County Offices and Other Improvements
Planning Area Countywide
Date Last Modified 01/09/20
Administering Agency General Services
Status Ongoing

| Total | Thru FY19 | Est FY20 | Total 6 Years | FY 21 | FY 22 | FY 23 | FY 24 | FY 25 | FY 26 | Beyond 6 Years |
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|
|-------|-----------|----------|---------------|-------|-------|-------|-------|-------|-------|----------------|

EXPENDITURE SCHEDULE (\$000s)

| | | | | | | | | | | | |
|----------------------------------|---------------|--------------|------------|--------------|------------|------------|------------|------------|------------|------------|---|
| Planning, Design and Supervision | 10,628 | 8,729 | 339 | 1,560 | 260 | 260 | 260 | 260 | 260 | 260 | - |
| Land | 87 | 87 | - | - | - | - | - | - | - | - | - |
| Site Improvements and Utilities | 7 | 7 | - | - | - | - | - | - | - | - | - |
| Construction | 412 | 412 | - | - | - | - | - | - | - | - | - |
| Other | 222 | 222 | - | - | - | - | - | - | - | - | - |
| TOTAL EXPENDITURES | 11,356 | 9,457 | 339 | 1,560 | 260 | 260 | 260 | 260 | 260 | 260 | - |

FUNDING SCHEDULE (\$000s)

| | | | | | | | | | | | |
|---------------------------------------|---------------|--------------|------------|--------------|------------|------------|------------|------------|------------|------------|---|
| Current Revenue: General | 10,711 | 8,812 | 339 | 1,560 | 260 | 260 | 260 | 260 | 260 | 260 | - |
| Current Revenue: Solid Waste Disposal | 20 | 20 | - | - | - | - | - | - | - | - | - |
| G.O. Bonds | 625 | 625 | - | - | - | - | - | - | - | - | - |
| TOTAL FUNDING SOURCES | 11,356 | 9,457 | 339 | 1,560 | 260 | 260 | 260 | 260 | 260 | 260 | - |

APPROPRIATION AND EXPENDITURE DATA (\$000s)

| | | | |
|-----------------------------|-------|--------------------------|--------|
| Appropriation FY 21 Request | 260 | Year First Appropriation | FY87 |
| Appropriation FY 22 Request | 260 | Last FY's Cost Estimate | 10,836 |
| Cumulative Appropriation | 9,796 | | |
| Expenditure / Encumbrances | 9,474 | | |
| Unencumbered Balance | 322 | | |

PROJECT 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 an estimate of the cost of the design and an estimated range of the cost of construction of the project. Facility planning represents feasibility analysis, 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.

COST CHANGE

Addition of FY25 and FY26 to this level-of-effort project.

PROJECT 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 are underway or to be completed in FY20 or FY21 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand-alone projects in the future years. Other projects not listed may be planned under urgent situations. Planning for future fire stations will be considered if response time or population data warrant such a need.

FISCAL NOTE

Funds may also be used to explore opportunities in the event a private developer expresses interest in County property.

DISCLOSURES

Expenditures will continue indefinitely.

COORDINATION

County Offices and Other Improvements

39

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, and Montgomery County Pedestrian Safety Advisory Committee.

CANDIDATE PROJECTS

- **4TH DISTRICT POLICE STATION (WHEATON-GLENMONT)**
- **ALTERNATE EMERGENCY COMMUNICATIONS CENTER**
- **CLARKSBURG LIBRARY**
- **COUNTY FACILITY REFRESH (NON-LIBRARY)**
- **DAMASCUS DEPOT**
- **MONTGOMERY VILLAGE FIRE STATION #39**
- **NORTH COUNTY TRANSIT DEPOT**

STUDIES UNDERWAY OR PLANNED FOR FY21

- **BETHESDA REGIONAL COMMUNITY RECREATION CENTER**
- **BUSHEY DRIVE REDEVELOPMENT**
- **CHEVY CHASE LIBRARY REDEVELOPMENT**
- **HILLANDALE FIRE STATION #24 RENOVATION/REPLACEMENT (COLESVILLE)**
- **POOLESVILLE DEPOT**
- **POOLESVILLE SERVICES CO-LOCATION STUDY**
- **WHEATON ARTS AND HUMANITIES CENTER**
- **WHEATON PARKING LOT #13 REDEVELOPMENT**

AS OPPORTUNITIES OCCUR, COUNTY FACILITIES IN NEED OF REHABILITATION AND/OR EXPANSION MAY BE CONSIDERED FOR FACILITY PLANNING TO LEVERAGE NON-COUNTY FUNDING. EXAMPLES OF SUCH OPPORTUNITIES WOULD BE WHEN REDEVELOPMENT OCCURS OR WHEN LOCAL VOLUNTEER FIRE/RESCUE DEPARTMENTS RENOVATE, ADD TO, OR REPLACE VOLUNTEER-OWNED FIRE STATIONS. EXAMPLES OF PROJECTS WHERE REDEVELOPMENT COULD OCCUR INCLUDE THE 4TH AND 5TH DISTRICT POLICE STATIONS.