

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

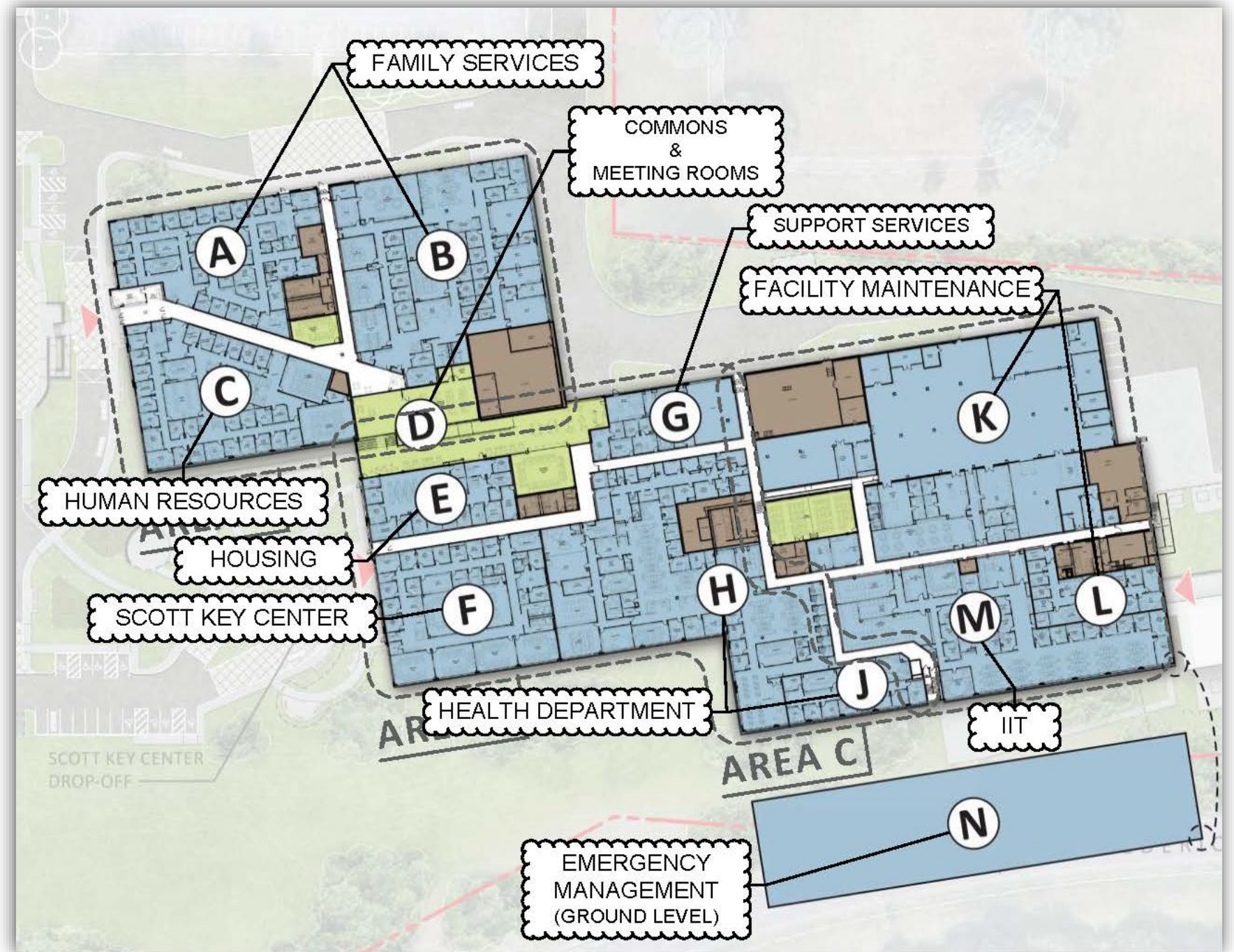
Human Resources

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



ADTEK



FORELLA



M MissionCriticalPartners



FREDERICK COUNTY PROSPECT CENTER

LOCATION
585 Himes Avenue
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SIZE
208,000 SF

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



FREDERICK COUNTY PROSPECT CENTER

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



Middlebrook Middle School Addition



Road and Bridge Infrastructure

Maintaining Our Health and Safety



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							
Archited/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	85,558,259	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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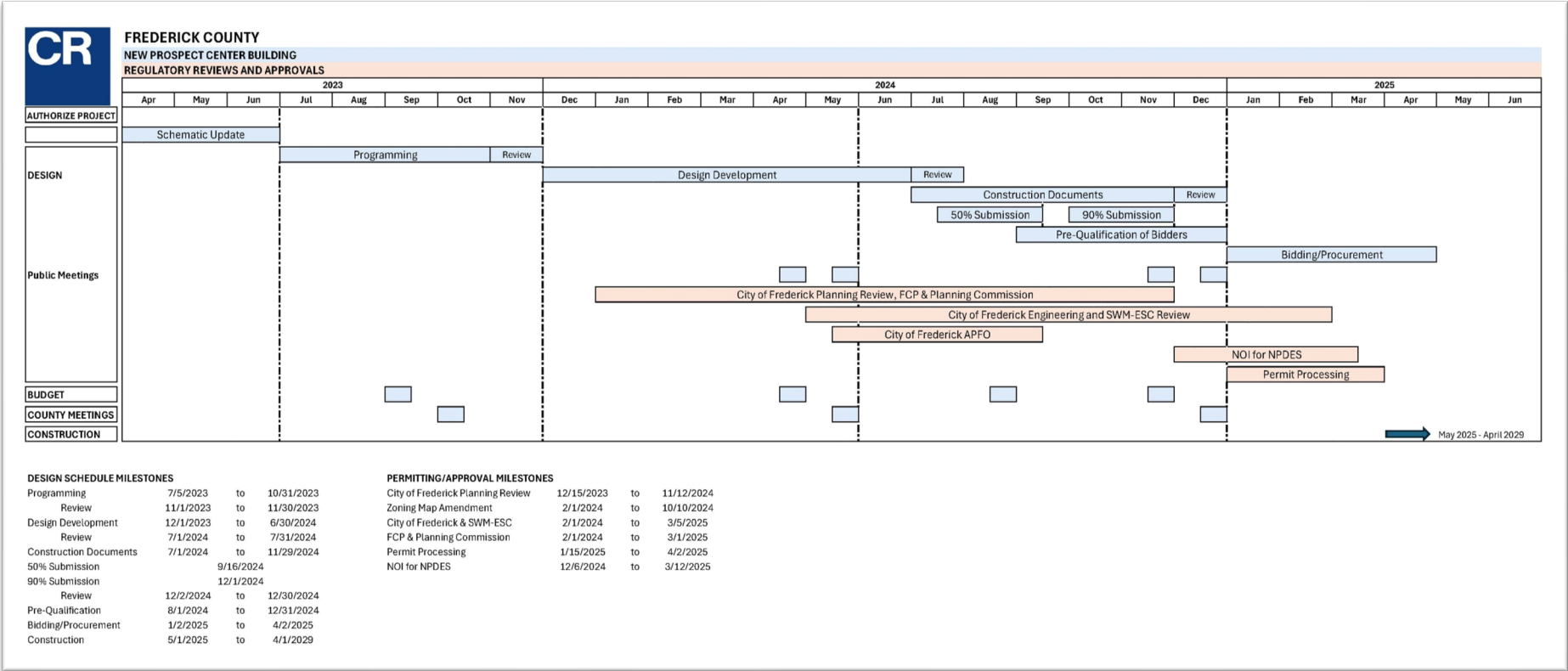
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FREDERICK COUNTY PROSPECT CENTER

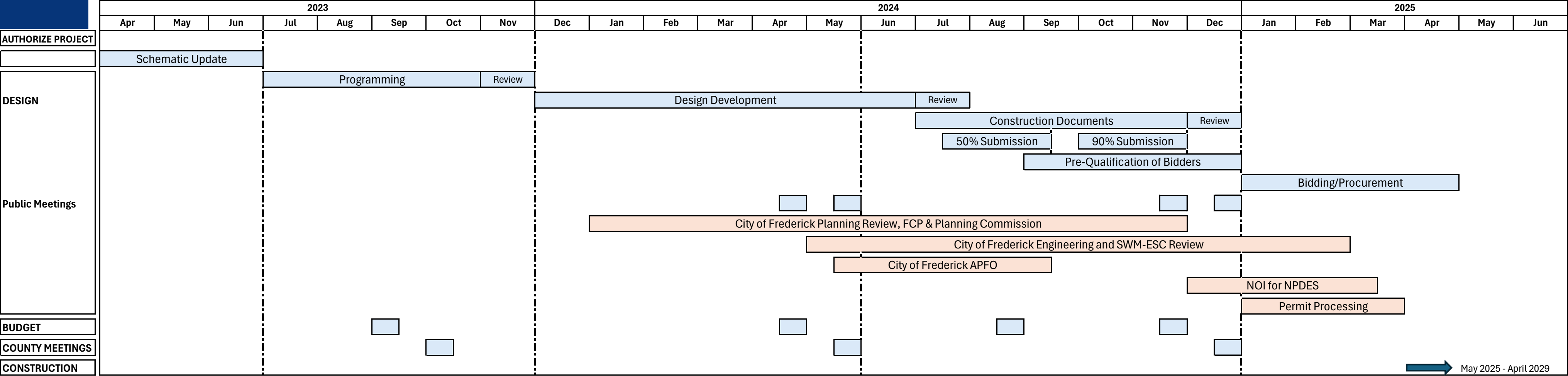
PROJECT SCHEDULE

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

FREDERICK COUNTY PROSPECT CENTER

PROJECT PHASING

Phase 1 – FY2025

Phase 2 – FY2026

Phase 3 – FY2027

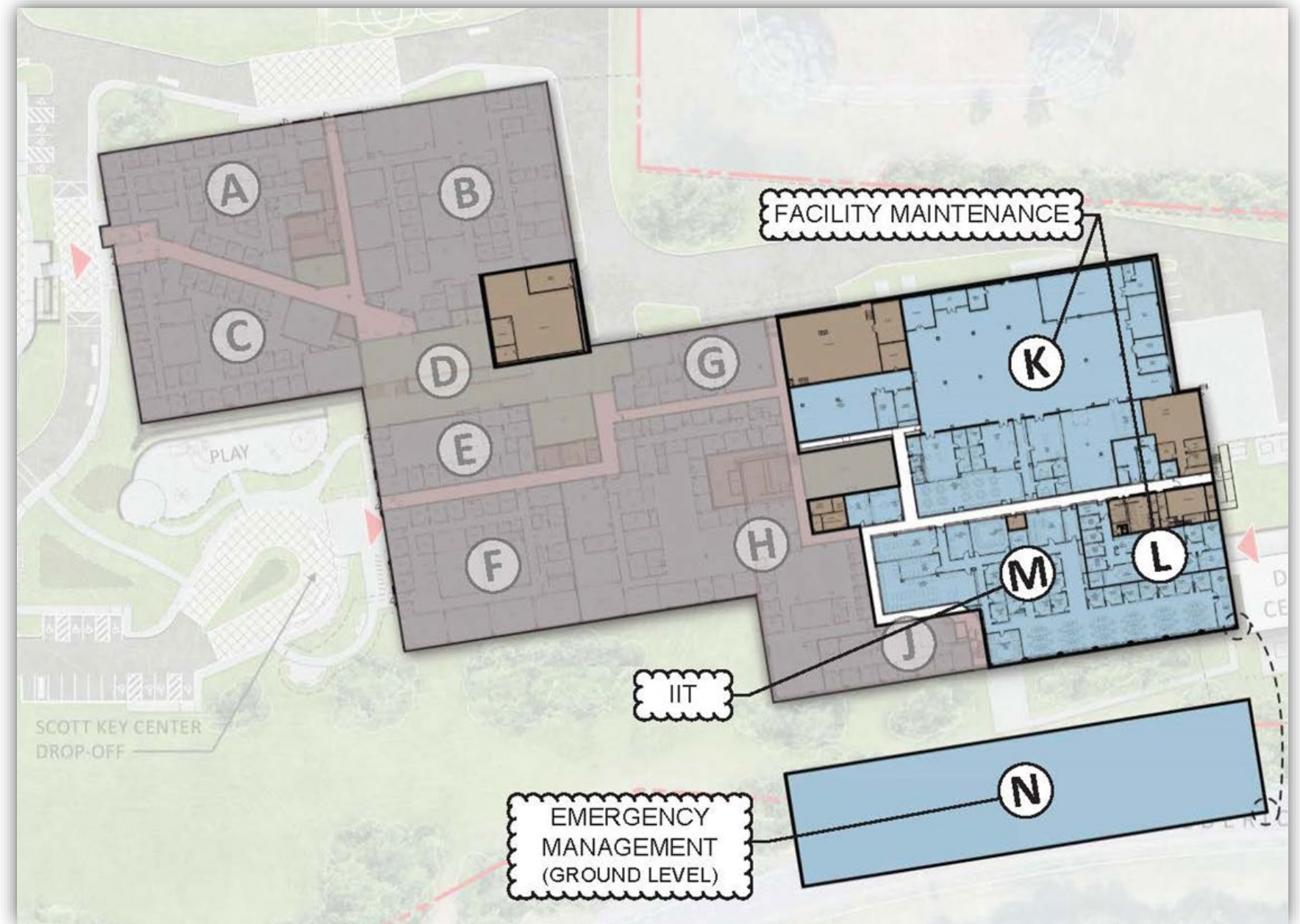
Phase 4 – FY2028



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

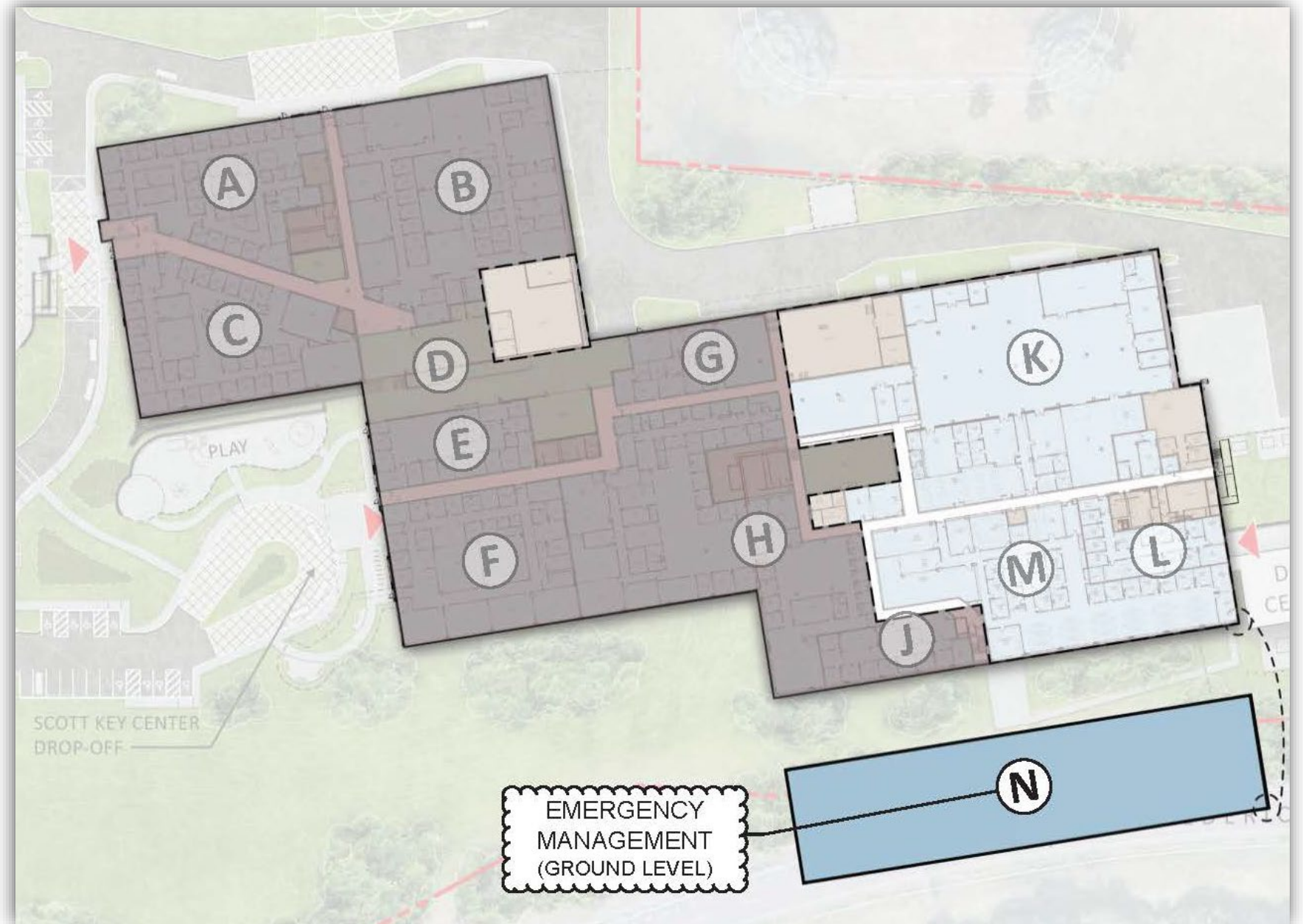
- Interior Demolition
- Structural Improvements
- DFM Suite
- IIT Suite
- Building Exterior
- Sitework
- Utility Work



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

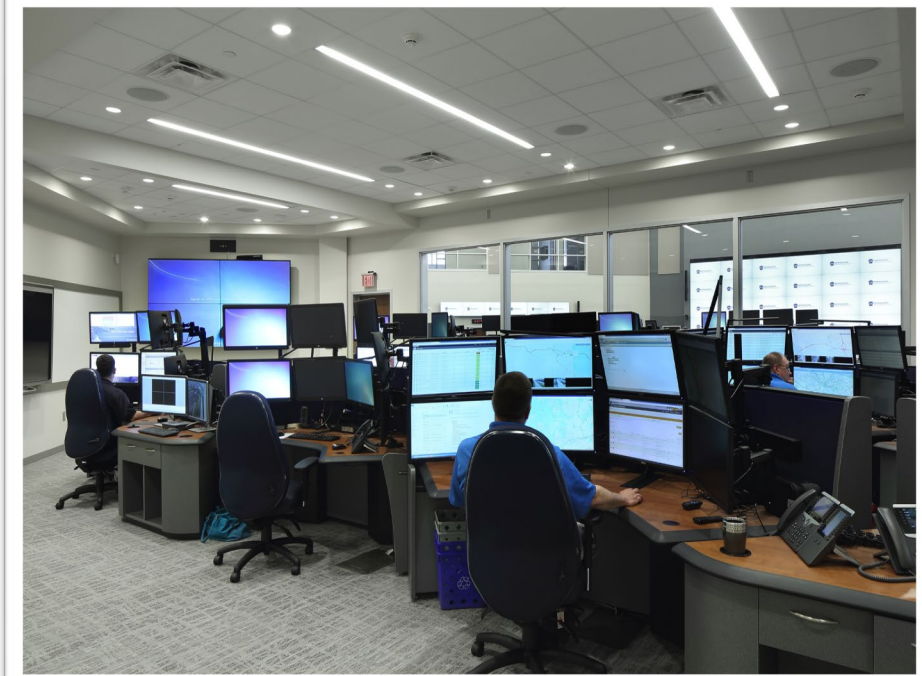
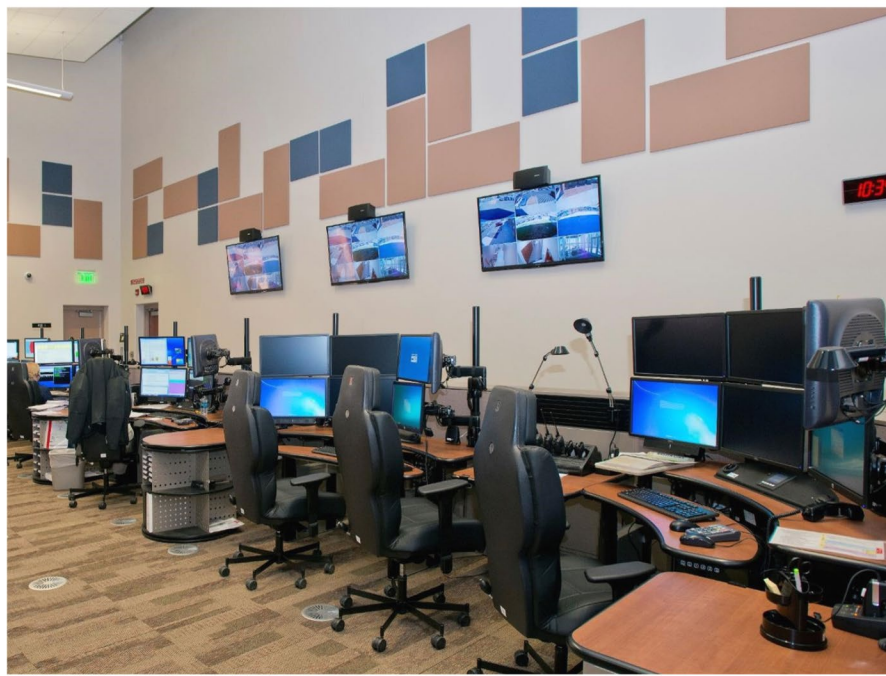
PROJECT PHASING – PHASE 2
FY 2026

- 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

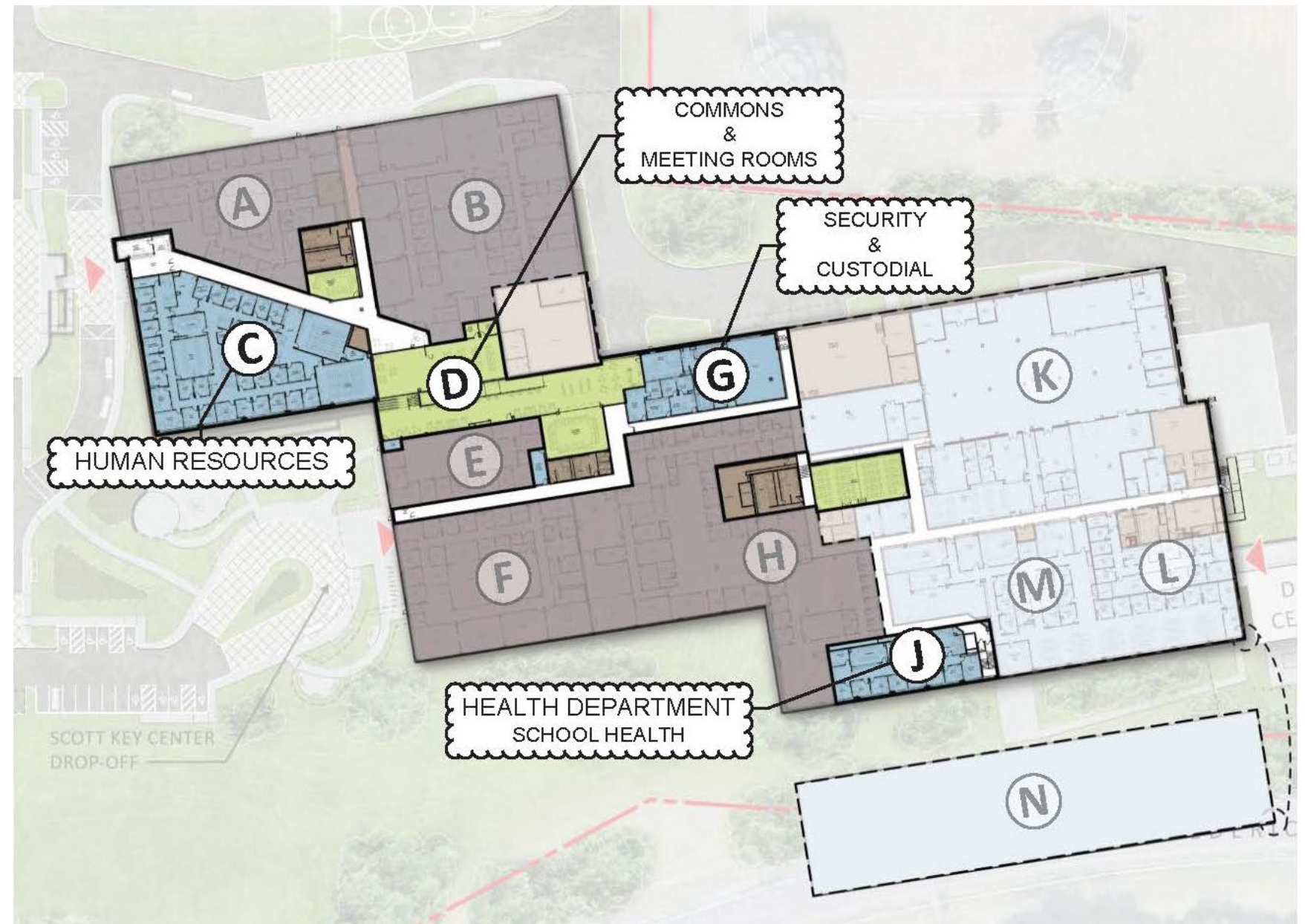
- 1,977 kW of Solar Power
- 2,000 kW/2,294 kWh Battery Storage
- 1,688 Metric Ton Carbon Off-Set
- 3.7 Metric Ton SO₂ Off-Set
- 10.6 Metric Ton VOC Off-Set



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

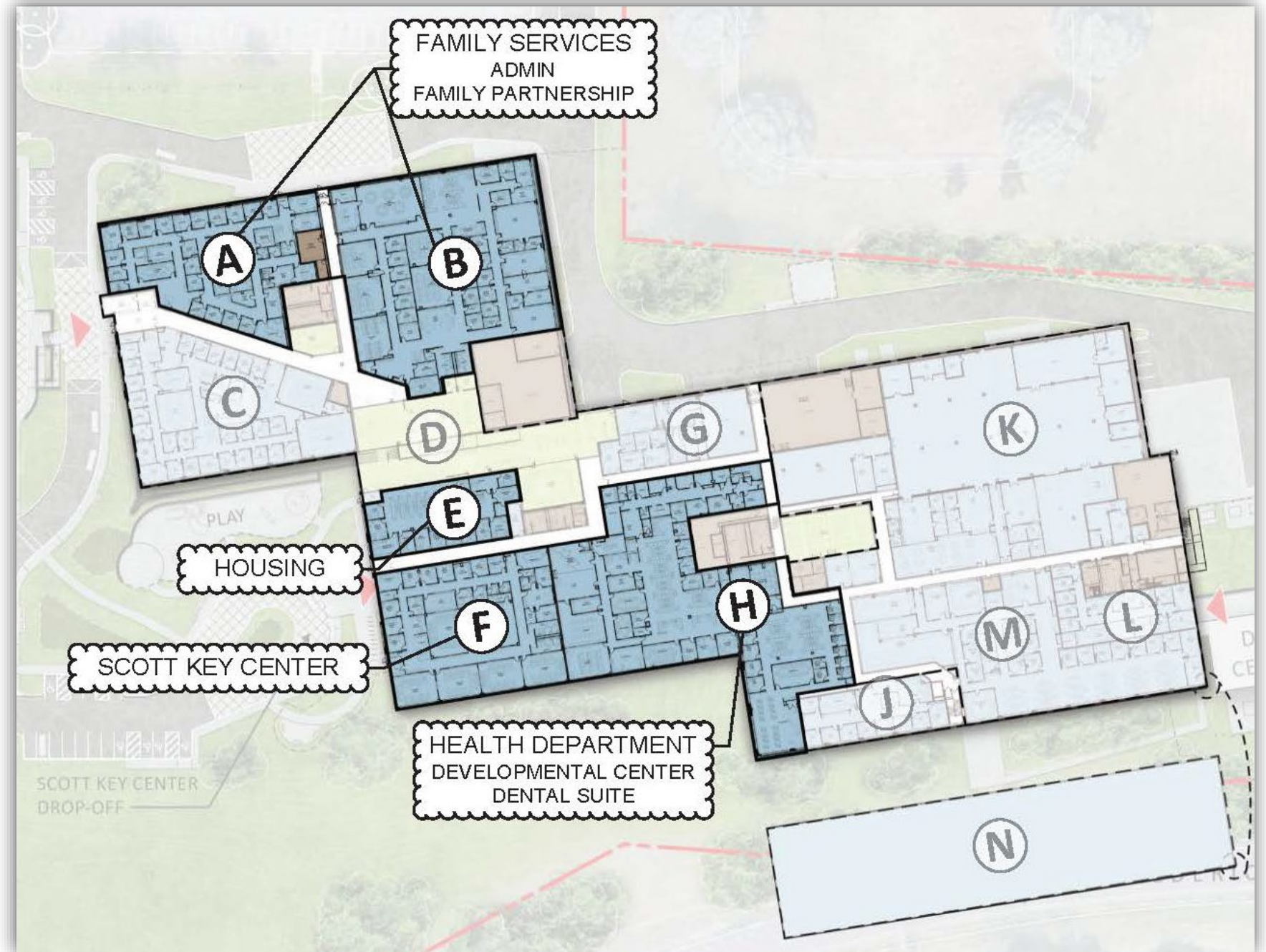
- Common Area
- Security & Custodial Areas
- Health Department
 - School Health
- Human Resources
- Sitework



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

