



April 30, 2026

MEMORANDUM

TO: Edward P. Burroughs III, Chair
Government Operations and Fiscal Policy (GOFP) Committee

FROM: Sylvia King *CK*
Senior Legislative Budget Officer

RE: Office of Central Services (OCS)
Fiscal Year 2027 Operational Budget Review
Fiscal Years 2027 – FY 2032 Capital Improvement Program (CIP) Budget Review

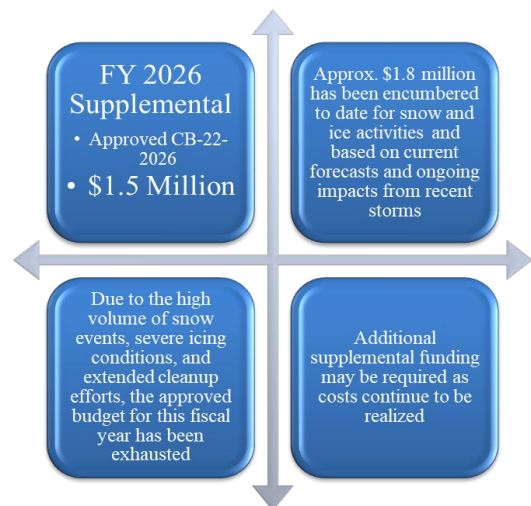
Budget Overview – General Fund, Internal Service Funds & Special Revenue Funds

The FY 2027 proposed budget for the Office of Central Services (OCS) is \$47.3 million, an increase of \$904,400, or 1.9%, over the FY 2026 approved budget.

Fund Types	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed		
	Amount	Amount	Amount	Amount	\$ Change FY26-FY27	% Total FY26-FY27
General Fund	\$27,896,300	\$28,274,400	\$27,033,600	\$29,194,700	\$920,300	3.3%
Internal Service Funds	15,340,893	17,410,600	15,636,300	17,858,700	448,100	2.6%
Special Revenue Funds	4,000	738,000	224,000	274,000	(464,000)	-62.9%
Total	\$43,241,193	\$46,423,000	\$42,893,900	\$47,327,400	\$904,400	1.9%

FY 2026 Supplemental Appropriation

- The Office of Central Services (OCS) requested and received a \$1.5 Million Supplemental Budget for FY 2026 (CB-22-2026).
- Due to the high volume of snow events, severe icing conditions, and extended cleanup efforts, the approved budget for this fiscal year has been exhausted.
- Approximately \$1.8 million has been encumbered to date for snow and ice activities, and based on current forecasts and ongoing impacts from recent storms, additional supplemental funding may be required as costs continue to be realized.



Authorized Staffing – All Classifications

Authorized Staffing – All Classifications				
	FY 2026 Approved	FY 2027 Proposed	Change	% Change
General Fund	136	138	2	1.5%
Internal Service Fund (ISF)	79	79	0	0.0%
Total	215	217	2	0.9%

- The proposed FY 2027 total staffing complement is 217, an increase of two (2) positions from the previous fiscal year.

Impact of Known or Anticipated Federal & State Changes or Actions

- On January 21, 2025, the Federal government issued the Executive Order “Unleashing American Energy”, which instructed federal agencies to “immediately pause the disbursement of funds appropriated through the Inflation Reduction Act of 2022 or the Infrastructure Investment and Jobs Act for programs, projects, or activities that may be implicated by the policy established in this order.”
 - These federal programs supported electric vehicle charging infrastructure and other alternative fuel initiatives.
 - As a result, the reduction or termination of these funding resources will limit the availability of grant funding that could support electric vehicles, electric vehicle charging stations, and sustainability initiatives associated with the County’s sustainability efforts.
- Tightening EPA regulations for HVAC equipment, A2L Refrigerants, and lower carbon emissions may impose higher costs for mechanical equipment (HVAC), refrigerants, as well as anticipated higher costs associated with meeting LEED standards for new construction and building rehabilitation.
 - These requirements cannot be quantified due to the large number and scope of variables.
- Proposed Bill HB-0941 Public Health – Public Buildings – Hygiene Products
 - Mandates feminine hygiene products in all public restrooms, which is likely to add tens of thousands of dollars in expenses for the purchase of dispensing equipment, feminine hygiene products, and the associated service and maintenance needs (repair and maintenance of dispensing equipment, drain cleaning/ clearing, etc.)
 - Expenses are estimated at approximately \$250K for the first year and \$25K for each following year over the initial 5-year period.
 - The Agency will continue to monitor any legislative developments that may affect operations.

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General Fund - Overview

The FY 2027 Proposed **General Fund** budget for the Office of Central Services is ~\$29.2 million, an increase of \$920,300, or 3.3%, over the FY 2026 approved budget. This is primarily due to increases in compensation due to mandated salary requirements and staffing increases, operational increases for building repair, maintenance, gas and oil expenditures. Increases are primarily being offset by compensation decreases related to a rise in the attrition rate from 5% to 9%, along with operational decreases resulting from the removal of FY 2026 one-time funding for a building assessment study for the Fire /EMS Department.

Expenditures by Category - General Fund

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$10,264,764	\$11,026,800	\$10,671,700	\$11,445,300	\$418,500	3.8%
Fringe Benefits	3,949,232	4,121,500	3,832,100	4,413,600	292,100	7.1%
Operating	14,486,763	14,160,000	13,526,500	14,526,400	366,400	2.6%
Capital Outlay	—	—	—	—	—	—
SubTotal	\$28,700,759	\$29,308,300	\$28,030,300	\$30,385,300	\$1,077,000	3.7%
Recoveries	(804,459)	(1,033,900)	(996,700)	(1,190,600)	(156,700)	15.2%
Total	\$27,896,300	\$28,274,400	\$27,033,600	\$29,194,700	\$920,300	3.3%

Compensation, Staffing, and Fringe Benefits - General Fund

- The Proposed FY 2027 compensation is ~\$11.4 million, an increase of \$418,500, or 3.8%, over the FY 2026 Budget due to the annualization of FY 2026 and anticipated FY 2027 salary adjustments.
 - Additionally, an Associate Director position is being transferred from the Office of Procurement, and one (1) Contractual Services Officer position is being added to the Capital Projects Program.
- Compensation includes funding for 123 out of 138 full-time employees. There are 15 unfunded general fund vacancies in FY 2027. This represents positions that have been unfunded for an extended period of time, as well as newly unfunded ones.
- As of March 2026, there were 27 vacancies (funded and unfunded). Of the nine (9) funded vacancies, three (3) were filled in February 2026, and the remaining six (6) will be filled by June 30, 2026.

Attachment Q.11 Vacancy List of the OCS First-round Responses provides a detailed list of the vacancies and their current recruitment status.

- OCS is experiencing high levels of retirement-eligible staff throughout the Agency, which presents challenges with key positions. Current attrition levels are due to a growing population of eligible retirements, several promotions, separations, and a competitive market offering higher salaries for certain job classifications.
 - There have been 24 separations in FY 2026, resulting in an attrition rate of 13.08%.

- Positions which are the most affected by attrition: Plumbers and Master Plumbers, Building Engineers, HVAC Technicians, and Maintenance Services Attendants within FOM, as well as Equipment Mechanics, a Fuel Supply Manager, and a Fuel Supply Technician within Fleet operations.
- Three (3) OCS personnel are currently assigned to the County Executive’s office, and three (3) personnel from other agencies are assigned to OCS (two (2) from DOE and one (1) from the Office of Procurement), with all assignments likely to continue in FY 2027.
- Proposed FY 2027 overtime is budgeted at \$350,000, which is \$15,000 less than the FY 2026 approved amount. The Agency anticipates expending \$260,823 in overtime costs in FY 2026.
 - Overtime is driven by critical building emergencies and necessary repairs that must be performed before and after regular work hours to minimize disruptions during daytime operations.
- Proposed FY 2027 Fringe benefit expenditures is ~\$4.4 million, an increase of \$292,100, or 7.1%, over the FY 2026 budget due to an increase in the fringe benefit rate from 37.4% to 38.6% to align with projected healthcare and pension expenditures.

Operating Expenses & Contracts – General Fund

- Proposed FY 2027 Operating expenditures are ~\$14.5 million, an increase of \$366,400, or 2.6%, over the FY 2026 budget, largely due to additional funds for building repair and maintenance (\$505K), gas and oil expenditures (\$154.2K). There is also increased funding for mileage reimbursement to align with new leadership, Office of Law charges, printing, training, office supplies, and technology services. See the following table.

- The largest FY 2027 proposed expenditures for the Agency include:



- The largest proposed decreases for FY 2027 are attributed to the removal of FY 2026 one-time funding for a building assessment study for the Fire /EMS Department (-\$300K) and for vehicle equipment repair and maintenance(\$34.7K), and equipment lease (\$30K) to align with historical actuals.
- *(See General Fund – Expenditures – next page)*

General Fund (1000)					
Commihnent Items	FY2026 Approved	FY2026 Estimate	FY2027 Proposed	\$ Change from FY27 - FY26 Budget	Explain reason for budgetary change for each commihnent item
Building Repair/Maintenance	\$2,460,000	\$2,160,000	\$2,965,000	\$505,000	Re-alignment between contracts and Building Repair / Maint.
Gas and Oil	106,800	225,000	261,000	154,200	Align with historical actuals
Office Automation	1,094,700	1,067,300	1,126,100	31,400	Countwide costs for technology
Mileage Reimbursement	30,900	30,100	57,200	26,300	Align with new leadership
Interagency Charges	116,400	116,400	132,700	16,300	Office of Law charge
Office & Operating Equip	-	17,000	10,000	10,000	Align with historical actuals
Office Supplies	135,800	193,900	145,000	9,200	Align with historical actuals
Training	20,000	10,000	27,000	7,000	Align with new leadership
Printing	6,200	2,500	9,500	3,300	Align with historical actuals
Other Oper Equip	-	5,000	-	-	Re-alignment between contracts and Building Repair / Maint.
Advertising	5,400	4,000	5,000	(400)	Align with historical actuals
Membership Fees	3,700	4,000	1,500	(2,200)	Align with new leadership
Postage	10,800	5,000	5,000	(5,800)	Align with historical actuals
Telephone	147,400	126,000	124,200	(23,200)	Decrease due to telephone savings based on implementation of Microsoft Teams Voice
Equipment Lease	638,300	653,500	608,300	(30,000)	Align with historical actuals
Vehicle Equipment Repair/Maintenance	275,800	275,800	241,100	(34,700)	Align with historical actuals
Contracts	9,107,800	8,631,000	8,807,800	(300,000)	Removal of one-time FY26 Fire bldg
TOTAL	\$ 14,160,000	\$ 13,526,500	\$14,526,400	\$ 366,400	

- A list of Operating Contracts for FY 2026 and FY 2027 can be found in ***Q.20 Attachment FY 2026 and FY 2027***

Contracts of the OCS First-round Responses.

There are 15 contracts in excess of \$250K, and two (2) custodial services contracts over \$1 million.

Vendor/ Contractor Name	1=MBE 2=CBB 3=CBSB 4=CLB 5=CBSMBE Unknown	Summary of Contract Services	FY 2027 Proposed Contract Amount
BRADCORP SERVICES	5	CUSTODIAL SERVICES	\$2,000,000
ACCLAIM USA INC	5	CUSTODIAL SERVICES	\$1,000,000
XL CONSTRUCTION LLC	5	HVAC REPAIR & MAINTENANCE	\$900,000
JACKPOT JANITORIAL	3	CUSTODIAL SERVICES	\$780,000
P2 CLEANING	3	CUSTODIAL SERVICES	\$780,000
SPECIALTY CONSTRUCTION MANAGEMENT	5	HVAC REPAIR & MAINTENANCE	\$650,000
RSC ELECTRICAL & MECHANICAL CONTRACTORS INC.	5	HVAC REPAIR & MAINTENANCE	\$600,000
AMERICAN MASTER CONSTRUCTION (AMC)	Unknown	SNOW AND ICE CONTROL SERVICES	\$500,000
BPI MECHANICAL CONSTRUCTION	5	HVAC REPAIR & MAINTENANCE	\$500,000
MANSFIELD OIL COMPANY	Unknown	FUEL MANAGEMENT	\$500,000
JOHNSON CONTROLS INC (JCI)	4	HVAC, FIRE, & BAS SYSTEMS	\$480,000
Waldorf Dodge	U	Automotive Parts	\$450,000
Xerox	N/A	Graphics Ctr & Admin Copier Lease	\$435,000
QUALITY ELEVATOR COMPANY	Unknown	ELEVATOR MAINTENANCE SERVICES	\$350,000
Superior Mitigation	4	Lanham Garage Lease	\$252,000

- The two (2) largest multi-year contracts are with Mansfield Oil Company for fuel management at \$2.5 million over five (5) years, and Kencor Elevator (Rider) for elevator repair and maintenance at \$2

million over a two (2) year term. Multi-year and Personal Services Contracts can be found in the following table.

- Two (2) contracts for snow and ice control services totaling \$2.2 million over two (2) years will remain in place after the new Emergency Operations Fund for weather related emergencies is created in Non-Departmental next fiscal year.

Multi-Year and Personal Service Contracts						
Vendor/ Contractor Name	1 = MBE 2 = CBB 3 = CBSB 4 = CLB	Summary of Contract Services	Contract Term (Beginning - Ending Dates)	Total Contract Amount	Contract Status: Executed (E), Planned Not Executed (PE)	Funding Source: General Fund (GF), Grants
Mansfield Oil Company		Fuel management	7/1/2026 - 6/30/2031	\$ 2,500,000	PE	GF
Kencor Elevator (Rider)		Elevator repair & maintenance	9/17/2026 - 9/16/2028	\$ 2,000,000	PE	GF
American Master Construction		Snow and ice control services for Office of Central Services	7/1/2026 - 6/30/2028	\$ 1,100,000	PE	GF
E & R Services		Snow and ice control services for Office of Central Services	7/1/2026 - 6/30/2028	\$ 1,100,000	PE	GF
Hot & Cold Corporation		Time & material - plumbing services	7/1/2026 - 6/30/2028	\$ 1,100,000	PE	GF
Johnson Controls Security (PGPD)		Security system	7/1/2026 - 2/18/2029	\$ 600,000	PE	GF
Total				\$ 8,400,000		

Recoveries – General Fund

- Recoveries for FY 2027 are proposed at ~\$1.2 million, an increase of \$156,700, or 15.2%, over the FY 2026 budget due to salary adjustments and an increase in recoverable activities from the Capital Improvement Program fund.

	Description	FY2026 Estimated	FY 2027 Proposed Budget	Fund (GF, IS, Grants)
1	Operating - Director's Office	\$ (500,000)	\$ (615,800)	GF
2	Operating - FOM	\$ (339,300)	\$ (435,400)	GF
3	Print/Copy Recoveries - GSD	\$ (139,400)	\$ (139,400)	GF
	Total	\$ (978,700)	\$ (1,190,600)	

- Details of the specific recoveries are in the following table, and show the largest budgeted recoveries are for CIP project managers for compensation and fringe (\$851,200), and operating expenditures from the General Fund for \$339,400.

Division	Character (i.e., Compensation, Fringe, Operating, Capital Outlay, etc.)	General Fund	CIP Recovery	Total Recovery
GSD	Operating	\$ (139,400)	\$ -	\$ (139,400)
FOM	Operating	\$ (200,000)	\$ -	\$ (200,000)
Director's Office	Compensation	\$ -	\$ (444,700)	\$ (444,700)
Director's Office	Fringe	\$ -	\$ (171,100)	\$ (171,100)
FOM	Compensation	\$ -	\$ (170,000)	\$ (170,000)
FOM	Fringe	\$ -	\$ (65,400)	\$ (65,400)
Total		\$ (339,400)	\$ (851,200)	\$ (1,190,600)

Equipment and Information Technology – General Fund

- Planned equipment purchases in FY 2026 total \$475K for vehicle bay lifts, EV vehicle repair tools & Green Fleet funding, as well as fuel terminals upgrade IOT. Approximately \$1.1 million is being proposed for equipment purchases for 19 fuel sites and two (2) building FMD Security Camera systems, vehicle bay lifts, oil reels and Keyper System Auto Body. See the following table for additional details.

	Description (Type and quantity of equipment purchase)	FY 2026 Equipment Cost (Purchased to date)	FY 2026 Equipment Cost (Planned to be purchased)	FY 2027 Equipment Cost (Proposed to be purchased)	Purpose for Request
1	Vehicle Bay Lifts	\$ -	\$ 177,000	\$ 450,000	For the repair and maintenance of County vehicles
2	EV Vehicle Repair Tools & Green Fleet Funding	\$ -	\$ 168,000	\$ -	EV Hybrid and EV Charging
3	Fuel Terminals Upgrades IOT	\$ -	\$ 130,000	\$ -	Completion of the EJ ward terminal Upgrades
4	Oil Reels	\$ -	\$ -	\$ 80,000	For the repair and maintenance of County vehicles
5	(19) Fuel Sites & (2) Buildings FMD Security Camera System	\$ -	\$ -	\$ 500,000	To maintain surveillance and security at the sites
6	Keyper System- Auto Body	\$ -	\$ -	\$ 30,000	Vehicle and equipment key management system
	Total	\$ -	\$ 475,000	\$ 1,060,000	

- IT Projects initiated in FY 2026 include: FLEET Toughbooks Replacement and Wi-Fi expansion (\$25K); and Keyper System (\$30K). FY 2027 proposed funding is to support an industry-standard construction software that CIP should be utilizing to collaborate with County agencies and effectively manage county projects called BlueBeam Revu (\$2.2K)
 - Refer to *Appendix A of this Report – Q26 Attachment: FY 2027 IT Initiatives* of the Agency’s First Round Response for a comprehensive list and details of all of the Agency’s IT projects.
- Migration of legacy data into FacilityForce was not completed. The software license was not renewed in FY 2025 after the transition to the new OCS Administration. After careful consideration of the reasons for not renewing, such as a shift in strategic priorities, and changes in resource allocation, the decision has been made not to proceed.

Facilities/Inventory/Other

- There were no Office facilities acquired or relocated, and no renegotiated Office lease provisions in FY 2026. The following two (2) Health Department leases were terminated in FY 2026 as a result of relocation and loss of funding:

Location	User	Termination Date	Annual Lease Cost	Reason for Termination
425 Brightseat Rd, Landover	Health Dept	8/1/2025	\$ 36,096	Relocation
9314 Piscataway Rd, Clinton	Health Dept	8/1/2025	\$ -	Loss of Funding

- The Agency provided the following data related to County-owned and leased properties in its First Round Responses:

303,491 sq ft, 100% owned by the County

Refer to 32a,b- Attachment: L-List and Vacant County-owned or County-Leased

Refer to 32c -Attachment: Vacant County-owned or County-Leased Properties

There were no vacant spaces that reside in property leased by the County.

- The County continues to use the 10-Year Facilities Master Plan to prioritize the most critical projects County-wide for the Capital Improvement Program which includes a list of the projects with a priority status of “High” or “Critical.”
- County’s effort to identify, stabilize, and manage its real estate space requirements and facility occupancy costs to improve and enhance workplace performance and employee productivity include:
 - From a **Land Acquisition and Real Property** perspective, the County is advancing a disciplined, data-driven strategy to identify, stabilize, and manage its real estate portfolio and associated occupancy costs.
 - In coordination with Capital Improvement Projects, the County is strengthening space inventory validation, lease and asset tracking, and portfolio analytics to improve visibility into utilization trends and future facility requirements.
 - These efforts support informed site selection, timely acquisitions, and proactive portfolio management to ensure the County maintains the right assets in the right locations to meet operational needs.
 - Concurrently, Land Acquisition and Real Property is supporting **portfolio optimization and workplace modernization** initiatives that:
 - Align real estate decisions with long-range capital planning and workforce strategies.
 - The County continues to evaluate consolidation opportunities, right-size underutilized space, and position future acquisitions to maximize value and operational efficiency.
 - Collectively, this coordinated approach is expected to enhance workplace performance, stabilize long-term occupancy costs, and ensure County-owned and leased assets effectively support mission delivery and future growth.

- The County has not historically tracked or segregated costs specifically related to underutilized spaces or properties. As a result, there is no comprehensive financial data available for the past three (3) fiscal years.
 - Isolating these costs has been challenging, as expenses related to underutilized spaces—such as maintenance, utilities, and security are often embedded within the broader operating budgets of multiple facilities and are not currently categorized in a manner that allows for precise quantification of the financial impact.
 - While OCS Management indicated during the FY 2026 budget review process that it recognized the importance of understanding these costs, and that OCS will begin tracking expenses associated with underutilized spaces moving forward, and that the effort will help inform future decision-making and optimize the County's property management strategies, to date, it has not done so.

- **Surplus underutilized spaces/properties in FY 2026 and FY 2027:**
 - The County will continue advancing its strategy to restabilize underutilized facilities to support the consolidation of inter-office agencies and improve overall space efficiency.
 - This targeted approach is intended to contain and reduce long-term operating and occupancy costs while optimizing the County's existing real estate portfolio.
 - By aligning facility utilization with current service delivery needs, the County enhances workplace performance and reinforces responsible stewardship of public assets.
 - Consistent with this strategy, requests for additional space will continue to trigger a comprehensive review of vacant and underutilized County-owned properties.
 - Prioritizing internal capacity before pursuing new acquisitions or leases promotes fiscal discipline and positions the County to unlock potential economic development opportunities within the community.
 - This approach will remain a central component of the County's annual budget and capital planning framework.

- The current value of the County's inventory, surplus property, and capital assets – Warehouse Material Management is:



- FOM has partnered with DoE on grants offered for new energy projects offered by State of Maryland. Final grant amount and expense to County yet to be determined.

Internal Service Fund for Fleet Management (ISF)

The Fleet Management Division manages the County’s pool of over 3,000 vehicles. The division is primarily responsible for the maintenance, repair and upgrade of the County’s sedans, trucks, buses, and public safety vehicles. In addition, the Fleet Management Division provides multiple services including body repair, towing, road service, and component rebuilding.

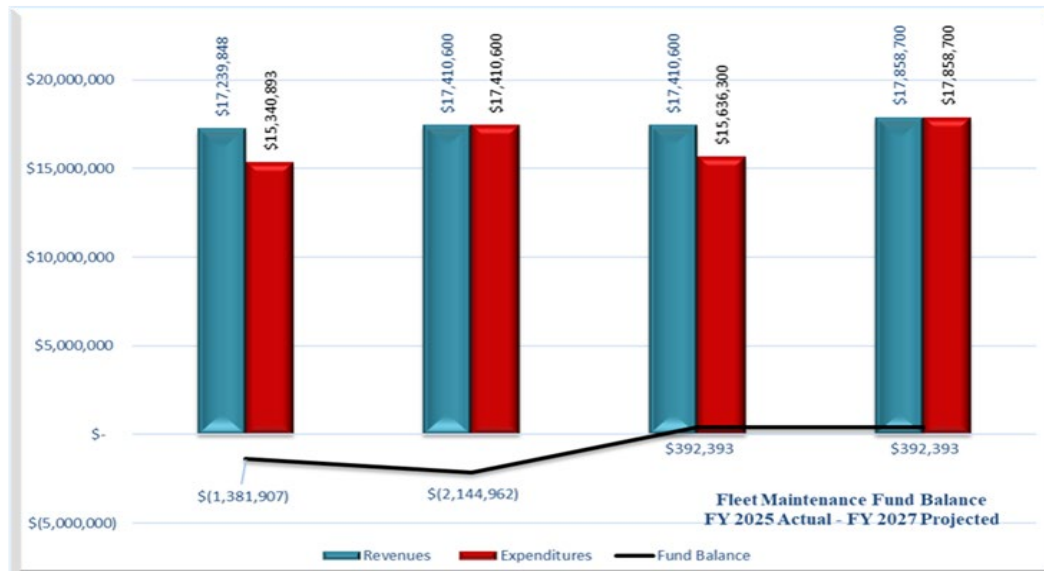
Expenditures by Category

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$6,195,462	\$6,342,600	\$5,894,000	\$6,634,800	\$292,200	4.6%
Fringe Benefits	2,803,127	4,469,000	3,382,600	4,200,000	(269,000)	-6.0%
Operating	6,225,943	6,160,000	6,209,700	6,594,900	434,900	7.1%
Capital Outlay	116,361	439,000	150,000	429,000	(10,000)	-2.3%
Total	\$15,340,893	\$17,410,600	\$15,636,300	\$17,858,700	\$448,100	2.6%
Total	\$15,340,893	\$17,410,600	\$15,636,300	\$17,858,700	\$448,100	2.6%

The FY 2027 proposed budget for the Fleet Management Internal Service Fund is approximately \$17.9 million. Funding increases \$448,100, or 2.6%, over the FY 2026 approved budget. The increase in funding is primarily due to increases in operating costs for vehicle maintenance and repair expenditures and OIT charges, and increases in mandated salary requirements. Increases are being offset by decreases in fringe benefit costs and a reduction in capital outlay funding for landscaping and real property improvements.

Fund Balance – Fleet Management

- In FY 2025, revenues exceeded expenditures by ~\$1.9 million; and is estimated to do the same in FY 2026 by ~\$1.8 million. While the ending fund balance for FY 2025 and budgeted FY 2026 were showing a deficit, the FY 2026 estimated, and FY 2027 projected fund balance is expected to be a surplus of \$392,393. See chart below:



Staffing and Compensation – Fleet Management

Authorized Staffing Count - Fleet Management ISF

	FY 2026 Approved	FY 2027 Proposed	Change Amount	Percentage Change
Full-Time	79	79	0	0.0%
Total	79	79	0	0.0%

- The FY 2027 authorized staffing count for the Fleet Management Internal Service Fund is 79 employees, and remains unchanged from the FY 2026 authorized staffing complement.
- Compensation in FY 2027 is proposed at ~\$6.6 million, an increase of \$292,200, or 4.6%, above the FY 2026 Approved Budget due to the annualization of FY 2026 and anticipated FY 2027 salary adjustments. Compensation includes funding for all authorized 79 full-time employees.
- As of March 2026, the Office reported ten (10) vacancies.

Overtime – Fleet Management

- In FY 2026, the estimated overtime costs are estimated to be \$102,433, or \$77,433 over the approved budgeted level. The FY 2027 amount is being proposed at \$100K. See table below.

Year	Overtime Budget	Overtime Expenditures		Actual vs. Approved Variance (\$)	Actual vs. Approved Variance (%)
FY 2026	\$25,000	Approved:	\$30,534	-\$5,534	-22.14%
FY 2026	\$25,000	Estimated:	\$102,433	-\$77,433	-309.73%
FY 2027	\$100,000	Budgeted:			
YTD as of: 3/16/2026					

Fringe Benefits – Fleet Management

- Proposed FY 2027 Fringe benefit expenditures decrease to ~\$4.2 million, which is \$269,000, or -6.0%, under the FY 2026 budget to align with projected healthcare and pension costs.
- Fringe benefit expenditures include funding for other post-employment benefits (OPEB) totaling \$1.2 million

Revenues – Fleet Management

- In FY 2027, revenues are proposed at approximately \$17.9 million, an increase of \$448,100, or 2.6%, over the FY 2026 approved budget. Agency charges increase to \$448,100, or 2.7%, over the FY 2026 approved budget due to increased costs for vehicle maintenance due to inflationary rates. All other revenue sources are projected to remain at the FY 2026 budget level.
(See Internal Service Fund - Revenues – next page)

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimated	FY 2027 Proposed	FY 2026-2027	
					Change \$	Change %
BEGINNING FUND BALANCE	\$(3,280,862)	\$(2,144,962)	\$(1,381,907)	\$392,393	\$2,537,355	-118.3%
REVENUES						
Maintenance Charges	\$16,323,144	\$16,832,700	\$16,832,700	\$17,280,800	\$448,100	2.7%
Miscellaneous Revenue	54,197	25,000	25,000	25,000	—	0.0%
Fuel Tax Refund	665,475	400,000	400,000	400,000	—	0.0%
Motor Pool	197,032	152,900	152,900	152,900	—	0.0%
Appropriated Fund Balance	—	—	—	—	—	0.0%
Transfers	—	—	—	—	—	0.0%
Total Revenues	\$17,239,848	\$17,410,600	\$17,410,600	\$17,858,700	\$448,100	2.6%

Operating Expenses – Fleet Management

- In FY 2027, Operating expenses are proposed at ~\$6.6 million, representing a \$434,900, or 7.1%, increase from the FY 2026 Approved Budget, primarily due to vehicle maintenance and repairs and technology services.
- Some of the major line-items in the FY 2027 Proposed Operating budget include:



- Three (3) of the line items show an overall increase in funding from the FY 2026 budget. Four (4) line items show an overall decrease, *and* 12 line items see no change in funding.
- The decreases in FY 2027 expenditures under the FY 2026 approved amounts are for:



(See Internal Service Fund – Expenditures – next page)

Internal Senrice Fund (1901)						
Commitment Items	FY2026 Approved	FY2026 Estimate	FY2027 Proposed	\$ Change FY26 -FY27	% Change FY26-FY27	Explain reason for budgetary change for each commitment item
Vehicle Equip Repair	\$ 4,495,400	\$ 4,800,000	\$ 4,919,600	\$424,200	9%	Aligns with actuals
Office Automation	771,700	733,500	803,900	\$32,200	4%	Countywide costs for technology
Miscellaneous	-	-	12,500	\$12,500	NA	Aligns with actuals
Oper Equip Maintenance	375,000	300,000	375,000	-	0%	Aligns with actuals
Training	102,700	45,000	102,700	-	0%	EV/Hybrid & ADAS Training
Operating Equipment Non-Capital	85,000	40,000	85,000	-	0%	Aligns with actuals
Office Supplies	75,000	40,000	75,000	-	0%	Aligns with actuals
Building Rental	45,000	40,000	45,000	-	0%	Aligns with actuals
Periodicals	300	200	300	-	0%	Aligns with actuals
Printing	300	200	300	-	0%	
Membership Fees	1,800	2,500	1,800	-	0%	Aligns with actuals
Equipment Leases	7,100	10,000	7,100	-	0%	Aligns with actuals
Utilities	77,000	80,000	77,000	-	0%	Aligns with actuals
Telephone	45,000	50,000	45,000	-	0%	Aligns with actuals
Gas&Oil	40,000	45,000	40,000	-	0%	Aligns with actuals
Interagency Charges	2,500	3,800	-	(2,500)	-100%	Aligns with actuals
Contracts	9,200	4,500	4,700	(4,500)	-49%	Aligns with actuals
Depreciation	10,000	-	-	(10,000)	-100%	
Real Property	17,000	15,000	-	(17,000)	-100%	
TOTAL	6,160,000	6,209,700	6,594,900	\$ 434,900	7%	

Capital Outlay – Fleet Management

- Proposed FY 2027 Capital outlay costs are proposed at \$429K, a decrease of \$10K, or -2.3%, under the FY 2026 budget due to funding for the installation and maintenance of electrical vehicle charging stations, vehicle lift replacements, and fuel control terminal expenditures. See chart below.

Capital Outlay, FY 2026, and FY 2027					
	Description	FY 2026 Estimated	FY 2027 Proposed Budget	Purpose for Request	Fund (GF, IS, EF, Grants)
1	Replace Fuel Control Terminals	\$ -	\$ 90,000	Replace end of life bay lifts at Central and Lanham FMD garages	IS
2	Green Fleet		\$ 170,000		IS
3	Vehicle Lift		\$ 130,000	Replace end of life bay lifts at Central and Lanham FMD garages	IS
4	Electric Vehicle Equipment and Tools	\$ 150,000	\$ 39,000	EV Charging Project	IS
6	Vehicle Heavy Equipment Credit			EV Charging Project	IS
	Total	\$ 150,000	\$ 429,000		

- The FY 2026 capital outlay funding was utilized to support upgrades to the County's fuel terminal infrastructure, replacement of aging maintenance bay lifts, and the replacement of one electric vehicle charging terminal. The proposed FY 2027 capital outlay funding will continue the phased replacement of maintenance bay lifts and support the installation of security cameras at the County's 19 fuel sites to enhance monitoring and protect critical fueling infrastructure.

Fleet Management Workload and Program Key Points

- Approximately 45% of non-public safety vehicles are operating beyond the County's replacement standard.
 - Several factors have contributed to this, including rising vehicle procurement costs, extended manufacturer lead times, and increased utilization of vehicles by County agencies.
 - The FMD continues to mitigate the operational impact of aging vehicles through preventative maintenance, target repairs, and coordination with agencies to prioritize vehicle replacements as funding becomes available.
- 53% of public safety vehicles currently exceed the County's established vehicle replacement life expectancy.
- Several non-cost factors have presented challenges to meet the vehicle replacement timelines.
 - These include County agencies' operational needs and increased complement, extended manufacturer lead times, limited vehicle options for police pursuit vehicles, and overall supply chain delays that affect specialized equipment and upfitting components for non and public safety vehicles.
 - To minimize the impact of these factors, the Fleet Maintenance Division continues to make preventative maintenance a priority, coordinate with County agencies regarding vehicle utilization and right-fitting, and phased vehicle replacements based on an agency's operational demand. FMD also works with vendors to monitor production timelines and diversify vehicle options when feasible.
- The estimated cost to bring the County's vehicle inventory into full compliance with the vehicle replacement policy is \$45 million. This estimate reflects the cumulative replacement cost of vehicles that currently exceed the County's established replacement standards.
 - Refer to the Agency's *Attachment: Public Safety Maintenance Costs in the First Round Responses to Q.36e-f,37 & 38* for details of FY 2026 - 2027 Fleet Maintenance & Replacement Costs.
- **Green Fleet Initiative**
 - The Fleet Maintenance Division continues to expand its green fleet and sustainability initiatives across fleet operations, facilities, and procurement practices.
 - In FY 2026, FMD advanced the use of plant-based and soy bio-based products within garage operations, including cleaners, lubricants, and absorbents, supported in part by a \$20,000 rebate from the Maryland Soybean Board.

- These initiatives reduce the use of petroleum-based products while improving air quality and working conditions for technicians.
 - FMD also hosted a Sustainable Fleet Demonstration showcasing the use of soy-based products, pursuit-rated soy tires, and alternative fleet technologies.
 - The event included participation from the United Soybean Board, USDA, regional municipalities, and the Greater Washington Region Clean Cities Coalition. These demonstrations allow regional partners to observe sustainable fleet practices in a real operational environment.
 - The Fleet Maintenance Division was named #3 in the nation in NAFA's Green Garage Competition, reflecting the Division's progress in sustainable maintenance practices, recycling programs, and environmentally responsible procurement.
 - FMD continues to collaborate with regional partners such as the Greater Washington Region Clean Cities Coalition to advance alternative fuel adoption and sustainable fleet practices.
 - Anticipated FY 2027 funding will continue to support these initiatives, including expanded use of sustainable shop products, continued evaluation of alternative fuel vehicles, and additional sustainability pilots within fleet operations.
-
- The Fleet Maintenance Division actively researches and pursues applicable grant opportunities that support fleet modernization and sustainability initiatives. To date, FMD is awaiting responses for submitted grant applications, including a request under the Medium-Duty Zero Emissions Vehicle (ZEV) grant program.

Special Revenue Fund #1 - Property Management Services

The Property Management Special Revenue Fund manages the sales proceeds and costs associated with the disposition of surplus real property.

- In prior years, the Property Management Fund was transferred to the Redevelopment Authority according to an interpretation of CB-061-2024.
- Surplus Properties are currently being managed by the Redevelopment Authority of Prince George’s County (RDA). Legislation is being prepared (FY 2026) to officially solidify the transfer of the funds management to OCS.

Fund Summary

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimated	FY 2027 Proposed	FY 2026-2027	
					Change \$	Change %
BEGINNING FUND BALANCE	\$679,225	\$225,725	\$684,485	\$657,585	\$431,860	191.3%
REVENUES						
Sale of Property	\$5,260	\$733,000	\$192,100	\$269,000	\$(464,000)	-63.3%
Appropriated Fund Balance	—	—	—	—	—	0.0%
Transfers	—	—	—	—	—	0.0%
Total Revenues	\$5,260	\$733,000	\$192,100	\$269,000	\$(464,000)	-63.3%
EXPENDITURES						
Compensation	\$—	\$—	\$—	\$—	\$—	0.0%
Fringe Benefits	—	—	—	—	—	0.0%
Operating	—	26,000	—	269,000	243,000	934.6%
Redevelopment Authority	—	707,000	219,000	—	(707,000)	-100.0%
Total Expenditures	\$—	\$733,000	\$219,000	\$269,000	\$(464,000)	-63.3%
EXCESS OF REVENUES OVER EXPENDITURES	5,260	—	(26,900)	—	—	0.0%
OTHER ADJUSTMENTS	—	—	—	—	—	0.0%
ENDING FUND BALANCE	\$684,485	\$225,725	\$657,585	\$657,585	\$431,860	191.3%

Expenditures by Category

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Operating	\$—	\$733,000	\$219,000	\$269,000	\$(464,000)	-63.3%
Total	\$—	\$733,000	\$219,000	\$269,000	\$(464,000)	-63.3%
Total	\$—	\$733,000	\$219,000	\$269,000	\$(464,000)	-63.3%

- The FY 2027 proposed operating budget for the Property Management Special Revenue Fund is \$269,000, a decrease of -\$464,000, or -63.3%, under the FY 2026 approved budget. Funding supports advertising, landscaping, insurance, legal services, and consultant expenditures for the surplus property management program.

Special Revenue Fund #2 - Collington Center

The Collington Center Fund monitors revenue from the sale of properties within the Center and finances costs associated with managing the fund.

Expenditures by Category

Category	FY 2024 Actual	FY 2025 Budget	FY 2025 Estimate	FY 2026 Proposed	Change FY25-FY26	
					Amount (\$)	Percent (%)
Operating	\$4,000	\$5,000	\$5,000	\$5,000	\$—	0.0%
Total	\$4,000	\$5,000	\$5,000	\$5,000	\$—	0.0%
Total	\$4,000	\$5,000	\$5,000	\$5,000	\$—	0.0%

- The FY 2027 Proposed Budget for the Collington Center Special Revenue Fund supports the annual \$5,000 fee to The Collington Center Association and will be sourced by the use of fund balance. This funding remains unchanged from the FY 2026 Approved Budget level.
- FY 2027 ending fund balance is projected at \$111,974, a decrease of \$4K from the FY 2026 budget level. See below for ending fund balances for FY 2025 Actual – FY 2027 Proj.



- A list of the Collington Center parcels that are remaining to be sold can be found in *Appendix B* of this Report – *Q.40 of the OCS First Round Responses*.
 - The four (4) remaining parcels are assessed at ~\$8.4 million, with three (3) being under the Collington Athletic Complex LDA for ground lease (~\$7.6 million), and one (1) parcel that is not sold is assessed at \$811,500.
 - Parcels anticipated for sale in FY 2026-27: None currently identified, unless a parcel is designated as part of the FY 2026-27 surplus property process. Confirmation should be obtained from RDA regarding any FY26 transition or disposition plans.
 - A detailed listing of parcels, acreage, and assessed values can be compiled based on the most recent PGAtlas records, County tax assessments, and LARP historical asset records associated with the Collington Center Fund.

Challenges - Summary

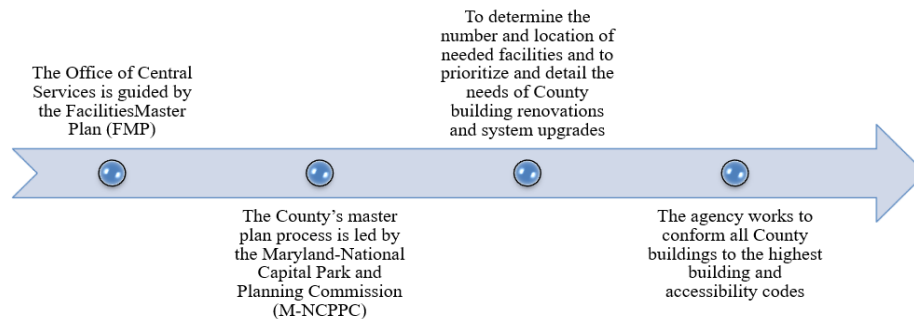
- **Staffing Shortages & Attrition Pressures**
 - High attrition, retirement, and noncompetitive salaries continue to limit the agency’s ability to recruit and retain qualified staff.
 - The loss of experienced employees is reducing institutional knowledge, slowing operations, and complicating training.
 - Hiring has not kept pace with departures, and vacancies—particularly in Facilities Operations Management (FOM)—are difficult to fill, especially as the building portfolio expands.
- **Workload Imbalance & Employee Strain**
 - Staffing shortages have created significant workload imbalances, with employees covering well above industry standards (e.g., maintenance staff responsible for nearly three times recommended square footage).
 - This has led to increased fatigue, stress, and reduced operational efficiency.
- **Increased Overtime & Burnout Risk**
 - Overtime usage is rising due to staffing gaps, emergency repairs, and after-hours work required to avoid service disruptions.
 - While necessary to sustain operations, this reliance is driving up costs and contributing to employee burnout.
- **Aging Facilities & Deferred Maintenance**
 - The agency is managing a growing and ageing facilities portfolio with insufficient funding.
 - Identified repair needs far exceed current maintenance funding levels, resulting in deferred maintenance, more frequent system failures, and higher emergency repair costs.
 - The underground storage tanks at the Correctional Center are beyond their life expectancy. They were built in 1985 and have a 30-year life expectancy.
 - ✚ Deficiencies were discovered when issues arose with fuel line function creating problems with boiler operational continuity, and with the underground fuel tanks showing the presence of water when tested.
 - ✚ The estimated time to repair is 6-9 months, depending on the availability of replacement tank, and an estimated costs of complete replacement is \$72,802 (based on a quote).
 - ✚ The effects on the inmate population revolve around the fact that the boilers and water heating appurtenances at the Correctional Center run on #2 diesel as contained in the underground storage tanks. A failure of the fuel supply will halt the function of the boilers, which will create a lack of heat in the building where inmates are housed, and loss of hot water for domestic use, to include the ability of inmates to shower for daily hygiene, and before court appearances. It may also create severe negative impacts for the kitchen operation, which feeds the inmates.
 - ✚ The effects on the surrounding community could be limited to an EPA-mandated clean-up operation.

- Rising Costs & Inflationary Impacts
 - Operating costs are increasing across maintenance, fleet, and facility operations due to inflation, tariffs, and supply chain disruptions.
 - Fuel prices and parts costs remain volatile, adding uncertainty to budget projections.
- Fleet Demand & Cost Pressures
 - Increased vehicle usage, particularly for public safety—and an aging fleet are driving higher maintenance needs and costs.
 - External factors such as tariffs, supply delays, and expanded vehicle programs have further intensified demand and overtime requirements.
- Contracting Delays & Operational Inefficiencies
 - Delays in contract execution are affecting the agency’s ability to respond to emergencies, deliver routine services, and process invoices efficiently.
- External Pressures & Budget Volatility
 - Unplanned factors—including prior-year cost carryovers, severe weather events, and shifting administrative priorities—are increasing service demands and contributing to budget strain.
 - There were payments totaling \$638,306 for services from FY 2025 but paid with FY 2026 funding. This included building maintenance expenses, emergency repair services, preventative maintenance on major equipment and systems. There were new facilities added to the facilities portfolio to be maintained, without the added resources to cover associated costs.

Capital Improvement Program (CIP) FY 2027- FY 2032

The Office of Central Services was created under the County Charter to administer centralized support services for County Government. The Office of Central Services has responsibility for the planning and construction of County buildings and all related activities.

Beginning in FY 2026, the Office of Central Services began managing CIP projects for major renovation, replacement, or new construction of Fire/EMS stations. These projects were previously managed internally by the Fire/EMS Department. This change is a continuation of the effort to centralize CIP project management. This change is a continuation of the effort to centralize CIP project management, which also includes projects previously managed by the Police Department, the Department of Corrections, and the Office of the Sheriff.



- The Office’s FY 2027-2032 Capital Improvement Program includes approximately \$73.5 million in expenditures for FY 2027, which includes prior year unused funding allocations. The program total is approximately \$1.4 billion overall for a portfolio of 56 projects, with total project costs having increased due to inflation.
 - *Appendix C1-C3* of this report provides a list of all 56 of the OCS projects. The specific project list and details can be found in the *Proposed FY 2027 - FY 2032 CIP Book pages 312-370*. This includes the project ID#, name, address, Council District, class, total project cost, background, status, and completion date.
- For FY 2027-2032, there are three (3) new projects, and no deleted projects. Additionally, there are:
 - ✚ Increases in 12 total project costs, primarily due to inflation and/or revised cost estimates.
 - ✚ Decreases in three (3) total project costs:
 - Forensics Lab Renovations, Promise Place Children's Shelter & Special Operations Division Facility
 - ✚ Three (3) project schedules have been delayed: District VI Police Station, Laurel Fire/EMS Station #849, Shepherd's Cove Family Shelter

New Projects

CIP ID # / PROJECT NAME

- 4.31.0004/ Public Safety Infrastructure Upgrades
- 4.31.0005/ Community Recreation Facility Renovations
- 5.31.0002/ Local Government Energy Modernization

Deleted Projects

None

- FY 2027 proposed funding is ~\$72.8 million and consists of ~\$39.1 million in General Obligation bonds (GO), ~ \$7.1 million in State funding, and ~\$26.6 million from Other sources.
- The total budget includes all funds expended to date (~\$375.8M), estimated expenditures for FY 2026 (~\$121.7M), the total expected expenditures for the next six (6) years (including the proposed budget year ~\$305.7M), and the dollars anticipated for the projects beyond 6 years (~\$565M).

Program Summary

Category/ Description	Total Project Cost	Life to Date Actual	FY 2026 Estimate	Total 6 Years	Budget Year FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Beyond 6 Years
EXPENDITURE											
PLANS	\$77,815	\$6,307	\$11,915	\$24,948	\$—	\$—	\$6,015	\$14,609	\$4,324	\$—	\$34,645
LAND	40,268	4,010	3,638	320	—	—	—	320	—	—	32,300
CONSTR	1,090,843	272,597	96,425	269,529	66,440	48,658	41,105	41,926	38,200	33,200	452,292
EQUIP	43,591	8,320	3,286	550	—	—	133	—	417	—	31,435
OTHER	115,680	84,600	6,445	10,324	7,071	1,259	128	1,704	162	—	14,311
TOTAL	\$1,368,197	\$375,834	\$121,709	\$305,671	\$73,511	\$49,917	\$47,381	\$58,559	\$43,103	\$33,200	\$564,983
FUNDING											
GO BONDS	\$1,161,563	\$282,263	\$79,929	\$232,182	\$39,120	\$48,213	\$39,987	\$48,559	\$33,103	\$23,200	\$567,189
STATE	15,363	—	8,292	7,071	7,071	—	—	—	—	—	—
DEV	1,000	100	900	—	—	—	—	—	—	—	—
OTHER	190,271	97,872	15,719	76,588	26,588	10,000	10,000	10,000	10,000	10,000	92
TOTAL	\$1,368,197	\$380,235	\$104,840	\$315,841	\$72,779	\$58,213	\$49,987	\$58,559	\$43,103	\$33,200	\$567,281

FY 2027 – FY 2032 CIP Program Highlights for Certain Select Projects

- Highlights are provided for certain select projects. Cumulative appropriations will continue to support the planned work of several projects not included in this list, but which can be found in the *FY 2027 – FY 2032 Proposed CIP Budget*.
 1. **Central Control/Administrative Wing Expansion**
 Description: This project will expand the County Detention Center Administrative Building by 8,000 square feet to allow more space for central control operations, storage, and office space.
 - In FY 2027, it is in the design phase and includes major updates to the control room software.
 - The expansion will support enhanced security operations and administrative functions for several agencies, including the Sheriff’s Office, Police Department, Department of the Environment, Department of Human Rights, and Circuit Court offices.
 - The project is anticipated to be completed in 2029.
 - Cumulative appropriation will support the planned work in FY 2027.
 - The project has an estimated total CIP allocation of \$8 million.
 - The total project costs have increased due to inflation.

2. **The County Administration Building (CAB) Refresh Project 4.31.0003**

Description: This project provides for restoration, upgrade, modernization, infrastructure reconstruction, and rehabilitation of major systems, including fire, heating, ventilation and air conditioning, boiler and machinery, and general facelift.

- Construction continues to move several agencies to the County Administration Building, including the Office of the Sheriff, Fire Department, and Circuit Court. Permit approvals are pending. There are also plans to upgrade critical systems like elevator upgrades, code compliant bathrooms, and HVAC systems.
- In FY 2027, construction will continue to update critical systems like HVAC, plumbing, fire, windows, and the roof in FY 2027, along with general renovations.
- The Office of the Sheriff is expected to move into the facility in FY 2027.
- The total project costs have increased due to inflation. Cumulative appropriation will support construction work in FY 2027.

3. **The County Building Renovations II Project 4.31.0001**

Description: This project provides funding for renovations and repairs to county-owned properties. Funds may be used to purchase land in conjunction with renovation projects and to build out spaces newly acquired or leased by the County. Lead and asbestos abatement, environmental remediation, energy efficiency projects, and construction costs to meet ADA requirements may also be completed pursuant to this project.

- In FY 2027, funding continues to support implementation of the Facilities Master Plan (FMP) recommendations for police stations, code compliance, HVAC, bathroom, and security camera upgrades.
- Cumulative appropriation through FY 2026 increased due to a transfer of approximately \$3.5 million from the Forensics Lab Renovations (4.50.0001) project and \$1.8 million from the Special Operations Division Facility (4.50.0002) in FY 2026 at the request of the Office of Central Services.
- FY 2027 Funding: \$13.962 Million

▪ **Lactation Rooms in County Buildings (CB-003-2025)**

- The newer buildings and some of the older buildings have lactation rooms.
- OCS surveyed 86 buildings, and 47 buildings needed lactation rooms.
- The design and construction budget is \$4.7 million (based on 2026 costs).
- Each year the costs will escalate approximately 6.0 - 7.5%.
- This initiative would cost about \$5 million.
- Funding included in the County Building Renovations II project in the capital program.
- Currently awaiting funding to proceed with the lactation rooms.

4. The Detention Center Housing Renovations Project 4.56.0001

Description: The Detention Center Housing Renovations project will upgrade the original 14 housing units in the County Detention Center.

- The planned upgrades include roof and HVAC replacements. The Detention Center Improvements 2 project supports exterior and public bathroom upgrades. Plans also include electrical, boiler, sewer ejector pumps, and critical equipment replacements.
- The Detention Center Housing Renovations project funds the completion of the renovations to housing units 5 and 6 and the beginning of renovations to units 14 and 15. The planned upgrades include roof and HVAC replacements.
- FY 2027 funding will continue to support the renovations to units 14 and 15 and address roofing needs.
- Project costs have increased as the cost of repairs are based on current industry standards and yearly inflation in the construction business.

5. Detention Center Improvements 2 4.56.0002

Description: The Detention Center Improvements 2 project provides funding for renovations and improvements to various areas in the Detention Center. Funds are used to repair and upgrade mechanical, electrical, and plumbing systems as well as replace inoperable or obsolete major equipment. This project includes replacing the cooling tower, repairing the foundation to prevent water leaks in the basement, and refurbishing inmate visiting booths.

- Cumulative appropriation will support the planned work in FY 2027.
- Planned work includes the continuation of Phase III renovations. The renovations include upgrades to the public restrooms and the building's exterior, and replacement of electrical, boiler equipment, sewer ejector pumps, and other critical equipment.

6. The District VI Police Station Project 3.50.0007

Description: This project involves constructing a new, 20,000-square-foot District IV police facility in Oxon Hill, close to the National Harbor and Tanger Outlets.

- Supports the design and construction of a new station, including temporary swing space in the same location for officers during construction.
- The total project costs have increased due to inflation.

7. The National Harbor Public Safety Building Project 3.50.0008

Description: This project involves constructing a joint public safety facility at National Harbor, which will include the Maryland National Capital Park Police, Prince George's County Police, and Fire/EMS departments, as well as a community room.

- This project is in the permitting phase and will begin the procurement process in FY 2027.
- The balance of a \$1 million contribution from the developer is also pending to begin the procurement process. The contribution is milestone driven as follows:
 - ✚ The County received the initial \$100,000 in July 2021, as required in the original agreement with the Peterson Company, once an architecture and engineering team was on board.

- ✚ The amended agreement with the Peterson Company states that \$500,000 is due once the foundation is complete.
- ✚ Additionally, \$250,000 is due when the roof is complete.
- ✚ Finally, the remaining \$250,000 is due upon temporary and/ or permanent use and occupancy.
- Currently awaiting the storm control permit and easement docs. However, the sediment control was approved.
- The fine grading might require bonding paperwork. After a contractor is selected, a pre-construction approval is required from Park and Planning.
- The building permit is also pending WSSC's approval, and park and planning approval for landscaping.
- The total project costs have increased due to inflation.
- 'Other' funding in FY 2027 is public safety surcharge revenue.

8. The Police Station Renovations Project 4.50.0003

Description: This project provides needed improvements and rehabilitation of several Police Department facilities in various locations in the County. This also includes installing new security systems as needed in various locations.

- In FY 2026, there was an additional \$3.0 million to support the implementation of the Facilities Master Plan (FMP) recommendations for police stations.
- Funding will support code compliance, HVAC, bathroom, and security camera upgrades.
- 'Other' funding in FY 2027 is public safety surcharge revenue.

9. The Prince George's Homeless Shelter Project 3.31.0003

Description: This project will replace the current 81-bed emergency and transitional shelter. The shelter would also offer on-site employment readiness/job placement assistance, computer training, substance abuse services, life skills training and medical care.

- The project is in the design phase, and construction is expected to begin in FY 2027.
- FY 2027 Funding \$13 Million.

10. The Promise Place Children's Shelter Project 3.31.0005

Description: This project will provide new housing for an average of 50 homeless and unaccompanied youth and young adults ages 13-24 experiencing homelessness in Prince George's County. Included in this shelter will be workspace for street outreach, 24/7 case management, family reunification teams and appropriate crisis intervention services providers. The shelter includes a drop-in space for day/evening informal youth engagement with access to storage, showers, computers, workshops, basic health care and food.

- Will conduct a feasibility study for a parking facility and complete a small construction project.
- Total project costs (\$5 Million) have decreased due to change in scope of work.

11. The Shepherd's Cove Family Shelter Project 3.31.0004

Description: This project provides for the expansion and retrofitting of existing housing for families with children experiencing homelessness in Prince George's County. This includes workspace for street outreach, case management and appropriate crisis intervention services. The shelter will provide drop-in space for day/evening informal engagement with access to storage, showers, computers, workshops, basic health care and food. It will have single room transitional housing units with support services, affordable housing units for mixed populations including seniors with limited income and a series of store fronts with affordable rent for leasing.

- Will complete the design and permitting phase and begin construction.
- Cumulative appropriation will support the planned work in FY 2027 (\$14.232 Million).
- The project has been delayed.

12. The Special Operations Division (SOD) Facility project 4.50.0002

Description: This project will accommodate the Special Operations Division.

- This project is significantly complete with the renovation of the community space portion of the project at the former Barlowe Road site.
- Outstanding costs reflect those required for fiscal closeout for final project closure.
- Cumulative appropriation through FY 2026 decreased due to a transfer of approximately \$1.8 million to County Building Renovations II (4.31.0001) at the request of the Office of Central Services.
- Total Project Cost: \$29.3 Million

13. Warm Nights Homeless Shelter 8.31.0005 – ON HOLD

This project is to purchase, renovate and/or build a new expansion facility to permanently add critical emergency shelter beds for persons experiencing homelessness. The facility will provide up to 65 overflow shelter beds in one or more fixed locations. Enabling Legislation: CB-39-2024

- The Warm Nights Homeless Shelter project is currently on hold due to community opposition related to the proposed location.
- The project has an estimated CIP allocation of \$17.67 million (GO Bonds), and future cost projections and timelines have not yet been finalized pending resolution of community concerns.

14. Oxon Hill Fire/EMS Station 3.51.0019 - ON HOLD

This project consists of replacing the existing station with a new four-bay fire/EMS station which will house two engines, an ambulance, an aerial truck, and a Battalion Chief. The facility will include a station alerting system designed to reduce response times, an exercise room, separate male and female sleeping/locker rooms, office space, and a training room. The Police Department could co-locate with the Fire/EMS Department in the future.

- The Oxon Hill Fire/EMS Station project is currently on hold due to debt affordability concerns.
- The project has an estimated allocation of \$20.8 million with continuation of this project starting in FY 2029.

- Life to date actuals: \$1.837 Million

Appendix A

Q26 – Attachment – FY 27 IT Initiatives – First Round Response

Q26 - Attachment - FY 27 IT Initiatives

FY27 IT Initiatives							
	Project Name	Summary of Project Purpose and Benefits	Year Initiated	Estimated Completion Date	Total Project Cost	Amount of funding spent to date	Proposed FY 2027 Funding Amount
1	ENERGYCAP enhancement	Hoping to move on to Part 2 of this project. Part I: Move the on-premise software solution to a hosted version and upgrade to newest version. Part II: The hope is to also move to Bill Capture from the vendor to obtain electronic copies of all bills. This enhancement would have some cost elements associated with it.	2027	2027	\$25,000	50	50
2	Spot BID Management System	OCS expects to start Part 2 of this project in collaboration with OIT, i.e., Interface with some Online payment module like Govolution. OCS-GSD has requested an application for online auctions of surplus items accumulated from different agencies and departments of the County. The requested app should have standard functionalities like many online bidding sites, e.g., Govdeals.com.	2026	2027	TBD	50	50
3	Vehicle Impound Processing system	OCS-GSD has requested an online application to enable the processing of Impound Vehicles received from County agencies and departments especially the County Police department.	2026	2027	TBD	50	50
4	Work Order Management System (WOM)	Project is currently being tested by OIT for completion. The SAP Workorder module will only permit users to perform technical closeouts of work requests. The mobility function is not operational at this point. This makes it difficult for technicians to receive, work on and close out the request. The upgrade will also facilitate referencing a Purchase Orders to the appropriate work order.	2026	2027	TBD	50	50
5	FLEET Toughbooks Replacement & Wi-Fi expansion	1. Replacement of end-of-life Toughbooks required for diagnostics, work orders, and parts processing 2. Wi-Fi expansion to improve Toughbook connectivity, EV diagnostics	2026	2027	\$25,000	50	50
6	Bluebeam Revu	CIP is in the process of procuring, installing and configuring the application for staff. Bluebeam is the leading productivity and collaboration solution for professionals to mark up, collaborate on, and efficiently work with PDF drawings and documents. Across industries, disciplines, and project phases, Bluebeam helps design and build professionals be more efficient, minimize errors, and consistently deliver high-quality projects. The software would enable OCS/CIP to share important and critical construction project designs and construction documentation with Contractors, AE's, and User Agencies. It is an industry standard construction software that CIP should be utilizing to collaborate with county agencies and effectively manage county projects.	2027	2027	\$1,760	\$1,760	\$2,200
7	Keyper System	Fleet Maintenance Division is requesting the procurement of a Keyper bio metric vehicle key asset system to manage keys for the Auto Body Department, COP and grant vehicle purchases, and storage of spare keys for specialized vehicles	2026	2027	\$30,000	50	50

Appendix B
Collington Center Parcels

Parcels, acreage, and the assessed value of each Collington Center parcel remaining to be sold.

Parcel	Acreage	Assessed Value	Status
15801 Commerce Court, Upper Marlboro, MD 20774 Tax Account No.: 07-3422565	31.9103 acres	\$3,113,600	Not Sold - Under the Collington Athletic Complex LDA for ground lease
201 Prince George's Boulevard, Upper Marlboro, MD 20774	21.82 acres	\$2,138,500	Not Sold - Under the Collington Athletic Complex LDA for ground lease
200 Prince George's Blvd, Upper Marlboro, MD 20774 Tax Account No.: 07-3422557	23.96 acres	\$2,348,300	Not Sold - Under the Collington Athletic Complex LDA for ground lease
	Sub-total	\$7,600,400	
1201 Prince George's Boulevard, Upper Marlboro, MD 20774 Tax Account No.: 07-0799080	8.28 acres	\$811,500	Not Sold
	Total	\$8,411,900	

Appendix C.1
OCS CIP Project List (List 1 of 3)

Project Listing

CIP ID#	Project Name	Address	Planning Area	Council District	Project Class	Total Project Cost (000)	Completion Date
4.51.0023	Allentown Fire/EMS #832	8709 Allentown Road, Ft. Washington	Henson Creek	Eight	Rehabilitation	\$10,000	TBD
3.51.0015	Apparatus Maintenance Facility	Location Not Determined	Not Assigned	Not Assigned	Replacement	24,400	TBD
3.51.0012	Aquasco Fire/EMS	Location Not Determined	Not Assigned	Nine	New Construction	16,500	TBD
3.51.0003	Beechtree Fire/EMS Station	Leeland Road, Upper Marlboro	Upper Marlboro and Vicinity	Six	Replacement	21,558	TBD
3.51.0009	Beltsville Fire/EMS Station #831	Beltsville Area, Beltsville	Fairland Beltsville	One	Replacement	21,009	TBD
3.51.0016	Berwyn Heights Fire/EMS #814	8811 60th Avenue, Berwyn Heights	Greenbelt and Vicinity	Three	Rehabilitation	10,000	TBD
4.51.0026	Bowie Fire/EMS #839	15454 Annapolis Road, Bowie	City of Bowie	Four	Rehabilitation	10,000	TBD
3.51.0010	Branchville Fire/EMS #811	Location Not Determined	Not Assigned	One	New Construction	16,500	TBD
3.51.0013	Camp Springs Fire/EMS Station #827	Camp Springs Area, Camp Springs	Not Assigned	Eight	Replacement	16,500	TBD
4.56.0006	Central Control/ Administrative Wing Expansion	13400 Dille Drive, Upper Marlboro	Upper Marlboro and Vicinity	Six	Addition	8,031	FY 2029
3.51.0017	Chillum Fire/EMS #834	7833 Riggs Road, Adelphi	Takoma Park-Langley Park	Two	Rehabilitation	10,000	TBD
4.51.0015	Chillum Fire/EMS Station #844	6330 Riggs Road, Hyattsville	Takoma Park-Langley Park	Two	Rehabilitation	10,000	TBD
4.51.0025	Clinton Fire/EMS #825	9025 Woodyard Road, Clinton	Clinton and Vicinity	Nine	Rehabilitation	10,000	TBD
4.31.0005	Community Recreation Facility Renovations	7500 Livingston Road, Oxon Hill	Henson Creek	Eight	Rehabilitation	5,000	TBD
4.56.0007	Community Corrections Complex	4605 Brown Station Road, Upper Marlboro	Upper Marlboro and Vicinity	Six	New Construction	11,124	FY 2031
8.31.0003	Contingency Appropriation Fund	Countywide	Not Assigned	Countywide	Non Construction	70,000	Ongoing
4.31.0003	County Administration Building Refresh	14741 Governor Oden Bowie Drive, Upper Marlboro	Upper Marlboro and Vicinity	Nine	Rehabilitation	51,445	FY 2030
4.31.0001	County Building Renovations II	Countywide	Not Assigned	Countywide	Rehabilitation	260,732	Ongoing
4.56.0001	Detention Center Housing Renovations	13400 Dille Drive, Upper Marlboro	Upper Marlboro and Vicinity	Six	Rehabilitation	53,721	Ongoing

Appendix C.2
OCS CIP Project Con't (List 2 of 3)

Project Listing *(continued)*

CIP ID#	Project Name	Address	Planning Area	Council District	Project Class	Total Project Cost (000)	Completion Date
4.56.0002	Detention Center Improvements 2	13400 Dille Drive, Upper Marlboro	Upper Marlboro and Vicinity	Six	Rehabilitation	18,329	Ongoing
3.50.0007	District IV Police Station	6501 Clipper Way, Oxon Hill	Henson Creek	Eight	New Construction	17,500	TBD
3.50.0002	District V Police Station	Location Not Determined	Clinton and Vicinity	Nine	New Construction	17,250	TBD
3.50.0001	District VI Police Station	4321 Sellman Road, Beltsville	Fairland Beltsville	One	New Construction	21,050	FY 2032
3.31.0007	Domestic Violence/Human Trafficking Shelter	Location Not Determined	Not Assigned	Not Assigned	New Construction	10,821	TBD
3.31.0009	Driver Training Facility & Gun Range	4920 Ritchie Marlboro Road, Upper Marlboro	Upper Marlboro and Vicinity	Six	New Construction	98,678	TBD
3.51.0008	Fire Department Headquarters	Presidential Parkway, Upper Marlboro	Westphalia and Vicinity	Six	New Construction	24,650	TBD
4.51.0018	Fire Services Building	6820 Webster Street, Hyattsville	Defense Hgts. - Bladensburg, and Vicinity	Three	Rehabilitation	10,000	TBD
4.50.0001	Forensics Lab Renovations	1739 Brightseat Road, Landover	Landover and Vicinity	Five	Rehabilitation	34,750	FY 2025
3.51.0027	Forestville Fire/EMS Station (Westphalia)	Presidential Parkway Near Route 4, Upper Marlboro	Westphalia and Vicinity	Six	Replacement	16,500	TBD
3.51.0014	Greenbelt Fire/EMS Station #835	Greenbelt Area, Greenbelt	Greenbelt and Vicinity	Four	Replacement	16,500	TBD
4.51.0024	Kentland Fire/EMS #846	10400 Campus Way South, Largo	Largo-Lottsford	Six	Rehabilitation	10,000	TBD
4.51.0014	Kentland Fire/EMS Station #833	7701 Landover Road, Hyattsville	Landover and Vicinity	Five	Rehabilitation	10,000	TBD
3.51.0002	Konterra Fire/EMS Station	Laurel Area, Laurel	Northwestern	One	New Construction	16,500	TBD
4.51.0028	Landover Hills Fire/EMS #830	6801 Webster Street, Landover Hills	Defense Hgts. - Bladensburg, and Vicinity	Three	Rehabilitation	10,000	TBD
3.51.0005	Laurel Fire/EMS Station #849	Laurel Area (Route 197), Laurel	Northwestern	One	Replacement	23,588	TBD
5.31.0002	Local Government Energy Modernization	Countywide	Not Assigned	Countywide	Non Construction	7,071	TBD
4.51.0022	Marlboro Fire/EMS #845	7710 Croom Road, Upper Marlboro	Rosaryville	Nine	Rehabilitation	10,909	TBD
3.51.0011	Marlboro Fire/EMS Station #820	Upper Marlboro Area, Upper Marlboro	Upper Marlboro and Vicinity	Six	Replacement	21,001	TBD

Appendix C.3
OCS CIP Project List Con't (List 3 of 3)

Project Listing *(continued)*

CIP ID#	Project Name	Address	Planning Area	Council District	Project Class	Total Project Cost (000)	Completion Date
3.50.0008	National Harbor Public Safety Building	North Cove Terrace, Oxon Hill	South Potomac	Eight	New Construction	5,772	TBD
3.51.0007	Nottingham Fire/EMS Station	Croom Road and Baden - Naylor Road, Nottingham	Baden Area	Nine	New Construction	16,500	TBD
3.51.0019	Oxon Hill Fire/EMS Station	6501 Clipper Way, Oxon Hill	Henson Creek	Eight	Replacement	20,837	FY 2031
3.51.0020	Piscataway Fire/EMS Station	Floral Park Road and Danville Road, Piscataway	Piscataway and Vicinity	Eight	New Construction	21,000	TBD
4.50.0003	Police Station Renovations	Countywide	Not Assigned	Countywide	Rehabilitation	36,143	Ongoing
3.31.0003	Prince George's Homeless Shelter	603 Addison Road South, Capitol Heights	Suitland, District Heights, and Vicinity	Seven	New Construction	28,856	FY 2028
3.31.0005	Promise Place Children's Shelter	1400 Doewood Lane, Capitol Heights	Landover and Vicinity	Seven	New Construction	5,000	TBD
4.31.0004	Public Safety Infrastructure Upgrades	Countywide	Not Assigned	Countywide	Rehabilitation	7,000	TBD
3.51.0024	Ritchie Fire/EMS #837	Location Not Determined	Suitland, District Heights, and Vicinity	Six	Replacement	21,000	TBD
3.51.0006	Riverdale #807 & #813 Fire/EMS	Kenilworth Avenue and East-West Highway, Riverdale	Defense Hgts. - Bladensburg, and Vicinity	Three	New Construction	21,000	TBD
3.51.0025	Saint Barnabas Fire/EMS Station	Saint Barnabas Road and Virginia Lane Area, Oxon Hill	The Heights and Vicinity	Eight	New Construction	16,500	TBD
3.31.0004	Shepherd's Cove Family Shelter	1400 Doewood Lane, Capitol Heights	Landover and Vicinity	Seven	Rehabilitation	25,912	FY 2030
3.51.0023	Silver Hill Fire/EMS #829	Location Not Determined	Henson Creek	Seven	New Construction	21,000	TBD
3.51.0028	Snowden Fire/EMS	Location Not Determined	South Laurel Montpelier	One	New Construction	16,500	TBD
4.50.0002	Special Operations Division Facility	4920 Ritchie Marlboro Road, Upper Marlboro	Upper Marlboro and Vicinity	Six	Rehabilitation	29,311	FY 2026
8.31.0005	Warm Nights Homeless Shelter	Location Not Determined	Not Assigned	Not Assigned	Rehabilitation	17,672	FY 2028
4.51.0016	West Lanham Hills Fire/EMS Station #848	8501 Good Luck Road, Lanham	Glenn Dale, Seabrook, Lanham, and Vicinity	Three	Rehabilitation	10,077	TBD
3.51.0026	Woodmore Fire/EMS	Location Not Determined	City of Bowie	Four	New Construction	16,500	TBD
Program Total						\$1,368,197	
NUMBER OF PROJECTS = 56							