Government of the District of Columbia
Office of the Chief Financial Officer

Glen Lee
Chief Financial Officer

MEMORANDUM

TO:	**The Honorable Phil Mendelson** **Chairman, Council of the District of Columbia**
FROM:	**Glen Lee** **Chief Financial Officer**
DATE:	**November 20, 2026**
SUBJECT:	**Fiscal Impact Statement – First Responders Facilities Modernization Act of 2026**
REFERENCE:	**Bill 26-702, Draft Committee Print as provided to the Office of Revenue Analysis on November 17, 2026**

Conclusion

Funds are not sufficient in the fiscal year 2027 through fiscal year 2030 budget and financial plan to implement the bill. The bill costs $1.3 million in fiscal year 2027 and $2.9 million over the financial plan period.

Background

The bill establishes a comprehensive planning and capital improvement framework for the modernization of Metropolitan Police Department (MPD) and Fire and Emergency Medical Services (Fire & EMS) facilities. The bill primarily assigns planning and reporting responsibilities to the Department of General Services (DGS), requires recurring master facilities planning and establishes a new MPD Facilities Specialist position.

The bill establishes a facilities modernization process for MPD and Fire & EMS facilities throughout the District. The bill requires the Mayor to submit a comprehensive 6-year and a 12-year Master Facilities Plan (MFP) by December 15, 2029. After 2029, the bill requires the Mayor to submit a comprehensive 12-year Master Facilities Plan (MFP) every 10 years. The bill requires the Mayor consider the facilities needs of all eight wards or seven police districts and consult with the Council; the Fire Fighters Association; the American Federation of Government Employees Local 3721; the American Federation of Government Employees Local 2725; the National Association of Government Employees, Local R3-05; and the Fraternal Order of Police.

The bill designates DGS as the lead agency responsible for developing the MFP and serving as the citywide planning entity for Fire & EMS and MPD facilities. The MFP must include detailed analyses regarding:

- Facility Condition Assessments (FCAs) for all MPD and Fire & EMS facilities. The FCA is a formal evaluation of the facility's physical state, systems, and capital needs to guide capital planning, maintenance budgets, and long-term asset management.
- Current and projected staffing levels for each facility.

The bill requires DGS to submit a supplement to the MFP as a confidential report on December 15, 2029 and annually thereafter, to the Council committee chairs with oversight over DGS, MPD and Fire & EMS. The MFP supplement must include:

- A facility-level survey conducted every six years from the last Facilities Condition Assessment (FCA), in coordination with the Fire & EMS and MPD to assess each facility's condition, including whether it has a functioning carbon monoxide detector, results of the latest lead water tests, and any potential asbestos hazards. The data must be disaggregated by facility. The FCA is a formal evaluation of the facility's physical state, systems, and capital needs to guide capital planning, maintenance budgets, and long-term asset management.
- Updated information on facility needs. The bill reserves the right of MPD and Fire & EMS Chiefs to restrict public access or withhold information about areas designated as security sensitive.
- A designation for each MPD and Fire & EMS facility indicating whether it is: in use, with the primary use listed; vacant; or significantly underused.

Beginning in fiscal year 2029, provided that FCAs have been completed within the last two years, the bill requires separate Fire & EMS and MPD Capital Improvement Plans (CIPs) that are updated annually as part of the Mayor's capital improvement plan for all public facilities.[1] Each CIP must include:

- A description of the process and timeline for developing the CIP, including community engagement.
- Facility-specific project recommendations for modernization, new construction, and other capital improvements over the next fiscal year and the succeeding five fiscal years.
- For each recommended project: scope of work, major milestones, and explanations for any delays; justification for the project based on facility condition, demand, and community needs; a full cost estimate for improvements[2]; cost estimates for each of the next five fiscal years and explanations for any increases over 10% from the prior year; and the name, address, and ward of each facility.

The bill prohibits a project from being added to the Fire & EMS or MPD CIPs unless a cost estimate and a general design and feasibility analysis are completed. The cost estimate must include a rough order of magnitude estimate; and, for projects scheduled in years 1 through 3 of the CIP which involve modernization, new construction, or major improvements, a fully funded cost estimate. The general design and feasibility analysis must be developed with Fire & EMS and MPD leadership; made

[1] As required by section 444 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 800; D.C. Official Code § 1-204.44).

[2] Except that for projects slated for modernization, new construction, or other capital improvements in years 4 through 6 of the Fire an EMS Facility CIP and MPD Facility CIP, the Fire and EMS Facility CIP and MPD Facility CIP may include rough order of magnitude estimates of improvements based on the required general design and feasibility analysis.

publicly available; and must include an assessment of whether the existing building and site can meet public safety needs, and an evaluation of whether temporary swing space will be required.

The bill also establishes a process for identifying excess public safety facilities and standardized designs for public safety facilities. Within six months of publishing each annual supplement, the District must determine which facilities should be designated as excess and publish a list of those properties. In collaboration with MPD and Fire & EMS, DGS must develop public safety specifications and standardized designs for police district stations, substations and fire stations. The bill requires DGS to submit a report to Council describing the standardized designs by October 1, 2028.

The bill requires MPD to employ a civilian Facilities Specialist with professional experience in facilities management, construction management, capital project planning, architecture, engineering, building operations, or a related field. The Facilities Specialist would:

- Serve as the primary liaison between MPD and DGS on facilities matters.
- Coordinate maintenance and repair projects for MPD facilities.
- Support capital improvement and facility modernization and replacement projects.
- Assist with space planning and operational facility needs.
- Advise the Chief of Police regarding facility conditions, planning priorities, and capital needs.

Financial Plan Impact

Funds are not sufficient in the fiscal year 2027 through fiscal year 2030 budget and financial plan to implement the bill. The bill costs $1.3 million in fiscal year 2027 and $2.9 million over the financial plan period.

B26-702 - First Responders Facilities Modernization Act of 2026 Total Costs ($ in thousands)					
	FY 2027	FY 2028	FY 2029	FY 2030	**TOTAL**
Metropolitan Police Department					
Salary[(a)]	$120	$164	$168	$171	$624
Fringe[(b)]	$24	$32	$33	$33	$122
Department of General Services					
FCAs	$531	$0	$0	$0	$531
Specifications and Standardized Designs	$400	$0	$0	$0	$400
Project Manager Salary[(c)]	$121	$164	$168	$171	$624
Project Manager Fringe[(d)]	$33	$45	$45	$46	$169
Outreach Coordinator Salary[(e)]	$72	$98	$100	$102	$372
Outreach Coordinator Fringe[(f)]	$20	$27	$27	$28	$101
TOTAL	**$1,321**	**$530**	**$540**	**$551**	**$2,942**

Table Notes:

(a) Salary for one Grade 16, Midpoint Career Services (CS) Facilities Specialist. Assumes annual 2.0 percent growth. Fiscal Year 2027 accounts for nine months of costs.
(b) Fringe rate of 19.5 percent. Assumes annual 2.35 percent growth. Fiscal Year 2027 accounts for nine months of costs.
(c) Salary for one Grade 15, Midpoint CS Project Manager. Assumes annual 2.0 percent growth. Fiscal Year 2027 accounts for nine months of costs.
(d) Fringe rate of 27.1 percent. Assumes annual 2.35 percent growth. Fiscal Year 2027 accounts for nine months of costs.
(e) Salary for one Grade 12, Step 5 CS Outreach Coordinator. Assumes annual 2.0 percent growth. Fiscal Year 2027 accounts for nine months of costs.
(f) Fringe rate of 27.1 percent. Assumes annual 2.35 percent growth. Fiscal Year 2027 accounts for nine months of costs.

Metropolitan Police Department

The bill requires MPD to employ a civilian Facilities Specialist with professional experience in facilities management, construction management, capital project planning, architecture, engineering, building operations, or a related field. This position costs $144,000 in fiscal year 2027 and $745,000 across the financial plan period.

Department of General Services

The bill is modeled after the Planning Actively for Comprehensive Education Facilities Act of 2016[3], which created a uniform process to guide capital investments for DC Public Schools.

FCAs are major components to developing any capital plan. FCAs provide the facility condition data necessary to identify deferred maintenance, assess capital needs, and prioritize investments across the public safety portfolio. DGS currently provides FCAs for MPD and Fire & EMS facilities every five to six years to determine the pace at which capital planning must happen for facility-wide and small capital projects. Under the bill, DGS would have to complete FCAs by December 15, 2029. DGS contracts with a consultant to complete the FCAs. DGS requires $531,000 in fiscal year 2027 to conduct FCAs for approximately 2,085,865 square feet of public safety facilities.

In collaboration with MPD and Fire & EMS, the bill requires DGS to develop public safety specifications[4] and standardized designs for police district stations, substations, and fire stations operated by MPD and Fire & EMS and submit a report to Council by October 1, 2028. DGS requires $400,000 in fiscal year 2027 to develop these specifications and standardized designs.

The bill requires DGS lead development of the MFP and related supplements; consult with the Council, employee unions, and other stakeholders; consider facility needs across all wards and police districts; coordinate with MPD and Fire & EMS on facility surveys, capital planning, and standardized facility designs; incorporate community engagement into the annual CIP process; make certain

[3] Effective February 18, 2017 (D.C. Law 21-219; 63 DCR 16023; amending the School Based Budgeting and Accountability Act of 1998; D.C. Official Code § 38-2801 et seq.)..
[4] Public safety specifications are formal technical requirements, standards, or criteria that govern how equipment, systems, facilities, and roles operate to protect citizens and emergency responders. They define the performance, reliability, and safety benchmarks required for public safety work.

planning and feasibility analyses publicly available; publish information on excess facilities; and provide reports to the Council. DGS requires one Project Manager to oversee coordination of the MFP. The Project Manager would support the development and maintenance of the MFP and annual updates to the CIP using facility condition assessments, work order data, asset management information, and stakeholder input from MPD and Fire & EMS. This position costs $154,000 in fiscal year 2027 and $793,000 across the financial plan period. DGS also requires an Outreach Coordinator position to manage stakeholder input, facilitate community engagement, coordinate across agencies and labor organizations, conduct data collection, support reporting requirements, communicate facility planning and modernization activities as directed under the bill, and identify programmatic and operational facility needs that inform both the MFP and annual CIP updates. This position costs $91,000 in fiscal year 2027 and $472,000 across the financial plan period.