



**Monday, March 3, 2025**  
**Charles County Planning Commission Meeting**

**This agenda is tentative and subject to change without notice.**

**A portion of this meeting may be held in Closed Session.**

**The Planning Commission will be holding this public meeting as a "Hybrid meeting" which means it will be both virtual and limited in-person. The public can watch this meeting on Comcast 95 (SD), Verizon FIOS 10, Roku or Apple TV streaming devices (Charles County Government), and the web at <https://www.charlescountymd.gov/services/media-services/charles-county-government-television/ccgtv-live-stream>. Residents without internet service can listen to the meeting at 301-645-0500.**

**1. Call to Order/Roll Call**

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**2. APPROVAL OF THE AGENDA - no public comments**

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**3. APPROVAL OF THE MINUTES**

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**3.a February 3, 2024 Minutes**

**4. CHAIRPERSON'S COMMENTS - no public comments**

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**5. PERSONAL APPEARANCES (items not on the agenda): PUBLIC COMMENTS**

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**6. PUBLIC HEARING: PUBLIC COMMENTS**

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**7. PUBLIC MEETING: PUBLIC COMMENTS**

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**8. WORK SESSIONS: No Public Comments**

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**9. NEW BUSINESS: No Public Comments**

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**9.a Briefing: Charles County Public Transportation VanGo Overview**

**Staff:**

Jeffrey Barnett, Chief of Transit  
[VanGO Overview](#)

**9.b Briefing: Affordable Housing and Fiscal Impacts**

**Staff:**

Jacob Dyer, Acting Director of Fiscal & Administrative Services

**9.c Poll of the Planning Commission Members for any New Business.**

**10. UNFINISHED BUSINESS: No Public Comments**

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**10.a Review of the Fiscal Year 2026-30 Requested Capital Improvement Program**

Review of Capital Improvement Projects for Consistency with the Annotated Code of Maryland and the Charles County Comprehensive Plan Annual Presentation to have the Planning Commission make a determination of consistency for each new Capital Project with the 2016 Charles County Comprehensive Plan.

**Staff:**

Joel Binkley, Planning Supervisor

Cathy Thompson, AICP, Assistant Chief of Planning

[FY26-30 CIP Presentation Feb 2025](#)

[FY26-30 CIP Request Project Listing](#)

[FY26-FY30 CIP Request Project Descriptions](#)

[LizT-MemorandumReview of Planning Commission CIP List](#)

**11. DIRECTOR'S REPORT: No Public Comments**

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**12. ADJOURNMENT**

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**13. VIRTUAL MEETING INFORMATION**

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**14. Signed Minutes**

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# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** March 3, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Minutes

**AGENDA SECTION:** APPROVAL OF THE MINUTES

**SUBJECT:** February 3, 2024 Minutes

**SUGGESTED ACTION:**

**ATTACHMENTS:**

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** March 3, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Briefing

**AGENDA SECTION:** NEW BUSINESS: No Public Comments

**SUBJECT:** **Briefing: Charles County Public Transportation VanGo Overview**

**Staff:**

Jeffrey Barnett, Chief of Transit

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[VanGO Overview](#)



**Department of Planning & Growth Management**

# **Charles County Public Transportation VanGO Overview**

**March 3, 2025**

Jeffry Barnett, Chief of Transit

# VanGO History

- Started as a van service operated by Aging back in the 80's
- In early 90's became a public transit system operated by a contractor that provided buses
- 2007 County procured it's own fleet and started a new contract
- Same model is still utilized with County owned fleet and contracted service delivery

# VanGO Fleet

- 25 fixed route buses
  - 13 medium duty, 23 seats and 2 wheelchairs
  - 12 light duty, 16 seats and 2 wheelchairs
- 19 demand response buses
  - 5 with 4 wheelchair positions
  - 14 with 12 seats and 2 wheelchairs

# Light Duty Fixed Route



# Medium Duty Fixed Route



# Demand Response



# Operating Statistics

- 570,000 Fixed Route Riders
- 50,000 Demand Response Riders
- 1.4 Million Fixed Route Miles
- 400,000 Demand Response Miles
- 100,000+ Service Hours
- \$10 Million Operating Budget
- \$4.5 Million State and Federal Assistance

# Highlights

- Service operates Monday – Saturday  
6:30am – 10:30 pm
- Connections to Prince George's County in  
Brandywine Crossing and Calvert/St.  
Mary's in Charlotte Hall
- Multi year bus stop improvement program  
underway
- Design and engineering for a County  
owned maintenance and operations facility  
complete

# Maintenance and Operations Facility



# Bus Stop Improvements



# Waldorf Transfer Point





Presented By:

**Charles County Government  
Department of Planning & Growth Management**

**301-934-0102 • barnettj@charlescountymd.gov**

**200 Baltimore Street**

**La Plata, MD 20646**

**MD Relay Service: 7-1-1**

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# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** March 3, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Briefing

**AGENDA SECTION:** NEW BUSINESS: No Public Comments

**SUBJECT:** **Briefing: Affordable Housing and Fiscal Impacts**

**Staff:**

Jacob Dyer, Acting Director of Fiscal & Administrative Services

**SUGGESTED ACTION:**

**ATTACHMENTS:**

# Item Cover Page

**PLANNING COMMISSION AGENDA ITEM REPORT**

**DATE:** March 3, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Administrative

**AGENDA SECTION:** NEW BUSINESS: No Public Comments

**SUBJECT:** **Poll of the Planning Commission Members for any New Business.**

**SUGGESTED ACTION:**

**ATTACHMENTS:**

# Item Cover Page

## PLANNING COMMISSION AGENDA ITEM REPORT

**DATE:** March 3, 2025

**SUBMITTED BY:** Amy Brackett

**ITEM TYPE:** Administrative

**AGENDA SECTION:** UNFINISHED BUSINESS: No Public Comments

**SUBJECT:** **Review of the Fiscal Year 2026-30 Requested Capital Improvement Program**

Review of Capital Improvement Projects for Consistency with the Annotated Code of Maryland and the Charles County Comprehensive Plan Annual Presentation to have the Planning Commission make a determination of consistency for each new Capital Project with the 2016 Charles County Comprehensive Plan.

**Staff:**

Joel Binkley, Planning Supervisor

Cathy Thompson, AICP, Assistant Chief of Planning

**SUGGESTED ACTION:**

**ATTACHMENTS:**

[FY26-30 CIP Presentation Feb 2025](#)

[FY26-30 CIP Request Project Listing](#)

[FY26-FY30 CIP Request Project Descriptions](#)

[LizT-MemorandumReview of Planning Commission CIP List](#)



# Capital Improvement Program FY 2026-2030 Projects

## Presenters:

- Joel Binkley, AICP, Planning Supervisor

February 24, 2025

# Capital Improvement Program

## Project Initiation Phase

- Departmental Queries for Program Needs
- Project Scope Development
- Submit Project Request to Fiscal and Administrative Services (FAS) for Review
- **Comprehensive Plan Coordination**
- Interdepartmental Coordination
- County Administrator Review
- Project Adoption into Capital Improvement Program (CIP)

# Capital Improvement Program

## Comprehensive Plan Coordination

- Budget Office Request: report on consistency with goals and objectives of the Comprehensive Plan
  - Scores of 1-4 indicate consistency, *not ranking or prioritization*
- Planning Commission role: offer comments and make recommendations on the list of projects
  - Default recommendation: Projects with score of 1 requesting funding next year
  - Letter to BOCC may include additional comments beyond consistency

# Capital Improvement Program

## Comprehensive Plan Coordination

- Consistency with the Comprehensive Plan

1	Consistent with Comprehensive Plan, <u>specifically mentioned</u> . Includes maintenance and upgrades if <u>specifically mentioned</u> in the Comprehensive Plan or other plans
2	Maintenance or upgrades, projects not site-specific, or projects that accomplish Comprehensive Plan goals
3	Inconsistent with Comprehensive Plan, extraordinary circumstances warrant the project
4	Inconsistent with Comprehensive Plan and shouldn't be considered

# Capital Improvement Program

## Comprehensive Plan Coordination

- Consistency Review Examples
- Item #93: Billingsley Road Sidewalk (St. Patrick's Drive to Middletown Road)
- Rating = 1

Charles County Bicycle and Pedestrian Master Plan: Future Links				
#	Location	Description	Type*	Timeframe
1	Berry Road and Western Pkwy	0.5-mile connection along Western Parkway and Berry Road	SP, II	Short
2	Western Parkway Path Connection	0.25-mile section from Millbrook Court to Bridgeport Place	SP	Short
3	St. Paul's Drive / St. Charles Parkway Path Connection	0.70-mile section from Alward Drive to St. Charles Parkway and along St. Charles Parkway from St. Paul's Drive to Dartmouth Road	SP	Short
4	St. Patrick's Drive Path Connection	0.11-mile section along St. Patrick's Drive from Route 301 to Western Pkwy.	SP	Short
5	St. Patrick's Drive / Billingsley Road Path Connection	2.25-mile section along Billingsley Road from Middletown Road to US 301 and along St. Patrick's Drive from Billingsley Road to power ROW	SP	Short
6	St. Charles Parkway Path Connection	1.5-mile section along St. Charles Parkway from commercial center to MD 5 (Leonardtwn Rd)	SP	Short

# Capital Improvement Program

## Comprehensive Plan Coordination

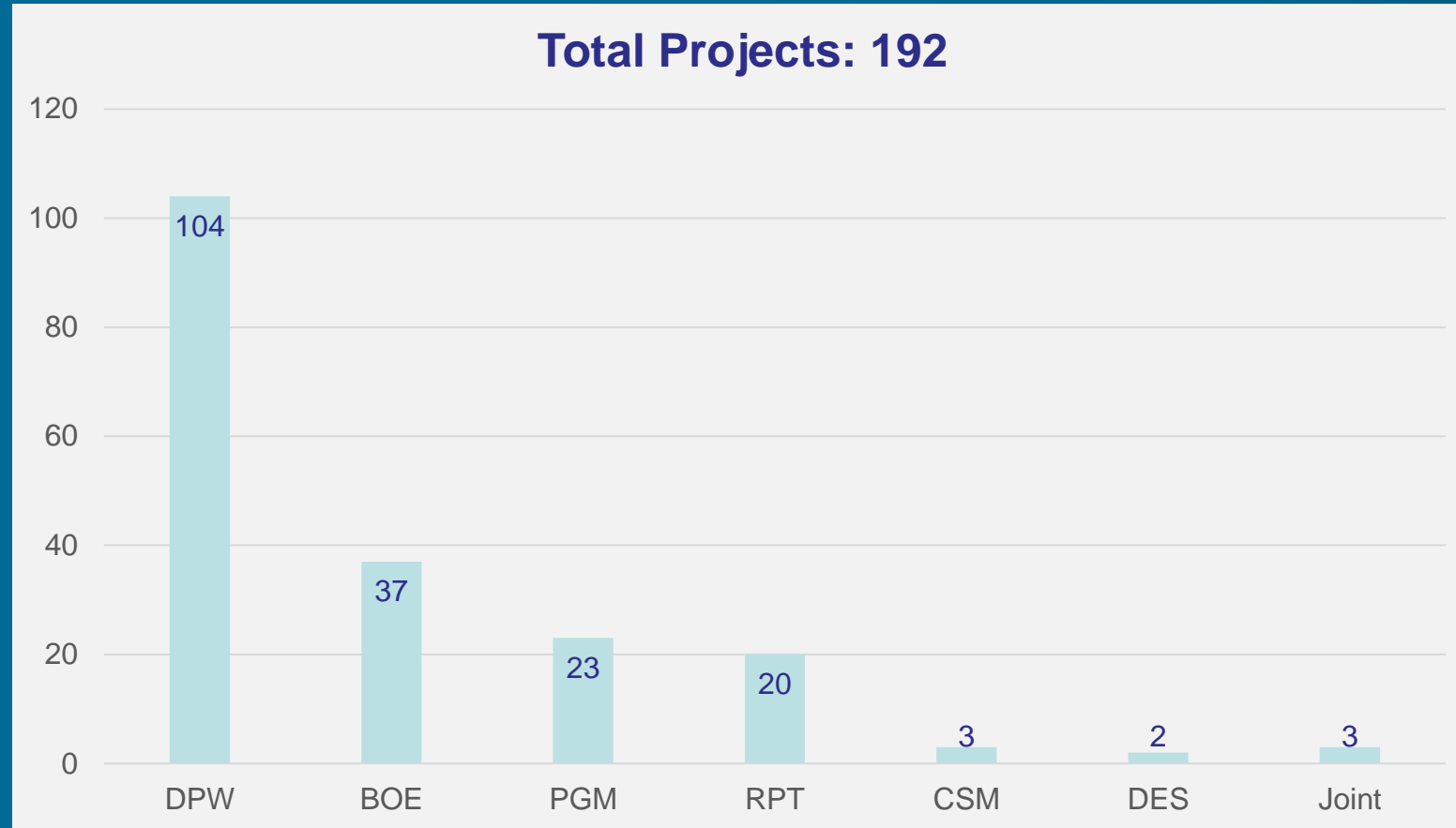
- Consistency Review Examples
- Item #99: Port Tobacco Historic Village Repairs & Maintenance
- Rating = 2

### *Historic Preservation*

- 10.10 Make use of a broad range of preservation tools and strategies to permanently protect the County's most significant historic assets. Develop programs and strategies to educate the public about heritage resources and their preservation.
- 10.11 Continue efforts to document and permanently protect historic structures and archaeological resources, including updating the 2004 Historic Preservation Plan as needed.

# Capital Improvement Program

FY 2026-2030



# Capital Improvement Program

## New Projects for FY 2026-2030

Project Number	Requesting Agency	Consistency Rating			New?	Included in Prior Cycle Funding	Funding Request Year
56	DES	2	Radio Tower Coating Restoration		Yes	No	2027
57	DPW	2	Bel Alton High School Gym Roof Replacement		Yes	No	2026
58	DPW	2	Bryans Road Water Tower Logo		Yes	No	2026
60	DPW	2	DES Headquarters		Yes	No	2026
61	DPW	2	Detention Center Control System Upgrades		Yes	No	2026
62	DPW	2	EMS Trailer @ La Plata Armory		Yes	No	2026
63	DPW	2	Existing Government Building Retrofit Study		Yes	No	2026
64	DPW	2	Facilities Admin Building Expansion		Yes	No	2026
66	DPW	1	La Plata EMS & HAZMAT Station		Yes	No	2026
74	DPW	2	Shelter Bldg for CR-6		Yes	No	2026
78	PGM	2	St. Charles Bikeway/Artwalk		Yes	No	2026
80	DPW	2	White Plains Park Water System Connection		Yes	No	2026
81	DPW	2	White Plains Park Sewer Pump Station Improvements		Yes	No	2026
84	PGM/DPW	1	Bikeway Rail Trail Connectivity		Yes	No	2027
93	DPW	1	Billingsley Road Sidewalk (St Patrick's Dr to Middletown Rd)		Yes	No	2026
94	DPW	1	Westlake Community Sidewalk (St Patrick's Dr & MD 301)		Yes	No	2026
95	DPW	2	South Hampton Sidewalks Phase I		Yes	Yes	2026
96	RPT	2	Port Tobacco Historic Village Repairs & Maintenance		Yes	No	2026
98	RPT	2	White Plains Driving Range Conversion		Yes	No	2026
99	RPT	2	White Plains Tennis Courts Full Replacement		Yes	No	2026
108	RPT	2	La Plata Library Pocket Playground		Yes	No	2030
109	RPT	2	Parks and Grounds Equipment - Electric and Automated Retrofits		Yes	No	2028

# Capital Improvement Program

## New Projects for FY 2026-2030

122	PGM	2	Safety Upgrades to Middletown Road at Billingsley Road Traffic Signal	Yes	No	2026
123	DPW	2	Washington Ave - Various Intersection Improvements	Yes	No	2026
124	PGM/DPW	1	Billingsley Road at Bensville Road Intersection Improvements	Yes	No	2026
125	DPW	2	St. Charles Parkway and Duncannon Road Traffic Signal	Yes	No	2026
126	DPW	2	Rt 301 South Bound Lane & Traffic Signal Improvements	Yes	No	2026
127	DPW	2	Pinefield Drainage Improvements, Ph I & Ph II	Yes	No	2026
128	DPW	2	Chapel Point Road/Twinberry Drive Drainage	Yes	No	2026
129	DPW	2	Miscellaneous RRFB Locations	Yes	No	2026
130	DPW	2	Davis Road Bridge Repairs	Yes	No	2026
131	DPW	1	Poplar Hill Bridge Over the Zekiah Swamp Replacement	Yes	No	2026
132	DPW	2	Bridge Replacement Program (Parent)	Yes	No	2026
137	DPW	2	Poorhouse Road Bridge	Yes	No	2026
140	TBD	2	Collaborative Community Partnership	Yes	Yes	2026
160	DPW	1	Mill Hill Waterline Extension	Yes	Yes	2026
161	DPW	1	Waldorf Water Tower #6	Yes	Yes	2026
183	PGM	2	Sewer Easement Study & Acquisition	Yes	Yes	2026
184	DPW	1	White Plains Failing Septic Sewer Installation	Yes	Yes	2026
185	DPW	1	Clifton WWTP Improvements	Yes	Yes	2026
186	DPW	2	Reclaimed Water Elevated Storage Tank	Yes	No	2026
191	DPW	2	Fenwick Road Flood Mitigation	Yes	No	2026
192	DPW	2	Wetland Mitigation Banking	Yes	No	2026

# Next Steps

Discussion of any additional comments on CIP projects.

*Approval of consistency ratings, along with any comments or recommendations to forward to Board of County Commissioners*



Presented By:

**Charles County Government**

# **Planning & Growth Management**

**301-645-0692 • [binkleyj@charlescountymd.gov](mailto:binkleyj@charlescountymd.gov)**

**200 Baltimore Street, La Plata, MD 20646**

**MD Relay Service: 7-1-1**

## **Equal Opportunity Employer**

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REQUESTED CAPITAL IMPROVEMENT PROGRAM										
Fiscal Year 2026										
Project Number	Requesting Agency	Consistency Rating	Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding (\$ in thousands)			
1	BOE	2	Smallwood M.S. Roof/Chiller/H&V/UV Replacement		Yes	2026	16,585			
2	BOE	2	BOE: Various Maintenance Projects		Yes	2026	8,446			
3	BOE	1	Local Portable Classrooms - Various Schools		Yes	2026	2,571			
4	BOE	2	Piccowaxen M.S. Boiler Replacement		Yes	2026	2,368			
5	BOE	1	Thornton Elementary School		Yes	2026	52,766			
6	BOE	1	Full Day Kindergarten Addition: Walter J. Mitchell E.S.		Yes	2026	8,597			
7	BOE	1	Full Day Kindergarten Addition: J.C. Parks E.S.		Yes	2026	8,531			
8	BOE	1	Full Day Kindergarten Addition: Wade E.S.		Yes	2026	14,562			
9	BOE	1	Full Day Kindergarten Addition: Dr. Higdon E.S.		Yes	2026	5,421			
10	BOE	1	La Plata High School Modernization and Capacity Addition		Yes	2026	181,035			
11	BOE	2	Mattawoman MS - Roof Replacement		Yes	2026	5,528			
12	BOE	1	Middle School #10		Yes	2026	73,219			
13	BOE	2	Open Space Enclosure at Dr. James Craik E.S.		Yes	2026	11,607			
14	BOE	2	Stethem Ed. Center - Roof/Boiler/AHU/RTU Replacement		No	2026	7,511			
15	BOE	2	C. Paul Barnhart ES - Roof Replacement		No	2026	3,916			
16	BOE	2	Wade ES - Boiler/Chiller Replacement		No	2026	1,912			
17	BOE	2	Dr. Higdon ES - Roof Replacement		No	2026	3,417			
18	BOE	2	Berry ES - Roof Replacement		No	2026	3,117			
19	BOE	2	Dr. Thomas Higdon Elementary RTU/Boiler		No	2027	3,717			
20	BOE	2	William B. Wade Elementary - Roof/RTU Replacement		No	2027	5,927			
21	BOE	2	Mary H. Matula Elementary - Boiler Replacement		No	2027	1,307			
22	BOE	2	Renovation Feasibility Study - Robert Stethem Educational Center		No	2026	431			
23	BOE	2	Site Infrastructure Replacement Program - Various Locations		No	2026	2,580			
24	BOE	2	Electrical Switchgear Replacement Program - Various Locations		No	2026	3,905			
25	BOE	2	School Facilities Modernization at Various Locations		No	2026	2,530			
26	BOE	2	J.C. Parks ES - Roof Replacement		No	2028	3,087			
27	BOE	2	Westlake HS - Boiler Replacement		No	2028	1,762			
28	BOE	2	Matthew Henson MS - Roof Replacement		No	2028	3,887			
29	BOE	2	Mary H. Matula E.S. RTU Replacement		No	2029	3,612			
30	BOE	2	Walter J. Mitchell E.S. Roof Replacement		No	2029	3,021			
31	BOE	2	Thomas Stone H.S. Roof Replacement		No	2029	5,902			
32	BOE	2	C. Paul Barnhart E.S. Boiler Replacement		No	2030	1,242			
33	BOE	2	Open Space Enclosure at John Hanson Middle School		No	2028	18,818			
34	BOE	2	ADA Playground Upgrades and Replacements - Various Locations		No	2026	2,505			
35	BOE	2	Bus Depot and Maintenance Facility - Waldorf Location		No	2026	22,512			
36	BOE	2	Lackey High School - Pool Renovations		No	2026	19,874			
37	BOE	2	High School Concessions Stands Grease Trap		No	2026	3,139			
38	CSM	2	Building Repairs: Bookstore and Campus Center		Yes	2027	13,770			
39	CSM	2	La Plata Learning Resource (LR) Building Renovation		No	2029	33,972			

REQUESTED CAPITAL IMPROVEMENT PROGRAM										
Fiscal Year 2026										
Project Number	Requesting Agency	Consistency Rating	Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding (\$ in thousands)			
40	CSM	2	Fine Arts Center		No	2028	29,418			
41	PGM	1	Zekiah Rural Legacy Program		Yes	2026	7,272			
42	PGM	1	Nanjemoy Rural Legacy Program		Yes	2026	7,272			
43	PGM	1	Agricultural Preservation		Yes	2026	7,572			
44	PGM	1	Purchase of Developments Rights (PDR) Program		Yes	2026	3,354			
45	DPW	2	Various Maintenance Projects Gen Gov		Yes	2026	3,156			
46	DES	2	Radio Communications System Upgrade		Yes	2026	53,052			
47	DPW	1	Charles County VanGo Maintenance Facility		Yes	2026	24,096			
48	DPW	1	New La Plata Library		Yes	2026	23,882			
49	DPW	2	Blue Crabs Stadium Maintenance		Yes	2026	1,001			
50	DPW	2	Old La Plata Library Renovation		Yes	2026	2,725			
51	RPT	2	Sports and Wellness Center		Yes	2026	53,551			
52	DPW	2	Charles County Courthouse HVAC Improvements		Yes	2026	12,907			
53	DPW	1	Pinefield EMS Station		Yes	2026	11,785			
54	DPW	2	Public Facilities Storage Building		No	2026	1,856			
55	DPW	2	Courthouse Copula Rehabilitation		No	2026	111			
56	DES	2	Radio Tower Coating Restoration	Yes	No	2027	205			
57	DPW	2	Bel Alton High School Gym Roof Replacement	Yes	No	2026	2,965			
58	DPW	2	Bryans Road Water Tower Logo	Yes	No	2026	500			
59	DPW	2	Charles County Community Health Facility		No	2030	19,747			
60	DPW	2	DES Headquarters	Yes	No	2026	78,885			
61	DPW	2	Detention Center Control System Upgrades	Yes	No	2026	2,769			
62	DPW	2	EMS Trailer @ La Plata Armory	Yes	No	2026	290			
63	DPW	2	Existing Government Building Retrofit Study	Yes	No	2026	387			
64	DPW	2	Facilities Admin Building Expansion	Yes	No	2026	11,905			
65	DPW	2	HVAC Infrastructure Replacement		No	2026	430			
66	DPW	1	La Plata EMS & HAZMAT Station	Yes	No	2026	11,764			
67	DPW	2	Light Rail Transit Station Overflow Parking		No	2030	5,766			
68	DPW	1	Multi-Purpose Civic Center		No	2029	66,430			
69	DPW	2	New Charles County Circuit Court Building		No	2026	120,955			
70	DPW	2	Parking Lot Improvements		No	2026	579			
71	DPW	2	Public Safety Training Center		No	2026	49,295			
72	DPW	2	Roof Replacement Program		No	2026	477			
73	DPW	2	Salt Storage Facility		No	2026	1,188			
74	DPW	2	Shelter Bldg for CR-6	Yes	No	2026	274			
75	DPW	2	Sheriff's Office Evidence and Property Storage Facility		No	2026	1,102			
76	DPW	2	VanGo Stop Improvement Program		No	2026	528			
77	DPW	2	Vehicle Maintenance Building Expansion		No	2026	852			
78	PGM	2	St. Charles Bikeway/Artwalk	Yes	No	2026	100			


REQUESTED CAPITAL IMPROVEMENT PROGRAM							
Fiscal Year 2026							
Project Number	Requesting Agency	Consistency Rating	Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding (\$ in thousands)
79	RPT	1	White Plains Golf Course Clubhouse		No	2026	9,773
80	DPW	2	White Plains Park Water System Connection	Yes	No	2026	695
81	DPW	2	White Plains Park Sewer Pump Station Improvements	Yes	No	2026	1,415
82	DPW	2	Waldorf Satellite Location in Pinefield		No	2029	8,976
83	DPW	2	Waldorf Area Joint Satellite Accounting/Treasury Office		No	2026	2,746
84	PGM/DPW	1	Bikeway Rail Trail Connectivity	Yes	No	2027	2,012
85	RPT	2	Park Repair & Maintenance Projects		Yes	2026	2,778
86	DPW	1	Various Pedestrian & Bicycle Facilities		Yes	2026	1,566
87	PGM/DPW	1	Smallwood Drive Shared Use Paths		Yes	2026	6,726
88	RPT	1	Waldorf Park Development Phase I		Yes	2026	5,248
89	RPT	1	Waldorf Park Development Phase II		Yes	2028	44,179
90	DPW	1	Hamilton Road Sidewalk		Yes	2026	4,272
91	DPW	1	Mill Hill Road Sidewalk		Yes	2026	2,116
92	RPT	2	Parks Restrooms Replacements		Yes	2026	1,780
93	DPW	1	Billingsley Road Sidewalk (St Patrick's Dr to Middletown Rd)	Yes	No	2026	1,784
94	DPW	1	Westlake Community Sidewalk (St Patrick's Dr & MD 301)	Yes	No	2026	626
95	DPW	2	South Hampton Sidewalks Phase I	Yes	Yes	2026	2,203
96	RPT	2	Port Tobacco Historic Village Repairs & Maintenance	Yes	No	2026	1,330
97	RPT	1	Laurel Springs Park Playground Replacement		No	2026	282
98	RPT	2	White Plains Driving Range Conversion	Yes	No	2026	282
99	RPT	2	White Plains Tennis Courts Full Replacement	Yes	No	2026	652
100	RPT	1	La Plata Farm Park Ph II		No	2026	3,178
101	RPT	2	Destination Playground		No	2026	1,786
102	RPT	2	Sports Courts		No	2026	1,130
103	RPT	2	Playground Replacements		No	2026	2,505
104	RPT	2	Parks Pavilions and Shade Structures		No	2026	1,280
105	RPT	2	Skate Park Replacement		No	2026	201
106	RPT	2	Accessibility Improvements		No	2026	1,305
107	RPT	2	Parks Energy Retrofits		No	2026	2,136
108	RPT	2	La Plata Library Pocket Playground	Yes	No	2030	481
109	RPT	2	Parks and Grounds Equipment - Electric and Automated Retrofits	Yes	No	2028	1,318
110	DPW	2	Sidewalk Improvement Program		No	2026	206
111	DPW	2	Road Overlay Program		Yes	2026	6,321
112	DPW	2	County Drainage Systems Improvement Program		Yes	2026	10,696
113	DPW	2	Safety Improvement Program- Existing Roadways		Yes	2026	1,645
114	DPW	2	Traffic Signal Program		Yes	2026	2,001
115	DPW	1	Mill Hill Road Upgrade		Yes	2026	5,525
116	DPW	2	Substation Road Improvements		Yes	2026	8,166
117	DPW	1	Billingsley Road Safety Improvements		Yes	2026	13,857

REQUESTED CAPITAL IMPROVEMENT PROGRAM							
Fiscal Year 2026							
Project Number	Requesting Agency	Consistency Rating	Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding (\$ in thousands)
118	DPW	1	Turkey Hill Road Reconstruction		Yes	2026	6,699
119	DPW	1	Old Washington Road Reconstruction		Yes	2026	33,593
120	DPW	1	Waldorf Urban Redevelopment Corridor Stormwater Outfall		Yes	2026	3,703
121	DPW	1	Middletown Road Phase 3 Feasibility Study		No	2026	5,944
122	PGM	2	Safety Upgrades to Middletown Road at Billingsley Road Traffic Signal	Yes	No	2026	266
123	DPW	2	Washington Ave - Various Intersection Improvements	Yes	No	2026	81
124	PGM/DPW	1	Billingsley Road at Bensville Road Intersection Improvements	Yes	No	2026	1,309
125	DPW	2	St. Charles Parkway and Duncannon Road Traffic Signal	Yes	No	2026	1,529
126	DPW	2	Rt 301 South Bound Lane & Traffic Signal Improvements	Yes	No	2026	3,977
127	DPW	2	Pinefield Drainage Improvements, Ph I & Ph II	Yes	No	2026	4,446
128	DPW	2	Chapel Point Road/Twinberry Drive Drainage	Yes	No	2026	500
129	DPW	2	Miscellaneous RRFB Locations	Yes	No	2026	177
130	DPW	2	Davis Road Bridge Repairs	Yes	No	2026	1,424
131	DPW	1	Poplar Hill Bridge Over the Zekiah Swamp Replacement	Yes	No	2026	5,978
132	DPW	2	Bridge Replacement Program (Parent)	Yes	No	2026	5,247
133	DPW	1	Western Parkway Ph III		Yes	2026	420
134	DPW	1	Hiker/Biker Trail Program		No	2026	7,143
135	DPW	1	Holly Lane West		No	2030	8,488
136	DPW	1	Middletown Road Phase 3 Roadway Improvements		No	2028	16,988
137	DPW	2	Poorhouse Road Bridge	Yes	No	2026	1,311
138	DPW	1	Post Office Road Extension		No	2029	20,478
139	DPW	1	Billingsley Road Realignment		No	2027	30,687
140	TBD	2	Collaborative Community Partnership	Yes	Yes	2026	500
141	DPW	2	Automation & Technology Master Plan II		Yes	2026	11,176
142	DPW	2	Utilities Professional Development and Training Center		Yes	2028	1,796
143	DPW	2	Utilities Waldorf Regional Facility		Yes	2026	11,906
144	DPW	2	Satellite Water Facility Upgrades		Yes	2026	18,208
145	PGM	1	Bryans Road 2MG Water Tower		Yes	2026	16,189
146	PGM	1	Hughesville Water Line		Yes	2026	30,347
147	PGM	2	Bryans Village Waterline Interconnection		Yes	2026	5,825
148	PGM	2	Middletown Rd - Bensville Rd Waterline Interconnection		Yes	2026	9,835
149	PGM	1	Waldorf Water Tower #8		Yes	2026	15,516
150	PGM	1	Waldorf Water Tower #8 Water Distribution		Yes	2027	2,370
151	DPW	1	Old Washington Road Waterline		Yes	2026	5,903
152	DPW	1	Potomac River Water Supply Treatment Plant		Yes	2026	224,153
153	DPW	1	WSSC Waldorf Interconnection		Yes	2026	80,624
154	PGM	2	White Plains Water Enhancements		Yes	2026	4,307
155	PGM	1	Acton Lane Water Main Extension		Yes	2026	2,102
156	PGM	1	Waldorf Well #18		Yes	2026	4,253

REQUESTED CAPITAL IMPROVEMENT PROGRAM							
Fiscal Year 2026							
Project Number	Requesting Agency	Consistency Rating	Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding (\$ in thousands)
157	PGM	1	Billingsley Road Water Main Extension		Yes	2026	4,822
158	PGM	2	Leonardtown Road Water Main Replacement		Yes	2026	10,816
159	DPW	2	Cliffton Water System Improvements		Yes	2026	5,679
160	DPW	1	Mill Hill Waterline Extension	Yes	Yes	2026	1,022
161	DPW	1	Waldorf Water Tower #6	Yes	Yes	2026	12,402
162	DPW	2	Chapel Point Reverse Osmosis Waste Tank		Yes	2026	2,287
163	DPW	2	MWWTP Electrical System Replacement		Yes	2026	33,874
164	DPW	2	Mattawoman Infiltration and Inflow PH II		Yes	2026	26,947
165	DPW	2	Mattawoman WWTP Automation		Yes	2026	15,742
166	DPW	2	Pump Station Rehabs and Replacements		Yes	2026	40,624
167	DPW	2	Satellite Wastewater Facility Upgrades		Yes	2026	22,830
168	DPW	2	MWWTP Clarifier and Thickener Repairs		Yes	2026	29,687
169	DPW	2	MWWTP Utility Water System Evaluation & Improvement		Yes	2026	7,595
170	PGM	1	Zekiah Pump Station Upgrade		Yes	2026	19,487
171	PGM	1	Zekiah Pump Station Forcemain		Yes	2026	4,996
172	PGM	1	Hughesville Sewer Collection System		Yes	2026	31,115
173	DPW	2	MWWTP Septage/Hauled Waste Receiving Facility		Yes	2026	16,230
174	DPW	2	MWWTP Effluent Filter Improvements		Yes	2026	42,017
175	DPW	2	MWWTP Effluent PS Forcemain Surge Management System		Yes	2026	7,021
176	DPW	1	MWWTP Belt Filter Press Replacement		Yes	2026	16,902
177	DPW	2	MWWTP Process Improvements - Parent		Yes	2026	204,470
178	DPW	2	MWWTP Headworks Improvements		Yes	2026	18,430
179	DPW	2	MWWTP BNR Improvements - Parent		Yes	2026	29,832
180	DPW	2	Post Office Road Sewer Capacity Improvements		Yes	2026	8,479
181	DPW	1	Hughesville Package Treatment Plant		Yes	2026	37,785
182	PGM	1	Zekiah Interceptor Sewer Upgrades		Yes	2026	8,797
183	PGM	2	Sewer Easement Study & Acquisition	Yes	Yes	2026	908
184	DPW	1	White Plains Failing Septic Sewer Installation	Yes	Yes	2026	4,637
185	DPW	1	Cliffton WWTP Improvements	Yes	Yes	2026	17,690
186	DPW	2	Reclaimed Water Elevated Storage Tank	Yes	No	2026	15,492

REQUESTED CAPITAL IMPROVEMENT PROGRAM								
Fiscal Year 2026								
Project Number	Requesting Agency	Consistency Rating	Capital Project	New?	Included in Prior Cycle Funding	Funding Request Year	Est. Total Funding (\$ in thousands)	
187	DPW	1	Landfill Sub-Cell 4C		Yes	2027	8,511	
188	DPW	1	NPDES Retrofit Projects		Yes	2026	76,132	
189	PGM	1	Full Delivery of Water Quality Improvements		Yes	2026	3,594	
190	DPW	2	Gilbert Run Watershed Dam Repairs Phase 2		Yes	2026	13,211	
191	DPW	2	Fenwick Road Flood Mitigation	Yes	No	2026	896	
192	DPW	2	Wetland Mitigation Banking	Yes	No	2026	339	

- Key
- 1 Consistent with Comprehensive Plan, specifically mentioned. Includes maintenance and upgrades if specifically mentioned in the Comp Plan
  - 2 Maintenance or upgrading, general projects that aren't site specific
  - 3 Inconsistent with Comprehensive Plan, extraordinary circumstances warrant the project
  - 4 Inconsistent with Comprehensive Plan and shouldn't be considered

 Projects with a consistency rating of 1 that are requesting funding in FY26  
These projects are recommended for priority funding.

# BOARD OF EDUCATION

## **Smallwood M.S. Roof/Chiller/H&V/UV Replacement**

The need is for a systemic renovation at Smallwood Middle School, which was renovated in 1979 and serves a portion of the development district. The roof, two heating and ventilating units, chiller and classroom unit ventilators were installed when the building was renovated in 1979 and are approaching the end of their useful life. Approximately 40 unit ventilators, fan-coil units, & convention units have been replaced as part of the FY 2013 & FY 2014 Aging Schools Program (ASP) at the school. The majority of the second floor units have been replaced and select areas on the first floor have been replaced. The installation of a four-ply, built-up roof with positive drainage or other approved roofing system is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unseen problems. The installation of new efficient units is proposed, which are environmentally friendly, and will increase the overall efficiency of the heating cooling systems and reduce the operating costs. Charles County Public Schools recently commissioned a team of consultants to provide a budget and scope analysis for mechanical, electrical, and plumbing. The roof replacement was funded by the State as a Healthy Schools Grant project for FY 2023.

## **BOE: Various Maintenance Projects**

These projects include the next phase of paving parking lots, interior replacements including carpet and tile, general site improvements, and are all smaller systemic renovations (under \$100,000) not eligible for state funding. Increased need for funding is based on impacts of COVID-19 on the school systems including school buildings and aging infrastructure.

## **Local Portable Classrooms - Various Schools**

This project requests funds for the design and purchase of new or relocation of existing locally owned relocatable classrooms to meet the changes in attendance patterns, and to provide temporary capacity until a new school can be built. The exact number of new relocatable classrooms or the identification of specific local relocatables available for relocation are based on actual enrollment patterns and needs of the individual schools. Additional maintenance of locally owned relocatable classrooms for longevity and efficiency of the unit.

\*FY2026 request for state and local construction to support the renovation of two state quads at La Plata High School.

## **Piccowaxen M.S. Boiler Replacement**

The need is for a systemic renovation at Piccowaxen Middle School, which opened in 1977. The boiler and pump systems are over 30 years old and will have outlived their expected usefulness. The installation of new efficient units is proposed to increase the overall efficiency of the heating system and reduce operating cost.

### **Thornton Elementary School**

The need is for additional school capacity in the La Plata or Waldorf areas. Continued development in the incorporated town, both east and west of route 301, will cause enrollment at the elementary level to exceed the capacity of the existing schools serving that area. The school will serve a population that includes students with special needs, students with low English proficiency, and children eligible to participate in the free and reduced meal program. A school with a rated capacity of 766 is requested.

### **Full Day Kindergarten Addition: Walter J. Mitchell E.S.**

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at Walter J. Mitchell Elementary School in La Plata, which opened in 1965. Spaces have been appropriated for kindergarten over the years by displacing higher grades to portable classrooms. Mitchell currently houses four kindergarten classes and one pre-k class. An addition containing four kindergarten classrooms and an activity area is proposed. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires that one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. The existing kindergarten classrooms will be converted to regular classrooms. Scope is expanded to add one pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

### **Full Day Kindergarten Addition: J.C. Parks E.S.**

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at J.C. Parks Elementary School in Bryans Road, which opened in 1967 and was renovated in 1997. The building contains 2 kindergarten classrooms and 1 pre-kindergarten classroom. Additional spaces have been appropriated for kindergarten over the years by displacing higher grades to portable classrooms. J.C. Parks currently houses five kindergarten classes and one pre-k class. An addition containing four kindergarten classrooms and an activity area is proposed. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires that one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. The existing kindergarten classrooms will be converted to regular classrooms. Scope is expanded to add 1 pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

### **Full Day Kindergarten Addition: Wade E.S.**

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at William B. Wade Elementary School in Waldorf. Opened in 1989, this school had a classroom addition in 2002. The school was originally constructed with two kindergarten classrooms and one pre-kindergarten classroom added in 2002. Additional spaces were appropriated for kindergarten over the years by displacing higher grades to portable classrooms. Wade currently houses five kindergarten classes and one pre-kindergarten class. An addition is

proposed that would contain four kindergarten classrooms and an activity area. The fifth kindergarten class will use the pre-kindergarten classroom in the 2002 addition. In addition, the current two kindergarten classrooms will be renovated to house the pre-kindergarten program with inclusion provisions. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. Planning was granted in FY2009 but rescinded in FY2014 because of the lack of local construction programming. Design was put on hold. Scope is expanded to add 1 pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

#### **Full Day Kindergarten Addition: Dr. Higdon E.S.**

There is a need for permanent space to support pre-kindergarten and full-day kindergarten programs at Dr. Thomas L. Higdon Elementary School in Newburg. Opened in 1951, this school had a classroom addition in 1965, and was renovated in 1988. The school currently has one kindergarten classroom and one pre-kindergarten classroom. Higdon currently houses three kindergarten classes and one pre-kindergarten class. An addition is proposed that would contain two kindergarten classrooms and an activity area. Charles County Public Schools now uses an inclusion model for providing services to pre-kindergarten and kindergarten-aged, special education students. This requires one classroom at both the kindergarten and pre-kindergarten levels be increased in size to house an additional seven students, a special education teacher and an aide. Scope is expanded to add 1 pre-kindergarten classroom to address the Blueprint for Maryland Schools requirement for Full-Day Pre-K.

#### **La Plata High School Modernization and Capacity Addition**

The need is for renovation at La Plata High School, which was built in 1979 and serves a portion of the development district. The project is to modernize 174,318 square feet of La Plata High School and construct a classroom addition to add capacity for the rapid growth occurring in La Plata. State funding is from Built to Learn overseen by the Maryland Stadium Authority, state CIP funds, local CIP funds, school construction excise tax and DRRA funds.

#### **Mattawoman MS - Roof Replacement**

The need is for a systemic renovation at Mattawoman Middle School, which opened in 1992 and is located in the rapidly growing route 228 corridor in Waldorf. The original roof will have reached its life expectancy in FY 2022. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems. State funding was approved as a FY 2025 Healthy Schools project.

#### **Middle School #10**

The need is for additional capacity at the middle school level in the rapidly growing county development district. The county's Comprehensive Plan calls for the majority of growth in the county are concentrated in the development district, including those areas west of Route 301. Enrollment projections indicate that the schools serving this area will continue to experience

increasing enrollment and overcrowded conditions. The proposed school site location is not determined. A school with a rated capacity of 940 is planned. The school will serve a population that includes students with special needs, students with low English proficiency, and children eligible to participate in the free and reduced meal program.

#### **Open Space Enclosure at Dr. James Craik E.S.**

Dr. James Craik Elementary School, located just to the west of La Plata, opened in 1974 with open space floorplan and is in need of permanent classroom enclosures to improve the learning environment. The project will build permanent walls to create corridors for circulation, permanent walls for classrooms, lighting and switching adjustments, HVAC adjustments, and technology retrofits for classrooms. Project may require asbestos removal or roof replacement to accommodate the project. This will be a phased project that will occur over multiple summers/years.

#### **Stethem Ed. Center - Roof/Boiler/AHU/RTU Replacement**

The need is for a systemic renovation at the Stethem Center. This school originally opened in 1977 as the Charles County Career & Technology Center. The one air handler unit which services building B and two roof top units which service buildings A & C are over 30 years old. These units have outlived their expected usefulness and no longer maintain a suitable environment within the school. The rooftop units are original equipment when the building was constructed in the early 1970s and have approached the end of their useful life expectancy. The installations of new units are proposed, which are more efficient and would increase overall efficiency of the heating and cooling systems and reduce operating costs. The multi-roof complex was re-roofed in 1995 and will have reached its 20-year life expectancy by FY 2022. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems.

#### **C. Paul Barnhart ES - Roof Replacement**

The need is for a systemic renovation at Barnhart Elementary School, which opened in 1993 and is located in Westlake Village in St. Charles. The original roof will have reached its life expectancy in FY 2022. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems.

#### **Wade ES - Boiler/Chiller Replacement**

The need is for a systemic renovation at Wade Elementary School, which opened in 1989 and is located in Westlake Village in St. Charles. The two boilers and pump systems and the chiller are over 25 years old and have outlived their usefulness. The installation of new efficient units is proposed to increase the overall efficiency of the heating systems and reduce the operating costs.

### **Dr. Higdon ES - Roof Replacement**

The need is for a systemic renovation at Higdon Elementary school, which was renovated in 1988. The school was re-roofed as part of the renovation and the roof is past the 20-year life expectancy. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our roof consultant prior to design to address any unseen problems.

### **Berry ES - Roof Replacement**

The need is for a systemic renovation at Berry Elementary School, which opened in 1996 and located in the rapidly growing route 228 corridor in Waldorf. The original roof will have reached its 20-year life expectancy in FY2023. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems.

### **Dr. Thomas Higdon E.S. RTU/Boiler**

The need is for a systemic renovation at Dr. Higdon Elementary School. This school, located in Newburg and services the southern part of the county, opened in 1988. The eight rooftop units and two boilers are original equipment when the building was renovated in the 1980s and no longer maintains a suitable environment within the school. The installations of new units are proposed, which are more efficient and would increase overall efficiency of the heating and cooling systems and reduce operating costs.

### **William B. Wade Elementary - Roof/RTU Replacement**

The need is for a systemic renovation at Wade Elementary School, which was originally constructed in 1989 and is located in Westlake Village in St. Charles. The original roof will have reached its 20-year life expectancy. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof and building envelope investigation will be performed by our consultant prior to design to address any unforeseen problems. The rooftop units and chiller are original equipment when the building was constructed and will have reached the end of their useful life. The installation of new efficient units is proposed, which are environmentally friendly, and will increase the overall efficiency of the heating cooling systems and reduce the operating costs.

### **Mary H. Matula Elementary - Boiler Replacement**

The need is for a systemic renovation at Matula Elementary School, which opened in 1992, and is located in the town of LaPlata. The two boilers and pump systems will be over 31 years old and have outlived their expected usefulness. Installation of new units is proposed to increase overall efficiency of the heating system and reduce operating costs.

### **Renovation Feasibility Study - Robert Stethem Educational Center**

Preparation of a feasibility study to review rehabilitation of existing school to ensure facility in existing neighborhoods are equal to new schools. First desire is to renovate with addition to meet 21st century educational requirements and challenges. Stethem Educational Center was

built in 1969 as the vocational center for the entire county. The major building systems have reached the end of their useful life. The building has functioned as an alternative school since the relocation of the career & tech. programs in 2005. Some areas have been modified to become classrooms and the location of the Life Long Learning Center after the lightning strike and fire in 2014.

#### **Site Infrastructure Replacement Program - Various Locations**

This project is a multi-year program for site infrastructure replacement at various schools throughout the County. This would include storm-water management piping, water and sewer lines, underground fuel storage tanks, septic systems, etc.

#### **Electrical Switchgear Replacement Program - Various Locations**

This project is a multi-year program for replacement of electrical switchgear and other major electrical components at various schools throughout the County. This would include switchgear, transformers, panels, etc.

#### **School Facilities Modernization at Various Locations**

Several aged facilities need modernizations to provide current facilities to support the proper environment for current educational technologies and environments. Many aged facilities need support to Technology-Assisted Curriculum, updated lighting initiatives, collaborative environments (both structured and flexible), acoustics, and physical learning environment enhancements.

#### **J.C. Parks ES - Roof Replacement**

The need is for a systemic renovation at Parks Elementary School, which opened in 1967 and located in the Bryans Road Town Center Revitalization Area. The building was re-roofed in 1997 will have exceeded its 20-year life expectancy in FY 2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems.

#### **Westlake HS - Boiler Replacement**

The need is for a systemic renovation at Westlake High School, which opened in 1992 and is located in Westlake Village in St. Charles. The boiler and pump systems are over 25 years old and will have outlived their expected usefulness. Installations of new efficient units are proposed to increase overall efficiency of the heating system and reduce operating costs.

#### **Matthew Henson MS - Roof Replacement**

The need is for a systemic renovation at Henson Middle School. This school was renovated in 1982 and serves a portion of the development district. The school was re-roofed as part of the 1982 renovation and again in 1998 after a catastrophic failure of its single-ply membrane roof. The roof will have exceeded its 20-year life expectancy by FY 2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems.

### **Mary H. Matula E.S. RTU Replacement**

The need is for a systemic renovation at Matula Elementary School, which opened in 1992 and located in the Town of La Plata. The rooftop units are original equipment when the school was constructed and have approached the end of their useful life. The installation of new efficient units is proposed, which are environmentally friendly, and will increase the overall efficiency of the heating cooling systems and reduce the operating costs. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

### **Walter J. Mitchell E.S. Roof Replacement**

The need is for a systemic renovation at Mitchell Elementary School, which opened in 1965 and located in the Town of La Plata. The roof is a combination of shingles and is a built-up roofing area. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

### **Thomas Stone H.S. Roof Replacement**

The need is for a systemic renovation at Stone High School. This school was renovated in 1997 and serves several designated revitalization areas. The school was re-roofed as part of the renovation and will exceed its 20-year life expectancy by FY 2025. The installation of a four-ply, built-up roof with positive drainage is proposed. A full roof investigation will be performed by our consultant prior to design to address any unforeseen problems. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

### **C. Paul Barnhart E.S. Boiler Replacement**

The need is for a systemic renovation at Barnhart Elementary School. This school opened in 1993 and is located in Westlake Village in St. Charles. The boilers and pumps are original equipment when the building was constructed and outlived their usefulness. The installation of a new efficient heating system that will reduce operating costs is proposed. Planning approval will be requested in FY 2028. Construction funding will be requested in FY 2029.

### **Open Space Enclosure at John Hanson Middle School**

John Hanson Middle School, located in Waldorf, opened in 1972 with open space floorplan and is in need of permanent classroom enclosures to improve the learning environment. The project will build permanent walls to create corridors for circulation, permanent walls for classrooms, lighting and switching adjustments, HVAC adjustments, and technology retrofits for classrooms. Project may require asbestos removal or roof replacement to accommodate the project. This will be a phased project that will occur over multiple summers/years.

### **ADA Playground Upgrades and Replacements - Various Locations**

This project is a multi-year program for ADA upgrades and replacements to playgrounds and structures at elementary schools throughout the County. This would include ADA access, surfaces, ADA landings on equipment, play structures, swings, etc.

### **Bus Depot and Maintenance Facility - Waldorf Location**

This project will create a central bus depot to support the transportation fleet with associated maintenance and fleet supports for Charles County Public Schools.

### **Lackey High School - Pool Renovations**

This project will renovate the enclosed pool at Henry E. Lackey High School, which is used jointly by Charles County Public Schools and Charles County Department of Parks, Recreation and Tourism. The enclosed pool was opened 2003 and is now 20 years old. The project will replace the heating and ventilation systems associated with the pool areas/locker rooms/and offices, the filtration systems, the pool mechanical system, associated life safety systems, upgrade the pool shell and pool deck and associated equipment for aquatic events/competitions.

### **High School Concessions Stands Grease Trap**

Per Health Department regulations, CCPS needs to install exterior underground grease traps at the concessions stands at the stadium fields at all seven high schools. A standard 2,000 gallon tank is proposed and will be connected to the sewer system. This impacts Charles County's Mattawoman sewer system, the Town of La Plata's sewer system and the College of Southern Maryland's sewer plant.

## **COLLEGE OF SOUTHERN MARYLAND**

### **Building Repairs: Bookstore and Campus Center**

Repairs are required to extend the useful lives of the Bookstore and Campus Center buildings. Due to age, the Bookstore's air compressor, air handling units, variable air volume units, and operating system are in substantial need of repair. The air handling systems in the Campus Center Building have reached their economic useful life and need substantial replacements to restore air quality control and extend the life of the building. These repairs include replacing air handling units, pumps, air volume controls, ductwork and the operating system. As part of the project, the Bookstore will move to the CC building and Student Life from the CC building to the Bookstore building. Because of this, the repairs of these buildings are being combined into one project.

### **La Plata Learning Resource (LR) Building Renovation**

La Plata Learning Resource (LR) Building Renovation will be upgraded, and additional computers will be installed to better support student learning.

### **Fine Arts Center**

The Fine Arts Center (FA) is the oldest unrenovated building on the La Plata campus. First opened in 1983, the FA building has numerous mechanical, electrical and plumbing (MEP) systems that are now forty years old and well beyond expectancy. In addition, spaces in the building have been divided and subdivided over the years to a point where they do not function

in an efficient or cohesive manner. This renovation will address the MEP deficiencies, provide additional space for academic programs, upgrade instructional spaces, and improve the approach to the building from the rest of the campus.

## **GENERAL GOVERNMENT**

### **Zekiah Rural Legacy Program**

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land within the Zekiah Watershed Rural Legacy Area. This funding is also used to leverage additional funding from the state.

### **Nanjemoy Rural Legacy Program**

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land within the Nanjemoy Watershed Rural Legacy Area. This funding is also used to leverage additional funding from the state.

### **Agricultural Preservation**

This project will continue funding for an existing project allowing the purchase of conservation easements on productive farm and forest land. This funding is also used to leverage the additional funding from the state at a ratio of \$1.00 of county funding for every \$1.50 of state funding.

### **Purchase of Developments Rights (PDR) Program**

This program would allow for the continued purchase of transferrable development rights (TDR) and would create some stability to the county's TDR market. Funding this program has been a recommendation of several reports and studies, including the Report of the Charles County Rural Commission, the Assessment of the County's TDR Program, and the Land Preservation Parks and Recreation Plan.

### **Various Maintenance Projects**

Funding is necessary for various maintenance projects, such as, roof repairs, HVAC repairs/upgrades, gutters, soffits, windows and various renovation projects. This project would also allow a funding mechanism for items that suffer catastrophic failures, such as, boilers, compressors and other major equipment that is not funded in the operating budget.

### **Radio Communications System Upgrade**

This project will replace the County's technically obsolescent Motorola 4.1 800 MHz Smartzone radio system with an industry standard P25 platform.

Deficiencies: Obsolescence, Radio Coverage, Channel Capacity

Since this project was initially forecasted to CIP in FY15, the County secured the expertise of a public safety communications consultant firm and their recently completed Assessment identified more significant deficiencies in performance than those which were known in 2014 (see Altairis Assessment Report Sept 2017).

Critical Technical Support has dwindled. Motorola can no longer guarantee technical support or restoration response times for this critical communication system and the current maintenance and support contract has assigned Charles County to their "Best Efforts" support. This includes parts, technical expertise on outdated software and firmware, as well as our 24 x 7 x 365 network monitoring service. Nearly all of the critical components of the system are no longer supported, and our service provider has to search with third party vendors such as eBay to attempt to find replacements.

Significant radio coverage complaints were revealed during critical user surveys and interviews. The Assessment revealed significant coverage deficiencies in several areas of the County (Benedict, Port Tobacco Valley, Marshall Hall, Bryans Road, Maryland Point, Waldorf) including the identification of 365 critical buildings, 108 of which are designated Critical 1 Buildings that require mandatory 95% coverage throughout.

Additionally, the County suffers from insufficient channel capacity issues due to the increased number of radio system users (more than 2,000) and their operational requirements. Adding more frequencies and/or moving to a spectrum efficient (TDMA) technology to correct our capacity issues is also not possible with the current system.

Enhancements: Interoperability, Mobile Data and Encryption

A P25 radio system would allow the County to improve our interoperability with regional partners. Replacing the portables and mobiles resolved a significant portion of the past interoperability deficiencies by allowing direct and instant communications with adjacent and neighboring agencies that have replaced their systems, the most significant being Fairfax, St. Mary's, Calvert and the State of Maryland.

The P25 radio system will allow such mobile data services such as location for emergency personnel (APL/AVL/GPS) which will identify the position of personnel and emergency apparatus, wireless subscriber programming (Over-the-Air-Programming) which eliminates the costly need to manually re-program radios in the field which in turn disrupts the day-to-day operations of our public safety personnel, wireless subscriber re-keying (Over-the-Air-Rekeying) which allows remote reprogramming of encryption keys for instant changes to communications security.

The new subscriber radios will now allow County users to operate on the most current encryption technology on other agency systems when supporting them in a mutual aid mode, the County does not have this capability when operating within County borders.

Upgrading the Public Safety radio system directly impacts the safety and security of the County's citizens, visitors, and first responders.

### **Charles County VanGo Maintenance Facility**

Design and construct a 180,000 s.f. Maintenance and Operations Facility for the VanGo Bus Program. The facility will house 50 buses and provide approximately 20,000 s.f. of administration, operations, and maintenance services, and 82,000 s.f. commuter bus parking spaces.

### **New La Plata Library**

Design and construct a new 28,000 sq. ft. library on town-owned properties located on Washington Avenue at Talbot Street. The new facility will be LEED certified and will incorporate community amenities and a host of features identified in the library facilities master plan and the space needs reports respectively.

### **Blue Crabs Stadium Maintenance**

To provide funding for maintenance of Blue Crabs Stadium including, but not limited to, the repair or replacement of all major structures, systems (including mechanical, electrical and those related to utilities such as, but not limited to, HVAC, water, sewer, gas and electrical) and capital improvements when needed or required.

### **Old La Plata Library Renovation**

The current La Plata Library was built in 1967 and is located on Route 6 in La Plata adjacent to UM Charles Regional Medical Center (formerly Civista). It contains 12,889 square feet used as a library and an additional 3,158 square feet of basement/mechanical storage room space. The Library sits on 1.507 acres and is located within the Town of La Plata. Library operations are slated to be relocated to a new facility that is currently under development. Once vacated, renovation of this facility is warranted to repurpose it for office space. Renovation scope to include non-structural interior modifications, building exterior, sitework, parking lot modifications, and building code/update modifications.

### **Sports and Wellness Center**

This project is for construction of a multi-use / multi-generational indoor Recreation Center. The facility may include an indoor swimming pool, multi-sport gymnasiums, indoor turf area, fitness center, locker rooms, classrooms, multi-purpose rooms, restrooms, storage, office areas, and parking. The project proposes A & E to conduct a feasibility study and needs assessment prior to selecting a site location with first considerations of available county owned land.

### **Charles County Courthouse HVAC Improvements**

A study to identify existing conditions and deficiencies of the Charles County Courthouse's HVAC systems recommended improvements to the air handling system, air cooled chillers, fuel oil fired boiler system, hydronic pumping systems, building exhaust systems, and the energy management system. The construction budget is based on the consultant's construction cost estimate in the January 2020 Charles County Courthouse HVAC Systems Study and includes a \$2.5M placeholder for retrofitting building space and temporarily relocating circuit courthouse personnel and services while the HVAC upgrades are constructed and completed. The

option/alternative to temporarily relocate courthouse personnel and services will be at the direction of the Board of County Commissioners and County Administration.

This project is currently funding a chiller replacement and temporary chiller rental.

### **Pinefield EMS Station**

Design and construct a 6,400 s.f. (250/s.f.) facility in the Waldorf/Pinefield area to include site improvements, 3 parking bays @ 30' x 40' = 3,600 s.f., 400 s.f. office area , 400 s.f. lounge area, 400 s.f. kitchen area, 2 (ea.) 400 s.f. bathroom./shower areas, 800 s.f. bunk room areas, and a 400 s.f. storage area.

### **Public Facilities Storage Building**

Design and construct a 20,000 sq. ft centralized County storage facility (est. @ \$150/SF) for file retention, modular furniture inventory, office equipment & janitorial supplies and other material as necessary. Currently, supplies and inventory are being stored at buildings located throughout the County. A centralized facility would allow better inventory control as well as afford the ability to purchase supplies in larger quantities resulting in cost savings. Vehicular access shall be provided to 10 overhead doors along the building, as well as regular access doors into each potential "bay". The building is proposed to have an office and bathroom, requiring water and sewer service, mechanical, electrical, plumbing, and fire suppression/safety equip. The building is proposed to be insulated. Solid brick masonry has been proposed for aesthetics at the lower portions of the exterior walls per B&T request. A single driveway from the DPW complex is proposed with a small parking area provided on site for 5-6 vehicles at one time.

### **Courthouse Copula Rehabilitation**

The copula on the old courthouse was last renovated in the 1980's and is in need of rehabilitation to bring it up to current standards in terms of security, safety, and building codes.

### **Radio Tower Coating Restoration**

The Waldorf and Indian Head Radio Towers are in need of coating restoration. A significant amount of rust has accumulated on these two towers that the County owns over the last 20 years. Work includes surface preparation, application of a base coat/primer, application of a top coat for UV protection and sealing of crevices. This work is required to maintain the structural integrity of these two towers for many years to come as critical components of our radio system. This is work that was identified by our tower maintenance vendor during the annual tower inspections.

### **Bel Alton High School Gym Roof Replacement**

An informal conditions assessment of the Bel Alton HS Gymnasium roof revealed that the structural support system comprised of steel and/or wood, have been compromised due to being exposed to weather over the past 20 years. The main gymnasium's roof is structurally supported by a steel truss system that is showing signs of rust and corrosion and should be evaluated by a structural engineer. There are two auxiliary buildings attached to the main gymnasium that have separate roofing systems, one that is structurally supported by steel bar

joists, and the other supported by a combination of steel and wooden joists. Both of the auxiliary buildings' roofing support systems exhibit compromised structural conditions that requires replacement. To immediately secure the facility from further deterioration, temporary measures should be employed to weatherproof the building until a permanent solution can be implemented.

### **Bryans Road Water Tower Logo**

Painting of a logo on the Bryans Road tower to enhance the area's brand recognition, attract business and public interest in the area, promote community pride and identify, or similar attribute.

### **Charles County Community Health Facility**

The current Charles County Health Department operates out of a 60,000 s.f. facility built in 2001. Although a new roof membrane was installed in 2018 to address water infiltration issues, structural replacement of the roof will be necessary within the next 15-25 years. Expanded operations and services to meet the needs of the growing community is anticipated. Consulting services will be obtained to perform a spatial needs study and site determination for preliminary estimation of building and property sizes required. Construction line amounts are placeholders until the consultant completes the study and an initial construction cost estimate can be developed during the design phase.

### **DES Headquarters**

In 2023, DES hired a consultant to conduct a facilities assessment and program of requirements report. The study concluded that the Department of Emergency Services requires a 65,103 square foot headquarters to support its operations, including 911 operations and dispatch. The budget includes \$1.1 million for land acquisition, design, construction, equipment, and furniture, based on the consultant's cost estimate found on page 102 of the report.

### **Detention Center Control System Upgrades**

The Charles County Detention Center opened in 1995 and is approx. 135,000 sq.ft. The building has had some recent updates to its Video Surveillance System and Intercom System. However, the components are at end of life or nearing end of life and have presented issues. Base scope will include design and upgrade of PLC based door control and monitoring, local and main housing control with integration of existing sub-systems for utility control of outlets and lighting within housing units. Integration shall also be designed for the existing video surveillance system and Harding Intercom System. Excluded are new video surveillance cameras or upgrading the video surveillance system, with the exception of integration to the new electronic security system for camera call-up on alarm and intercom call. This project will bring the PLC based electronic security systems in line with today's standards. Scope of services include the design, construction administration, and post construction services for electronic security and related systems. Active construction is anticipated to last approximately 9 to 12 months.

### **EMS Trailer @ La Plata Armory**

Purchase trailer for EMS and permanently install trailer on La Plata Armory site. Provide sewer, water, electrical service, and internet.

### **Existing Government Building Retrofit Study**

Conduct a comprehensive study to assess the feasibility of retrofitting the existing County Government Building into a Courthouse, including a detailed estimate of design and construction costs.

### **Facilities Admin Building Expansion**

Funds requested to design and construct an approximate 8,000sqft addition at \$225per square foot. To include new office space, conference rooms, and storage as needed to house the increase in staff and services expansion.

### **HVAC Infrastructure Replacement**

Heating, Ventilation, Air Conditioning, Refrigeration (HVACR) Infrastructure Replacement and Upgrades is the planned/unplanned replacement of building HVAC subsystem (Boilers, Chillers, Cooling Towers, Building Automation Systems, Pumps, and Air Handlers to name a few) that have suffered catastrophic failure or have reached the end of their useful lifecycle. Without significant reinvestment in these building subsystems, older facilities will fall into a state of ever deteriorating condition, functionality and the maintenance and repair costs necessary to keep them functional will increase.

Many County facilities have outdated HVAC subsystems that are susceptible to failure and/or are highly inefficient energy users. Projects will be prioritized based on maintenance reports, availability of parts, equipment age, and performance history. These projects abate building obsolescence and improve the efficiency and effectiveness of facilities and facility systems.

### **La Plata EMS & HAZMAT Station**

The Department of Emergency Services is planning to establish a station for its HAZMAT unit and mobile integrated health unit in La Plata and is considering the La Plata Armory site. A feasibility study is required to assess the County's ability retrofit the existing building versus razing the structure and building new and if a right-of-way from the Armory site to Route 301 can be obtained besides Route 225.

### **Light Rail Transit Station Overflow Parking**

Design and construct an overflow parking lot for the future light rail station by the DNR site. A placeholder amount for Land & ROW has been budgeted until such time as determination is made for acquiring adjacent properties as reflected in the January 2017 Southern Maryland Rapid Transit Study

### **Multi-Purpose Civic Center**

Provide for property acquisition, preliminary engineering services, design services, and construction services for a 76,000 s.f. multi-use Civic Center in Waldorf in accordance with a study performed by the Maryland Stadium Authority. This project will also include renovations to the Old Waldorf School, and a multi-story 600 space parking garage. Economic Development is hoping to attract private sector funds.

### **New Charles County Circuit Court Building**

A current Building Programming Study for a new Charles County Circuit Court Building focused on identifying the needs of agencies currently and proposed to be located within the new Circuit Court Building. This study evaluated and quantified the needs of all the building users and prepared a spatial program of need that will be used for further development of a new courthouse building. This project establishes placeholder amounts distributed over an estimated 10 year period for the design and construction of a new Circuit Court Building. The draft study estimates a Total Gross Square Footage of approximately 216,600 SF (est. @ \$460/SF).

### **Parking Lot Improvements**

Parking Lot Improvements project to maintain life cycle maintenance schedule in regards to parking lots owned by Charles County Government, to include redesign, resurfacing, repairs and restriping.

### **Public Safety Training Center**

Perform a feasibility/spatial needs study to determine size of building(s) and grounds/location needs for a Public Safety Training Ctr. consisting of bldgs., a firearms range, classrooms, and an emergency vehicle operator training course (EVOC). Sheriff's Office will continuously look for grant funding and also will be submitting for congressional appropriations for possible funding. Sheriff's Office estimates approximately 75,000 SF of building space (est. @ \$465/SF for construction) and a site of approximately 50 acres (est. @ \$5M).

### **Roof Replacement Program**

Replace aging roof structures at various facilities that have exceeded their life cycle, have high repairs costs and/or are deemed unreliable.

### **Salt Storage Facility**

Design and construct an 80' x 80', high arch, salt storage facility to house 6,000 tons of salt for weather related operations. An additional facility located in the development district will improve safety of the roadways, enhance efficiency and response times, as well as maximize the County's storage supply of salt during weather events. Cost of access road is subject to engineering design.

### **Shelter Bldg for CR-6**

DPW Roads Division has requested construction of a shelter building over an aggregate (CR-6) stockpile to minimize its exposure to wet weather events and precipitation. The shelter is

proposed as a 50' x 50' steel frame structure with wood trusses, vinyl soffit, and metal roof. The structure has been estimated by the Buildings & Trades Division with an approximate cost of \$70/sq ft to build (plus escalation to 2024 prices). In addition, fees for the architectural/engineering services for design drawings and permitting are based on proposals received from architect R.L. Litten & Associates. The proposed roof will assist DPW in maintaining a suitable moisture content in the aggregate materials to be used for structural fill and the ability to obtain required compaction percentages.

### **Sheriff's Office Evidence and Property Storage Facility**

The Property Section of the Charles County Sheriff's Office will soon outgrow its evidence and property storage space located in the Annex Building on Audie Lane. A facility specifically built for the storage of property that is consistent with guidelines from the International Association of Property Evidence (IAPE) will be required within the next five (5) years. To facilitate the needs, a two-story pre-engineered metal building of approximate 40 ft. x 60 ft. size (4,800 SF finished floor space) is proposed with climate-control and ten percent (10%) more ventilation to prevent mold, mildew, and other contaminants. An open floor plan, using shelving and mesh dividers instead of solid walls would afford better ventilation and more visibility with security cameras. An alarm system is required as well as keyless (swipe-card) entry. A back-up generator is also required in order to keep the building climate-controlled, alarmed and computers/phones working during power outages.

### **VanGo Stop Improvement Program**

Perform improvements at various VanGO bus stop locations throughout the County. Proposed projects to be determined by and coordinated through PGM-Transit Division.

### **Vehicle Maintenance Building Expansion**

Expansion of the existing vehicle maintenance building to include 4 additional bays, supply storage, and office space. A feasibility study is to be performed to determine exact space needs. A placeholder amount is included for construction until an initial construction cost estimate can be developed during the design phase.

### **St. Charles Bikeway/Artwalk**

Design services to utilize/enhance the existing Shared Use Path along St. Charles Parkway to create a bikeway/artwalk. This project would encourage placemaking and the development of multi-modal transportation and connectivity through amenities such as signage, street furniture, landscaping, public art and branding. Charles County would seek additional grant funding for this project. Meets Commissioner Goal 3: Objective C: Advancing the development of multi-modal transportation network.

### **White Plains Golf Course Clubhouse**

This project is for construction of a new Golf Course Clubhouse. The existing clubhouse was built in 1973. This new facility will be built on the existing golf course county owned land. Clubhouse will include a pro shop, golf car garage, kitchen and café, universal bathroom design, office space, conference room, and parking areas. This project will achieve the overall goal of the

county's commitment to cultivating an environment that is welcoming, inclusive, and equitable to all.

#### **White Plains Park Water System Connection**

The existing well system at the park is aged and in need of replacement. In lieu of replacing the well system, this project will construct an approximate 600 LF of water main to tie into the Waldorf Water System. By switching water supply to the Waldorf Water System, annual repair and maintenance costs will be reduced.

#### **White Plains Park Sewer Pump Station Improvements**

The existing sewer pump station at White Plains Park is aged and in need of improvements to the structural, mechanical, electrical, and control components. This project will design and construct the necessary improvements to aid system efficiency and reliability.

#### **Waldorf Satellite Location in Pinefield**

Design and construct a 13,000 sf facility in the Waldorf area. The use and future occupying department to be determined.

#### **Waldorf Area Joint Satellite Accounting/Treasury Office**

In an effort to better serve the largest population center in Charles County, a larger joint Accounting/Treasury office is needed in the Waldorf area. The current Waldorf Treasury location within the Sheriff's Office on MD Rte. 5 is approximately 945 SF, and Fiscal and Administrative Services Department's Accounting (Water & Sewer Billing Office) and Treasury Divisions are requesting acquisition and fitout/renovation of an approximate 3,000 SF commercial office facility in the Waldorf area. Accounting and Treasury desire to establish a more centralized satellite office with additional space for increased staffing levels, area for customer interaction, and preferably with a drive-thru for convenience of the citizens.

#### **Bikeway Rail Trail Connectivity**

In 2021 a feasibility study was completed that investigated the routes and alignments that could connect the existing Indian Head Rail Trail terminus in White Plains with the end of the Three Notch Trail in St. Mary's County. Phase 1 of the Indian Head Rail Trail extension builds off of that feasibility study through the design of an initial project that would extend the rail trail from its current terminus in White Plains east across US 301 and along Demarr Road, ending at St. Charles Parkway. This project envisions an 8' wide paved hiker/biker trail along with at-grade road crossings at US 301. Design will be funded in part by MDOT's Kim Lamphier Bikeways Network Program, which will provide grant funding to cover 80% of the costs.

# **PARKS**

## **Park Repair & Maintenance Projects**

Ongoing renovation and improvement of community athletic fields and tennis facilities used exclusively by the public and the purchase of bleachers, benches, picnic tables and infield mix on a countywide basis. Other capital maintenance projects include such work as the repair and replacement of fences, backstops, restroom facilities, 20+ year-old playground equipment and field lighting equipment that has deteriorated and become a safety concern. Increase requested to fund Bermuda turf conversion and our share of potential grant opportunities.

## **Various Pedestrian & Bicycle Facilities**

To provide a network of pedestrian & bicycle facilities within the Development District & to provide amenities such as park & walk/bike lots & rest stops as part of the linear trails being constructed with the Enhanced Transportation program. If a project is located on a state road, then the project is eligible for state funding.

## **Smallwood Drive Shared Use Paths**

Drawing on recommendations from a consultant report on bicycle and pedestrian connectivity in Waldorf, this project will extend the current 4-6 foot wide sidewalks on Smallwood Drive to create 10-foot shared use paths for the entire length between Middletown Road and St. Charles Parkway. This project would expand the bicycle and pedestrian network and improve bicycle and pedestrian accessibility for residents. Staff has received funding for preliminary design and plan to submit future grant applications to either the Maryland Bikeways Program, administered by MDOT or the Transportation Alternatives Set-Aside Program to reduce the final design and construction cost of the project to the County.

## **Waldorf Park Development Phase I**

Development of this park is a priority to meet the active and passive outdoor recreational needs of one of the fastest growing areas in the county. Planned amenities include lighted football and soccer fields for games and practice, basketball and tennis courts, a large playground with adaptive (special needs) features, group picnic pavilions, nature and fitness trails and more. Phase I will include all excavation, grading and site work, including storm water management; construction and improvements to two entrance/exit points, ballfield construction to include lighting, fencing, bleachers, and installation of Bermuda turf; parking lot construction; utilities (electric and water); and basic site prep for all other park amenities. Funding that was previously included in a separate Synthetic Turf Field project was combined into this project as this will be the location of the 4th turf field in the county.

## **Waldorf Park Development Phase II**

Development of this park is a priority to meet the active and passive outdoor recreational needs of one of the fastest growing areas in the county. Planned amenities include lighted football and soccer fields for games and practice, basketball and tennis courts, a large playground with adaptive (special needs) features, group picnic pavilions, nature and fitness trails and more.

### **Hamilton Road Sidewalk**

Install approximately 4,500 linear feet of 5-foot wide sidewalk along Hamilton Road from 500 linear feet south of Moran Drive to Acton Lane. Work shall include right-of-way acquisition and/or curb and gutter with new storm drain.

### **Mill Hill Road Sidewalk**

This project is to install pedestrian safety improvements including: Americans with Disabilities Act (ADA) ramps; two crosswalks with markings; three school zone signs; four pedestrian signs; and the relocation of four fire hydrants and 12 utility poles along Mill Hill Road, from the entrance of North Pointe subdivision to Davis Road. Providing a connection along Mill Hill for the community to access the Theodore G. Davis Middle School and William A. Diggs Elementary School will be a greater improvement to promote connectivity between the community and Charles County Public Schools.

### **Parks Restrooms Replacements**

Allow for creation of a replacement schedule of outdated restroom structures which have exceeded their life expectancy. New restroom facilities will include Americans with Disabilities Act accessibility requirements and gender neutral restrooms.

### **Billingsley Road Sidewalk (St Patrick's Dr to Middletown Rd)**

Design (in-house) and construct approximately 7,600 linear feet of sidewalk along the south side of Billingsley Road from St. Patrick's Drive to connect with existing sidewalk at Middletown Road. This project also includes installing 1,250 new sidewalk along the east and west sides of St. Patrick's Drive that will provide an interconnected sidewalk network of more than 10 miles in length. Design (in-house) and construct approximately 7,600 linear feet of sidewalk along the south side of Billingsley Road from St. Patrick's Drive to connect with existing sidewalk at Middletown Road. This project also includes installing 1,250 new sidewalk along the east and west sides of St. Patrick's Drive that will provide an interconnected sidewalk network of more than 10 miles in length.

### **Westlake Community Sidewalk (St Patrick's Dr & MD 301)**

Design and construct approximately 3,275 linear feet of sidewalk and hiker/biker trail along the north side of St. Patrick's Drive and along the west side of Md. Route 301 to establish an interconnected sidewalk network in the St. Charles Town Shopping Center and surrounding business area.

### **South Hampton Sidewalks Phase I**

South Hampton Sidewalk Phase I includes a 2,320 ft sidewalk from the Rte 210 and South Hampton Drive intersection to the main entrance to Bryans View Way.

### **Port Tobacco Historic Village Repairs & Maintenance**

The historic properties in Port Tobacco Village are in need of continuous funding to maintain their structural integrity. Per our agreement with the Society for the Restoration of Port

Tobacco, we are responsible for the maintenance of both the building and grounds of three properties which include the Port Tobacco Courthouse, Stagg Hall, and the Washington Burch House. The repairs and maintenance needed for these properties are crucial to the safety of the county residents, visitors, and students that we serve.

### **Laurel Springs Park Playground Replacement**

This project is to replace the existing equipment with state-of-the-art equipment. Laurel Springs Playground is increasingly popular attraction and regularly draws huge crowds of children and adults. This new playground equipment will have a unique theme, be all inclusive, meet ADA requirements, and have sensory elements included in the play design. The request is needed to keep up with the future vision of park visitors.

### **White Plains Driving Range Conversion**

This project is converting existing driving range into a smaller short distance warm-up, practice swing area. The existing 250 yards driving range will be shorten and enclosed to allow additional basketball courts and more parking spaces to be built in place of existing driving range.

### **White Plains Tennis Courts Full Replacement**

This project is for improving our only Parks Outdoor Tennis/Pickleball courts located at White Plains Park. The repairs listed below are needed in maintaining a quality facility to our existing six tennis courts and pickleball courts. This project will consist of removing the existing premier court surface, milling of existing asphalt, removing fencing and all court accessories. Then after a full depth reclamation of soil, base asphalt, resurface acrylic color coat application, playing lines application, furnish, install court accessories, and replace all fencing and gates.

### **La Plata Farm Park Ph II**

Development of this county owned land will achieve the county's goal of providing residents with a central county regional park. Amenities to include farm themed playground, agricultural activities/learning building, farmers market, community garden plots, fitness trail, dog park and community sports field. Future additions to include a spray ground and the Charles County Farm Heritage Museum.

### **Destination Playground**

This project will include playground design, color selection, and installation. Destination playgrounds are increasingly popular and often draw huge crowds of children and adults. Destination playgrounds are typically larger playgrounds set in a location that will require a drive to reach. This playground will have a unique theme, be all inclusive, meet ADA requirements, and have sensory elements included in the play design. This request is needed to keep up with the future vision of park visitors.

## **Sports Courts**

This project will consist of constructing additional basketball courts, pickleball courts and tennis courts with court lighting and bleachers each year. This will include design, permits, site-work, construction, lights, and equipment needed. This request is needed to keep up with the high demand of practice/game requests from county residents for these two popular sports.

## **Playground Replacements**

Replacements of outdated existing playground equipment and adding shade structures at four different county parks (Laurel Springs, Bensville, Gilbert Run and White Plains Parks). The request is to allow more accessibility to the high volume of park visitors that use these aging playgrounds daily year-round.

## **Parks Pavilions and Shade Structures**

Replacement of outdated/expired parks pavilions that have exceeded their life expectancy located throughout county parks. Installation of new parks pavilions and shade structures throughout various county parks. Increased shade structures are needed throughout the county parks to increase the safety and reduce heat related health emergencies due to increased temperatures.

## **Skate Park Replacement**

This project is for improving our only county skate park located at White Plains Park. This will include crack repair, sealing of concrete surface, and replacing old equipment. This request is needed to keep up with the high demand of park visitors.

## **Accessibility Improvements**

These projects will enhance accessibility within RPT facilities to provide greater access within our departmental buildings, restrooms, and outdoor spaces. These improvements will include an elevator at Elite, universal bathroom renovations, accessible door openers for facilities and restrooms and increased accessible play features and structures within our parks. This project will achieve the overall goal of the county's commitment to cultivating an environment that is welcoming, inclusive, and equitable to all.

## **Parks Energy Retrofits**

Replacement of outdated equipment with energy efficient, eco-friendly upgrades including cost saving items such as LED lighting upgrades, lighting controllers, installation of solar panels, and solar lighting.

## **La Plata Library Pocket Playground**

LaPlata Library Pocket Playground - This project will be in conjunction with the new LaPlata library to bring outdoor play elements to the grounds of the La Plata Library. This project will include accessible playground elements, art elements, and shade structures to complement the library and further enhance and blend the user experiences with these amenities and use of green space.

## **Parks and Grounds Equipment - Electric and Automated Retrofits**

Replacement of current equipment with eco-friendly technology including electric and automated equipment. Similarly to the electric vehicle replacements of automobiles, this equipment would include tractors, zero turn mowers, lawn mowers, utv, snow removal equipment, blowers, chainsaws and other related equipment. Additional infrastructure and equipment will be needed at maintenance shops to charge and maintain this equipment. This equipment should have direct impact on a reduction of operating costs associated with fossil fuels and automated equipment will increase staff productivity.

# **TRANSPORTATION**

## **Sidewalk Improvement Program**

This project includes residential sidewalk repairs in the development district to include panel replacement, repair damaged concrete, safety risks and tripping hazards. Staff performs sidewalk inspections county-wide and prioritizes repairs based on safety risks that may be posed to the public. The condition rating guidelines that are followed rate sidewalks in the following prioritization:

Priority 1 – Missing concrete panel, lifted panel 2” or higher

Priority 2 – Concrete panels lifted ½” to 2” high

Priority 3 – Concrete panels with heavy cracking, delamination or spalding

Maintenance for hiker-biker paths and all sidewalks within subdivisions which are located within the county right-of-way, both of which were designed and constructed in accordance with the 1995 Road Ordinance or more recent revision, shall be the responsibility of Charles County.

## **Road Overlay Program**

Highway maintenance program to complete asphalt overlay, modified seal, slurry seal, cracked seal, line striping, deep patching, pavement markings, and repairs on various roads in the county. Roads for treatment to be determined.

## **County Drainage Systems Improvement Program**

Provide drainage improvements at various locations that have been recorded as experiencing serious drainage problems. The goal of the program is to plan and prioritize projects based upon evaluation criteria including safety, costs, right-of-way acquisition, possibility of MS4 credit generation, and promotion of Climate Resiliency when applicable/practical, etc. Projects are prioritized regularly, and new sub-projects are generated based upon recommendations by the Charles County Resiliency Board.

## **Safety Improvement Program- Existing Roadways**

Design and construct various roadway safety improvements/upgrades as recommended by the Charles County Safety Committee. A “Parent Project” is a project that is established as a placeholder for work to be done at various locations throughout the County. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

1. Western Parkway at St. Patrick's Drive - Signal & lane modifications
2. St. Charles Parkway at St. Ignatius Drive- Signal & land modifications
3. Lomax Road upgrade - Joe Court to eastern terminus
4. Ripley Road & Poorhouse Road - Sight distance improvements
5. Poplar Hill Road/Drive Samuel Mudd Road - Intersection safety improvements
6. Fenwick Road northeast of Bluejay Way - Drainage improvements
7. Berry's Hill Road east of Marshall Hall Road - Drainage improvements
8. Turkey Hill Road - eliminate 90 degree bend
9. Mitchell Road at College of Southern MD - Sight distance improvements
10. Washington Road - Culvert repair
11. Road Safety Prioritization Study - Obtain traffic safety consultant to develop a systematic safety inventory of County roads from available methodologies such as United States Roads Assessment Program. The inventory would be used to identify & prioritize several cost-effective safety measures which can be implemented to reduce crash rates on Charles County Roads.
12. RRFB's - Various locations based upon Traffic Safety Committee Priority List
13. Various roadway drainage repairs county-wide
- 14.

## **Traffic Signal Program**

The Traffic Signal Program will analyze various signal networks within the county in an effort to determine where signal timing and synchronization is needed. This program will enhance traffic flow and circulation on county and state roads throughout the county. A “Parent Project” is a project that is established as a placeholder for work to be done at various locations throughout the county. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

### **Mill Hill Road Upgrade**

The upgrade of Mill Hill Road has been downsized to include 2 of the 4 lanes and road ordinance safety 01-Jul-2024 improvements from the Davis Road to Devenfield Avenue. The county has received complaints from the Board of Education and the residents/HOA of Avalon South due safety concerns. This project will bring the aforementioned portion of Mill Hill Road up to County Road Ordinance standards.

### **Substation Road Improvements**

Design and construction of Substation Road improvements. Due to the poor road conditions, standing water, and poor drainage on both sides of the roadway, scope of work to be increased from half section road improvements along the Waldorf Station road frontage to improve the full width and length (approx. 3,180 LF) of the existing roadway from MD Route 5 to Old Washington Road (extent feasible) to Urban Major Collector road standards in accordance with the County's Comprehensive Plan and Road Ordinance. These road improvements include a storm drainage system and stormwater management facilities, as well as proposed pedestrian and bicyclist facilities along both sides of the roadway.

### **Billingsley Road Safety Improvements**

A study report determined where safety improvements are warranted and most needed along the Billingsley Road corridor from Middletown Road to Maryland Routes 227 and 210. The report has identified several areas for which some safety improvement measures were implemented while other recommended measures or proposed improvements are under further development. The recommended improvements included ongoing short term measures (tree removal, shoulder repair, and signage), medium range measures (shoulder installation and drainage), and long term solutions (roadway realignment, intersection, and sight distance improvements). Short term and mid-range measures have been implemented and are on-going. Long-term, large-scale improvements continue to be evaluated as projects considered for engineering design and construction as funding becomes available.

### **Turkey Hill Road Reconstruction**

Design and reconstruct Turkey Hill Road to improve safety, drainage, and diver visibility from MD 227 to US 301, including re-alignment as necessary. Lane capacity, right-of-way needs and approximate alignment modifications will be determined during the feasibility study phase. The project will include the necessary improvements to the intersections with MD 227 and US 301, a flood analysis and requisite drainage improvements, stormwater management and land acquisition.

### **Old Washington Road Reconstruction**

As part of the implementation of the Waldorf Urban Design Study, reconstruction of portions of Old Washington Road is necessary to support increase in North-South traffic flow and overall traffic circulation. This route is a vital link to supporting commercial businesses in the Waldorf community. Old Washington Road is not only a North-South link, but will also support East-West

connectivity between Western Parkway, US Rte. 301, and Post Office Road, via projects such as Holly Lane and Acton Lane.

Phase 1: Leonardtown Road to 500 ft. north of Central Avenue

Phase 2: End Intersection of Phase 1 to Acton Lane

This budget and budget request is for Phase 1 only.

### **Waldorf Urban Redevelopment Corridor Stormwater Outfall**

A comprehensive drainage design is needed to properly manage storm events with the Waldorf Urban Redevelopment Corridor (WURC). Detailed engineering is needed to design a collection system and distribute the drainage to appropriate points of outfall. This will include addressing various inadequacies in the existing discharge points to the CSX Railroad culverts. The project will redesign the area infrastructure to accommodate the 2- and 10-year storm events on-site, and the 100-year storm events off-site. This project will provide a preliminary design study, final design and coordinate with CSX to provide the proper size culverts to pass the 100-year frequency storm through the CSX embankment and the necessary culverts and ditches downstream to safely pass to an adequate outfall channel discharge point. This may entail the design and construction of a large downstream regional pond to control the rate of outflow to protect downstream properties. Easements and/or right of way will be necessary to obtain the right to convey the water.

In 2024, PGM conducted an engineering study that proposed a less complex drainage solution for the WURC, which effectively reduces the overall scope and budget of the WURC Stormwater Outfall project. To enhance efficiency, PGM and Capital Services recommend combining the WURC Stormwater Outfall project with the WURC Road Reconstruction project in FY2025.

### **Middletown Road Phase 3 Feasibility Study**

Perform a feasibility study to determine the right of way implications for the upgrade of existing Middletown Road between Billingsley Road and Md. Route 227 from two lanes to four lanes as identified in the Waldorf Subarea Plan. This project will fund the land acquisition and design costs to continue the engineering design and permitting to upgrade this road to meet the industry standards.

### **Safety Upgrades to Middletown Road at Billingsley Road Traffic Signal**

This project will install a crosswalk, pedestrian signal, and associated ADA-compliant curb ramps across Billingsley.

### **Washington Ave - Various Intersection Improvements**

Washington Ave. is an urban major collector road. As such, the goal is to ultimately provide a center turn lane along the road. The Fire Department made a request in 2011 for a traffic signal at their location on Washington Ave. at Shining Willow Way due to a traffic accident that tied up their main access to the fire station. This is also the subject of a Traffic Safety Committee request for October 2012, requesting that the shoulder northbound be striped for a right turn lane. The best response to both concerns would be to provide a left-turn lane at Shining Willow

Way so that vehicles could get around anyone stopped to turn left. The US DOT and FHWA are encouraging the provision of left turn lanes as one of 9 proven safety measures and are asking local and state jurisdictions to determine how and when they can consider these measures to improve safety, especially when federally funded investments are pursued. AASHTO recommends that left-turn lanes should be provided at street intersections along major arterials and collector roads wherever left turns are permitted. Studies have shown total crash reductions of 35-55%.

### **Billingsley Road at Bensville Road Intersection Improvements**

Intersection improvements are necessary to relieve increasing delays. This project will include the design and construction of the approach of Billingsley Road at Bensville Road, stormwater management, and the required land acquisition and easements. Partial funding will be from Developer contributions per their conditions of approval by the Planning Commission.

### **St. Charles Parkway and Duncannon Road Traffic Signal**

This project will design and construct a new traffic signal and associated intersection improvements at the St. Charles Parkway/Duncannon Drive intersection. Associated improvements include extended northbound/southbound left turn lanes, pedestrian crossings and associated appurtenances (handicap ramps, pavement stripping, etc. to meet the current ADA regulations) and stormwater management improvements.

### **Rt 301 South Bound Lane & Traffic Signal Improvements**

Design and construct required SHA improvements along Route 301 southbound lanes and traffic signal improvements at Mattawoman Beantown Road intersection.

### **Pinefield Drainage Improvements, Ph I & Ph II**

In 2011 a study was completed by the Planning Division of the U.S. Army Corps of Engineers (USACE), to develop a storm water improvement plan for the Pinefield Community to reduce nuisance flooding in streets, yards, and basements. This study is the first step in taking corrective action to address the flooding issues in Pinefield. This plan updates a plan completed in July 1990 by John E. Harms, Jr. & Associates, Inc. titled Pinefield/Country Club South, Charles County, Maryland Preliminary Watershed Study, and focuses primarily on correcting capacity issues with existing storm water pipes and channels. Phase 1 has been completed. Phase 2 design is underway.

### **Chapel Point Road/Twinberry Drive Drainage**

Provide design and construct drainage improvements to alleviate flooding during moderate to heavy storm events. Existing ditches and culvert pipes are inadequately sized to handle run-off.

### **Miscellaneous RRFB Locations**

Procurements of Rectangular Rapid Flashing Beacons (RRFBs) materials and equipment is needed as in- 01-Jul-2024 house added stock for replacement and/or maintenance repairs by the DPW-Roads Division when necessary.

### **Davis Road Bridge Repairs**

The design for the Davis Road Bridge is performed under the ARPA program and is not part of this project. This project covers the construction phase for Davis Road Bridge once design and permitting has been completed.

### **Poplar Hill Bridge Over the Zekiah Swamp Replacement**

Replace the Poplar Hill Bridge over the Zekiah Swamp Bridge due to low ratings and deficiency.

### **Bridge Replacement Program (Parent)**

Replace or repair deteriorating bridges within the county. Bridges are inspected on a bi-annual basis. Bridges may be eligible for Federal Bridge funding. Current bridges under consideration are:

- 1 - Bryantown Road
- 2 - Country Lane
- 3 - Liverpool Point Road
- 4 - Merrimack Place
- 5 - Stines Store Road
- 6 - Trinity Church Road

### **Western Parkway Ph III**

The completion of Western Parkway will connect MD 228, Acton Lane and US 301 opposite the Mattawoman-Beantown Road intersection. Western Parkway, Phase 3 consists of that portion of the roadway located between Pierce Road and US 301 (Crain Highway). Western Parkway will ultimately create an alternative North-South minor arterial roadway, relieving US 301 and establishing a new segment of the desired grid network of roadways in Waldorf.

### **Hiker/Biker Trail Program**

Additional Hiker/Biker trails to be incorporated with the construction of other capital road projects.

### **Holly Lane West**

To support east/west traffic circulation in the Waldorf area, the Waldorf Subarea Plan provides a recommendation to upgrade and extend Holly Lane from US Route 301 westward to Western Parkway & from US Route 301 eastward to Post Office Road (Extension). The completion of Holly Lane West will provide a connection east & west of US Route 301 from Western Parkway to Post Office Road (Extension).

Ex. ROW=60', Prop. R/W=80'; Length=1.01mi.. Minor Collector

### **Middletown Road Phase 3 Roadway Improvements**

The County performed a feasibility study to determine the right of way implications for the upgrade of the existing Middletown Road between Billingsley Road and Md. Route 227 from two lanes to four lanes as identified in the Waldorf Subarea Plan. Once the Middletown Road Phase 3 Roadway Improvements – Land Acquisition & Design project is complete; this phase will support the construction costs related to upgrading this road to meet industry standards. The current roadway improvements propose constructing to Major Collector standards with the additional two lanes being added in the future for the ultimate 4-lane divided Minor Arterial roadway. Work includes stormwater management, wetland/stream mitigation, drainage improvements, relocated hiker/biker parking, hiker/ biker trail, and intersection improvements.

### **Poorhouse Road Bridge**

The design for Poorhouse Road Bridge is performed under the ARPA program and is not part of this project. This project covers the construction phase for Poorhouse Road Bridge once design and permitting has been completed.

### **Post Office Road Extension**

To provide an alternative North-South minor/intermediate arterial roadway east of MD Route 301. This road is being modeled in the traffic analysis by the MD 301 Task Force. Provide preliminary horizontal and vertical design and plats to establish ROW needs for reservation purposes.

### **Billingsley Road Realignment**

Design and construct a two-lane Billingsley Road Realignment Project to provide a safe alternative to the existing Billingsley Road linking the Waldorf area to the Bryans Road area to promote economic viability and business collaboration between the two communities.

### **Collaborative Community Partnership**

To provide funding in support of implementing the findings from the ROC initiative. Projects may include repairs and/or improvements to sidewalks, potholes, crosswalks, etc.

# **WATER & SEWER**

## **Automation & Technology Master Plan II**

This project is the result of an extensive study to determine the Information Technology needs of the Utilities Division in order to bring it into the 21st century. The project includes emphasis on Supervisor, Control, and Data Acquisition (SCADA), regulatory compliance, data management, work management, and performance management, among other issues. The ultimate goal of this project is for the Department of Public Works - Utilities to accomplish its functions even in periods of growth without adding field staff and to make more efficient use of the resources currently available.

## **Utilities Professional Development and Training Center**

This project will construct a building for training, meetings, SCADA/Instrumentation lab, and computer lab. This facility is needed to provide on-going training needed to stay abreast of leading industry technology, techniques, and methods that are currently being implemented.

## **Utilities Waldorf Regional Facility**

This project will construct a facility for Utilities staff that serve the Waldorf area. Facility includes office space, parking area, and equipment storage/maintenance area. The Waldorf area has the largest water/sewer customer base in the county.

## **Satellite Water Facility Upgrades**

To provide necessary upgrades to various satellite pumping stations and treatment plant facilities that include but are not limited to the following:

- Replacement of generator and automatic transfer switch at Cobb Island Pumping Station to maintain power distribution reliability
- Construct building at Bel Alton WWTP that will aid in maintaining process temperatures for improved system performance
- Structural, process, mechanical, electrical, site, and other various improvements at Clifton WWTP and Mt. Carmel WWTP
- Spray Field, equipment, and building storage improvements at Breeze Farm and Cuckolds Creek facilities
- Chemical feed system improvements at various satellite treatment plants
- Remodel lab, replace flow equalization tank, construct chemical storage building, install grinder, and modify outfall/sampling point at Bel Alton WWTP
- Improvements to the low-pressure force main system in Swan Pt./Cobb Island area
- Master Facility Plan for Swan Pt. WWTP including implementation of recommended improvements
- Replacement of UV Disinfection System at Swan Pt. WWTP
- Replacement of generators at Swan Pt. Influent PS and Mt. Carmel Woods WWTP

### **Bryans Road 2MG Water Tower**

Bryans Road has only a single tower providing system pressure and fire storage to the area's water system. An additional storage tower is needed to provide redundancy to the public water system. This project will provide the design and construction of a one (1) million gallon elevated water tower.

### **Hughesville Water Line**

Design and construct a water system to serve the Village of Hughesville, including approximately 9,000 linear feet of water mains and distribution lines, elevated storage facilities, and water supply wells. This includes design, permitting, land acquisition for these facilities, and construction.

### **Bryans Village Waterline Interconnection**

The northern part of Bryans Road needs an additional water line for redundancy. The project includes the design and construction of an 8 inch water line interconnection between South Hampton Subdivision to connect Bryan's Village Subdivision (850'+/-) and Bryan's Village Subdivision to the Marshall Grove Subdivision (750'+/-).

### **Middletown Rd - Bensville Rd Waterline Interconnection**

Several communities in the Bensville area are served by a single water distribution main and this loop will provide the necessary redundancy to the Brookwood, Linden Grove, and Brentwood neighborhoods. This project includes the design and construction of a new 16" Water Main loop to the Bensville Area from Middletown Rd, along the Cross County Connector right of way to Bensville Road (16,500').

### **Waldorf Water Tower #8**

Waldorf Urban Redevelopment Center area development will require an additional tower for fire storage volume and pressure in the system. The project is for the design and construction based on a new 2MG water tower.

### **Waldorf Water Tower #8 Water Distribution**

With the construction of a new tower, waterline extensions and upsizing of existing lines will be required. Design and construction of 12" water lines from the new tower location to tie into the existing Waldorf system (~2000-LF).

### **Old Washington Road Waterline**

As recommended in the Waldorf Urban Redevelopment Corridor Implementation Study, the waterline along Old Washington Road must be replaced to increase water distribution capacity, increase fire flow, and remove the existing aging infrastructure. This water line will extend from MD 5 Business to Substation Road, which will also allow greater distribution of the water from the Pinefield water tower. Using \$350/LF for waterline construction and appurtenances (12,800 lf total).

### **Potomac River Water Supply Treatment Plant**

Design, land acquisition and construction for a new 5-10 MGD surface water treatment plant along the upper reaches of the Potomac River. Project includes upsizing of the existing transmission main in the Waldorf system and a new transmission line to convey Potomac River supply to the Bryans Road and Waldorf systems. Phase A-2 of the Charles County Water Source Feasibility study was completed in October 2018. Results from the study recommended short-term and long-term water supply options. The project will provide future (long term) projected average and maximum day demands.

### **WSSC Waldorf Interconnection**

Substantial water infrastructure upgrades are necessary to prepare the Waldorf water system for an additional interconnection to the WSSC water system along US 301 to Brandywine. This would include the design and construction.

### **White Plains Water Enhancements**

Design and construction to increase the 10-inch PVC water main on Crain Hwy (Route 301) to a 16-inch Ductile Iron pipe from Billingsley Rd to Marshall Corner Rd. This upgrade will provide additional pressure and fire flow capacity to the White Plains area.

### **Acton Lane Water Main Extension**

Design and construct approximately 540 l.f. of 12" water main on Acton Lane to complete the connection to Hamilton Road and approximately 1,000 l.f. of 8" water main to loop the Wexford Village subdivision. This connection will improve redundancy and add looping.

### **Waldorf Well #18**

Design and construction of a new 500 gpm production well in the Patuxent aquifer to serve the Waldorf Water System.

### **Billingsley Road Water Main Extension**

Design and construct approximately 7,250 l.f. of 16-inch water main along Billingsley Road from Old Washington Road to St. Charles Parkway. This extension will provide looping, reduce head, and help to increase the pressure in the Waldorf water system.

### **Leonardtown Road Water Main Replacement**

Study, design and construct approximately 3,200 linear feet of 10" water main and 5,300 linear feet of 12" water main to replace the existing main along Leonardtown Road from Old Washington Road to Mattawoman Beantown Road. The main replacement will upsize the existing main to increase fire flow and pressure.

### **Cliffton Water System Improvements**

The water system at Cliffton requires improvements to solve pressure and capacity issues for not only the existing connections, but also further support the building of the remaining 200 lots of record within the development. The water line interconnection phase has been constructed.

The next phase will be to construct a 250,000 gallon elevated storage tank along with the necessary tie-in piping.

#### **Mill Hill Waterline Extension**

Design and construct an 8 inch DIP water main extension from Super PI to the existing 8 inch line 600' north of Devonfield Ave to interconnect neighborhoods and increase water system reliability (630').

#### **Waldorf Water Tower #6**

Construction of a 2MG elevated water storage tank in the east side of the Development District in St. Charles to keep pace with demand.

#### **Chapel Point Reverse Osmosis Waste Tank**

this project will replace the existing waste storage tank at the Chapel Point water system. The existing tank is aged and undersized. The new tank will improve operability, system flexibility, and reduce hauling costs.

#### **MWWTP Electrical System Replacement**

This project includes replacement of the plant's electrical system. The existing electrical system is beyond its life expectancy (over 30 years) and a phased plan will be developed to replace this equipment in a programmed manner.

#### **Mattawoman Infiltration and Inflow PH II**

The Mattawoman WWTP service area has high inflow and infiltration (I/I) during storm events entering the sanitary sewer causing sanitary sewer overflows (SSOs) where system capacity is not sufficient. SSOs range from backups into basements to overflows from the sewer manholes. In addition to being a public health risk, it is also a regulatory issue. This project will provide information on the condition of the Mattawoman sewer system, identify areas where I/I already exists or a high I/I potential exists, and design/construct repairs for I/I removal. This project will also investigate feasibility of providing in-line storage for flow equalization; identify locations for design and construction projects to implement the in-line flow equalization and acquisition of right of way needed to implement the projects. The repairs proposed will address the sewer basins with the highest I/I severity (Tier 1) resulting in the greatest amount of I/I removal for the lowest cost. This project will be on-going multi-year endeavor.

#### **Mattawoman WWTP Automation**

Automation of the Mattawoman WWTP facility to improve the efficiency of operations and maintenance, thereby minimizing resources and resulting in cost avoidance. Design standards will be determined for the project and implemented for the unit processes for monitoring via plant Supervisory, Control, and Data Acquisition (SCADA) and ensure system stays in compliance.

## **Pump Station Rehabs and Replacements**

Rehabilitation at various wastewater pumping facilities to update to current standards and replace aged equipment/infrastructure that include, but are not limited to the following: Strawberry Hills PS, Theodore Green Blvd. PS, Checkers PS, Thomas Stone PS, Indian Head Manor PS, Ryon Woods PS, Rt. 925B PS, St. Charles PS #5A, Pinefield PS Forcemain, Bar Harbor PS, Bachelors Hope PS, Cuckolds Creek PS, Wisteria PS, Bath House PS, St. Charles PS 3B, Brawners Estates PS, Laurel Branch PS# 3, Cliffton PS #3, Cliffton PS #2, Cliffton PS #1, Hill Road PS, Cobb Island PS, Eutaw Forest PS, Montgomery Lane PS, Pomonkey PS, Zekiah PS, Mr. Tire PS, generator replacements (Rt. 5 PS, Hill Road PS, Swan Pt. Vac Station, Strawberry Hills PS, Bryans Rd PS, Indian Head Manor PS), abandonment of Rt. 925C PS, and development of standard design documents. Additional generator replacements are needed at the following sites: Brawner's Estates PS, Cliffton PS #1, Laurel Acres PS, DeMarr Rd PS, Greenhaven PS, Cliffton PS# 2, North Pt. PS, Southwinds PS, Brentwood PS).

## **Satellite Wastewater Facility Upgrades**

To provide necessary upgrades to various satellite pumping stations and treatment plant facilities that include but are not limited to the following:

- Replacement of generator and automatic transfer switch at Cobb Island Pumping Station to maintain power distribution reliability
- Construct building at Bel Alton WWTP that will aid in maintaining process temperatures for improved system performance
- Structural, process, mechanical, electrical, site, and other various improvements at Cliffton WWTP and Mt. Carmel WWTP
- Spray Field, equipment, and building storage improvements at Breeze Farm and Cuckolds Creek facilities
- Chemical feed system improvements at various satellite treatment plants
- Remodel lab, replace flow equalization tank, construct chemical storage building, install grinder, and modify outfall/sampling point at Bel Alton WWTP
- Improvements to the low-pressure force main system in Swan Pt./Cobb Island area
- Master Facility Plan for Swan Pt. WWTP including implementation of recommended improvements
- Replacement of UV Disinfection System at Swan Pt. WWTP
- Replacement of generators at Swan Pt. Influent PS and Mt. Carmel Woods WWTP

## **MWWTP Clarifier and Thickener Repairs**

Gravity Thickeners #1 & #2, Secondary Clarifiers #5 & #6, and Final Clarifiers #1 through #4 are aged and in need of rehabilitation. Work includes mechanical, electrical, and structural repairs/replacements. Project also includes addition of a fourth gravity thickener to meet increasing sludge thickening demands.

## **MWWTP Utility Water System Evaluation & Improvement**

The plant utility water system has not always been satisfactory in supporting all of the demands for Non-Potable Water (NPW) at the MWWTP. Sludge production and other needs for NPW have increased over the years. Low NPW pressures have been experienced throughout the plant. Evaluation of the plant utility water system is needed to determine what improvements are necessary in order to satisfy the plant NPW demands.

### **Zekiah Pump Station Upgrade**

Design and construct approximately 4,000 l.f. of 18" force main from Zekiah Pump Station. This project is necessary to accommodate the increased flows generated when the Zekiah Pump Station is upgraded to 6.0 MGD. The new forcemain will run from the existing Zekiah Pump Station along Acton Lane to the intersection of Acton Lane and US Route 301.

### **Zekiah Pump Station Forcemain**

Design and construct approximately 4,000 l.f. of 18" force main from Zekiah Pump Station. This project is necessary to accommodate the increased flows generated when the Zekiah Pump Station is upgraded to 6.0 MGD. The new forcemain will run from the existing Zekiah Pump Station along Acton Lane to the intersection of Acton Lane and US Route 301.

### **Hughesville Sewer Collection System**

This project will design and construct a centralized sewer system for the Hughesville Village core, including approximately 25,000 linear feet of gravity sewer lines, approximately 3 new sewage pumping stations, and all associated infrastructure. The scope includes all aspects of engineering design, permitting, land acquisition, and construction for the central sewer collection and treatment system to serve the village consistent with the Hughesville Village Revitalization Plan and the Hughesville Water and Sewer Feasibility Study.

### **MWWTP Septage/Hauled Waste Receiving Facility**

This existing facility does not have sufficient means of debris removal which causes constant clogging of pumps and extensive cleaning of the wet well on a routine basis. Access at this facility is also limited to single truck use. This project will construct a new facility designed for efficient debris handling and capable of multi-truck unloading.

### **MWWTP Effluent Filter Improvements**

This project will replace the existing effluent sand filters to increase hydraulic capacity and improve system efficiency and reliability. Additional improvements include influent/effluent channel enhancements, backwash surcharge pump station, filter enclosure, flood mitigation, and disinfection system.

### **MWWTP Effluent PS Forcemain Surge Management System**

This project includes installation of a surge system to protect the force main piping and pumps from excessive surge pressures during normal operation in addition to power loss conditions.

### **MWWTP Belt Filter Press Replacement**

Belt Filter Presses #1 through #3 of the sludge process at MWWTP are aged and in need of replacement. Work includes replacement of all mechanical, electrical, and structural components. Additional work includes replacement of lime system that is aged and in need of replacement.

### **MWWTP Process Improvements – Parent**

Various areas/processes at MWWTP are aged and/or in need of improvement that include, but are not limited to the following: grading/storm drainage, valve and piping at Digesters #1-5 & #6-11, blower piping and valving at digesters, tunnel drainage, tunnel piping/valving, as-built production for entire facility, ferric chloride storage tank, capping 72-inch piping upstream of post-aeration discharge, aerated sludge holding tank improvements, final clarifier sludge pumping, building security improvements, and various evaluations/assessments for stormwater/flood management, roof condition, painting, road condition, site fencing, and fire protection. Additional improvements have been recommended through a master facility planning effort that include: upgrade of primary clarifier launderers, primary sludge grinders, construction of a third primary clarifier, rehab of secondary clarifiers 1-4 with dedicated RAS pumps, influent valve replacement for secondary clarifiers 2 & 3, rehab of secondary clarifiers 7 & 8, secondary clarifier influent flow distribution box, replace influent gates at UV/RWPS, additional digester tanks, primary clarifiers 1-4 demo, influent force main upgrade, secondary treatment upgrades (MBR+CAS), Plant Backup Power Generation, Influent/Effluent PS improvements, and UV/Reclaimed Water/Utility Water Building.

### **MWWTP Headworks Improvements**

This project includes improvements to bar screens and grit removal systems to address operational capacity and redundancy requirements. Also included in this project is the construction of a building to prevent equipment from freezing, screening washing/compaction equipment, and various improvements to the existing facility and equipment to protect from inundation due to high flow events.

### **MWWTP BNR Improvements – Parent**

This project will improve various components of the BNR treatment system for added reliability, efficiency, and capacity. Improvements include but are not limited to the following: aerator replacement with blowers and diffusers, new blower building, mixer upgrades, and capacity/performance improvements to the existing secondary clarifier system.

### **Post Office Road Sewer Capacity Improvements**

This project includes evaluation and implementation of recommended improvements to approximately 3,500 LF of sewer in the area of Post Office Road and St. Charles Parkway to address capacity and maintenance concerns.

### **Hughesville Package Treatment Plant**

Design, construction and land acquisition for a central sewer treatment system and land application site to serve the village of Hughesville consistent with the Hughesville Village Revitalization Plan completed in 2008. The Hughesville Water and Sewer Feasibility Study was completed in December 2010.

### **Zekiah Interceptor Sewer Upgrades**

Design and construct approximately 6,500 l.f. of 36" gravity sewer to provide additional capacity in the sewer system to serve the future development of the Zekiah service area.

### **Sewer Easement Study & Acquisition**

This project will identify and map water and sewer easements that are needed for the Department of Public Works to access and maintain public sewer infrastructure. The Study will also identify where easements are missing and develop a list of necessary easements needed for proper maintenance, including logical access routes and ground cover maintenance.

### **White Plains Failing Septic Sewer Installation**

This project is part of a larger Maryland Department of Environment (MDE) initiative to reduce the number of onsite sewer disposal systems in the State. One of the recommended actions is to connect existing septic systems to waste water treatment plants. Charles County Sewer Category Map #6, identifies the Waldorf Manor Subdivision as a problem "septic" area by the Maryland State Department of Health. Thus, the scope of the project is to build a low pressure force main system down Park Avenue and Gateway Boulevard to allow for future hookup/connections of existing on-site sewer systems to a public sewer system.

### **Cliffton WWTP Improvements**

Cliffton WWTP was constructed in the 1970's and is in need of equipment overhaul and replacement to improve treatment reliability and operability. Project includes complete evaluation of treatment plant and implementation of recommended improvements.

### **Reclaimed Water Elevated Storage Tank**

This project is for the feasibility, design, and construction of a two (2) million-gallon elevated storage tank (EST) for reclaimed water. This EST will allow for more simplified and efficient control of the existing reclaimed water system. Another benefit of the EST is that it would provide storage for future reclaimed water customers.

## **LANDFILL**

### **Landfill Sub-Cell 4C**

Construction of Landfill Sub-Cell 4B, which will provide an additional 5.7 acres of capacity.

# WATERSHED PROTECTION AND RESTORATION

## NPDES Retrofit Projects

This project is to implement the county's Municipal Stormwater Restoration Plans for achieving stormwater waste load allocations assigned to impaired waterways. The pace of project implementation is determined by the county's NPDES municipal stormwater permit requirement to restore a percentage of the county's impervious surface that has not already been restored to the maximum extent practicable. Projects are primarily identified by watershed assessments, then evaluated and ranked for implementation. Project types include new or upgraded stormwater management facilities, green stormwater infrastructure, regenerative stream conveyance, stream restoration, shoreline management, septic practices, tree planting and other restoration practices per Maryland's Accounting for Stormwater Wasteload Allocations and Impervious Acres Treated Guidance for NPDES Stormwater Permits. A "Parent Project" is a project that is established as a placeholder for work to be done at various locations throughout the county. As locations and costs estimates are determined, individual projects will be set up for tracking purposes. Funding will be transferred out from the parent project to these individual projects as needed.

## Full Delivery of Water Quality Improvements

Project for delivery of completed projects that restore untreated impervious surfaces by construction of water quality facilities, stream restoration, or alternative best management practices as required by the County's NPDES Municipal Separate Storm Sewer System (MS4) permit. The first round was awarded in FY2024. Additional funding is requested for a second round in FY2026.

## Gilbert Run Watershed Dam Repairs Phase 2

Wheatley Dam is one of three Gilbert Run Watershed Dams that was constructed in the 1960s for flood-control. Wheatley Dam is in need of repairs and upgrades to adapt to the projected increased precipitation, storms, and storm severity as a result of climate change. The proposed work is required by the Maryland Department of the Environment (MDE) Dam Safety Division and in compliance with COMAR 26.17.04.05.

## Fenwick Road Flood Mitigation

In 2023, the Department of Emergency Services (DES) engaged a consultant to conduct a feasibility study to explore various options for addressing roadway flooding along Fenwick Road. The study was completed in 2024, and based on its findings, DES is proposing to raise the roadway profile using embankment fill and to enhance drainage by replacing an existing 15-inch corrugated metal pipe with an 18-inch by 22-inch steel pipe arch. Additionally, two 24-inch corrugated metal pipes will be replaced with three 4-foot by 16-foot box culverts.

DES plans to collaborate with Community Services to apply for both a FEMA grant and a Community Development Block Grant (CDBG). The consultant's estimated costs for engineering, construction, and right-of-way acquisition are \$4,800,000. It is anticipated that FEMA funding will cover \$3,600,000, while the CDBG will contribute \$800,000. This proposed budget includes

the remaining \$400,000, which will be funded by the County, along with the costs associated with County administration, project inspection, miscellaneous costs, and contingencies.


### **Wetland Mitigation Banking**

County projects may necessitate wetland mitigation. If mitigation cannot be achieved onsite a project, the County may need to acquire offsite credits. Currently, there are no offsite credits available to the County, which suggests that developing a wetland mitigation bank could be advantageous in preventing future delays for County projects. This proposed project involves contracting with a consultant to conduct a site search and initiate the application process with the State of Maryland.

# INTEROFFICE MEMORANDUM

Equal Opportunity Employer



<b>TO:</b>	The Planning Commission
<b>FROM:</b>	Elizabeth Theobalds, Deputy County Attorney <i>Office of the County Attorney</i> 
<b>SUBJECT:</b>	Planning Commission Review of the FY25-29 Capital Improvement Project Request List
<b>DATE:</b>	March 15, 2024

At the March 4 meeting, the agenda included an item for the review of the FY25-29 CIP Request List. Evidently, the version of the chart with the list of projects was incomplete and several questions arose, and everyone agreed to take up the matter at the upcoming meeting. I took the opportunity to consider the questions and have summarized what I have found, below.

### The Planning Commission Role In Reviewing the CIP Request List

As you might recall, Mr. Murray referenced a provision in the Land Use Article that pointed to the ability of the Planning Commission to make recommendations about the capital projects. The provision is found in the Land Use Article in reference to implementation of the Comprehensive Plan:

§ 3-302. Recommendation to officials

To implement the plan, the planning commission shall periodically recommend to the appropriate public officials:

- (1) programs for public structures, improvements, and land acquisitions; and
- (2) financing programs.

While researching the phases of the Budget process, it became clear that the periodic recommendations occur by way of Planning Commission’s review of the CIP list which is routinely incorporated as part of the annual Budget process. In fact, each Budget Book (available on the County website) states:

*As part of the formal review process for new Capital Budgets, the Planning Commission also reviews the CIP requests and provides a report as to its consistency with the goals and objectives of the Comprehensive Plan. The comments made by the Planning Commission are noted on each project page.*

Essentially, the County process already incorporates the Planning Commission into the preparation of the annual Budget.

## The FY25-29 CIP Request Project List

The CIP Project List is a compilation of projects that are prepared as part of the County’s annual budget process. Each agency seeking funding for projects provides its ‘wish list’ in no particular order or priority. The list merely shows each request by an agency (which is either new or previously unfunded) and estimates a need for funding within a four-year horizon. The color coding in the column on the far right shows the year for which funding is sought. As noted in the Budget Book, the numerical listing in the column towards the left is NOT a ranking or prioritization. Rather, the numbers assigned to each indicate the criteria for evaluating each project. An excerpt from the Budget Book describes the criteria as follows:

*During this year’s review, emphasis was placed on projects that promote the County's land use and growth management policies, as well as projects that support the County's economic development efforts. The following criteria was used: (1) review of the Adequate Public Facilities (APF) inadequacies that have been identified; (2) review of new and previous CIP requests which were not funded; (3) projects which will implement the goals of the Comprehensive Plan; and (4) identification of any projects found to be inconsistent with the Comprehensive Plan. All projects were found to be consistent with the Charles County Comprehensive Plan or are routine upgrades or maintenance projects.*

Even though it might seem that the task of assigning criteria using the categories above leaves the Planning Commission with little to do, there is an opportunity for comments. The Planning Commissioner Course materials provide guidance as to what might be reasonable considerations in evaluating or making recommendations/comments to a CIP list:

### *Capital Project Evaluation Criteria*

*In evaluating the merit of a capital project request, the following questions could be asked:*

- *Does this project fit within the guidelines of the comprehensive plan and its amendments?*
- *Does this project fit within the guidelines of the State’s Smart Growth initiative?*
- *Is this project necessary to continue or improve public safety and the health of the jurisdiction’s residents?*
- *Will the impacted community be supportive of this project?*
- *Does this project serve to protect or enhance the environment?*
- *Is the timing for this project appropriate?*
- *Will this project help to leverage non-County funds, thus increasing the efficiency of local government services?*
- *Is this project necessary to comply with federal and State mandates?*
- *Does this project enhance or strengthen communities and neighborhoods?*
- *Does this project serve to repair or replace an existing deteriorated facility?*

- *Is this project part of a systematic replacement strategy that will provide a long-term upgrade of public facilities?*
- *Will this project improve the operating efficiency of a jurisdictional agency, perhaps by reducing future operating budgets?*
- *Is this project coordinated in its scheduling with other related capital projects?*
- *Does this project support or strengthen the jurisdiction's economy?*

In short, the Planning Commission has a role and an opportunity to offer comments and make recommendations as to the project provided on that list. The list you are reviewing is at its preliminary stages; prioritizing the list is part of the budget process which is developed, debated and ultimately adopted by the County Commissioners.

I hope this information has been helpful and can be a framework for your discussion and review on Monday.

c: Charles Rice, Planning Director  
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