

PS/T&E COMMITTEE #1
March 17, 2011

MEMORANDUM

March 16, 2011

TO: Public Safety Committee and Transportation, Infrastructure, Energy, and Environment Committee

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Update: Smart Growth Initiative**

Expected for this session:

Diane Schwartz Jones, Assistant Chief Administrative Officer
David Dise, Director, Department of General Services
Hamid Omidvar, Department of General Services
Bruce Johnston, Department of Transportation
Jacqueline Carter, Office of Management and Budget
Angela Dizelos, Office of Management and Budget
James Song, Montgomery County Public Schools
Mike Reilly, Maryland-National Capital Park and Planning Commission

At this session the joint Committee will receive an update on the progress being made on the planning, design, and construction of each of the projects included FY11-16 CIP as a part of the Smart Growth Initiative. The Executive has not recommended amendments to any of these projects. Only one project (EMOC) is proposed to have a FY12 capital budget appropriation. However, the three projects that are being relocated to the Multi-Agency Service Park (Webb Tract) may each require a supplemental appropriation and amendment when they are ready to proceed. In addition, Deputy Staff Director Orlin has included the Public Safety Headquarters (GE Tech Park) in the package of projects potentially to be amended in the reconciliation process.

The update on the relocations to the Multi-Agency Service Park (Webb Tract) will also provide the joint Committee with context for the Executive's recommended amendment regarding Snouffer School Road North (Item #2).

At a later date, Council staff will work with Executive staff to provide the joint Committee with a progress report regarding the redevelopment of the current Service Park (Shady Grove) for housing and mixed uses as well as a revised financial plan to reflect the expected timing for funding and revenues from the overall Smart Growth Initiative.

Project	PDF ©	Total Cost	FY12 Appropriation	Project completion
Public Safety Training Academy Relocation	1	\$5.515 million (planning and design only) preliminary full cost estimate \$109 million	\$0 (supplemental to be requested when ready to proceed to construction)	Not specified
MCPS Food Distribution Facility Relocation	2	\$29.179 million (preliminary)	\$0 (supplemental to be requested when ready to proceed)	FY13
MCPS and M-NCPPC Maintenance Facilities Relocation	3	\$4.447 million (planning and design only)	\$0 (supplemental is to be requested when project is ready to proceed)	Not specified in PDF
EMOC/Highway Maintenance	4	\$134.41 million	\$5.229 million (completes appropriation)	FY12
Department of Liquor Warehouse	5	\$53.119 million	Financed by Department of Liquor Control with Revenue Bonds – no appropriated	FY12
Public Safety Headquarters		\$107.44 million	\$0 project is fully appropriated	FY11

Public Safety Training Academy (PSTA) Relocation -- No. 471102

Category
Subcategory
Administering Agency
Planning Area

Public Safety
Other Public Safety
General Services
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 12, 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	5,515	0	0	5,515	4,224	1,291	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	5,515	0	0	5,515	4,224	1,291	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Interim Finance	5,515	0	0	5,515	4,224	1,291	0	0	0	0	0
Total	5,515	0	0	5,515	4,224	1,291	0	0	0	0	0

DESCRIPTION

This project is part of the County Executive's comprehensive Smart Growth Initiative and provides for the planning and design of the relocation of the Public Safety Training Academy (PSTA) from its current location at the intersection of Great Seneca Highway and Darnestown Road to a site on Snouffer School Road known as the Webb Tract. The PSTA is the primary training facility for the Department of Police and Montgomery County Fire Rescue Service. The project includes: an academic building with various classrooms and training rooms, an EMT paramedics training facility, a simulation area, a student study center, a gymnasium, an indoor firing skills training range, office spaces, locker rooms, a graphics and video development area, a canine support facility, an Emergency Vehicle Operation Center (EVOC), driver training classes and simulation rooms, a driver training skid pan, a driver training skills pad, a driver training speed track, a fire safety training building, and staff and visitor parking. A future phase may include the addition of a lecture hall.

ESTIMATED SCHEDULE

The design phase will commence during the summer of 2010 and is expected to last twelve months.

JUSTIFICATION

The PSTA was completed in 1973. Since then, the training needs of user agencies have changed significantly. As a result, there is a need for reconfiguration and expansion of the PSTA to meet current needs. The County needs better preparation for first responders, and the current facility is not adequate. Given the current status of the academic building, its aged systems, and site constraints that do not allow for reconfiguration of functions that will allow the County to meet current and future training standards and requirements, in the long term, it is prudent to relocate this program to a new location, and allow Montgomery County to pursue future smart growth opportunities at the old PSTA site.

Relocation of the PSTA will promote medical research economic development and prepare Montgomery County for future smart growth possibilities.

Plans and studies for this project include: "Program of Requirements for Montgomery County Public Safety Training Academy" August 27, 1998; M-NCPPC Shady Grove Sector Plan, Approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to the County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council," September 23, 2008.

OTHER

The public safety memorial will be located in the new Public Safety Headquarters site at 100 Edison Park Drive in Gaithersburg. The PSTA and Multi-Agency Service Park (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning. Approximately one-half of this cost is required for the relocation of the PSTA. Costs for any improvements to Snouffer School Road that may be required because of the PSTA relocation may be funded through CIP projects included in the Transportation portion of the CIP. Current estimated cost of the relocated PSTA is \$109 million for planning, design, construction, and land costs. Cost estimates will be revised when the design phase is completed.

FISCAL NOTE

Interim financing will be used in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds.

OTHER DISCLOSURES

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

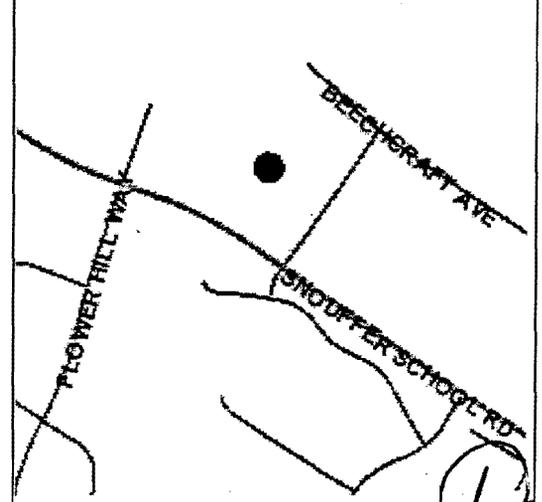
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY11	(\$000)
First Cost Estimate	FY11	5,515
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY11	5,515
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Police
Montgomery County Fire and Rescue Service
Maryland-National Capital Park and Planning Commission
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission
Pepco
Washington Gas
Upcounty Regional Services Center

MAP



MCPS Food Distribution Facility Relocation -- No. 361111

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

June 15, 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	3,209	0	0	3,209	1,931	995	283	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,685	0	0	3,685	591	2,365	729	0	0	0	0
Construction	20,838	0	0	20,838	1,259	15,138	4,441	0	0	0	0
Other	1,447	0	0	1,447	0	329	1,118	0	0	0	0
Total	29,179	0	0	29,179	3,781	18,827	6,571	0	0	0	0

FUNDING SCHEDULE (\$000)

Interim Finance	29,179	0	0	29,179	3,781	18,827	6,571	0	0	0	0
Total	29,179	0	0	29,179	3,781	18,827	6,571	0	0	0	0

DESCRIPTION

This project is part of the Smart Growth Initiative and provides for design and construction of a new facility on the Webb Tract site on Snouffer School Road. The existing facility is located at the County Services Park on Crabbs Branch Way. The current MCPS Food Distribution Facility is about 58,000 square feet with 150 parking spaces for the staff and 8 loading docks. The new facility may include expansion space.

ESTIMATED SCHEDULE

The design phase will commence during the fall of 2010 and is expected to last twelve months, followed by approximately six months for bidding, with a construction period of approximately thirteen months. Master site planning for the entire Webb Tract will begin in April 2010 and is expected to last for six months.

JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which capitalizes on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park at Crabbs Branch must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize housing and transit-oriented development while also addressing unmet County facilities needs.

Plans and studies for this project include: "Projected Space Requirements for MCPS Division of Food and Nutrition Services (Delmar Architects, 2005 and 2008)"

OTHER

The PSTA and Multi-Agency Service Park (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning. Approximately one-half of this cost is required for the relocation of the MCPS Food Distribution Facility and MCPS and M-NCPPC Maintenance Facilities. Funds will not be appropriated until master site planning is complete.

FISCAL NOTE

The project provides for complete design and construction. Interim financing will be used for this effort in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. The cost estimate is based on construction of a facility that is the size of the current Food Distribution Facility and may be adjusted if the facility is modified to meet future needs.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																												
<table border="1"> <tr> <td>Date First Appropriation</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> </tr> <tr> <td>Current Scope</td> <td style="text-align: right;">FY11 29,179</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: right;">FY11 0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td style="text-align: right;">FY12 0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Cumulative Appropriation</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Partial Closeout Thru</td> <td style="text-align: right;">FY08 0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: right;">FY09 0</td> </tr> <tr> <td>Total Partial Closeout</td> <td style="text-align: right;">0</td> </tr> </table>	Date First Appropriation	(\$000)	First Cost Estimate		Current Scope	FY11 29,179	Last FY's Cost Estimate	0	Appropriation Request	FY11 0	Appropriation Request Est.	FY12 0	Supplemental Appropriation Request	0	Transfer	0	Cumulative Appropriation	0	Expenditures / Encumbrances	0	Unencumbered Balance	0	Partial Closeout Thru	FY08 0	New Partial Closeout	FY09 0	Total Partial Closeout	0	<p>Department of General Services Montgomery County Public Schools Department of Transportation Maryland-National Capital Park and Planning Commission Department of Permitting Services Department of Finance Department of Technology Services Office of Management and Budget Washington Suburban Sanitary Commission Peppo Upcounty Regional Services Center Washington Gas</p> <p>Special Capital Projects Legislation [Bill No. 20-10] was adopted by Council June 15, 2010.</p>	
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2

MCPS & M-NCPPC Maintenance Facilities Relocation -- No. 361109

Category
Subcategory
Administering Agency
Planning Area

Transportation
Mass Transit
General Services
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 25, 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	4,447	0	0	4,447	2,577	1,870	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	4,447	0	0	4,447	2,577	1,870	0	0	0	0	0

FUNDING SCHEDULE (\$000)

	Total	FY09	FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Interim Finance	4,447	0	0	4,447	2,577	1,870	0	0	0	0	0
Total	4,447	0	0	4,447	2,577	1,870	0	0	0	0	0

DESCRIPTION

This project is part of the County Executive's comprehensive Smart Growth Initiative and provides for the planning and design of the relocation of the Montgomery County Public Schools and Maryland-National Park and Planning Maintenance facilities from the County Service Park on Crabbs Branch Way to a site located on Snouffer School Road known as the Webb Tract.

ESTIMATED SCHEDULE

The design phase will commence during the fall of 2010 and is expected to last fifteen months. Master site planning for the Webb Tract will begin in April 2010 and is expected to last for six months.

JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and address unmet needs.

The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs.

Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council," September 23, 2008. "Projected Space Requirements for MCPS Division of Maintenance (Delmar Architects, 2005 and 2008)"

OTHER

The PSTA and Multi-Agency Service Park (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning. Approximately one-half of this cost is required for the relocation of the MCPS Food Distribution Facility and MCPS and M-NCPPC Maintenance Facilities.

FISCAL NOTE

Interim financing will be used for land acquisition and project costs in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds.

OTHER DISCLOSURES

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

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Partial Closeout Thru	FY08	0																																										
New Partial Closeout	FY09	0																																										
Total Partial Closeout		0																																										

Equipment Maintenance and Operations Center (EMOC) -- No. 500933

Category
Subcategory
Administering Agency
Planning Area

Transportation
Mass Transit
General Services
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

June 15, 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	10,228	279	6,307	3,642	2,267	1,375	0	0	0	0	0
Land	30,000	0	30,000	0	0	0	0	0	0	0	0
Site Improvements and Utilities	13,025	0	0	13,025	12,111	914	0	0	0	0	0
Construction	78,727	0	0	78,727	38,617	40,110	0	0	0	0	0
Other	2,430	0	0	2,430	0	2,430	0	0	0	0	0
Total	134,410	279	36,307	97,824	52,995	44,829	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	6,743	279	6,307	157	157	0	0	0	0	0	0
Interim Finance	127,667	0	30,000	97,667	52,838	44,829	0	0	0	0	0
Total	134,410	279	36,307	97,824	52,995	44,829	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				10,852	0	0	2,713	2,713	2,713	2,713
Energy				7,352	0	0	1,838	1,838	1,838	1,838
Net Impact				18,204	0	0	4,551	4,551	4,551	4,551

DESCRIPTION

This project is part of the Smart Growth Initiative Program and provides for land, planning and design and construction of a new Equipment and Maintenance Operations Center (EMOC) to support a doubling of transit ridership by 2020, transit, highway maintenance and fleet operations. Major components of the project are: administrative buildings for Transit Services, Fleet Management, and Highway Services; bus parking for 200 buses; bus service lanes; a bus wash facility; a fare collection area; bus service maintenance bays; a parts room; a heavy equipment storage shed; a soil/gravel storage area; highway service bays; a CNG fast-fill station; and employee parking. The current facility is located in the County Service Park on Crabbs Branch Way. The new facility will be built at sites known as Casey 6 & 7 located at 16624 and 17000 Crabbs Branch Way.

The Day Laborer facility located on the west side of Crabbs Branch way in the County Service Park will be co-located on this site.

ESTIMATED SCHEDULE

The design phase commenced in the fall of 2009 and is expected to last fourteen months, followed by approximately six months for bidding, with a construction period of approximately sixteen months.

COST CHANGE

Project cost has increased by \$97.7 million to \$134.4 million due to the addition of full construction costs for the facility.

JUSTIFICATION

Currently, EMOC has insufficient capacity to house and maintain its existing buses as well as the projected growth in transit and in highway and fleet services. EMOC design must begin as soon as possible in order to meet bus expansion plans. The Shady Grove Sector Plan has identified county owned properties on the east and west side of Crabbs Branch Way including the EMOC facilities, for future transit oriented development. In order to implement the Sector Plan, these facilities need to be relocated. This requires relocation of the current EMOC.

Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council," September 23, 2008.

FISCAL NOTE

Interim financing will be used for land acquisition in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. Approximately 5 acres will be acquired from Roberts Oxygen with ALARF, which will be reimbursed by the project at a later time.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA

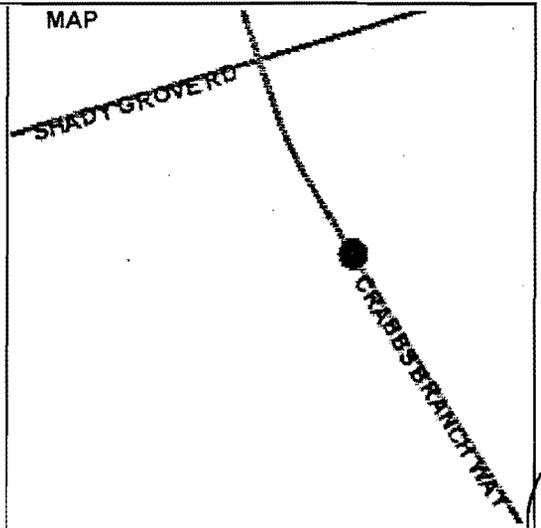
Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY11	134,410
Current Scope		
Last FY's Cost Estimate		36,743
Appropriation Request	FY11	92,438
Appropriation Request Est.	FY12	5,229
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		36,743
Expenditures / Encumbrances		977
Unencumbered Balance		35,766
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Transportation
Maryland-National Capital Park and Planning Commission
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission
Pepco
Upcounty Regional Services Center
Washington Gas

Special Capital Projects Legislation [Bill No. 24-10] was adopted by Council June 15, 2010.

MAP



DLC Liquor Warehouse -- No. 850900

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 10, 2010
No
None
Final 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	1,783	769	356	658	329	329	0	0	0	0	
Land	32,700	32,700	0	0	0	0	0	0	0	0	
Site Improvements and Utilities	349	0	0	349	55	294	0	0	0	0	
Construction	12,601	0	0	12,601	6,188	6,413	0	0	0	0	
Other	5,686	0	0	5,686	100	5,586	0	0	0	0	
Total	53,119	33,469	356	19,294	6,672	12,622	0	0	0	0	

FUNDING SCHEDULE (\$000)

Revenue Bonds: Liquor Fund	53,119	33,469	356	19,294	6,672	12,622	0	0	0	0
Total	53,119	33,469	356	19,294	6,672	12,622	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				3,696	0	0	924	924	924	924
Energy				4,000	0	0	1,000	1,000	1,000	1,000
Net Impact				7,696	0	0	1,924	1,924	1,924	1,924

DESCRIPTION

This project is part of the Smart Growth Initiative Program and provides for land, planning, design and construction of the relocation and planned expansion of the existing Liquor Control warehouse located on Crabbs Branch Way, into the 200,000 square foot Finmarc building at 200 Edison Park Drive in Gaithersburg. The project provides for the consolidation of all Department of Liquor Control functions including all administrative functions, and liquor, wine, and packaged beer storage space.

ESTIMATED SCHEDULE

The design of this project began in the summer of 2009 and is estimated to last nine months, followed by approximately six months for bidding. The site will be available for construction around June 2011 and construction will be completed in ten months.

COST CHANGE

Project cost has increased by \$4 million due to the addition of a two-story vertical conveyor system that is expected to provide additional capacity.

JUSTIFICATION

The Shady Grove Sector Plan has identified county owned properties on the east and west side of Crabbs Branch Way, including the current Department of Liquor Control (DLC) warehouse, for future transit oriented development. Relocation of the current Liquor warehouse is also necessary to implement the County Executive's Smart Growth Initiative. The Department of Liquor Control needs a larger warehouse with air-conditioned space. Combined leased space and the existing warehouse are inadequate for its needs. Various beer manufacturers require their beer to be stored at specific temperatures. The existing warehouse cannot meet these temperature requirements. The warehouse is also used for storing other temperature-sensitive products, including wine. The existing warehouse is the designated work place for permanent, full-time County employees. It is currently the only County non-air-conditioned worksite.

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and to address unmet needs.

Plans and studies for this project include: Program of Requirements (POR), Department of Liquor Control, "Temperature Control Warehouse Expansion," June 13, 2003; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council," September 23, 2008.

FISCAL NOTE

The Department of Liquor Control Fund will finance the cost of this project. This project is not appropriated through the Montgomery County Government Capital Budget. An amendment to Resolution #16-676 authorized financing of this project.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	Department of General Services	
First Cost Estimate	Department of Liquor Control	
Current Scope	Maryland-National Capital Park and Planning Commission	
Last FY's Cost Estimate	Department of Permitting Services	
Appropriation Request	Department of Finance	
Appropriation Request Est.	Department of Technology Services	
Supplemental Appropriation Request	Office of Management and Budget	
Transfer	Washington Suburban Sanitary Commission	
Cumulative Appropriation	Pepco	
Expenditures / Encumbrances	Upcounty Regional Services Center	
Unencumbered Balance	Washington Gas	
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

Public Safety Headquarters -- No. 470906

Category
Subcategory
Administering Agency
Planning Area

Public Safety
Other Public Safety
General Services
Gaithersburg Vicinity

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 25, 2010
No
None.
Final 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	2,450	0	1,870	580	439	141	0	0	0	0	0
Land	76,340	0	0	76,340	0	0	0	76,340	0	0	0
Site Improvements and Utilities	667	0	629	38	38	0	0	0	0	0	0
Construction	24,252	0	11,035	13,217	13,217	0	0	0	0	0	0
Other	3,731	0	996	2,735	2,735	0	0	0	0	0	0
Total	107,440	0	14,530	92,910	16,429	141	0	76,340	0	0	0

FUNDING SCHEDULE (\$000)

	Total	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
G.O. Bonds	107,440	0	1,043	53,675	974	0	0	26,340	26,361	52,722
Interim Finance	0	0	13,487	39,235	15,455	141	0	76,340	-26,340	-26,361
Total	107,440	0	14,530	92,910	16,429	141	0	76,340	0	0

OPERATING BUDGET IMPACT (\$000)

	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
Maintenance			8,482	0	942	1,885	1,885	1,885
Energy			5,747	0	639	1,277	1,277	1,277
Net Impact			14,229	0	1,581	3,162	3,162	3,162

DESCRIPTION

This project is part of the Smart Growth Initiative Program and provides for acquisition, planning, design and construction for the relocation of a number of County facilities to 100 Edison Park Drive in Gaithersburg known as the GE Building/GE Technology Park. Facilities and programs to be relocated from their current location as part of this project include: the Montgomery County Police Headquarters from Research Blvd.; the Montgomery County Fire and Rescue Service from the Executive Office Building; the Office of Emergency Management and Homeland Security; some divisions of the Department of Transportation; and the 1st District Police Station. The project will also provide for the relocation of other County functions currently in leased facilities. A public safety memorial will be constructed in coordination with the Public Arts Trust. The property will be acquired under the lease purchase agreement described in the Fiscal Note below.

ESTIMATED SCHEDULE

The design phase commenced during the summer of 2009 and is expected to last nine months, followed by approximately six months for bidding, with a construction period of approximately nine months.

JUSTIFICATION

Montgomery County Police Headquarters

The Montgomery County Police Headquarters located at 2350 Research Boulevard is crowded and in need of major physical plant repairs and improvements. The building is in generally poor condition. The facility houses a mix of sworn and civilian units, but lacks the separation of law enforcement functions. The building also houses the Forensic unit and the crime laboratories. Because of the lack of space at the current site, the Police Department has many of its functions dispersed to other locations in leased space.

Montgomery County Fire and Rescue Service Headquarters

The Montgomery County Fire and Rescue Service Headquarters is located at 101 Monroe Street on the 12th floor of the Executive Office Building (EOB). The space currently houses the Fire Chief, all five department division chiefs, and other key uniformed and administrative staff. However, due to facility and space limitations, other operational and administrative staff are located off-site. This creates inefficiencies for the day-to-day operations of the department. Also the EOB does not provide for needed 24/7 emergency response requirements and adequate parking accommodation.

1st District Police Station

The 1st District Police Station was constructed in 1963 and is about 15,752 square feet while the current needs are about 32,000 square feet. To help with the need for office space, the Police Department has placed a trailer on the site behind the main building. Twenty staff members use this trailer for office space. Based on a recent County study (Facility Condition Assessment, January 2005), the building is in need of major maintenance including new windows and a new roof. The planning and design for a new 1st District Station was approved under Project No. 470703 with the location and schedule to be determined. The GE Technology Park Site is a prime location for this facility.

These public safety facilities are in aging undersized buildings that are in need of extensive rehabilitation. Due to significant ongoing interaction between the

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	107,440
Current Scope	FY09	107,440
Last FY's Cost Estimate		107,440
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		31,100
Expenditures / Encumbrances		588
Unencumbered Balance		30,512
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Transportation
Department of Police
Montgomery County Fire and Rescue Service
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission
Upcounty Regional Services Center
Pepco
Washington Gas

Special Capital Projects Legislation [Bill No. 14-09] was adopted by Council May, 13, 2009.

MAP



Public Safety Headquarters -- No. 470906 (continued)

Police Department, Fire and Rescue Service, and Homeland Security, these agencies would benefit from co-locating their administrative functions to facilitate their ongoing interaction and to enable the sharing of resources and support services. This co-location will be efficient operationally and will eliminate regular travel between agencies.

Other Leased Facilities

There are a number of County operations that are currently located in various leased facilities. This project will also provide for the relocation of a number of leased facilities which will reduce the County's long term lease costs.

Plans and studies for this project include: "Program of Requirements for The Police-Fire-Rescue Service-Homeland Security Department's Headquarters Facility and Police First District Station," September 2006; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

OTHER

The FY09 appropriation includes \$2.4 million for Planning and Design and \$10.5 million for building system replacements and upgrades.

This project includes \$200,000 that must only be used for the construction of a Public Safety Memorial.

As required by Montgomery County Charter 302 and Montgomery County Code Section 20-1, no funds may be spent until Bill 14-09, Special Capital Improvements Project - Public Safety Headquarters, has become effective.

The Executive must forward a copy of the Program of Requirements for the programmatic uses of the GE Tech Park Building when it is approved.

FISCAL NOTE

The County has entered into a triple net sublease-purchase agreement which will allow it to exercise its purchase option at any time before April 30, 2014. Ongoing financial analysis will determine when it is in the best interest of the County to acquire the property.

Interim financing will be used for land acquisition in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds.

The approved 1st District Police Station project (No. 470703) will be closed out.

Funding and expenditures have been adjusted to reflect updated implementation schedule.

OTHER DISCLOSURES

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