



**Committee:** Directly to Council  
**Committee Review:** N/A  
**Staff:** Keith Levchenko, Senior Legislative Analyst  
Christine Wellons, Senior Legislative Attorney  
**Purpose:** To receive testimony – no vote expected  
**Keywords:** #SpecialProjectsLegislation and CIP

AGENDA ITEM #7  
June 13, 2023  
**Public Hearing**

## SUBJECT

Expedited Bill 26-23, Special Capital Improvements Projects – White Flint Fire Station 23 (P451502)

## DESCRIPTION/ISSUE

- Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally funded cost is projected to exceed the “Special Projects Legislation threshold.” The threshold is \$24,196,000 in FY24 dollars.
- On May 19, 2023, the County Executive transmitted a request for a Special Capital Improvements Project bill associated with the Approved FY23-28 Capital Improvements Program for the White Flint Fire Station 23 (P451502).
- Action on the bill is tentatively scheduled for June 20, 2023.

### This report contains:

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Expedited Bill No. 26-23  
Concerning: Capital Improvements  
Program – White Flint Fire  
Station 23  
Revised: 5/22/2023 Draft No. 1  
Introduced: May 25, 2023  
Enacted: \_\_\_\_\_  
Executive: \_\_\_\_\_  
Effective: \_\_\_\_\_  
Sunset Date: None  
Ch. \_\_\_\_\_, Laws of Mont. Co. \_\_\_\_\_

## COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the County Executive

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**AN EXPEDITED ACT** to authorize the planning, design, and construction of the White Flint Fire Station 23 (P451502) project in the North Bethesda – Garrett Park area.

By adding to the Laws of Montgomery County 2023

<b>Boldface</b>	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

*The County Council for Montgomery County, Maryland approves the following Act:*

1       **Sec. 1. The following is added to the Laws of Montgomery County 2023:**  
2       Montgomery County, Maryland, is authorized to construct the White Flint Fire Station 23  
3       (P451502) in the North Bethesda- Garrett Park area.

*Approved:*

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Evan Glass, President, County Council Date

*Approved:*

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Marc Elrich, County Executive Date

*This is a correct copy of Council action.*

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Sara R. Tenenbaum, Clerk of the Council

**Bill XX - XX**  
**White Flint Fire Station 23 (P451502)**  
**Legislative Request Report**

1. **Description** - The County Executive requests that capital project No. 451502, the White Flint Fire Station 23 be authorized as a “Special Capital Improvements Project” pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.
2. **Problem** - Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$24,196,000 in FY24 dollars. The estimated locally-funded cost of this project in the FY24 Capital Budget and Amended FY23-28 Capital Improvements Program is \$38,227,000 for planning, design, and construction costs.
3. **Goals and Objectives** – The project provides for a new five bay Fire and Rescue station in the Rockville/White Flint area and the purchase of associated apparatus. The new station will be constructed in accordance with the general square footage specifications of the prototype program of requirements (POR) for a Class I Fire Station, with adjustments made to meet these specific site conditions and additional uses. This fire station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms. Parking requirements will be met on site to the greatest extent possible. Fire/Rescue apparatus to be purchased for this station includes a new Emergency Medical Services unit and related equipment. Space has been added to co-locate a future Police Substation at the fire station. The project will be funded with General Obligation Bonds.
4. **Coordination** - This project has been coordinated with the Department of General Services, Department of Fire and Rescue Service, Office of Management and Budget, Bethesda/Chevy Chase Regional Services Center, and the Maryland National Capital Park and Planning Commission.
5. **Fiscal Impact** – Not applicable.
6. **Impact** – Not applicable.
7. **Evaluation** - Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.
8. **Experience Elsewhere** - Not applicable.
9. **Sources of Information** – Department of General Services.
10. **Applications within Municipalities** - Not applicable.
11. **Penalties** - None required.




OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
County Executive

MEMORANDUM

May 19, 2023

TO: Evan Glass, President  
Montgomery County Council

FROM: Marc Elrich, County Executive 

SUBJECT: Special Capital Improvements Project Legislation Authorization:  
White Flint Fire Station 23 (P451502)

In accordance with Section 302 of the County Charter and Section 20-1 of the Montgomery County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for the White Flint Fire Station 23 (P451502).

This request is necessary because the local cost of the above project exceeds the FY24 Special Capital Improvements Project Legislation threshold of \$24,196,000 as set by Executive Order. The purpose of the project is set forth below.

The project provides for a new five bay Fire and Rescue station in the Rockville/White Flint area and the purchase of associated apparatus. The new station will be constructed in accordance with the general square footage specifications of the prototype program of requirements (POR) for a Class I Fire Station, with adjustments made to meet these specific site conditions and additional uses. This fire station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms. Parking requirements will be met on site to the greatest extent possible. Fire/Rescue apparatus to be purchased for this station includes a new Emergency Medical Services unit and related equipment. Space has been added to co-locate a future Police Substation at the fire station.

I recommend passage of this legislation to advance this project.

ME:aaa

Enclosures

cc: Richard S. Madaleno, Chief Administrative Officer, Office of the County Executive  
Fariba Kassiri, Deputy Chief Administrative Officer, Office of the County Executive  
Jennifer Bryant, Director, Office of Management and Budget



# Fiscal Impact Statement

Office of Management and Budget

## Bill XX-23

## FY24 Special Projects Legislation - White Flint Fire Station 23

### Bill Summary

Section 302 of the County Charter and Section 20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$24,196,000 in FY24 dollars. The Executive has requested a bill for one project - White Flint Fire Station 23 (P451502) - that now requires Special Capital Improvement Project legislation.

### Fiscal Impact Summary

There are no expenditures or revenues associated with this bill. The bill serves only to authorize the designation of the White Flint Fire Station 23 (P451502) project as a Special Capital Improvement Project.

### Fiscal Impact Analysis

There are no expenditures or revenues associated with this bill.

### Staff Impact

The bill is not expected to impact staff time or duties.

### Actuarial Analysis

The bill is not expected to impact retiree pension or group insurance costs.

### Information Technology Impact

The bill is not expected to impact the County Information Technology (IT) or Enterprise Resource Planning (ERP) systems.

### Other Information

*Later actions that may impact revenue or expenditures if future spending is projected*

The bill does not authorize future spending.

### Contributors

Anita Aryeetey, Office of Management and Budget





# White Flint Fire Station 23 (P451502)

Category	Public Safety	Date Last Modified	03/20/23
SubCategory	Fire/Rescue Service	Administering Agency	General Services
Planning Area	North Bethesda-Garrett Park	Status	Preliminary Design Stage

	Total	Thru FY22	Rem FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
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### EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	6,024	854	953	4,217	-	1,107	1,463	1,188	459	-	-
Land	2,943	2,593	350	-	-	-	-	-	-	-	-
Site Improvements and Utilities	3,351	-	-	3,351	-	2,048	1,303	-	-	-	-
Construction	24,113	109	-	24,004	-	3,452	9,914	10,638	-	-	-
Other	1,796	4	-	1,792	-	-	1,095	697	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>38,227</b>	<b>3,560</b>	<b>1,303</b>	<b>33,364</b>	<b>-</b>	<b>6,607</b>	<b>13,775</b>	<b>12,523</b>	<b>459</b>	<b>-</b>	<b>-</b>

### FUNDING SCHEDULE (\$000s)

G.O. Bonds	38,227	4,863	-	33,364	-	6,607	13,775	12,523	459	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>38,227</b>	<b>4,863</b>	<b>-</b>	<b>33,364</b>	<b>-</b>	<b>6,607</b>	<b>13,775</b>	<b>12,523</b>	<b>459</b>	<b>-</b>	<b>-</b>

### OPERATING BUDGET IMPACT (\$000s)

Maintenance				368	-	-	-	56	156	156
Energy				246	-	-	-	42	102	102
<b>NET IMPACT</b>				<b>614</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>98</b>	<b>258</b>	<b>258</b>

### APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 24 Request	30,082	Year First Appropriation	FY15
Cumulative Appropriation	6,301	Last FY's Cost Estimate	38,227
Expenditure / Encumbrances	4,687		
Unencumbered Balance	1,614		

### PROJECT DESCRIPTION

This project provides for a new five bay Fire and Rescue Station in the Rockville/White Flint area and the purchase of associated apparatus. The new facility will be located on an acquired site at the south-east quadrant of Route 355 and Randolph Road. The northern border of the site has frontage along Randolph Road and the eastern border fronts Chapman Avenue. The new station will be constructed in accordance with the general square footage specifications of the prototype program of requirements (POR) for a Class I Fire Station, with adjustments made to meet these specific site conditions and additional uses. This Fire Station will include apparatus bays, dormitory and support space, personnel living quarters, administrative offices, and meeting/training rooms. Parking requirements will be accommodated on site to the greatest extent possible. Fire/Rescue apparatus to be purchased for this station includes a new Emergency Medical Services unit and related equipment. Space has been added to co-locate a future Police Substation at the fire station. Site constraints for this project include a significant Washington Metropolitan Area Transit Authority easement which bisects the site running north/south through the mid-parcel. A Phase 1 Environmental Site Assessment has been performed and a traffic impact statement is pending.

### LOCATION

Southeast quadrant of Route 355 and Randolph Road at Maple Avenue.

### ESTIMATED SCHEDULE

This project has been deferred one year due to fiscal capacity. Design will restart in FY24 and construction is expected to begin in Summer 2024.

### COST CHANGE

Cost increase reflects escalation related to prior year project delays and scope expansion to achieve Net Zero construction.

### PROJECT JUSTIFICATION

The existing Rockville Fire Station #23, located at 121 Rollins Avenue, has only three bays and is extremely undersized to meet the current response time requirements. A new station is necessary in this area due to the present and projected population density for the Rockville and White Flint areas. The White Flint sector is envisioned to include a mix of housing, commercial, retail, recreation, and civic uses with the White Flint District as the focal point. White Flint is experiencing fast growth and the population is expected to increase with a significant amount of residential and commercial development, including 5,938 new proposed dwelling units and nearly 3 million square feet of new non-residential/commercial space. Relocation of Rockville Station #23 operations to the new White Flint location is needed to better position MCFRS services in relation to the high-density development in the approved White Flint Sector Plan and to minimize response time to the highest incident call load area. The new site is of sufficient size to accommodate the construction of a larger station which can house additional



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needed apparatus and other public safety services.

## OTHER

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A number of test fits have been conducted at the proposed site located at the south-east quadrant of Route 355 and Randolph Road for the fire station and co-location of a Police substation. Land Acquisition was funded initially through ALARF, and then reimbursed from this project.

## FISCAL NOTE

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Debt service for this project will be financed with Consolidate Fire Tax District Funds.

## DISCLOSURES

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

## COORDINATION

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Montgomery County Fire and Rescue Service, Department of General Services, Montgomery County Police Department, Regional Service Centers and Department of Housing and Community Affairs. Special Capital Projects Legislation will be proposed by the County Executive.



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

MEMORANDUM

May 19, 2023

TO: Evan Glass, President  
Montgomery County Council

FROM: Marc Elrich, County Executive *Marc Elrich*

SUBJECT: Special Capital Improvements Project Cost Criterion

I am transmitting you an Executive Order establishing a cost criterion of \$24,196,000 for special capital projects applicable to the FY24 Capital Budget and the Amended FY23-28 Capital Improvements Program (CIP).

I will forward, under separate cover, legislation necessary to enact into law those CIP projects that require special capital projects authorization.

ME:aaa

Enclosure

cc: Richard S. Madaleno, Chief Administrative Officer, Office of the County Executive  
Fariba Kassiri, Assistant Chief Administrative Officer, Office of the County Executive  
Jennifer Bryant, Director, Office of Management and Budget



# MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland  
20850

Subject CIP COST CRITERION FOR SPECIAL CAPITAL IMPROVEMENTS PROJECTS FY24	Executive Order 089-23	Subject Suffix
Department OFFICE OF MANAGEMENT AND BUDGET	Department No. 31	Effective Date May 19, 2023

WHEREAS, Section 20-1 of the Montgomery County Code titled "Authorization of Special Capital Improvements Projects by Law," effective February 23, 1979, provides that non-emergency County Government capital improvement projects estimated to cost at least four million dollars must be approved by a law enacted by the County Council, prior to receiving further appropriation, and that the County Executive shall, by annual Executive Order revise the four million dollar cost criterion for all major facilities to reflect the annual change in the latest published composite construction cost index established by the United States Department of Commerce; and

WHEREAS, the original cost criterion utilized by the County was \$4,000,000 for Special Capital Improvements projects; and,

WHEREAS, the Office of Management and Budget has established the procedure utilized below to ensure consistency in the annual calculation of the cost criterion; and,

WHEREAS, the applicable composite construction cost index (2005=100) established by the U.S. Department of Commerce (U.S. Census Bureau) published in the "Price Deflator (Fisher) Index of New Single-Family Houses Under Construction" (1964 to 2022), was 30.6 for June 1978 and 185.1 for June 2022; and,

WHEREAS, the increase in the applicable composite construction cost index of 108 since 1978 indicates that the cost criterion established for Special Capital Improvements projects for fiscal year 2024 (July 1, 2023 - June 30, 2024) should be \$20,196,000 greater than the original cost criterion;

NOW THEREFORE, the County Executive for Montgomery County, Maryland, hereby establishes the cost criterion at \$24,196,000 in accordance with Section 20-1 of the County Code, for the FY24 Capital Budget and the Amended Fiscal Years 23-28 Capital Improvements Program.

Approved:

 5/19/2023  
 Marc Elrich, County Executive