

GO # 2
February 28, 2011

MEMORANDUM

February 24, 2011

TO: GO Committee
CWS
FROM: Charles H. Sherer, Legislative Analyst
SUBJECT: FY12 capital budget and amendments to the Approved FY11-16 Capital Improvements Program for County Government

The following Executive staff will attend, barring unforeseen events:

DGS David Dise, Director;
Hamid Omidvar, Chief, Office of Special Projects;
Richard Jackson, Chief, Division of Facilities Management
OMB Jacqueline Carter, CIP Coordinator;
Blaise DeFazio, Manager;
John Cuff, Analyst

Introduction FY12 is the so-called “off year” for the six-year Capital Improvements Program, which means that the agencies do not request “...a comprehensive six-year program for capital improvements”, so neither the Executive nor the Council reviews all projects in the CIP. Instead, agencies request limited amendments for those projects for which the agencies do not wish to wait until next year for the FY13-18 CIP. Such projects may have a significant increase in cost or a change in scope, or be new.

Amendments The Executive recommended the following amendments. The first two are new projects and the third is a delay of an old project.

1. EOB and JC Traffic Circle Repair (©1) This is a new project to repair the traffic circle that serves the two buildings. If the Council approves, the repair will be done in two phases. Phase 1 will be done in FY12 at a cost of \$400,000. This cost is shown on the PDF. Phase I repairs are estimated to take 60 days for design and 180 days for construction. **Council staff recommends approval.**

The cost of phase 2 is not yet shown on the PDF. A rough estimate of the cost of phase 2 is \$3.6 million, which would be spread out over FY13 and FY14 (\$1.6M and \$2.0M, respectively). These cost estimates could change depending on what is discovered during phase 1 work. Phase II repairs are estimated to take 180 days for design and 360 days for construction. Further background follows, from the text of the PDF.

The traffic circle is in front of the Executive Office Building and Judicial Center. The circle requires immediate repairs due to continual deterioration which is causing water infiltration into the EOB/Judicial Center Loading dock below. This first phase of a two phase project will replace the failed expansion joint seals within Monroe Street, plus selective structural road deck concrete patching and placement of a smoke and fire blanket beneath the joint seal. Phase II will renovate the plaza, to include selected demolition and removal of plaza surfacing, asphalt topping, landscaping and concrete topping followed by reconstruction of wearing surface and landscaping which will be programmed after the completion of Phase I and when Montgomery County's extent of financial responsibility has been established.

The circle has been deteriorating and now is at a point that immediate repairs are needed due to life safety and structural concerns resulting from cracks in the roof deck and various openings in failed expansion joints. Extensive water infiltration in the loading dock servicing the EOB, JC and neighboring stores is occurring at an increasing rate due to failure of expansion joints in the traffic circle. Water infiltration is also causing parts of the concrete roof deck to fail resulting in concrete chunks falling onto the loading dock below. Continual water damage to the loading dock will result in higher repair costs in the future if this problem is not taken care of immediately.

A Structural Engineering and Condition Evaluation Study, dated April 7, 2010, was prepared by Smislova, Kehnemui & Associates and forms the basis of this project request. The study concludes that the plaza structure and envelope is in poor condition with specific components undergoing severe physical distress.

2. 1301 Piccard Drive Loading Dock (©2) This is a new project to eliminate flooding of the parking lot and dock during rain storms. If the Council approves, the project will be done in FY12 at a cost of \$648,000. **Council staff recommends approval.** Further background follows, from the text of the PDF.

The building at 1301 Piccard Drive is a Health and Human Services facility. It has heavy flooding in the parking lot/loading dock areas during rain events. The problem is extensive and has resulted in deterioration of parking surfaces and adjacent building structures. During flooding, water levels can reach up to 3 or 4 feet in the loading dock area causing safety concerns. Remedial actions will need to be implemented to resolve the flooding at the loading dock. The actions include:

- providing an adequate outfall for the existing storm drain system,
- increasing the pumping capacity for the loading dock drains,
- installing sediment filtering measures and new inlets to prevent and minimize future sediment build-up within the storm drain system(s).

This drainage issue has been an on-going problem for Division of Facilities Management, and the poor drainage is now causing building and parking lot deterioration. A Concept Study and Cost Budget Estimate, dated November 4, 2010, was prepared by Smislova, Kehnemui & Associates and forms the basis of this project request. The study concluded that existing drainage is undersized and will require major redesign and construction of the parking/loading dock areas to properly drain storm water runoff. The design phase will need to take into consideration existing storm drain infrastructure and adjacent stream and watershed areas. Life safety is also a concern when the water level can rise to around 4 feet and at this level comes close to an existing electrical transformer.

Estimated schedule for completion of the project is 180 days for design phase and 180 days for construction.

3. Montgomery County Government Complex (©3-5) This project has three components:

- a. A new Council Office Building adjacent to the EOB, for the existing tenants of the Stella B. Werner COB; for growth in the workforce through 2025; for the relocation of tenants from leased space to County-owned space; and for the possible relocation of other County agencies.
- b. A 3-floor addition to the Council Office Building garage addition, for the new COB and for the Judicial Center Annex.
- c. A new pedestrian bridge across Jefferson Street to connect the existing COB garage and the new COB.

Brief background After facility planning was completed, the Council approved a new COB as a separate project in May 2008 in the FY09-14 CIP. The expenditure schedule showed \$4.614 million for planning and design through the end of the design development phase. The schedule showed \$2.770 million in FY09 and \$1.844 million in FY10, to complete the design development phase in FY10. Construction costs were not and are still not shown in the expenditure schedule, and the narrative section on the PDF explained that “Construction cost estimates will be determined during the design development phase.”

In May 2010, the Council approved the FY11-16 CIP, which showed the same total design costs through the end of the design development phase of \$4.614 million, but showed completion of this design phase in FY12, two years later than in the FY09-11 CIP, with \$500,000 in FY11 and \$500,000 in FY12.

In January 2011, the Executive recommended an amendment to the Approved FY11-16 CIP, which is a further three year delay in completing the design development phase, by shifting the two \$500,000 amounts from FY11-12 to FY14-15.

Council staff recommends retaining the schedule the Council approved last May and not further delaying the project another three years. Complete design through the end of the design development phase by the end of FY12. Since FY11 is now 2/3s over, Council staff suggests \$200,000 in FY11 and \$800,000 in FY12 (or an alternative for FY11-12 that DGS suggests).

The rationale is that:

1. Retaining the approved schedule would give the County the option of approving construction in the next “full” CIP one year from now, in the FY13-18 CIP. The County would not have to approve construction next year, but would at least have the option.
2. If the new COB can be built sooner rather than later, then future repair and maintenance costs may be reduced.
3. Council staff’s view is that design is best completed without gaps, such as the three-year gap the Executive proposed. The longer the gap, the more likely that previous design will have to be redone.

Additional background In discussing the FY07-12 Capital Improvements Program, the MFP Committee noted that the Facility Planning project for County Government included 30 plans, one of which was a plan called the “Government Core Facilities Optimization Study”. The Committee stressed the need for a comprehensive plan for the Rockville Core, and the Committee recommended, and the Council approved, a separate PDF for this plan because of its importance. The estimated cost was \$250,000, and this amount was deducted from the Facility Planning project.

The planning study was completed in December 2007. Executive staff briefed the Council several times in early 2008 on the results of the study. After the briefings, in a memorandum dated February 19, 2008, the Council President asked the Executive to propose a new project to start design for renovated and new facilities in the core area to meet the County’s need for space, including reducing the amount of space the County leases.

In a memorandum dated April 23, 2008, the Executive recommended this new project for the FY09-14 CIP. In May 2008 for the FY09-14 CIP, the Council approved a new project for the Montgomery County Government Complex (this project) to plan and design, to the end of the design development phase, the other three components identified in the Government Core Facilities Optimization Master Plan Study, as mentioned above.

(The Council also approved the Judicial Center Annex as a **separate** project, at a projected cost of \$139.8 million, to design and build the Annex and to renovate the HVAC system and other components in the existing Judicial Center.)

Advantages of a new COB

1. Building a new COB would presumably be less expensive than trying to renovate and modernize the existing COB.
2. The new COB would have modern systems and better insulation and would be less expensive to operate.
3. The new COB would have more space for existing employees who have been working in space that is smaller than space standards suggest, and would have space for projected growth in the number of employees to 2025.

4. The new COB would also have roughly 77,000 gross square feet of additional space for County Government employees in leased space, so lease costs would decrease, or, alternatively, the additional space could house another County agency such as M-NCPPC, with the number of square feet to be determined.

The PDF notes that “Other components of the Government Core Plan including the Executive Office Building, Red Brick Courthouse, Grey Courthouse, Grey Courthouse Annex, and Jury Parking Lot may be added to this project in future years.”

In March 2010, Executive staff provided the following estimated costs.

The total PDF costs for the three components are as follows (includes PDS, Construction, Land, Site Improvements & Other):

- *New COB: \$114,300,000 to \$150,200,000. The range for the COB depends on whether a portion of the building is used solely for lease consolidation space or includes the relocation of other County agencies.*
- *Add 3 floors to the COB Garage: \$33,450,000*
- *Pedestrian Bridge to connect the new COB and the garage: \$4,000,000*

[Range: \$152 million to \$188 million]

In addition, there would be the cost of land. In March 2010, Executive staff explained that “The County is currently in the negotiation/condemnation process.”

Council staff questions from January 2011 and Executive staff responses are shown below.

1. **How much of the design has been done?** The first phase of the design, Concept Planning, is completed, but the project was postponed for confirmation of adding other potential agencies to the new COB building. Also, garage additions have been postponed to evaluate a smaller footprint garage with possibility of retail frontage.
2. **What will the \$500,000 in FY14 and the \$500,000 in FY15 be used for?** The funds will be used towards design, but the entire project cost estimate needs to be updated, since the design cost is an FY09 estimate and prior to the completed Program of Requirements.
3. **Will any more design be needed after that?** An updated schedule based on the new scopes will be generated and based on that schedule; we will determine how much of design process can be accomplished with approved funding.

4. **Why did you shift the two \$500,000 amounts?** Funds were shifted to FY14 and FY15, consistent with the anticipated implementation schedule and the likelihood that funds would not be expended on the approved schedule. Funds currently programmed in the “Rem FY10” column are available to be spent as needed in FY11-16.

5. **When would you start construction?** Based on the current schedule for design, construction would start in FY15 at the earliest. However, we will be reviewing costs and timing more carefully this summer and will have updated and more refined estimates for the FY13-18 CIP.

6. **What is the status of land acquisition?** In March 2010, Executive staff explained that “The County is currently in the negotiation/condemnation process.” In January 2011, Executive staff explained that “The County is still currently in the negotiation/condemnation process.”

EOB & Judicial Center Traffic Circle Repair -- No. 361200

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2011
No
None
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	60	0	0	60	0	60	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	266	0	0	266	0	266	0	0	0	0	0
Other	74	0	0	74	0	74	0	0	0	0	0
Total	400	0	0	400	0	400	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	400	0	0	400	0	400	0	0	0	0	0
Total	400	0	0	400	0	400	0	0	0	0	0

DESCRIPTION

The traffic circle is located in front of the Executive Office Building and Judicial Center. The circle requires immediate repairs due to continual deterioration which is causing water infiltration into the EOB/Judicial Center Loading dock below. This first phase of what is a two phase project will address the failed expansion joint seals within Monroe Street. Phase I of the project, Monroe Street Expansion Joint Seal Replacement, will include the following; work to include selective structural road deck concrete patching and placement of a smoke and fire blanket beneath the joint seal. Phase II; Plaza renovation to include selected demolition and removal of plaza surfacing, asphalt topping, landscaping and concrete topping followed by reconstruction of wearing surface and landscaping will be programmed after the completion of Phase I and when Montgomery County's extent of financial responsibility has been established.

ESTIMATED SCHEDULE

Phase I immediate repairs are estimated to take 60 days for design and 180 days for construction and are scheduled to be completed in FY12. Phase II long term repairs are estimated to take 180 days for design and 360 days for construction.

JUSTIFICATION

The circle has been deteriorating and now is at a point that immediate repairs are needed due to life safety and structural concerns resulting from cracks in the roof deck and various openings in failed expansion joints. Extensive water infiltration in the loading dock servicing the EOB, JC and neighboring stores is occurring at an increasing rate due to failure of expansion joints in the traffic circle. Water infiltration is also causing parts of the concrete roof deck to fail resulting in concrete chunks falling onto the loading dock below. Continual water damage to the loading dock will result in higher repair costs in the future if this problem is not taken care of immediately.

A Structural Engineering and Condition Evaluation Study, dated April 7, 2010, was prepared by Smislova, Kehnemui & Associates and forms the basis of this project request. The study concludes that the plaza structure and envelope is in poor condition with specific components undergoing severe physical distress. Study recommendations are; Phase I, that a plaza repair program is performed on a prioritized basis starting with replacement of the deficient expansion joint seal located in the middle of Monroe Street and installing a smoke and fire blanket beneath the joint; Phase II, plaza resurfacing, waterproofing, and planter and structural deck repairs.

FISCAL NOTE

The traffic circle on Monroe Street is owned by multiple parties including Montgomery County, The City of Rockville, and private owners. A title search will need to be completed to determine the extent of Montgomery County's financial responsibility for the Phase II repairs.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA			COORDINATION		MAP
Date First Appropriation	FY12	(\$000)	Department of General Services City of Rockville Adjacent Property Owners		
First Cost Estimate					
Current Scope	FY12	400			
Last FY's Cost Estimate		0			
Appropriation Request	FY12	400			
Supplemental Appropriation Request		0			
Transfer		0			
Cumulative Appropriation		0			
Expenditures / Encumbrances		0			
Unencumbered Balance		0			
Partial Closeout Thru	FY09	0			
New Partial Closeout	FY10	0			
Total Partial Closeout		0			

1301 Piccard Loading Dock -- No. 361205

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 06, 2011
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	50	0	0	50	0	50	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	100	0	0	100	0	100	0	0	0	0	0
Construction	498	0	0	498	0	498	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	648	0	0	648	0	648	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	648	0	0	648	0	648	0	0	0	0	0
Total	648	0	0	648	0	648	0	0	0	0	0

DESCRIPTION

1301 Piccard Drive, a Health and Human Services facility, experiences heavy flooding in the parking lot/ loading dock areas during rain events. The problem is extensive in nature and has resulted in deterioration of parking surfaces and adjacent building structures. During flooding, water levels can reach up to 3 or 4 feet in the loading dock area causing safety concerns. Remedial actions will need to be implemented to resolve the flooding at the loading dock. The actions include providing an adequate outfall for the existing storm drain system, increasing the pumping capacity for the loading dock drains, installing sediment filtering measures, and new inlets to prevent and minimize future sediment build-up within the storm drain system(s).

ESTIMATED SCHEDULE

Estimated schedule for completion of the project is 180 days for design phase and 180 days for construction.

JUSTIFICATION

This drainage issue has been an on-going problem for Division of Facilities Management which is now causing building and parking lot deterioration. A Concept Study and Cost Budget Estimate, dated November 4, 2010, was prepared by Smisiova, Kehnemui & Associates and forms the basis of this project request. The study concludes that existing drainage has been determined to be undersized and will require major redesign and construction of the parking/loading dock areas to properly drain storm water runoff. The design phase will need to take into consideration existing storm drain infrastructure and adjacent stream and watershed areas. Life safety is also a concern when the water level can rise to around 4 feet and at this level comes close to an existing electrical transformer.

OTHER DISCLOSURES

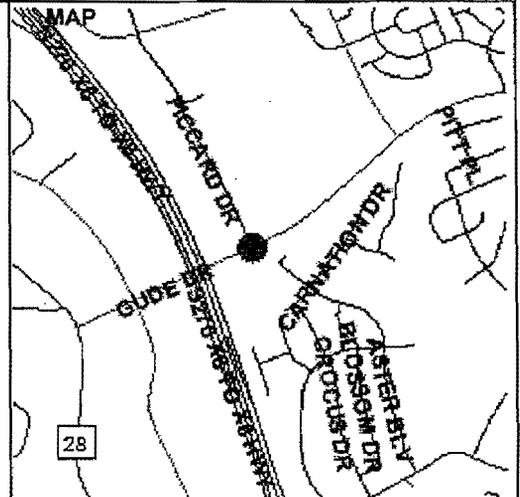
- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY12	(\$000)
First Cost Estimate	FY12	648
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY12	648
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

Department General Services
Health Human Services
Department of Permitting Services



Approved FY 9-14 CIP
Montgomery County Government Complex -- No. 360901

Category	General Government	Date Last Modified	May 15, 2008
Subcategory	County Offices and Other Improvements	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Rockville	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	4,614	0	0	4,614	2,770	1,844	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	4,614	0	0	4,614	2,770	1,844	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	4,614	0	0	4,614	2,770	1,844	0	0	0	0	0
Total	4,614	0	0	4,614	2,770	1,844	0	0	0	0	0

DESCRIPTION

This project provides for the planning and design, to the end of the design development phase, of three components identified in the Government Core Facilities Optimization Master Plan Study: the new Council Office Building, the Council Office Building garage addition, and a new pedestrian bridge. The Judicial Center Annex and Judicial Center renovation included in the Government Core Plan are being provided through CIP Project No. 100300, Judicial Center Annex. Other components of the Government Core Facilities Optimization Master Plan Study include the Executive Office Building, Red Brick Courthouse, Grey Courthouse, Grey Courthouse Annex, and Jury Parking Lot may be added to this project in future years.

The existing Council Office Building (COB) will be replaced by a new building that will be located adjacent to the Executive Office Building. The new COB will accommodate the existing COB occupants, projected COB occupant growth to year 2020, and approximately 100,000 gross square feet of additional space. The space will be used for consolidation of County departments currently located in leased facilities. The existing COB garage will be expanded by three floors to accommodate the parking requirements for the Judicial Center Annex and the new COB. The pedestrian bridge will cross Jefferson Street to connect the COB garage and the new COB, increasing pedestrian safety.

JUSTIFICATION

The Government Core Facilities Optimization Master Plan Study (funded under CIP Project No. 500721) analyzed short and long-term growth needs, speed and ease of implementation, cost effectiveness, creation of a suitable government complex, as well as improvement of government services and accessibility. The Government Core Facilities Optimization Master Plan Study recommended construction of a new COB, COB garage addition, and a Judicial Center Annex to meet the year 2020 growth requirements.

The Executive Office Building, COB, and COB garage are aged and in need of either renovation or major system replacement. There is also a need for space to consolidate government functions and provide future growth. Replacement and renovation of these facilities requires comprehensive planning and phasing.

Plans and Studies: Government Core Optimization Master Plan Study (February 2008, Matrix Settles/Staubach).

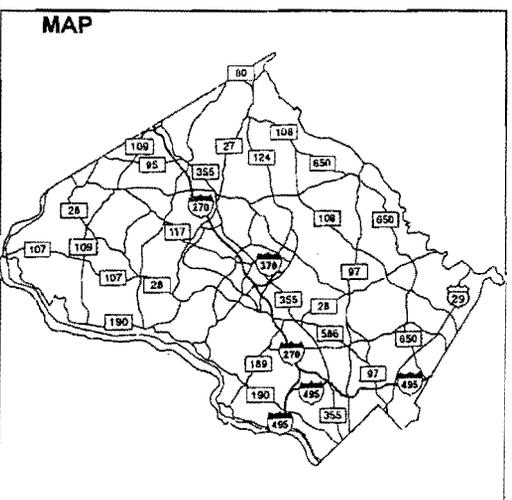
FISCAL NOTE

This project provides funding to the end of the design development phase only. Construction cost estimates will be determined during the design development phase.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	4,614
Current Scope		0
Last FY's Cost Estimate		0
Appropriation Request	FY09	4,614
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

County Council
 Department of General Services
 City of Rockville
 Maryland State Highway Administration
 Department of Technology Services



Approved FY11-16 CIP
Montgomery County Government Complex -- No. 360901

Category
 Subcategory
 Administering Agency
 Planning Area

General Government
 County Offices and Other Improvements
 General Services
 Rockville

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

March 16, 2010
 No
 None.
 Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	4,614	463	3,151	1,000	500	500	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	4,614	463	3,151	1,000	500	500	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	4,614	463	3,151	1,000	500	500	0	0	0	0	0
Total	4,614	463	3,151	1,000	500	500	0	0	0	0	0

DESCRIPTION

This project provides for the planning and design, to the end of the design development phase, of three components identified in the Government Core Facilities Optimization Master Plan Study: the new Council Office Building (COB), the COB garage addition, and a new pedestrian bridge. The Judicial Center Annex and Judicial Center renovation included in the Government Core Plan are being provided through CIP Project No. 100300, Judicial Center Annex. Other components of the Government Core Facilities Optimization Master Plan Study include the Executive Office Building, Red Brick Courthouse, Grey Courthouse, Grey Courthouse Annex, and Jury Parking Lot may be added to this project in future years.

The existing COB will be replaced by a new building that will be located adjacent to the Executive Office Building. The new COB will accommodate the existing COB occupants, projected COB occupant growth to year 2025, and approximately 77,000 gross square feet of additional space. The additional space will be used for consolidation of County departments currently located in leased facilities or the feasibility of relocating other County agencies will also be considered. The existing COB garage will be expanded by three floors to accommodate the parking requirements for the Judicial Center Annex and the new COB. The pedestrian bridge will cross Jefferson Street to connect the COB garage and the new COB, increasing pedestrian safety.

JUSTIFICATION

The Government Core Facilities Optimization Master Plan Study (funded under CIP Project No. 500721) analyzed short and long-term growth needs, speed and ease of implementation, cost effectiveness, creation of a suitable government complex, as well as improvement of government services and accessibility. The Government Core Facilities Optimization Master Plan Study recommended construction of a new COB, COB garage addition, and a Judicial Center Annex to meet the year 2025 growth requirements.

The Executive Office Building, COB, and COB garage are aged and in need of either renovation or major system replacement. There is also a need for space to consolidate government functions and provide future growth. Replacement and renovation of these facilities requires comprehensive planning and phasing.

Plans and Studies: Government Core Optimization Master Plan Study (February 2008, Matrix Settles/Staubach).

FISCAL NOTE

Shift \$500k in FY11 funding and expenditures to FY12. Construction cost estimates will be determined during the design development phase. The total estimated cost is between \$152 million and \$188 million, depending on whether a portion of the new COB is used solely for lease consolidation space or includes relocation of the other County agencies.

OTHER DISCLOSURES

- A pedestrian-impact analysis has been completed for this project.
- Land acquisition will be funded initially through ALARF, and then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	4,614
Current Scope		4,614
Last FY's Cost Estimate		4,614
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,614
Expenditures / Encumbrances		2,581
Unencumbered Balance		2,033
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION
 County Council
 Office of Legislative Oversight
 Office of the People's Counsel
 Merit System Protection Board
 Office of Zoning and Administrative Hearings
 Board of Appeals
 Department of Technology Services
 Department of Housing and Community Affairs
 Office of Consumer Protection
 Ethics Commission
 Department of Police
 Department of General Services
 City of Rockville
 Maryland State Highway Administration



CE proposed amendment to FY11-16 Approved CIP

Montgomery County Government Complex -- No. 360901

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 05, 2011
No
None
Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	4,613	781	2,832	1,000	0	0	0	500	500	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	1	1	0	0	0	0	0	0	0	0	0
Total	4,614	782	2,832	1,000	0	0	0	500	500	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	4,614	782	2,832	1,000	0	0	0	500	500	0	0
Total	4,614	782	2,832	1,000	0	0	0	500	500	0	0

DESCRIPTION

This project provides for the planning and design, to the end of the design development phase, of three components identified in the Government Core Facilities Optimization Master Plan Study: the new Council Office Building (COB), the COB garage addition, and a new pedestrian bridge. The Judicial Center Annex and Judicial Center renovation included in the Government Core Plan are being provided through CIP Project No. 100300, Judicial Center Annex. Other components of the Government Core Facilities Optimization Master Plan Study include the Executive Office Building, Red Brick Courthouse, Grey Courthouse, Grey Courthouse Annex, and Jury Parking Lot may be added to this project in future years.

The existing COB will be replaced by a new building that will be located adjacent to the Executive Office Building. The new COB will accommodate the existing COB occupants, projected COB occupant growth to year 2025, and approximately 77,000 gross square feet of additional space. The additional space will be used for consolidation of County departments currently located in leased facilities or the feasibility of relocating other County agencies will also be considered. The existing COB garage will be expanded by three floors to accommodate the parking requirements for the Judicial Center Annex and the new COB. The pedestrian bridge will cross Jefferson Street to connect the COB garage and the new COB, increasing pedestrian safety.

JUSTIFICATION

The Government Core Facilities Optimization Master Plan Study (funded under CIP Project No. 500721) analyzed short and long-term growth needs, speed and ease of implementation, cost effectiveness, creation of a suitable government complex, as well as improvement of government services and accessibility. The Government Core Facilities Optimization Master Plan Study recommended construction of a new COB, COB garage addition, and a Judicial Center Annex to meet the year 2025 growth requirements.

The Executive Office Building, COB, and COB garage are aged and in need of either renovation or major system replacement. There is also a need for space to consolidate government functions and provide future growth. Replacement and renovation of these facilities requires comprehensive planning and phasing.

Plans and Studies: Government Core Optimization Master Plan Study (February 2008, Matrix Settles/Staubach).

FISCAL NOTE

Shift \$500,000 in GO Bonds from each of FY11 and FY12 to FY14 and FY15. Construction cost estimates will be determined during the design development phase. The total estimated cost is between \$152 million and \$188 million, depending on whether a portion of the new COB is used solely for lease consolidation space or includes relocation of the other County agencies.

OTHER DISCLOSURES

- A pedestrian Impact analysis has been completed for this project.
- Land acquisition will be funded initially through ALARF, and then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	County Council	
First Cost Estimate	Office of Legislative Oversight	
Current Scope	Office of the People's Counsel	
Last FY's Cost Estimate	Merit System Protection Board	
Appropriation Request	Office of Zoning and Administrative Hearings	
Supplemental Appropriation Request	Board of Appeals	
Transfer	Department of Technology Services	
Cumulative Appropriation	Department of Housing and Community Affairs	
Expenditures / Encumbrances	Office of Consumer Protection	
Unencumbered Balance	Ethics Commission	
Partial Closeout Thru	Department of Police	
New Partial Closeout	Department of General Services	
Total Partial Closeout	City of Rockville	
	Maryland State Highway Administration	