



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

April 12, 2011

TO: Valerie Ervin, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: CIP Budget Amendments: FY11-16 Recommended Amended Capital Improvements Program

In March, I submitted adjustments to my recommended FY12 Capital Budget and Amendments to the FY11-16 Capital Improvement Program (CIP) related primarily to our allocation of tax supported current revenue resources. Since then, we have made progress on several CIP issues and needs which are now ready for your consideration. Consequently, I recommend funding for two new projects: the 2nd District Police Station, and the University of Maryland Shady Grove Expansion. In addition, I recommend a text amendment for the Clarksburg Fire Station project.

I ask that the County Council consider these additional amendments in its final budget worksessions over the next few weeks. As always, Executive Branch staff is available to assist you in your review of the budget.

Attachments: Project Description Forms

c: Stephen B. Farber, County Council Staff Director
Joseph F. Beach, Director, Office of Management and Budget
Jennifer Barrett, Director, Department of Finance
Kathleen Boucher, Assistant Chief Administrative Officer
David Dise, Director, Department of General Services
Tom Manger, Chief, Department of Police
Richard Bowers, Chief, Department of Fire and Rescue Services

2nd District Police Station -- No. 471200

Category
Subcategory
Administering Agency
Planning Area

Public Safety
Police
General Services
Bethesda-Chevy Chase

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

April 11, 2011
Yes
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	600	0	0	600	0	120	120	120	120	120	0
Land	8,000	0	0	8,000	0	0	0	0	0	8,000	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	1,400	0	0	1,400	0	0	0	0	200	1,200	0
Total	10,000	0	0	10,000	0	120	120	120	320	9,320	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	10,000	0	0	10,000	0	120	120	120	320	9,320	0
Total	10,000	0	0	10,000	0	120	120	120	320	9,320	0

DESCRIPTION

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

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

JUSTIFICATION

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

OTHER

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

FISCAL NOTE

The final project cost will be determined by and will be the responsibility of the developer. The County will fund an additional \$2,000,000 for MCG planning, design and supervision costs (\$600,000) and furniture/fixtures and equipment (\$1,400,000).

OTHER DISCLOSURES

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

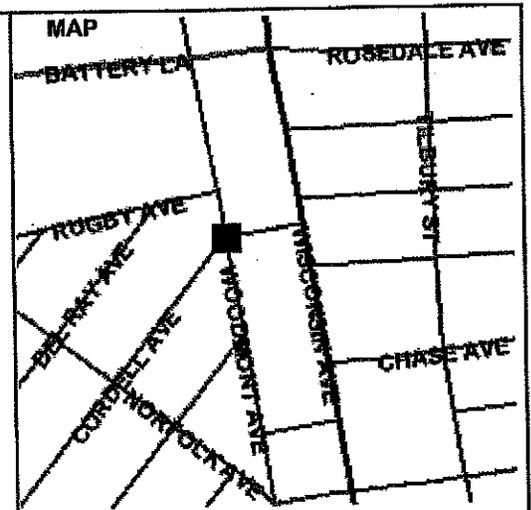
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate		
Current Scope	FY12	10,000
Last FY's Cost Estimate		0
Appropriation Request	FY12	120
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

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

MAP



Universities at Shady Grove Expansion -- No. 151201

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
Economic Development
Shady Grove Vicinity

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

April 07, 2011
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	100	0	0	100	0	100	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	100	0	0	100	0	100	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	100	0	0	100	0	100	0	0	0	0	0
Total	100	0	0	100	0	100	0	0	0	0	0

DESCRIPTION

This project provides planning funds to support the expansion of the Universities at Shady Grove (USG) at 9630 Gudelsky Drive in Rockville to include a fourth 220,000 sq. ft. building. This building will house science/engineering classrooms as well as clinical training laboratories for programs that will include health, allied health, science and engineering/technology programs in both traditional and bioscience areas and education degrees focused on science, technology, engineering and mathematics (STEM). USG is seeking County support to provide campus capacity for the new building and for the long-term expansion capabilities of the campus to meet growing higher education and workforce development needs.

The planning phase of the project will include identification of the relative responsibilities of the County Government and USG in facilitating the expansion of the USG campus.

FY12 funding will provide for appraisals, consultants to assist with property acquisition, and for the development of feasibility studies.

USG offers more than 70 undergraduate degree programs from nine of the schools in the University System of Maryland (USM). Located in the Great Seneca Science Corridor Master Plan Area, USG offers among its programs, courses that complement the life sciences focus of the Great Seneca Science Corridor Master Plan. These programs include biology, business, health systems management, nursing, pharmacy, public health sciences, and respiratory therapy. USG provides significant development of the workforce for high quality science jobs in Montgomery County. Approximately 600 undergraduate students and 400 to 500 students with graduate and professional degrees graduate each year at the USG. USG plans to increase its capacity to annually graduate 2,000 undergraduate students and approximately 1,200 graduate/professional degree students (several hundred of which will be in the biosciences and biotechnology disciplines).

The expanded education programs will be linked to the newly established Institute for Bioscience and Biotechnology Research (IBBR) on the USG campus.

JUSTIFICATION

This project is a step towards implementing several objectives of the Biosciences Strategy adopted by the County's Blue Ribbon Biosciences Task Force (December 2009). The new building is planned to be funded by the State with the County contributing towards the creation of site capacity for enhanced bioscience educational opportunities in Montgomery County. This expanded higher education presence in Montgomery County will help to build a robust biosciences workforce and to foster commercialization.

The Biosciences Strategy recommends as a specific action, that the County facilitate the USM expansion of its Center for Advanced Research in Biotechnology (CARB) at the USG campus through strong ties with the University of Maryland College Park and University of Maryland Schools of Medicine and Pharmacy. The IBBR replaces and expands CARB on the USG campus and the new building will house programs linked to the IBBR.

The Biosciences Strategy further recommends that the County support partnerships between higher education institutions, industry, and Montgomery County Public Schools to support STEM curriculum development, enhance STEM teacher preparation and expand "laboratory" programs designed to spark student interest in and preparation for health science and bioscience careers. The new building will house programs and curriculums focused on STEM education.

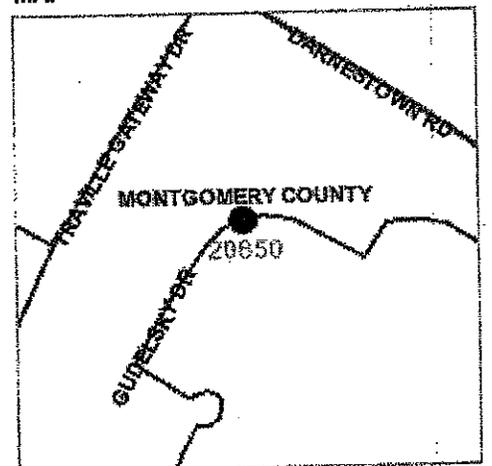
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY12	(\$000)
First Cost Estimate	FY12	100
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY12	100
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

Department of Economic Development
Department of General Services
State of Maryland
University System of Maryland

MAP



Clarksburg Fire Station -- No. 450300

Category
Subcategory
Administering Agency
Planning Area

Public Safety
Fire/Rescue Service
General Services
Clarksburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

April 07, 2011
No
None.
Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,945	119	0	1,826	0	580	539	707	0	0	0
Land	2,001	442	0	1,559	1,559	0	0	0	0	0	0
Site Improvements and Utilities	1	1	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	5	5	0	0	0	0	0	0	0	0	0
Total	3,952	567	0	3,385	1,559	580	539	707	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	Total	FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
3,952	3,952	567	0	3,385	1,559	580	539	707	0	0	0
Total	3,952	567	0	3,385	1,559	580	539	707	0	0	0

DESCRIPTION

This project provides for a new Fire and Rescue Station in the Clarksburg area and the purchase of associated apparatus. Also, the project will provide a connection to the Washington Suburban Sanitary Commission (WSSC) sanitary sewer system for the fire station and for properties along MD 355 within the Clarksburg Historic District. The new facility will be located at 23420 Frederick Road, Clarksburg. The new station will be constructed in accordance with square footage specifications of the prototype Program of Requirements (POR) for a Class I Fire Station. A Class I Fire Station is approximately 22,600 gross square feet and includes apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and a meeting/training room. This station will include offices for a Battalion Chief, a Police satellite facility, additional space for the Upcounty Regional Services Center and personal protective equipment storage totaling 2,589 square feet. On-site parking will be provided. Fire/Rescue apparatus to be purchased for this station includes an aerial truck, a tanker and a brush truck.

ESTIMATED SCHEDULE

Due to the swift property acquisition, the design phase will commence during FY11 and it is estimated to last eighteen months.

JUSTIFICATION

A new station is necessary in this area due to the present and projected population density for the Clarksburg area. Clarksburg is expected to increase from a few thousand residents to more than 25,000. The Clarksburg Town Center is envisioned to include a mix of housing, commercial, retail, recreation and civic uses with the Clarksburg Historic District as the focal point. Residential areas include the Newcut Road neighborhood, the Cabin Branch neighborhood, the Ten Mile Creek area, the Ridge Road transition area, the Brink Road transition area, as well as projected residential development in the Transit Corridor District and the Gateway Center.

In addition, the property for the fire station and the surrounding properties are not connected to the sanitary sewer system; with failing septic systems they do not meet modern wastewater disposal standards. Therefore this project also includes the design and construction for the sanitary sewer connection for the fire station and 38 surrounding properties. This will help keep the Clarksburg Historic District a viable community, promote rehabilitation of existing structures, and to allow for limited development that is consistent with the adopted master plan. This sanitary sewer connection was based on the 2010 WSSC report "Sewer Facility Plan for Historic Clarksburg."

This project is recommended in the Fire, Rescue, Emergency Medical Services and Community Risk Reduction Master Plan approved by the County Council in October 2005 and the Montgomery County Fire and Rescue Service Station Location and Resource Allocation Work Group, Phase I Report, "Need for Upcounty Fire-Rescue Resource Enhancements, October 14, 1999. Development of this facility will help Montgomery County meet the NFPA 1710 Guidelines.

OTHER

The property for the fire station will require a sewer category change prior to the issuance of permits.

FISCAL NOTE

The project provides for the design phase. Debt service for this project will be financed with Consolidated Fire Tax District Funds. The total estimated project cost is \$21,725,000, which includes \$3,517,000 for fire apparatus. Also, WSSC will contribute an estimated \$570,000 to connect the properties in the Clarksburg Historic District to the sanitary sewer system.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY03	(\$000)
First Cost Estimate	FY11	3,952
Current Scope		
Last FY's Cost Estimate		3,952
Appropriation Request	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,952
Expenditures / Encumbrances		1,681
Unencumbered Balance		2,271
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION
Montgomery County Fire and Rescue Service
Department of Police
Upcounty Regional Services Center
Department of General Services
Department of Permitting Services
Department of Technology Services
M-NCPPC
State Highway Administration

