

MEMORANDUM

February 24, 2011

TO: Planning, Housing and Economic Development Committee

FROM: Vivian Yao, Legislative Analyst *VY*

SUBJECT: **Worksession – FY12 Capital Budget and Amendments to the FY11-16 Capital Improvements Program (CIP) for the Department of Recreation**

The Planning, Housing and Economic Development (PHED) Committee is scheduled to review the County Executive's recommended FY12 Capital Budget and amendments to the FY11-16 Capital Improvements Program (CIP) for the Department of Recreation. Representatives from the departments of Recreation, General Services, and the Office of Management and Budget are expected to participate in the worksession.

The FY11-16 CIP for the Department of Recreation includes 10 active projects. Two of these projects have been recommended by the County Executive for close out: North Bethesda Community Recreation Center and Wheaton Community Recreation Center-Rafferty.

The Executive is also recommending a new Wheaton Library and Community Recreation Center project that was reviewed, along with the Wheaton Recreation Center-Rafferty project, by the PHED and HHS Committees on February 17.

DRAFT VISION 2030 STRATEGIC PLAN

The Draft Vision 2030 Strategic Plan for County Parks and Recreation was reviewed by the PHED Committee on February 14. The Plan outlines criteria and methodologies for assessing the need for park and recreation facilities and programs. **The Plan recommends providing an equitable distribution of public indoor recreation spaces in Montgomery County that is sustainable and refines the Recreation and Aquatic Service Model by:**

- **Incorporating flexibility** into the level of service model to allow for larger centers to serve more residents when appropriate. Providing leisure services at larger regional centers is an industry best management practice. The prior Recreation Facility Development Plan FY1997-2010 recommended one center of 24,000 net square feet be developed for every 30,000 unit of population. New Community Recreation Center projects in the CIP, since the approval of the White Oak project, have been approved as 33,000 square foot centers.

- **Incorporating indoor aquatics in new recreation centers** to create operational efficiencies, broader appeal, and respond to high public interest in leisure and instructional (non-competitive) aquatics.
- **Identifying highly accessible locations for new recreation centers** along multi-model transportation corridors (e.g., public transportation routes, trails, major roadways, etc.)
- **Identifying opportunities to partner and/or co-locate indoor recreation centers with other institutional facilities** (e.g., schools, libraries park facilities, or other leisure services providers, etc.), when appropriate.

The Plan recommends refining the level of service model for indoor recreation and aquatic centers **by prioritizing public indoor recreation centers in the North Central and South Central subareas of the County** where lower per capita LOS currently exists, and the highest rates of growth are projected in the next 10 to 20 years. The Plan also highlights the need to **maintain quality facilities for efficiency, safety, attractiveness and long-term sustainability.**

PROJECT UPDATES

Eight projects approved as part of the FY11-16 CIP for the Department were not recommended for amendment. Updates for these projects are provided below.

Construction-Ready Projects

- **White Oak Community Recreation Center:** The project is in the construction phase with completion scheduled for February 2012. There is no recommended FY12 Capital appropriation.
- **Plum Gar Neighborhood Recreation Center:** Construction documents for the project are 90% complete and have been submitted to DPS for building permit approval. The estimated construction start date has been pushed back to August 2011 with completion scheduled for December 2012. The estimated construction cost is \$5 million. The recommended FY12 Capital appropriation is \$1.026 million.
- **Scotland Neighborhood Recreation Center:** Fifty percent of Construction Documents are currently under review. The building permit is expected in Summer 2011 with the construction to begin in Winter 2011/2012. Construction is anticipated to take 15 months with an estimated cost of \$4.7 million. The recommended FY12 Capital appropriation is \$1.431 million.
- **North Potomac Community Recreation Center (approved PDF at ©1):** Construction Documents will be 95% complete in March 2011. **It appears that the project could be ready to begin construction in FY12 (see February 2011 CIP Building Report project schedule at ©2); however, the approved PDF does not program construction funding, and the Executive has not recommended the project for an amendment.**

The estimated construction costs for the project is \$17.0 million to \$18.6 million. There is no recommended FY12 Capital appropriation.

Council staff notes that this project does not fall within the priority subareas of the County, i.e., North Central and South Central, for locating new indoor recreation centers as recommended in the Draft Vision 2030 Strategic Plan for Parks and Recreation. The Committees may want to ask Executive staff how the Vision 2030 Strategic Plan will affect new recreation projects already in the queue to be developed, including the North Potomac project.

Council staff believes that delaying construction of this new facility is appropriate given the challenges that the Department continues to face in opening new facilities and programming and maintaining existing facilities with constrained funding.

If the Committee feels that this project is a priority and would like to proceed without delay, it should request that the approved PDF be amended to include construction funding.

Planning and Design Funded Projects

- **Ross Boddy Neighborhood Recreation Center:** The project is currently on hold awaiting a cost assessment for bringing public sewer and water to the site. The current system will not support the renovation and addition. Construction without additional water/sewer work is estimated at \$5 million. There is no recommended FY12 Capital appropriation.
- **Good Hope Neighborhood Recreation Center:** The Concept Design Phase has determined that a building addition is required. Because the project is in a Special Protection Area, the County is working with M-NCPPC to determine how to address the issue of additional impervious area. Design is expected to be completed in Fall 2012 with construction anticipated to start in Spring 2013 and last 15 months. The cost estimate for construction is \$3.5 to \$4.0 million. There is no recommended FY12 Capital appropriation.
- **Recreation Facility Modernization:** There has been no activity on this project in FY11, and as of December 2010, only \$319 of appropriated funds had been expended. The Council froze \$100,000 in current revenue to achieve General Fund savings in FY11. The current appropriation is approximately \$100,000 in G.O. Bond funding. The recommended FY12 Capital appropriation is \$100,000.

Construction Set-Aside Project

- **Neighborhood Recreation Center Construction (approved PDF at ©3):** This project provides for a designated funding set-aside for building improvements and construction associated with the Ross Boddy and Good Hope Neighborhood Recreation Center projects.

The current appropriation for the project is \$500,000. Executive staff has stated that the appropriation has been reserved for contingencies should bids come in higher than estimated. There is no recommended FY12 Capital appropriation.

Council staff notes that contingency amounts are typically included in construction estimates and would be accounted for in the Ross Boddy and Good Hope PDFs when construction funding is programmed. Consequently, the \$500,000 appropriation in this PDF is not needed. Council staff recommends reducing the appropriation in the project by \$500,000.

Facility Planning

There are two recreation projects currently in facility planning: Clarksburg and Damascus Community Recreation and Aquatic Center. Executive staff reports that both projects are on hold pending site determination and no significant funds have been spent on the projects to date.

RECOMMENDED CLOSE OUT PROJECTS

North Bethesda Community Recreation Center (©4-5)

The Executive recommends closing out the North Bethesda Community Recreation Center project and recommends a decrease to the appropriation by the amount of the project's unencumbered balance of \$1.536 million.

The project provides for the design and construction of a 24,000 square-foot community recreation center, originally planned to be a part of the Rock Spring Centre development. The parcel to be dedicated by the developer, however, was determined insufficient in size to support a community recreation center. **Council staff understands that the current developer of the Rock Spring Centre has agreed to dedicate .57 acres to the County to meet its obligations pursuant to prior Planning Board and District Council approvals. No decision has been made regarding the use of that property.**

More recently, the Executive explored the possibility of co-locating the Davis Library with the North Bethesda Recreation Center but did not move forward with this concept. Executive staff explains that the community only supports a recreation center of, at most, half the size described in the standard recreation POR. In addition, the Executive determined that a full-size recreation center is provided for in the White Flint Sector plan and would be able to fulfill the needs of the North Bethesda community. The approved White Flint sector plan raises the possibility of co-location a recreation center on the Wall Local Park site in conjunction with the expansion of the Montgomery Aquatic Center. **Council staff notes that during Council discussions on White Flint Sector Plan, the Executive highlighted the need for a recreation facility to serve the existing and future residents of the White Flint Sector *in addition to* another facility to serve the North Bethesda community.**

The following factors support closing out the project: (1) the Department's increasingly constrained operating budget has created sustainability issues in programming and maintaining its new and existing facilities; (2) there has been ongoing

difficulty in locating an appropriate site for the North Bethesda project; and (3) the proposal to co-locate recreation and aquatics facilities in the White Flint Sector can serve North Bethesda residents. Moreover, the Executive's proposal is consistent with the Draft Vision 2030 Strategic Plan for Parks and Recreation recommendations, which emphasizes strategic placement of new facilities and the sustainability of new and existing facilities instead of a standard formula for adding centers based on units of population.

Council staff recommendation: Support the Executive's recommendation.

Wheaton Community Recreation Center-Rafferty (©6-7)

The Executive recommends closing out the Wheaton Community Recreation Center-Rafferty project because space limitations and utility and plumbing challenges make the project unfeasible and because of the newly proposed Wheaton Library and Community Recreation Center project. The Executive recommends a decrease to the appropriation by the amount of the project's unencumbered balance of \$423,000.¹

The HHS and PHED Committees discussed this project along with the newly proposed Wheaton Library and Community Recreation Center at the February 17 HHS and PHED Committee. Although the Committees concurred with the Executive's proposal for a co-located library and recreation center, Councilmembers had questions regarding the plans for the Rafferty Center and land dedicated for the original CIP project and whether plans provided for public use of the property.

According to the applicable site development rezoning decision, the Center was to be retained for public use, "provided that a public entity assumes responsibility, with adequate parking, visibility and pedestrian access." After the County decided not to move forward with plans to renovate the Rafferty Center, the current developer proposed that the center be replaced with an open field and a multi-age playground.

The Planning Board stated that the proximity of the open space and playground to Georgia Avenue implies public accessibility and use; however, it found that the removal of the Rafferty Center "did not obligate the developer to provide a replacement of such public use area of space for the broader community." Furthermore, the Planning also stated that requiring future residents and the Homeowner's Association to maintain, secure, and be liable for the public use of a private facility would be burdensome. Thus, the Planning Board did not require the open space and playground to remain open to the public.

Council staff recommendation: Support the Executive's recommendation.

¹ Council staff notes that in the fall of 2010 the Executive transferred 10% of the project's then cumulative appropriation to cover overages in the Fillmore project included in the Cost Sharing: MCG project. This reduced the cumulative appropriation in approved the FY11-16 PDF by \$109,400, from \$1.094 million to \$985,000.

Approved FY 11-16

North Potomac Community Recreation Center -- No. 720102

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
General Services
Potomac-Travilah

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 11, 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	1,588	110	535	943	500	443	0	0	0	0	0
Land	9,497	7,702	1,795	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	11,085	7,812	2,330	943	500	443	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	9,881	6,608	2,330	943	500	443	0	0	0	0	0
PAYGO	1,204	1,204	0	0	0	0	0	0	0	0	0
Total	11,085	7,812	2,330	943	500	443	0	0	0	0	0

DESCRIPTION

This project provides for the design of a 33,000 net square foot community recreation center and associated site of approximately 17 acres. The building will include typical elements, such as, a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, vending space, conference room, offices, lobby, rest rooms, and storage space.

ESTIMATED SCHEDULE

The design phase commenced during the Fall of 2009 and is estimated to last eighteen months.

JUSTIFICATION

This region has no existing community recreation center facility. Cost estimates are based on a revised Community Recreation Center Program of Requirements. The project provides for only the design phase. Construction cost estimates will be determined during design development.

The Department of Recreation Facility Development Plan (FY97-10) has identified the need for a community center to serve this region. The July 1998 Park Recreation and Program Open Space Master Plan prepared by M-NCPPC has also identified the development of a community recreation facility to serve the Potomac-Travilah planning area as a key community concern. Project preliminary design was completed in the Facility Planning: MCG project, prior to the establishment of this stand-alone project.

OTHER

This project has been delayed in order to complete land acquisition.

FISCAL NOTE

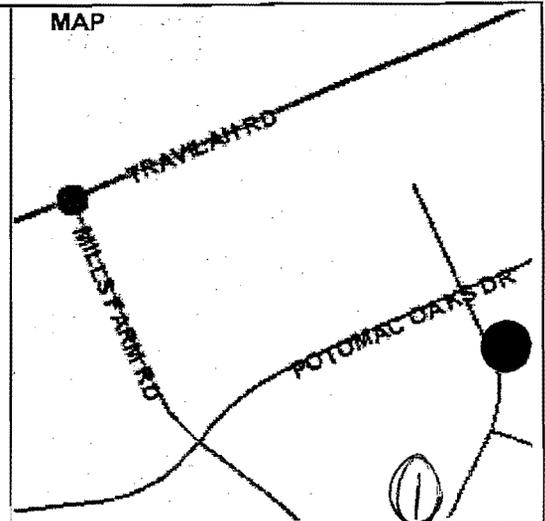
The current estimated total project cost, including construction, is \$34.7 million.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY05	(\$000)
First Cost Estimate	FY09	11,085
Current Scope	FY09	11,085
Last FY's Cost Estimate	FY09	11,085
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request	FY12	0
Transfer	FY12	0
Cumulative Appropriation	FY11	11,085
Expenditures / Encumbrances	FY11	9,018
Unencumbered Balance	FY11	2,067
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout	FY09	0

COORDINATION
 Department of General Services
 Department of Technology Services
 Department of Recreation
 M-NCPPC
 Department of Permitting Services
 WSSC
 PEPCO
 Washington Gas
 Upcounty Regional Services Center
 Special Capital Projects Legislation will be proposed by the County Executive



North Potomac Community Recreation Center(Design Phase)

N. Potomac

Project #: 720102 Customer/User Agency: Department of Recreation
 Project Manager: Anjali Gulati Council Representative: Andrews
 A/E Consultant: Grimm+Parker Contractor: TBD

This project provides for the design and construction of a 33,000 net square foot community recreation center and associated site of approximately 17 acres. This building includes typical elements such as a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, vending space, conference room, offices, lobby, rest rooms, and storage space.

#	Activity	PDF	Last Report	This Report	Completion
1	POR Approval (received signed POR)	---	---		
2	Send RFP to procurement for Advertisement	---			
3	Prepare Scope of Work for Task order	8/1/2008			9/8/2008
4	Issue NTP to A/E	12/1/2008			1/6/2009
5	Concept Plan documents received	1/1/2009			12/15/2009
6	NTP to schematic Design	1/15/2009			1/26/2010
7	Schematic Design documents received	3/01/09			3/26/2010
8	Public Presentation	TBD			3/16/2010
9	NTP to Design Development	4/1/2009			4/22/2010
10	Design Development documents received	8/1/2009	7/15/2010		7/27/2010
11	File for Mandatory Referral	---	8/13/2010		8/13/2010
12	NTP for Construction Documents	9/1/2009	9/1/2010		9/8/2010
13	SWM Concept Approval				
14	Public Presentation	TBD	9/20/2010		10/14/2010
15	Mandatory Referral Approval		11/1/2010		11/18/2010
16	60% CD documents received	11/1/2009	11/15/2010		11/15/2010
16a	QCSS Review Completion		12/6/2010		1/14/2011
17	Issue REOI		12/20/2010	*TBD	
17a	Short list contractors		3/15/2010	*TBD	
18	Final SWM Approved		12/20/2010		2/8/2011
19	95% CD documents received	1/2/2010	1/7/2011	3/1/2011	
19a	QCSS Review Completion		2/7/2010	4/1/2011	
20	File for SCP		1/5/2011		2/8/2011
21	File for Building Permit	1/2/2010	1/7/2011	3/5/2011	
22	Obtain Building Permit	4/1/2010	3/10/11	6/15/2011	
23	Bid Documents submitted by A/E	2/10/2010	4/1/2011	*TBD	
24	Bid Documents approved	2/15/2010	4/15/2011	*TBD	
25	IFB to Procurement	2/16/2010	4/22/2011	*TBD	
26	IFB Advertisement	5/1/2010	5/1/2011	*TBD	
27	NTP to Contractor	9/1/2010	8/1/2011	*TBD	
28	Substantial Completion	11/1/2011	11/1/2012	*TBD	
29	Occupancy/Public opening	12/1/2011	12/1/2012	*TBD	

Project status (since last report):

County working on the resolution to the Patrick Avenue right-of-way issue. Received Storm Water Concept approval contingent on Patrick Ave right-of-way issue. *- TBD dates will be finalized when the funding for Construction is appropriated.

Status of Pending issues

Resolution to the Patrick Avenue right-of-way issue

Major issues resolved (since last report):**Budget:**

CCAP = \$18.6M; DD cost estimate is \$17.04M.

Approved FY11-16
Neighborhood Recreation Center Construction -- No. 720921

Category
 Subcategory
 Administering Agency
 Planning Area

Culture and Recreation
 Recreation
 General Services
 Countywide

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

January 11, 2010
 No
 None.
 Planning 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	0	0	0	0	0	0	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	18,662	0	0	18,662	500	2,500	11,662	4,000	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	18,662	0	0	18,662	500	2,500	11,662	4,000	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	18,662	0	0	18,662	500	2,500	11,662	4,000	0	0	0
Total	18,662	0	0	18,662	500	2,500	11,662	4,000	0	0	0

DESCRIPTION

This project provides for a designated funding set-aside for building improvements and construction associated with the following neighborhood recreation centers: Ross Boddy Neighborhood Recreation Center (18529 Brooke Road in Sandy Spring) and Good Hope Neighborhood Recreation Center (14715 Good Hope Road in Silver Spring). As a project is ready to proceed, some of these funds may be expended for that particular project.

COST CHANGE

Transfer funding for construction to the Scotland Neighborhood Recreation Center Project No. 720916 and the Plum Gar Neighborhood Recreation Center Project No. 720905; increase funding set-aside for Good Hope and Ross Boddy Recreation Centers.

JUSTIFICATION

The two neighborhood recreation centers have been in need of significant renovation. In 2000, the Montgomery County Department of Recreation (MCRD) in coordination with the then Department of Public Works and Transportation, submitted an informal in-house assessment of five neighborhood recreation facilities including informal recommendations for renovation or expansion. The assessment and recommendations were submitted in the draft Neighborhood Recreation Centers 2003 Recommendations Report Summary and the March 2005 Program of Requirements, written by the MCRD. Additional facility planning efforts were completed in FY08 as part of the Facility Planning: MCG project and included extensive community planning efforts.

FISCAL NOTE

Design development funding has been designated in the Good Hope Neighborhood Recreation Center Project No. 720918 Project Description Form (PDF) and in the Ross Boddy Neighborhood Recreation Center Project No. 720919 PDF. Final construction costs will be determined during the design development phase.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1"> <tr> <td>Date First Appropriation</td> <td></td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td>FY11</td> <td>18,662</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>20,000</td> </tr> </table>	Date First Appropriation		(\$000)	First Cost Estimate			Current Scope	FY11	18,662	Last FY's Cost Estimate		20,000	Department of General Services Department of Recreation Department of Permitting Services Department of Technology Services M-NCPPC WSSC PEPCCO	
Date First Appropriation		(\$000)												
First Cost Estimate														
Current Scope	FY11	18,662												
Last FY's Cost Estimate		20,000												
<table border="1"> <tr> <td>Appropriation Request</td> <td>FY11</td> <td>500</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY12</td> <td>18,162</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> </table>	Appropriation Request	FY11	500	Appropriation Request Est.	FY12	18,162	Supplemental Appropriation Request		0	Transfer		0		
Appropriation Request	FY11	500												
Appropriation Request Est.	FY12	18,162												
Supplemental Appropriation Request		0												
Transfer		0												
<table border="1"> <tr> <td>Cumulative Appropriation</td> <td></td> <td>0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td>0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td>0</td> </tr> </table>	Cumulative Appropriation		0	Expenditures / Encumbrances		0	Unencumbered Balance		0					
Cumulative Appropriation		0												
Expenditures / Encumbrances		0												
Unencumbered Balance		0												
<table border="1"> <tr> <td>Partial Closeout Thru</td> <td>FY08</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY09</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table>	Partial Closeout Thru	FY08	0	New Partial Closeout	FY09	0	Total Partial Closeout		0					
Partial Closeout Thru	FY08	0												
New Partial Closeout	FY09	0												
Total Partial Closeout		0												

Executive Recommended

North Bethesda Community Recreation Center -- No. 720100

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
General Services
Bethesda-Chevy Chase

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	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

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

DESCRIPTION

This project will include an approximately 24,000 square foot community recreation center. This building will include typical elements, such as, a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, vending space, conference room, offices, lobby, rest rooms, and storage space.

ESTIMATED SCHEDULE

The design phase will commence when site negotiations with developer are finalized.

COST CHANGE

This project is recommended for closeout. A recreation center in the North Bethesda area is included in the Phase II planning for the White Flint Development District.

JUSTIFICATION

This region, with a population approaching 100,000, is currently served by one community recreation center located in Chevy Chase, which is designed to serve a community of 30,000. Residential development in the northern sector of this region has been significant in recent years, and additional development is in process.

Project preliminary design was completed in the Facility Planning: MCG project, prior to the establishment of this stand-alone project.

OTHER

Site Improvements, Utilities, and Stormwater Management may be provided by the developer. The project schedule may change depending on the development of the Davis tract. Negotiations are ongoing. The project provides for only the design phase. Final construction costs will be determined during the design development stage.

FISCAL NOTE

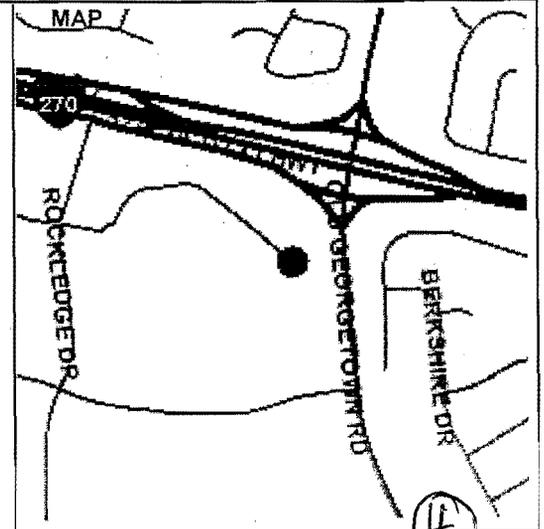
Total project cost including construction cost has been estimated to be \$22 million.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY11	1,536
Last FY's Cost Estimate		1,536
Appropriation Request	FY12	-1,536
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,536
Expenditures / Encumbrances		0
Unencumbered Balance		1,536
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

Bethesda-Chevy Chase Regional Services Center
Department of Permitting Services
Department of General Services
Department of Recreation
Department of Technology Services
WSSC
PEPCO



Approved FY11-16

North Bethesda Community Recreation Center -- No. 720100

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
General Services
Bethesda-Chevy Chase

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 10, 2010
No
None.
Planning 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	1,536	0	0	1,536	355	250	931	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	1,536	0	0	1,536	355	250	931	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,536	0	0	1,536	355	250	931	0	0	0	0
Total	1,536	0	0	1,536	355	250	931	0	0	0	0

DESCRIPTION

This project will include an approximately 24,000 square foot community recreation center. This building will include typical elements, such as, a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, vending space, conference room, offices, lobby, rest rooms, and storage space.

ESTIMATED SCHEDULE

The design phase will commence when site negotiations with developer are finalized.

COST CHANGE

Reduction due to removal of construction management costs.

JUSTIFICATION

This region, with a population approaching 100,000, is currently served by one community recreation center located in Chevy Chase, which is designed to serve a community of 30,000. Residential development in the northern sector of this region has been significant in recent years, and additional development is in process.

Project preliminary design was completed in the Facility Planning: MCG project, prior to the establishment of this stand-alone project.

OTHER

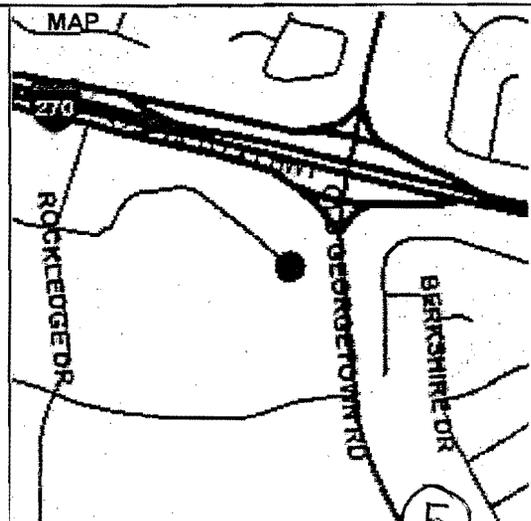
Site Improvements, Utilities, and Stormwater Management may be provided by the developer. The project schedule may change depending on the development of the Davis tract. Negotiations are ongoing. The project provides for only the design phase. Final construction costs will be determined during the design development stage.

GENERAL NOTE

Project cost including construction cost has been estimated to be \$22 million.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY11	1,536
Last FY's Cost Estimate		2,343
Appropriation Request	FY11	-299
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,835
Expenditures / Encumbrances		0
Unencumbered Balance		1,835
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION
Bethesda-Chevy Chase Regional Services Center
Department of Permitting Services
Department of General Services
Department of Recreation
Department of Technology Services
WSSC
PEPCO



Executive Recommended

Wheaton Community Recreation Center - Rafferty -- No. 720800

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
General Services
Kensington-Wheaton

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	19	8	11	0	0	0	0	0	0	0	0
Land	540	540	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	3	3	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	562	551	11	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	562	551	11	0	0	0	0	0	0	0	0
Total	562	551	11	0							

DESCRIPTION

This project provides for the design for renovation and expansion of the the Rafferty (Phase 1) and Wheaton Recreation (Phase 2) Centers. The Rafferty Center, a portion of the former Good Counsel High School, was designated for dedication for a public purpose as a part of a recent site development rezoning decision. The County has determined that it will provide additional recreation services to the Wheaton-Kemp Mill communities by using the Rafferty center to create a second Community Recreation Center to be used in tandem with the existing Wheaton Recreation Center. The existing Wheaton Recreation Center is owned by M-NCPPC and operated by the County Recreation Department. Renovation and expansion of the Rafferty facility, along with future renovations of the existing center will provide, in two parts, a full service Community Recreation Center (of approximately 33,000 net square feet) consistent with the provisions of the Montgomery County Recreation Facility Development Plan, 2005 Update.

COST CHANGE

This project is recommended for closeout due to the creation of a new project (Wheaton Library and Community Recreation Center, project #361202) that will fund a feasibility study for a combined recreation and library facility.

JUSTIFICATION

The Department has operated the existing Wheaton Recreation Center, owned by the M-NCPPC, for many years. As early as 1997, this facility was designated for replacement with a larger full service facility, originally included in Facility Planning and Site Evaluation projects as the Kemp Mill (later Wheaton/Kemp Mill) Community Recreation Center. In the 2005 update to the Department's facility plan and in the FY07-12 CIP, a "Wheaton Area Recreation Facilities" study was included in the MCG Facility Planning Project #508768 for this purpose. The concept included site and structure, stabilization and design development for future renovation, remodeling, and expansion of the Wheaton Community Recreation Center - Rafferty to provide an additional recreation facility to complement the existing facility.

OTHER

No funds may be expended for on-site improvements until an agreement providing for the transfer of the property to the County has been executed.

OTHER DISCLOSURES

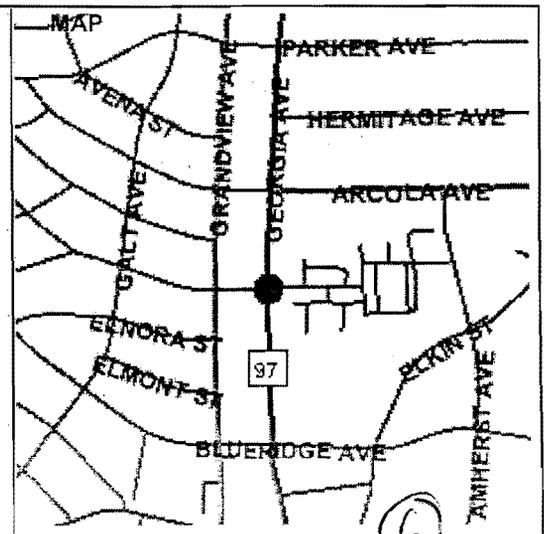
- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY08	(\$000)
First Cost Estimate	FY09	1,094
Current Scope		
Last FY's Cost Estimate		1,094
Appropriation Request	FY12	-423
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		985
Expenditures / Encumbrances		562
Unencumbered Balance		423
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Maryland National Capital Park and Planning Commission
Department of Recreation
Mid-County Regional Services Center



Approved FY11-16

Wheaton Community Recreation Center - Rafferty -- No. 720800

Category Culture and Recreation
 Subcategory Recreation
 Administering Agency General Services
 Planning Area Kensington-Wheaton

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

January 10, 2010
 No
 None.
 Planning 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	560	2	520	38	38	0	0	0	0	0	0
Land	534	6	528	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	1,094	8	1,048	38	38	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,094	8	1,048	38	38	0	0	0	0	0	0
Total	1,094	8	1,048	38	38	0	0	0	0	0	0

DESCRIPTION

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OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY08	(\$000)
First Cost Estimate		
Current Scope	FY09	1,094
Last FY's Cost Estimate		1,094
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,094
Expenditures / Encumbrances		543
Unencumbered Balance		551
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Department of General Services
 Maryland National Capital Park and Planning Commission
 Department of Recreation
 Mid-County Regional Services Center

