

FREDERICK COUNTY PROSPECT CENTER



FREDERICK COUNTY PROSPECT CENTER

LOCATION

585 Himes Avenue
Frederick, MD

SIZE

208,000 SF

PROJECT SCOPE

Complete renovation of vacant office
building into space for Frederick
County Offices

OCCUPANTS:

Family Services

Aging & Independence

Scott Key Center

Housing

Health Services

Developmental Center, Dental Program,
School Health Services

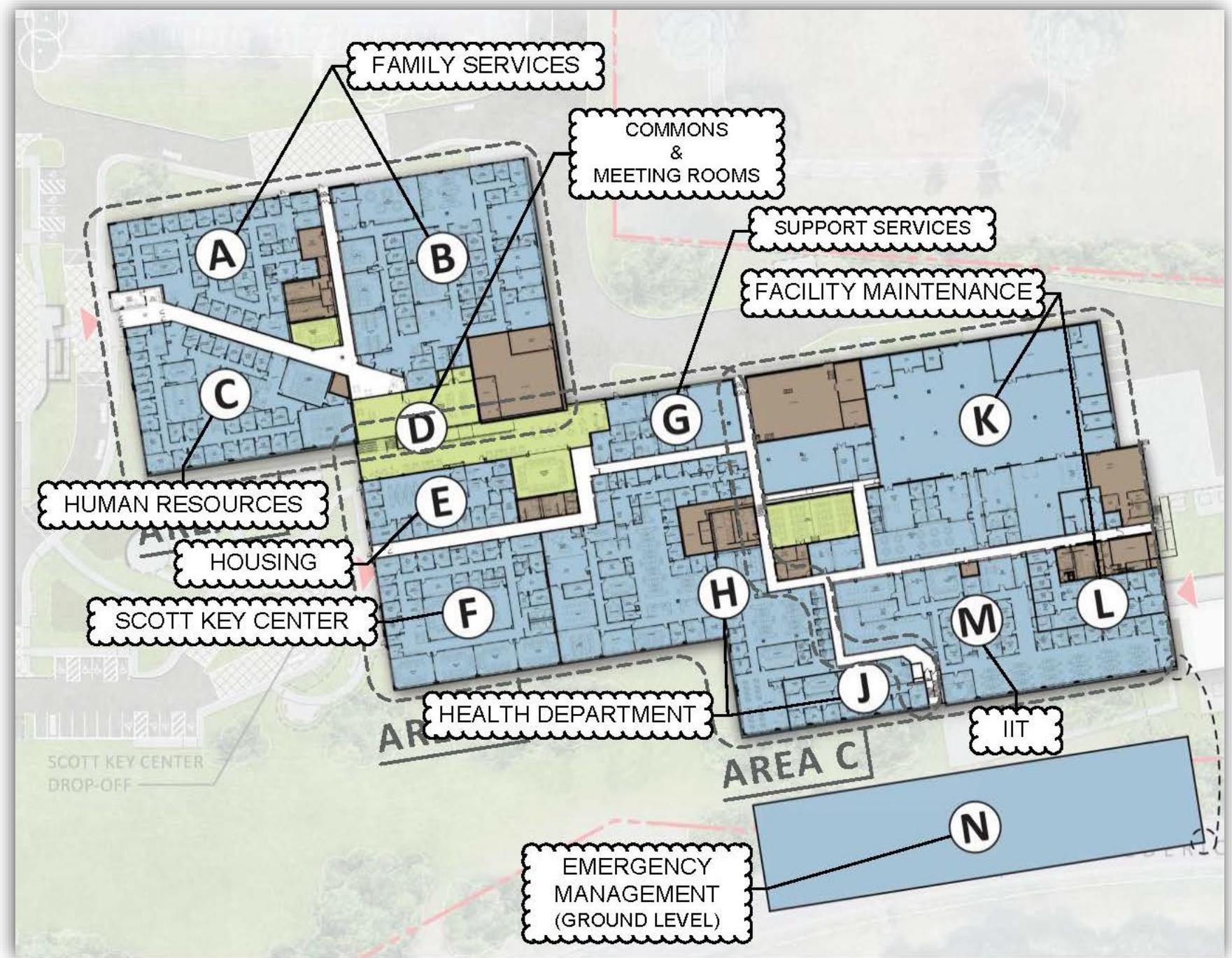
Human Resources

Public Works

Facility Maintenance

IIT

Emergency Management



FREDERICK COUNTY PROSPECT CENTER

DESIGN TEAM MEMBERS

Primary Design

Crabtree, Rohrbaugh & Associates

Gipe Associates

Adtek

Site Resources

John D. Hynes

Nyikos Garcia

Forella Group

Emergency Management Suite/Site

Crabtree, Rohrbaugh & Associates

Mission Critical Partners

Microgrid Design

Schneider Electric

American Microgrid Solutions

Mission Critical Partners

Crabtree, Rohrbaugh & Associates

Technology Operations

Schneider Electric

Crabtree, Rohrbaugh & Associates

Mission Critical Partners



**Crabtree, Rohrbaugh & Associates
Architects**



GIPE ASSOCIATES, INC.
CONSULTING ENGINEERS
MECHANICAL / ELECTRICAL / PLUMBING



**AMERICAN MICROGRID
SOLUTIONS**

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COUNTY STAFF OCCUPANCY REVIEW
587 County employees will report
out of the Prospect Center.

390 County employees can work
at the Prospect Center at any
given time.

Prospect Center				
Division	Department/Office	Staffing Expectations 2024-2034	Available Spaces	
Family Services (DFS)	Administration	28.00	28.00	
	Family Partnership	30.00	33.00	
Aging & Independence	Scott Key Center	43.00	15.00	
Housing	Housing	18.00	18.00	
Health Services (DHS)	Development Center	94.00	42.00	
	Dental Program	12.00	12.00	
	School Health Services	18.00	18.00	
Human Resources (HR)	Administration	6.00	6.00	
	Employee Relations	9.00	10.00	
	Recruitment	10.00	9.00	
	Benefits	6.00	6.00	
	Classification & Compensation	6.00	6.00	
	Training & Development	5.00	5.00	
Interagency Information Technologies (IIT)	IIT	112.00	68.00	
Emergency Management (DEM)	Emergency Management (911 Call Center)	145.00	84.00	
Public Works (DPW)	Department of Facility Maintenance (DFM)	32.00	24.00	
Parks & Recreation (DPR)	Office of Security	5.00	4.00	
	Office of Facility Services (Custodial)	8.00	2.00	
Total		587.00	390.00	

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FREDERICK COUNTY PROSPECT CENTER

PUBLIC-ACCESSIBLE SPACES:
Small Conference Room
Large Conference Room
Training Room
Café
Commons



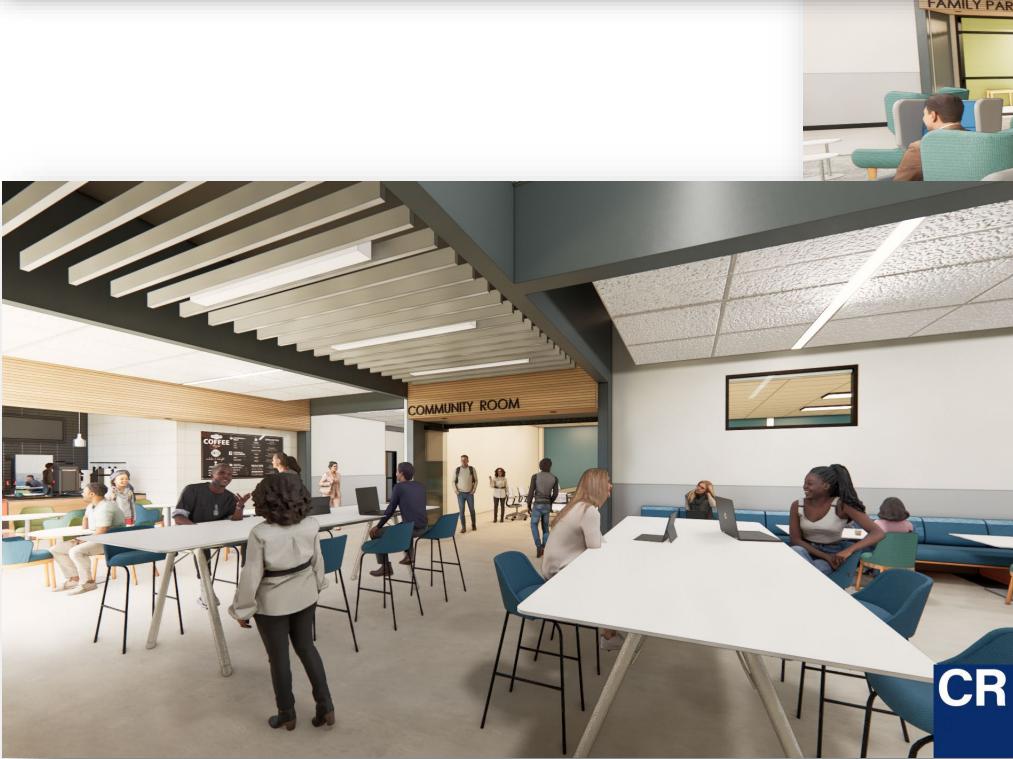
FREDERICK COUNTY PROSPECT CENTER

PUBLIC-ACCESSIBLE SPACES:
Small Conference Room
Training Room
Large Conference Room



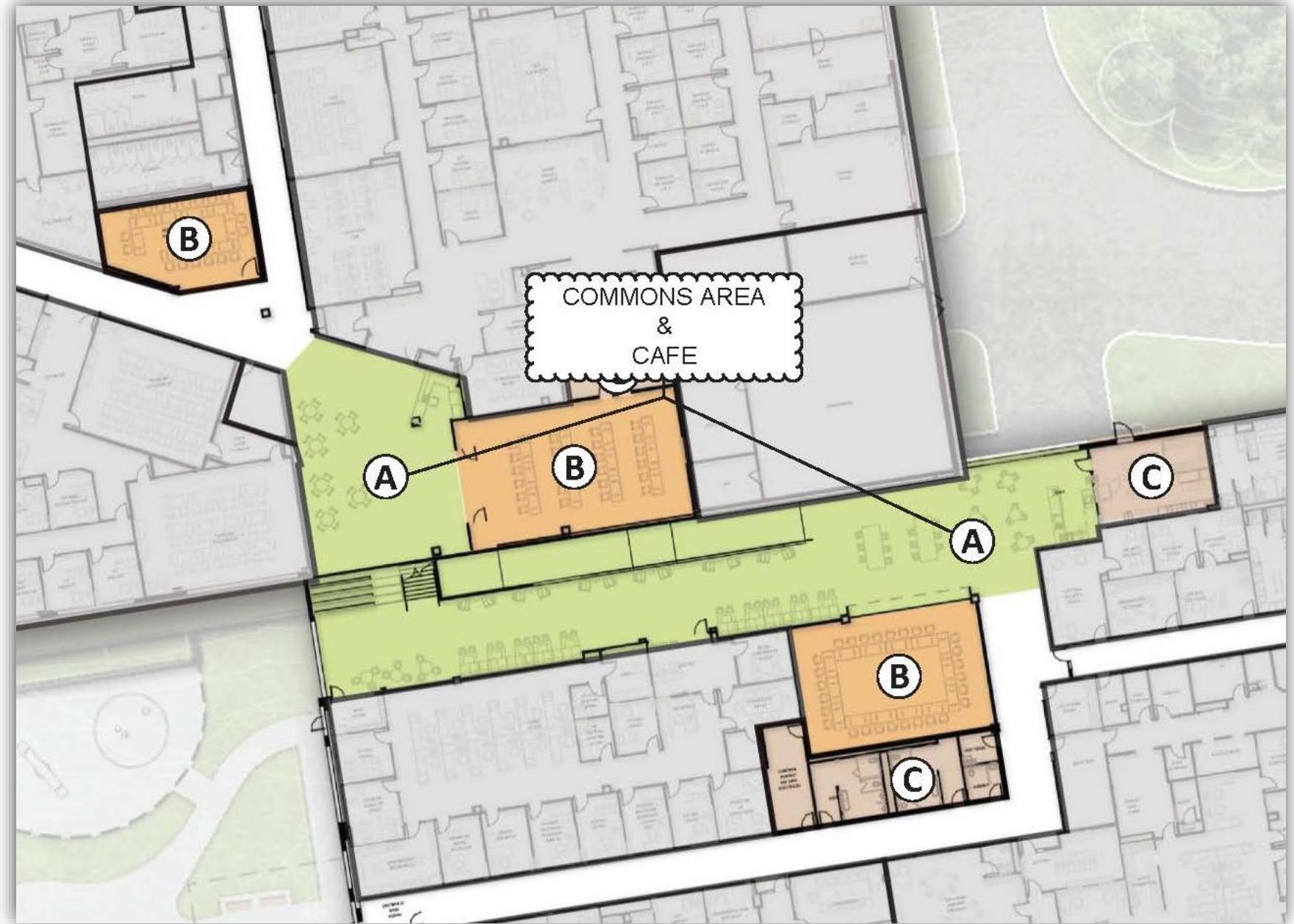
FREDERICK COUNTY PROSPECT CENTER

PUBLIC-ACCESSIBLE SPACES:
Small Conference Room
Training Room
Large Conference Room



FREDERICK COUNTY PROSPECT CENTER

PUBLIC-ACCESSIBLE SPACES:
Cafe
Common Spaces



FREDERICK COUNTY PROSPECT CENTER

PUBLIC-ACCESSIBLE SPACES:
Cafe
Common Spaces



FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING
Fiscal Year 2025 Adopted
Capital Improvement Program
Budgets FY2025-2030_C3210

Fiscal 2025 Adopted Capital Improvement Program Budgets FY2025-2030_C3210



Jessica Fitzwater, County Executive



Crestwood Middle School Addition



Modern Building



Road and Bridge Infrastructure

Maintaining Our Infrastructure

Capital Project Summary

Capital Project Number: GG2045

Activity #: C3210.3210.01

Capital Project Title: Prospect Center Building Acq & Build Out

Region: Frederick

Asset Category: General Government

Est Completion Date: 6/30/2028

Asset Type: Other

Year Identified: 2021

Capital Project Status: In Progress

Capital Project Description:

The Prospect Center renovation will create a governmental center that provides space for the Division of Family Services, the Division of Human Resources, the Health Department, the Division of Aging & Independence - Scott Key Center, the Division of Public Works - Facility Maintenance, Interagency Information Technologies (IIT), and the Division of Emergency Management. The facility will also provide community rooms and meeting spaces for public use. The governmental center will provide a new 911 Call Center and Emergency Operations Center for the Division of Emergency Management and a new IIT data center which will serve overall government operations. The site will also include a microgrid which will supply independent backup power to critical infrastructure through solar panels, batteries, and load management.

Cash Requirement Schedule:

Categories	Project Total	Prior Budget	2025	2026	2027	2028	2029	2030	Costs After
NonCapital Furniture / Equipment	2,686,638		895,546	895,546	895,546				
Land	-67,883		-67,883						
Real Estate	20,452,000	20,452,000							
Architect/Engineering	7,849,314	869,968	6,979,346						
Construction	106,839,982	20,044,336	24,631,882	22,331,882	17,181,882	22,650,000			
Construction - IIT Infrastruct	1,397,052		465,684	465,684	465,684				
Inspectors - County	839,301		319,301	260,000	130,000	130,000			
Project Management	994,731		394,731	300,000	150,000	150,000			
Capital - IIT Hardware	2,080,000	2,000,000	80,000						
Construction - State's Share	6,000,000		3,500,000	2,500,000					
Total Cost:	149,071,135	43,366,304	37,198,607	26,753,112	18,823,112	22,930,000			

Funding Schedule:

Categories	Project Total	Prior Budget	2025	2026	2027	2028	2029	2030	Costs After
Federal Grants - Capital	2,144,968	869,968	1,275,000						
State Grants - Capital	7,100,000	1,100,000	3,500,000	2,500,000					
Trans from General Fund	51,490,231	30,792,390	8,657,295	885,000	7,675,546	3,480,000			
Sale of Capital Assets	2,777,677	2,777,677							
General Obligation Bonds	65,558,259	7,826,269	23,766,312	23,368,112	11,147,566	19,450,000			
Total Cost:	149,071,135	43,366,304	37,198,607	26,753,112	18,823,112	22,930,000			

FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING

Funder per Fiscal Year

FY2024 & FY2025

- Total: **\$48.52M**
- Construction Only: **\$44.25M**

FY2026

- Total: **\$26.75M**
- Construction Only: **\$25.30M**

FY2027

- Total: **\$18.82M**
- Construction Only: **\$17.65M**

FY2028

- Total: **\$22.93M**
- Construction Only: **\$22.65M**

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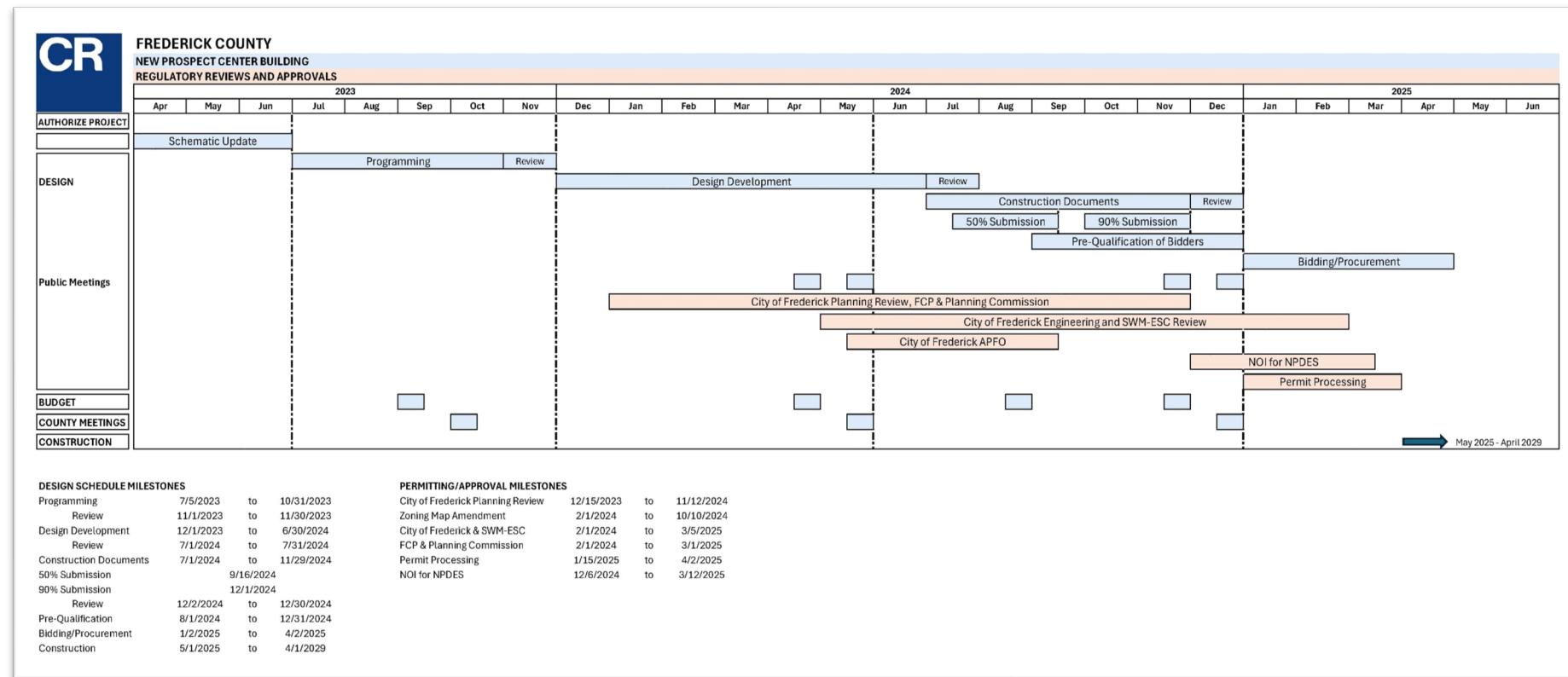
PROJECT SCHEDULE

Design: Through Dec. 2024

Permitting: Jan. 2025 – April 2025

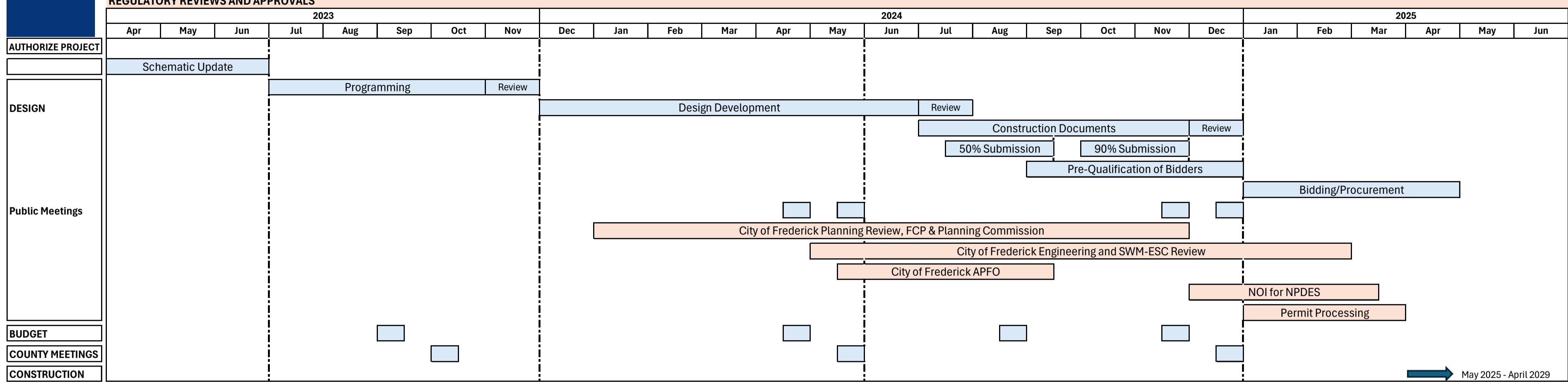
Bidding: Jan. 2025 – April 2025

Construction: May 2025 – April 2029





FREDERICK COUNTY
NEW PROSPECT CENTER BUILDING
REGULATORY REVIEWS AND APPROVALS



DESIGN SCHEDULE MILESTONES

Programming	7/5/2023	to	10/31/2023
Review	11/1/2023	to	11/30/2023
Design Development	12/1/2023	to	6/30/2024
Review	7/1/2024	to	7/31/2024
Construction Documents	7/1/2024	to	11/29/2024
50% Submission	9/16/2024		
90% Submission	12/1/2024		
Review	12/2/2024	to	12/30/2024
Pre-Qualification	8/1/2024	to	12/31/2024
Bidding/Procurement	1/2/2025	to	4/2/2025
Construction	5/1/2025	to	4/1/2029

PERMITTING/APPROVAL MILESTONES

City of Frederick Planning Review	12/15/2023	to	11/12/2024
Zoning Map Amendment	2/1/2024	to	10/10/2024
City of Frederick & SWM-ESC	2/1/2024	to	3/5/2025
FCP & Planning Commission	2/1/2024	to	3/1/2025
Permit Processing	1/15/2025	to	4/2/2025
NOI for NPDES	12/6/2024	to	3/12/2025

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PROJECT PHASING

- Phase 1 – FY2025
- Phase 2 – FY2026
- Phase 3 – FY2027
- Phase 4 – FY2028

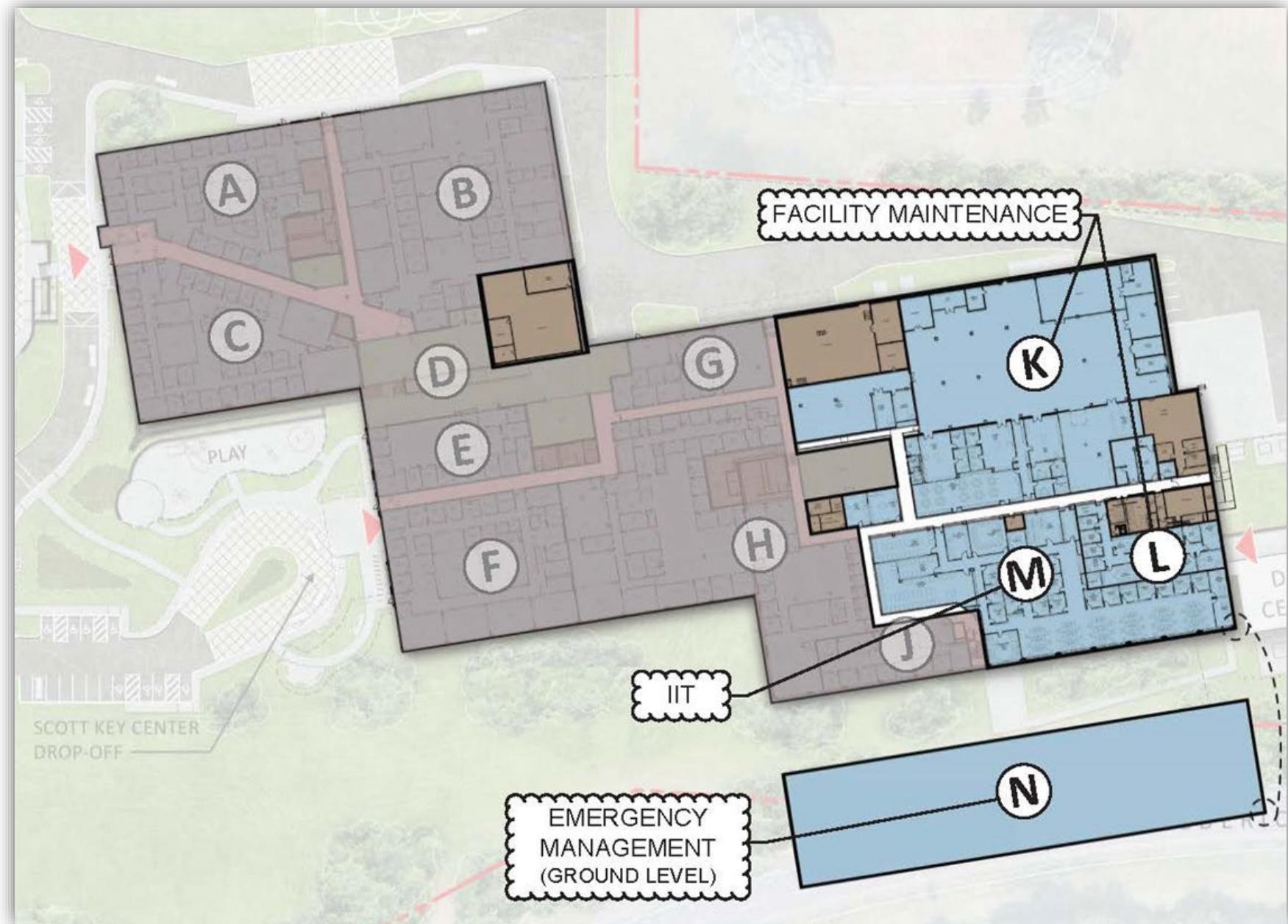


FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 1

FY 2025

- Interior Demolition
- Structural Improvements
- DFM Suite
- IIT Suite
- Building Exterior
- Sitework
- Utility Work



FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 1

FY 2025

- Interior Demolition
- Structural Improvements
- DFM Suite
- IIT Suite
- Building Exterior
- Sitework
- Utility Work

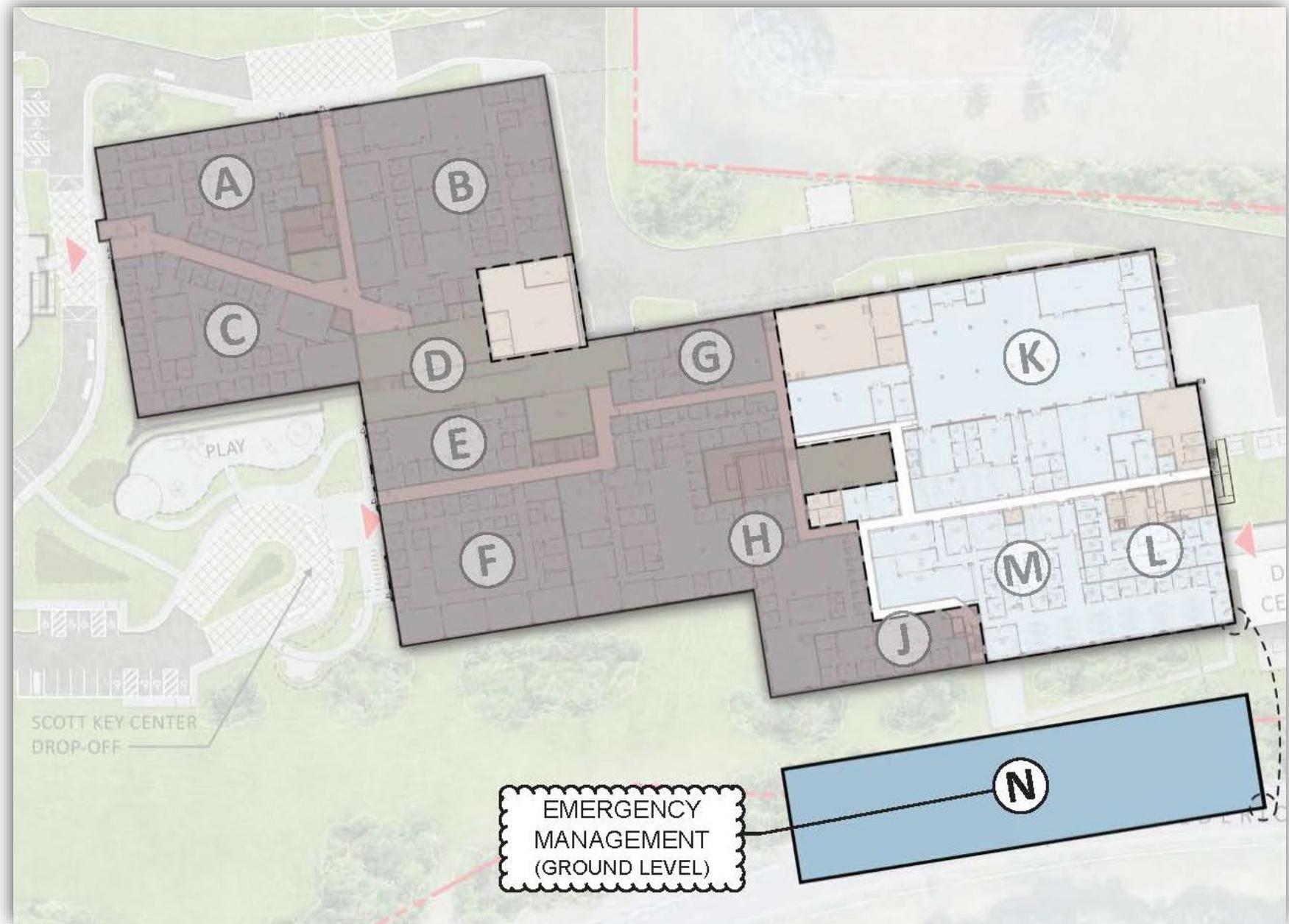


FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 2

FY 2026

- DEM Suite
- Vehicle Garage Structure
- Technology Operations Structure
- Microgrid
- Sitework - Partial



FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 2

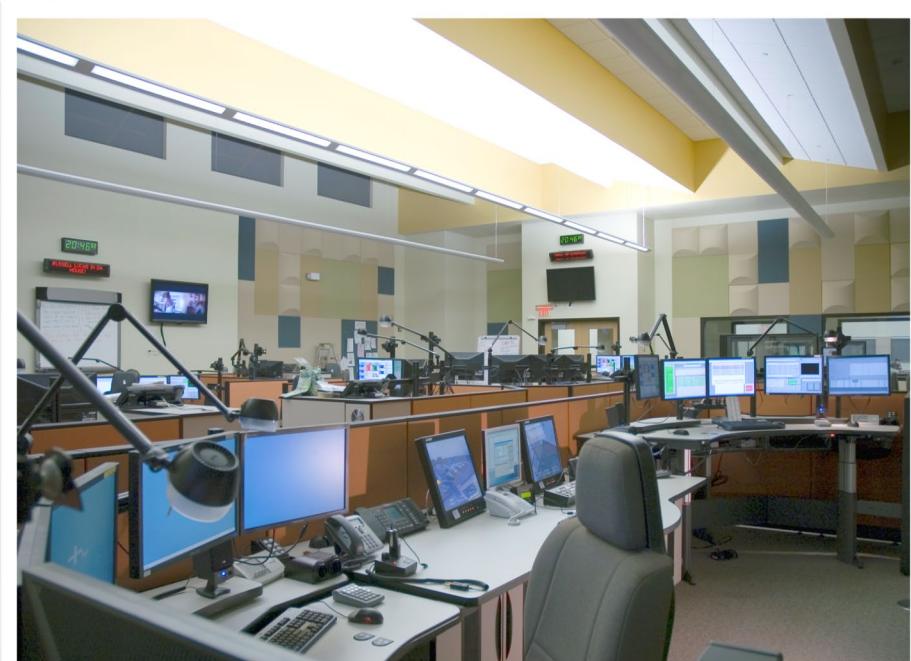
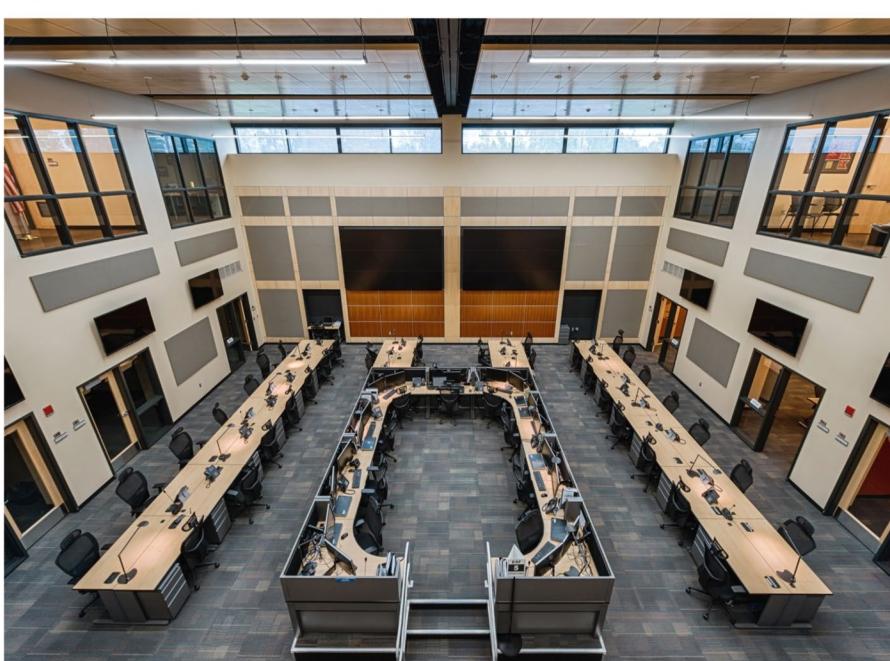
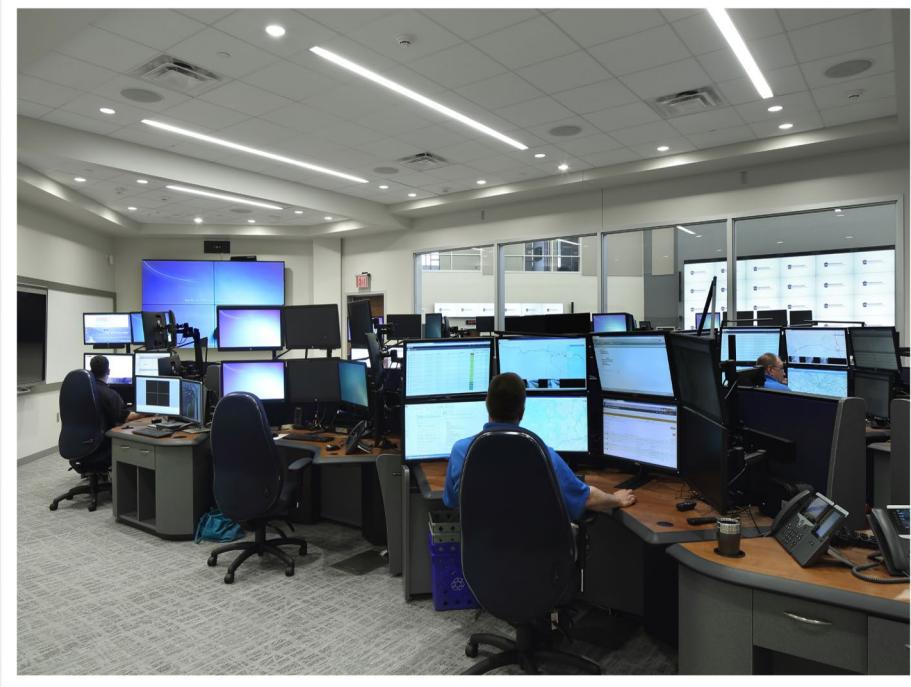
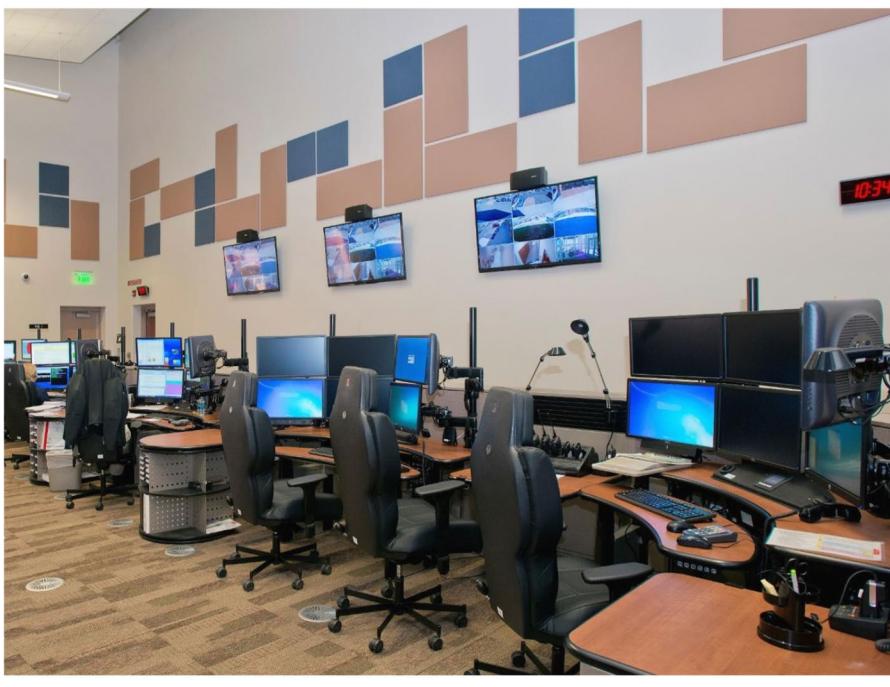
FY 2026

- DEM Suite
- Vehicle Garage Structure
- Technology Operations Structure
- Microgrid
- Sitework - Partial



FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 2
DEM Suite

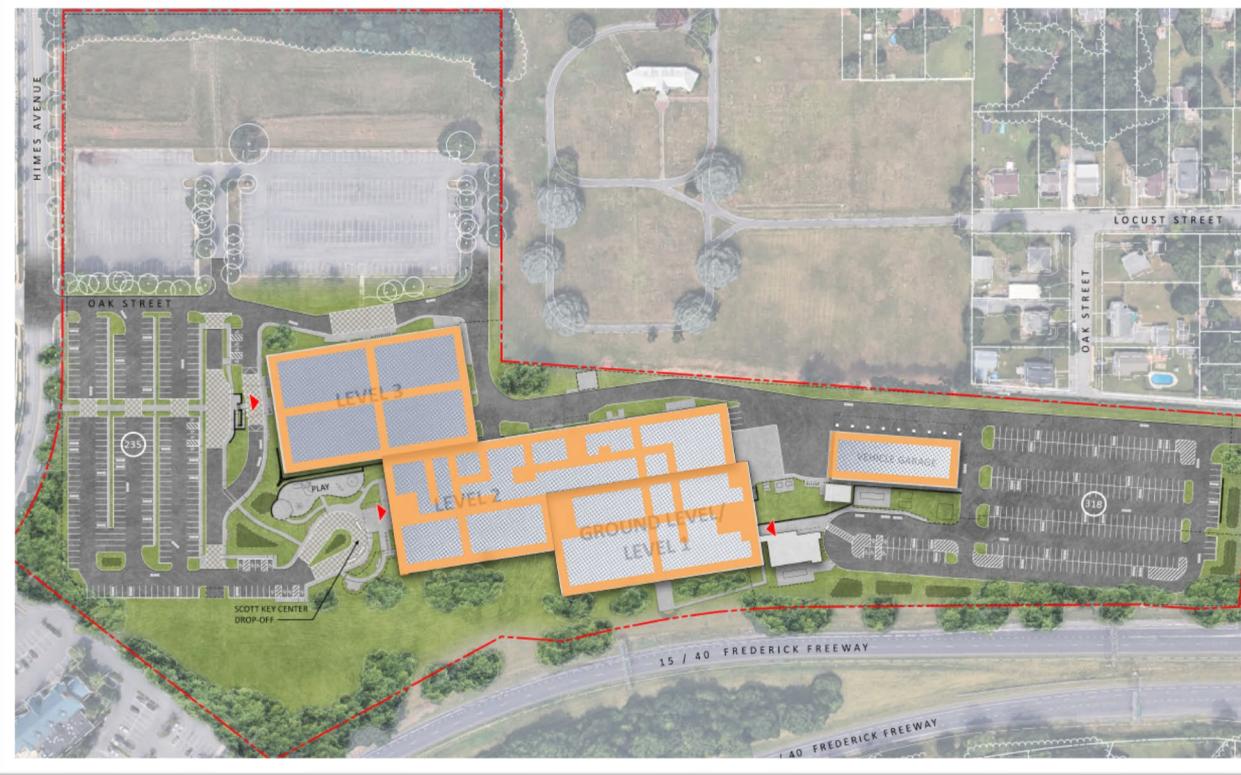


FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 2

Microgrid Development

- 1,977 kW of Solar Power
- 2,000 kW/2,294 kWh Battery Storage
- 1,688 Metric Ton Carbon Off-Set
- 3.7 Metric Ton SO₂ Off-Set
- 10.6 Metric Ton VOC Off-Set

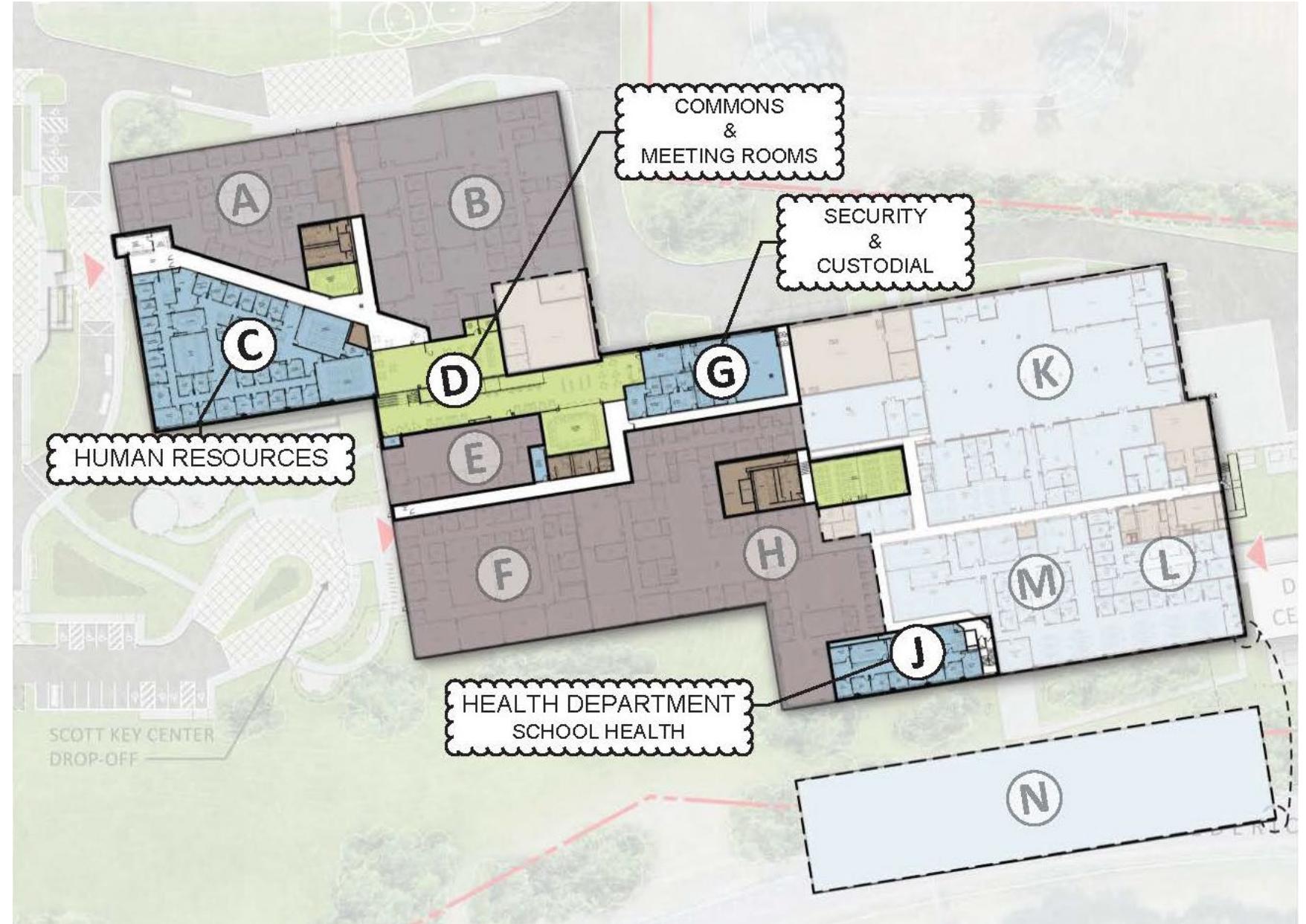


FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 3

FY 2027

- Common Area
- Security & Custodial Areas
- Health Department
 - School Health
- Human Resources
- Sitework



FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 3

FY 2027

- Common Area
- Security & Custodial Areas
- Health Department
 - School Health
- Human Resources
- Sitework

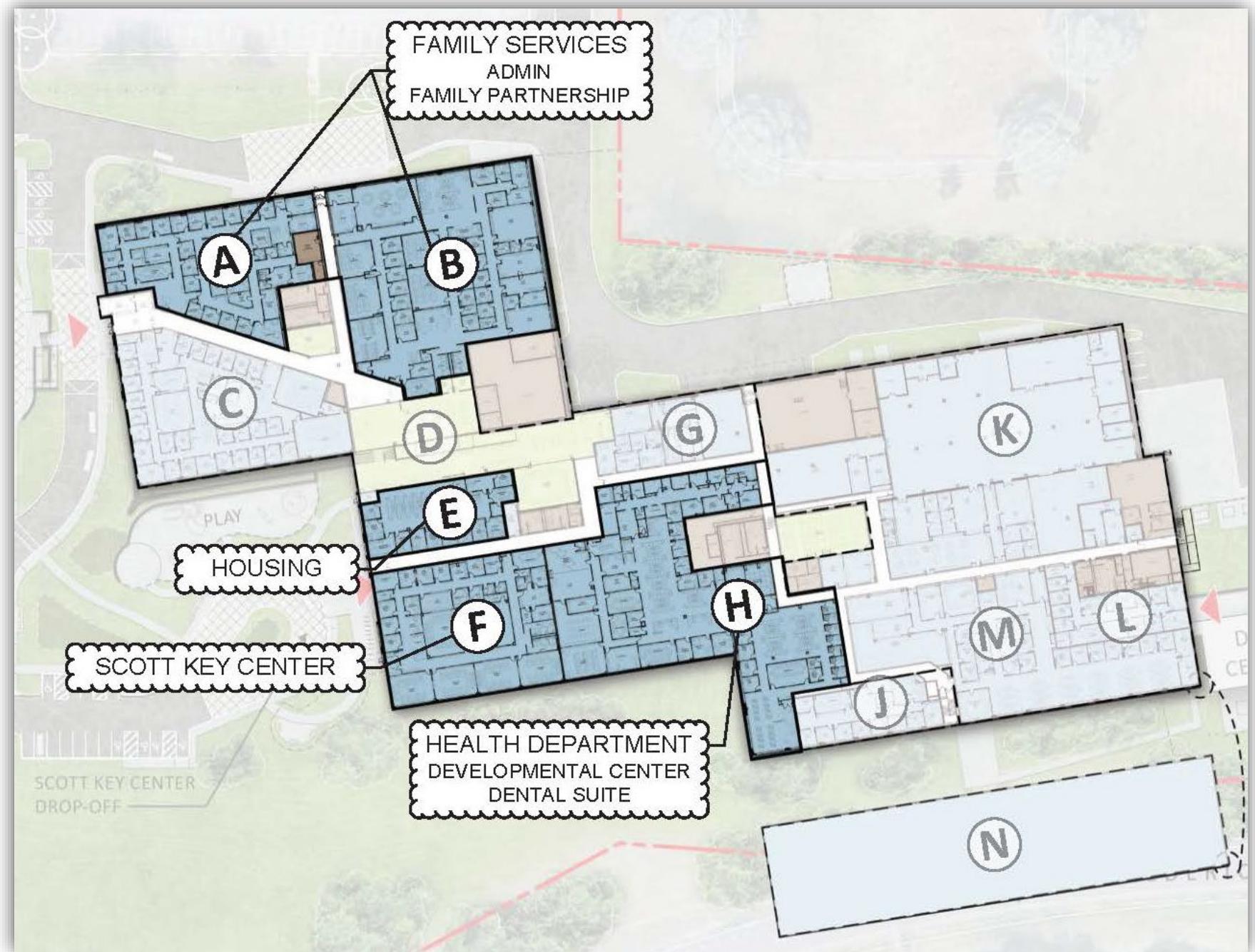


FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING – PHASE 4

FY 2028

- Health Department
 - Developmental Center
 - Dental
- Housing
- Scott Key Center
- Family Services
- Sitework (Paving)



FREDERICK COUNTY PROSPECT CENTER

PROJECT WEBSITE
CONTACT INFORMATION

PROSPECT CENTER PROJECT WEBSITE

<https://frederickcountymd.gov/8786/The-Prospect-Center-Project-Overview>

PROJECT CONTACT INFORMATION

Project Manager: Will Ansalvish PMP
Wansalvish@FrederickCountyMD.gov
(301) 600-3515



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