

GO #6
April 15, 2011

MEMORANDUM

April 13, 2011

TO: Government Operations and Fiscal Policy Committee

FROM: Charles H. Sherer, Legislative Analyst *CHS*
Glenn Orlin, Deputy Council Staff Director *GO*

SUBJECT: FY12 capital budget and amendments to the Approved FY11-16 Capital Improvements Program for County Government: **Montgomery County Government Complex**

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

The Committee met on February 28 and March 14 to discuss this project.

Options for the Committee to consider are:

1. Do not amend the Approved FY11-16 CIP, which shows \$500,000 in FY11 and \$500,000 in FY12 to complete design through the design development phase (©4).
2. Approve the Executive's recommended 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 (©5).
3. Approve Council staff's recommended amendment to the Approved FY11-16 CIP (©6), which reduces the scope to conceptual planning; reduces the cost by \$3.107 million, from \$4.614 million to \$1.507 million; and disappropriates \$3.107 million.
4. Some other option the Committee develops.

The text of the Council staff memorandum for the Committee meeting on March 14, 2011 follows.

Background The Committee met on February 28 to discuss the Executive's recommended amendments to three County Government projects. Before the meeting started, Executive staff told Council staff that the cost to completed design through design development for the **Montgomery County Government Complex** would be twice the \$4.6 million design cost shown on the PDF. The Committee asked for more information on options and costs. Council staff asked Executive staff to answer several questions. The questions and answers follow:

1. How much has been spent to date? \$782,000.
2. How much more would it cost to complete conceptual planning? The costs below of \$725,000 are assumed to be completed concurrently. Costs may vary if completed independently. The sum of past and future costs for planning is \$1.507 million.

a) Conceptual planning for the New COB. Completed for the current COB occupants.

b) Working with M-NCPPC staff to assure that its Program of Requirements would be met under an **option** of relocating to the building. This would cost up to \$200,000 for program verification and up to an additional \$500,000 for incorporating M-NCPPC into the selected COB conceptual design scheme. The current Program of Requirements (POR) that DGS has for M-NCPPC is the Silver Place POR, dated 12-4-2008. This POR includes Central Administration, Planning, Parks, Growth and shared support.

c) Reviewing parking needs based on the parking ratios in the soon-to-be-released Parking Policies Study conducted by DOT and M-NCPPC: This would cost up to \$20,000.

d) Updating the cost estimates last prepared 2 years ago for the three options of COB only; COB + Planning Board; and COB + lease consolidation: This would cost up to \$5,000.

3. When would these three tasks be completed? Assuming clear direction, a preliminary worksession with M-NCPPC could be completed in FY11. The full detailed work, if required, would not be completed until FY12.

Council staff recommendation Approve the project with the following changes (©6):

1. **Scope** The current description states that the \$4.614 million appropriation will complete design "...to the end of the design development phase...". We now know that \$4.614 million is not enough for this much design. Council staff recommends **reducing the scope** to specify that it will complete conceptual planning.

The conceptual planning would include the following:

- a. Work with M-NCPPC to assure that its Program of Requirements would be met under the option of relocation to the building.
 - b. Review parking needs based on the parking ratios in the soon-to-be-released Parking Policies Study conducted by DOT and M-NCPPC.
 - c. Update the cost estimates last prepared 2 years ago for the three options of providing space for
 - i. existing tenants in the existing COB only (no additional tenants);
 - ii. existing tenants in the existing COB + Planning Board;
 - iii. existing tenants in the existing COB + lease consolidation.
 - d. Complete the updated cost estimates by October 2011 (FY12) in time for the County to consider which option, if any, to approve in the FY13-18 CIP.
2. **Cost** The Council has appropriated \$4.614 million. However, DGS estimates that the planning described above will cost \$1.507 million, so Council staff recommends disappropriating \$3.107 million, since that amount will not be needed to complete conceptual planning.

Additional background from the Council staff memorandum for the meeting on September 28 follows.

Montgomery County Government Complex (©3-6) 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.

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 “Remainder of 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.”

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.

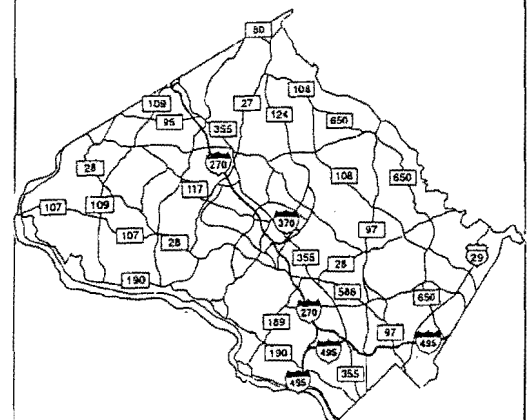
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	4,614
Current Scope		
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

MAP



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

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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.

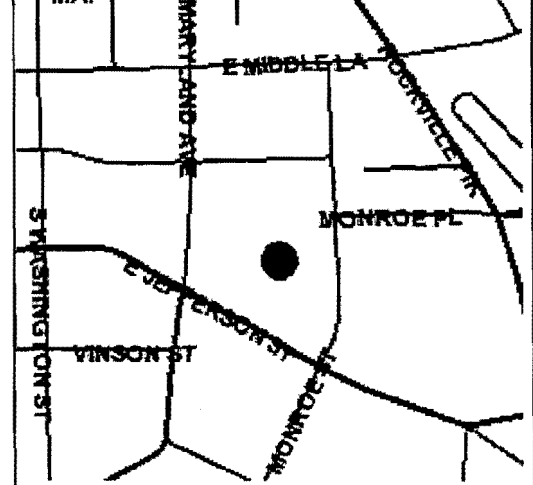
**APPROPRIATION AND
EXPENDITURE DATA**

Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY09	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

MAP



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

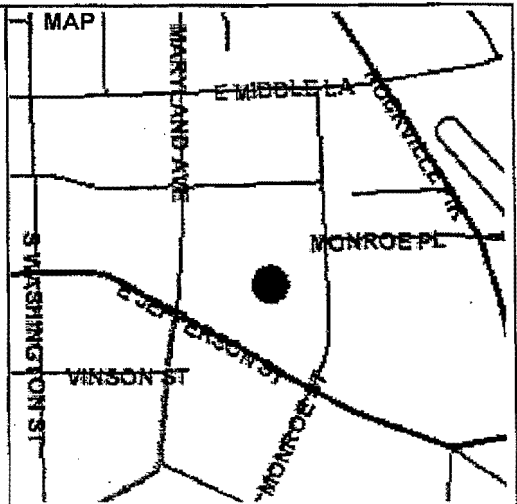
- A pedestrian impact analysis has been completed for this project.
- Land acquisition will be funded initially through ALARF, and then reimbursed by a future appropriation from this project. The total cost of this project will increase when land expenditures are programmed.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	4,614
Current Scope		
Last FY's Cost Estimate		4,614
Appropriation Request	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,614
Expenditures / Encumbrances		2,582
Unencumbered Balance		2,022
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	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



CS recommendation
Montgomery County Government Complex -- No. 360901 *March 9, 2011*

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	4,614	781	2,832	1,000	525	200	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	525	200	0	500	500	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	4,614	782	2,832	1,000	525	200	0	500	500	0	0
Total	4,614	782	2,832	1,000	525	200	0	500	500	0	0

DESCRIPTION

Conceptual planning
 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

Subsequent
 Shift \$500,000 in G.O. 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

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	1,502,814
Current Scope		
Last FY's Cost Estimate		4,614
Appropriation Request	FY12	3,107
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,614
Expenditures / Encumbrances		2,592
Unencumbered Balance		2,022
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	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

MAP

