

ED COMMITTEE #2
February 27, 2012

MEMORANDUM

February 23, 2012

TO: Education Committee

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Worksession: FY13-18 Capital Improvements Program:
MCPS Food Distribution Facility Relocation
MCPS Food Services Equipment Replacement
MCPS Bus Depot and Maintenance Relocation
MCPS & M-NCPPC Maintenance Facilities Relocation**

Expected for this worksession:

Mr. David Dise, Director, Department of General Services (MCG)
Mr. James Song, Director of Facilities Management (MCPS)
Mr. Hamid Omidvar, Department of General Services (MCG)
Ms. Marla Caplon, Director, Department of Food and Nutrition Services (MCPS)
Ms. Kathy Lazor, Director of Materials Management (MCPS)
Ms. Anita Aryeetey, Office of Management and Budget (MCG)
Mike Reilly, Maryland-National Capital Park and Planning Commission

At this worksession, the Education Committee will review four projects that are a part of the Executive's Smart Growth Initiative. Each of the four projects impacts MCPS facilities and operations. One of the projects will provide a maintenance facility to be shared by MCPS and the Maryland-National Capital Park and Planning Commission. The three facility projects are included in the County Government recommended CIP while the project to provide equipment for the relocated Food Distribution Facility is included in the MCPS recommended CIP.

The Council is scheduled to discuss an updated financing plan for the entire Smart Growth Initiative on March 6th. The Committee may need to revisit these projects after the March 6th session.

The relocation of the MCPS Food Distribution Facility must occur in order to redevelop the "West Side" of the County Service Park. The County Government has signed a development

agreement to implement this part of the Shady Grove Sector Plan. The MCPS Bus Depot and MCPS & M-NCPPC maintenance facilities (they are currently separate) are located on the “East Side” of the County Service Park. While the Shady Grove Sector Plan calls for the East Side to be redeveloped, the County Government has not entered into any agreement to do so.

1. MCPS Food Distribution Facility

Recommended PDF ©1

The Executive’s Recommended CIP includes \$28.655 million to design and construct a new Food Distribution Facility for MCPS. As this is a part of the Smart Growth Initiative the source of funding is Interim Financing.

Proposed Expenditure Schedule

MCPS Food Distribution Facility Relocation

Expenditures	Total	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
MCPS Food Distribution Facility	28,655	0	28,655	2,149	26,506	0	0	0	0

Source of Funds: Interim Financing

The ED Committee received an update on this project this past September 12th. Previously, the Committee had heard concerns from MCPS that the original project only provided for a new facility that would be the same size as the existing facility (58,000 square feet) and that the current facility is inadequate for current needs. Superintendent Starr provided the Committee with a letter describing the needs of the school system, including the growing student population and the growing number of students eligible for the Free and Reduced-price Meal System (FARMS) services.

MCPS told the Committee that they recommend the new facility be 77,000 square feet. This would accommodate current needs (it is not sized based on future projected growth). The letter from Superintendent Starr (©3-4) says that the additional 19,000 square feet will, “also allow staff to employ state-of-the-art equipment to provide single-serve portions of fresh fruits and vegetables and expand the preparation and cooking of fresh meats, poultry, and fish.”

The Executive’s recommended PDF says the cost has increased from the previous cost estimate due to an increase in facility size from 58,000 to 72,500 square feet “as requested by Montgomery County Public Schools.” MCPS has told Council staff that they continue to request and recommend a 77,000 square foot facility. A 77,000 square foot facility can be accommodated in the master plan for the east side of the Webb Tract.

While the project now provides funding for a larger facility, the amount of money in the project is \$524,000 less than in the currently approved FY11-16 CIP. This is because funds associated with site improvements have been shifted to the PSTA & Multi Agency Service Park Site Development project, which holds the funding associated with the purchase of the Webb

Tract and all site improvements associated with the County's development of the Webb Tract (with the exception of improvements to Snouffer School Road).

Council staff recommendation and comments on this project follow the description of the next project, Food Service Equipment Replacement.

2. MCPS Food Services Equipment Replacement

Recommended PDF ©2

MCPS recommends \$6.6 million be approved to purchase new equipment for the Food Distribution Facility. Previously, the ED Committee discussed that, as a part of the Smart Growth Initiative, the Executive recommended funds for a new facility but assumed that the existing equipment would be moved from the current facility at Crabbs Branch to the new facility at the Webb Tract. MCPS told the Committee that they will move any furniture and storage equipment that can be re-used but that the current production equipment has outlived its useful life and should not be moved. Additionally, MCPS cannot stop producing and distributing meals for any extended period of time and moving the equipment assumes a very difficult transition. At the September update, MCPS and DGS said that MCPS kitchen designers were working with the County to develop an equipment plan and estimate for needed equipment.

The source of funds for this project is G.O. Bonds. The Executive's Recommended MCPS Affordability Reconciliation Project does not say that any specific reduction to this project is recommended.

The MCPS recommended PDF says that "MCPS looks to Montgomery County to place the expenditures shown above in the County's budget and to provide the necessary food services equipment."

Proposed Expenditure Schedule

MCPS Food Services Equipment Replacement

Expenditures	Total	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
MCPS Food Services Equipment	6,600	0	6,600	0	6,600	0	0	0	0

Source of Funds: G.O. Bonds

Council staff comments and recommendations

Council staff recommends that MCPS' request and recommendation for a 77,000 square foot facility be approved and that funding for the project be increased and adjusted if needed to reflect the appropriate cost. Council staff has received some conflicting information on the size of the facility that will be built (rather than footprinted for future expansion.) Council staff thought that there was agreement by DGS and MCPS at the September

ED Committee that the size of the facility would be adjusted to meet the Program of Requirements submitted by MCPS.

Council staff recommends approval of \$6.6 million for equipment for the new food service distribution facility. The County is obligated to relocate the Food Service Facility and Council staff agrees with MCPS that it is unreasonable to assume that the existing production equipment can be moved both because of its age and because of the need for a reasonable way to transition from one facility to another.

Council staff has no objection to combining the two capital projects by including the \$6.6 million in the MCPS Food Distribution Facility Relocation project (in the MCG CIP) as requested by MCPS. Council staff recognizes that the Executive branch does not believe the cost of new equipment should be attributed to the Smart Growth Initiative or be a part of the financing plan. Council staff agrees that equipment would eventually need replacement even if the facility was never moved, but it is unclear when that would occur and exactly what the cost would be. The need to address the equipment now is because of the required relocation.

If the Committee agrees to fold the equipment into the MCPS Food Distribution Facility Relocation PDF, Council staff offers three options for the funding source and timeline:

- **Approve \$6.6 million funded in G.O. Bonds in FY14 as requested by MCPS.**
- **Approve \$6.6 million funded in G.O. Bonds but distribute the expenditures over FY14 and FY15. Based on the language in the PDF, Council staff estimates the facility will be completed in FY15.**
- **Approve \$6.6 million over FY14 and FY15 but fund it with interim financing consistent with the rest of the project. Retirement of the interim financing would have to be accommodated in the Smart Growth Financing Plan.**

Council staff also believes that the expenditures for the Food Service Facility could be spread out over FY14 and FY15, but because interim financing does not use G.O. Bond capacity, this is a less critical issue.

If the projects are combined, the PDF should include the following language in the Fiscal Note: "This project includes \$28.655 million (or revised amount) for construction of the facility and \$6.6 million for new kitchen equipment."

If the equipment remains a separate project in the MCPS CIP, G.O. Bonds should be used, although the expenditures should be allocated over FY14 and FY15.

Construction Timeline

Council staff has three questions about the currently proposed design and construction schedule. The MCPS Food Distribution Facility PDF describes the following schedule:

- Design begins in Spring 2012 (Council staff is defining Spring 2012 as March 1)
- Design will take 12 months (completed March 1, 2013 – FY13)
- Bid process will take 6 months (completed September 1, 2013 – FY14)
- Construction will take 13 months (October 1, 2014 – FY15)

1. Given construction will not end until FY15, should some portion of the construction and equipment expenditures be moved from FY14 to FY15?

2. Can MCPS transition to a new facility during the month of October or will a transition need to occur during a school break?

Council staff has discussed this issue with MCPS staff. MCPS will need a period of time for a transition but believes this could be accommodated over winter break if the new facility is ready in fall of 2014. Other options, should the schedule be revised, include a transition over Spring break or in the Summer. MCPS must be able to continue to produce meals while school is in session and over the Summer.

3. The County’s development agreement includes a timeline showing that demolition of the current Food Distribution Facility will occur by July 2014. What impact will the delay assumed in the current schedule have?

Council staff understands from County Government staff that regular meetings are held and the schedule is refined during this preliminary plan process. County staff says that the Agreement anticipated some unknowns during this period and permits the parties to revise the schedule as needed. The real effect of delays simply pushes the settlement date back. (Settlement being the settlement on building lots that will be sold to the developer.)

3. MCPS Bus Depot and Maintenance Relocation

Recommended PDF ©5

This project provides funds for feasibility studies and planning for relocating the MCPS school bus depot and associated bus maintenance operations from the East Side of the County Service Park. \$150,000 was appropriated in FY09. There is currently no specific proposal for this relocation. Redevelopment of the East Side of the County Service Park is called for in the Shady Grove Sector plan but there is currently no development agreement or specific timeline for the redevelopment.

Proposed Expenditure Schedule

MCPS Bus Depot and Maintenance Relocation

Expenditures	Total	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
MCPS Bus Depot	150	150	0	0	0	0	0	0	0

Source of Funds: G.O. Bonds

Council staff recommends approval but also recommends that the following language be added to the “Other” section, “The Executive must notify the Council and Board of Education in writing ten days before transferring funds from any other CIP project into this project. The Executive must describe the expected use of the transferred funds.” Council staff believes it is important that the Council and Board of Education be informed of any relocation options being explored and the amount of funding that might be spent in addition to the available \$150,000 to complete any needed studies.

4. MCPS & M-NCPPC Maintenance Facilities Relocation

Recommended PDF ©6-7

This project provides for the relocation of MCPS and M-NCPPC maintenance facilities from the East Side of the County Service Park to the Webb Tract. While the facilities are currently separate, a joint facility will be designed and constructed. There was agreement by all parties to this joint facility as a part of the site master plan process. The source of funding is interim financing.

Expenditures are now scheduled to begin in FY14. There is currently about \$4 million in appropriation for this project so no new appropriation is requested for FY13 or anticipated for FY14.

Proposed Expenditure Schedule

MCPS & M-NCPPC Maintenance Facilities Relocation

Expenditures	Total	Thru FY12	6 Years	FY13	FY14	FY15	FY16	FY17	FY18
MCPS/MNCPPC Maintenance Facilities	69,039	0	69,039	0	1,994	2,570	33,072	31,403	0

Source of Funds: Interim Finance

Council staff recommends approval but also recommends that, because this is a joint facility, the PDF include language that specifies the square footage planned for each of the agencies. Council staff believes that the approved program of requirements that will be used for the design generally meets the requests of MCPS and M-NCPPC. Both agencies noted that they have requested square footage based on current need and not on any projected growth. Council staff will work with DGS and Agency staff on specific language for the PDF. The “Justification” section should also reference the 2010 POR provided by M-NCPPC.

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

January 09, 2012
No
None.
Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	3,265	0	0	3,265	2,149	1,116	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	24,036	0	0	24,036	0	24,036	0	0	0	0	0
Other	1,354	0	0	1,354	0	1,354	0	0	0	0	0
Total	28,655	0	0	28,655	2,149	26,506	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Interim Finance	28,655	0	0	28,655	2,149	26,506	0	0	0	0	0
Total	28,655	0	0	28,655	2,149	26,506	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				2,294	0	362	483	483	483	483
Energy				2,109	0	333	444	444	444	444
Net Impact				4,403	0	695	927	927	927	927

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 Service 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 includes expansion space to meet the future needs of the program.

ESTIMATED SCHEDULE

The design phase will commence during the Spring of 2012 and is expected to last twelve months, followed by approximately six months for bidding and a construction period of approximately thirteen months.

COST CHANGE

Cost change due to the shift of all site development-related work to the PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) and increase in facility size from 58,000 s.f. to 72,500 s.f. as requested by Montgomery County Public Schools.

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)"; and "Montgomery County Multi-Agency Service Park Master Plan and Design Guideline," February 23, 2011.

OTHER

The PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning.

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.

All site improvement-related work is being shifted from this project to the PSTA and Multi-Agency Service Park - Site Development project (PDF No. 470907) and the cumulative appropriation adjusted accordingly.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA

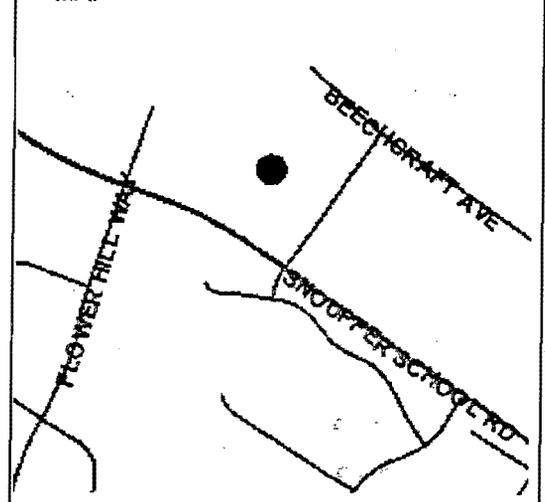
Date First Appropriation	FY	(\$000)
First Cost Estimate	FY13	28,655
Current Scope		
Last FY's Cost Estimate		29,179
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		-524
Cumulative Appropriation		29,179
Expenditures / Encumbrances		0
Unencumbered Balance		29,179
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

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
Pepco
Upcounty Regional Services Center
Washington Gas

Special Capital Projects Legislation [Bill No. 20-10] was adopted by Council June 15, 2010.

MAP



Food Services Equipment Replacement -- No. 136509

Category
Subcategory
Administering Agency
Planning Area

Montgomery County Public Schools
Countywide
MCPS
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

November 22, 2011
No
None
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	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	6,600	0	0	6,600	0	6,600	0	0	0	0	0
Total	6,600	0	0	6,600	0	6,600	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	6,600	0	0	6,600	0	6,600	0	0	0	0	0
Total	6,600	0	0	6,600	0	6,600	0	0	0	0	0

DESCRIPTION

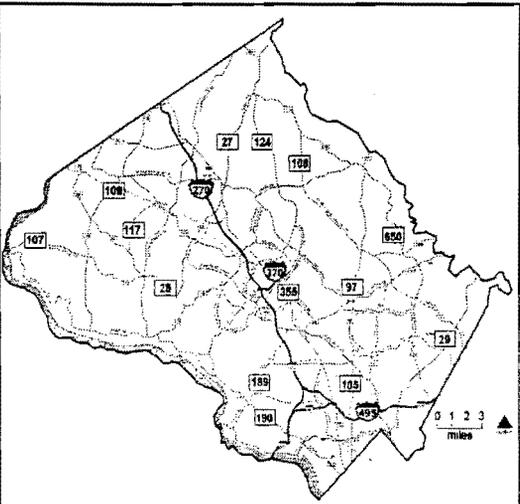
Montgomery County's Smart Growth Initiative includes, as part of the plan, the relocation of the Montgomery County Public Schools (MCPS) Food Distribution Facility to the proposed Multi-Agency Services Park. The adopted FY 2011-2016 Amended Capital Improvements Program (CIP) for the Department of General Services (DGS) included \$29.2 million to replace the existing Food Distribution Facility. The approved project includes construction funds for a new facility that is the same size as the existing facility and does not include equipment replacement.

DGS assumed that the equipment in the existing facility would be relocated to the new facility; however, the existing equipment has functional issues and has already exceeded its life expectancy. Therefore, new equipment must be purchased and installed at the new facility as part of this relocation process. The new Food Distribution Facility must operate effectively and must address the increase in student enrollment, as well as proper food preparation as MCPS strives to introduce more fresh produce and other healthy choices in school menus.

Therefore, the Board of Education, in the Requested FY 2013-2018 CIP included funds in FY 2014 for new food services equipment as a result of the relocation; however, MCPS looks to Montgomery County to place the expenditures shown above in the county's budget to provide the necessary food services equipment.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY	(\$000)
First Cost Estimate	FY	0
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	6,600
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION



BN 20-10

GO



MONTGOMERY COUNTY PUBLIC SCHOOLS

MARYLAND

www.montgomeryschoolsmd.org

August 23, 2011



The Honorable Valerie Ervin, President
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

064493



Dear Ms. Ervin:

The Smart Growth Initiative includes, as part of the plan, the relocation of the Montgomery County Public Schools (MCPS) Food Distribution Facility to the proposed Multi-Agency Services Park. The adopted Fiscal Year (FY) 2011–2016 Amended Capital Improvements Program (CIP) for the Montgomery County Department of General Services (DGS) includes \$29.2 million to replace the existing facility. The approved project would include the construction of a new facility that is the same size as the current facility, 58,000 square feet, and would not include equipment replacement. At the meeting of the Education Committee in March 2010, Dr. Jerry D. Weast, former superintendent of schools, and the members of the Board of Education testified regarding the need to construct a larger facility to address current and future needs.

The original food services facility was built in 1981 when MCPS' enrollment was 95,587 students and 12,496 students participated in Free and Reduced-price Meals System (FARMS) services. For the 2010–2011 school year, MCPS' enrollment was 144,064 students, an increase of 48,477 students and the number of students served through FARMS was 44,231, an increase of 31,735 students. In 1993, the central production facility was added to the existing facility, which increased the square footage to the current 58,000 square feet.

With a 50 percent increase in enrollment and a 250 percent increase in the number of students receiving FARMS services daily, the current Food Distribution Facility has exceeded production capacity and must be expanded to serve our growing school system. The MCPS Program of Requirements for the replacement facility calls for a 77,000 square-foot building that includes increased cooler/freezer capacity and material handling areas. The additional 19,000 square feet will not only address the need for adequate space to prepare meals, but also will allow staff to employ state-of-the-art equipment to provide single-serve portions of fresh fruits and vegetables and expand the preparation and cooking of fresh meats, poultry, and fish.

DGS has estimated that a building of 77,000 square feet would cost approximately \$32.2 million, an increase of \$3 million. In addition, we understand that DGS has assumed that the equipment in the existing facility would be relocated to the new facility. This assumption is a concern, as the existing equipment has functional issues and already has exceeded its life expectancy. It is imperative that new equipment be purchased and installed at the new facility as part of this relocation process.

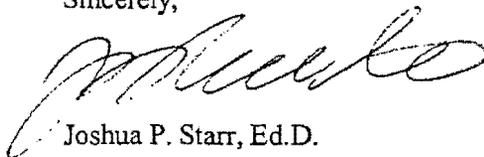
Office of the Superintendent of Schools

850 Hungerford Drive, Room 122 ♦ Rockville, Maryland 20850 ♦ 301-279-3381

I strongly recommend that the county's budget for the new Food Distribution Facility be increased to accommodate the additional square footage and the necessary equipment. While I understand the fiscal constraints facing Montgomery County, the new food services facility must operate effectively for the increased capacity and for proper food preparation as we strive to introduce more fresh produce and other healthy choices in school menus.

I look forward to working with the Montgomery County Government and the County Council to resolve this important matter and ensure that MCPS has adequate facilities to meet the food service needs of the system. If you have any questions, please contact Mr. James Song, director, Department of Facilities Management, at 240-314-1064.

Sincerely,



Joshua P. Starr, Ed.D.
Superintendent of Schools

JPS:jlc

Copy to:

- Members of the Board of Education
- Mr. Bowers
- Mr. Edwards
- Mrs. Caplon
- Ms. Karamihas
- Mrs. Lazor
- Mr. Shuman
- Mr. Song
- Ms. McMillan

MCPS Bus Depot and Maintenance Relocation -- No. 360903

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
North Central Transit Corridor

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 07, 2012
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	150	0	150	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	150	0	150	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	150	0	150	0	0	0	0	0	0	0	0
Total	150	0	150	0							

DESCRIPTION

This project is part of the Smart Growth Initiative program and provides for a comprehensive feasibility study and planning for the relocation of the Montgomery County Public Schools Bus Depot from the County Service Park on Crabbs Branch Way.

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.

OTHER

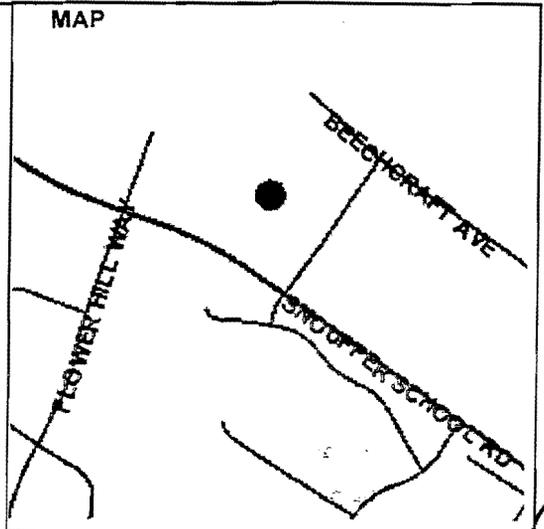
The project provides for only the planning phase. Final construction costs will be determined during the design development phase.

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	FY09	150
Current Scope		
Last FY's Cost Estimate		150
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		150
Expenditures / Encumbrances		0
Unencumbered Balance		150
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION
 Department of General Services
 Department of Transportation
 Montgomery County Public Schools
 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



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

Category	Transportation	Date Last Modified	January 09, 2012
Subcategory	Mass Transit	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Gaithersburg	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	6,844	0	0	6,844	0	1,994	2,570	1,206	1,074	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	60,785	0	0	60,785	0	0	0	31,866	28,919	0	0
Other	1,410	0	0	1,410	0	0	0	0	1,410	0	0
Total	69,039	0	0	69,039	0	1,994	2,570	33,072	31,403	0	0

FUNDING SCHEDULE (\$000)

Interim Finance	69,039	0	0	69,039	0	1,994	2,570	33,072	31,403	0	0
Total	69,039	0	0	69,039	0	1,994	2,570	33,072	31,403	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance	851	0	0	0	0	0	0	0	0	851
Energy	782	0	0	0	0	0	0	0	0	782
Net Impact	1,633	0	1,633							

DESCRIPTION

This project is part of the County Executive's comprehensive Smart Growth Initiative and provides for the design, and construction of new facilities to accommodate 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 8701 Snouffer School Road in Gaithersburg known as the Webb Tract.

ESTIMATED SCHEDULE

The design phase will commence during the Winter of 2014 and is expected to last twelve months, followed by a six-month construction bidding period. Construction is expected to be completed in 15 months.

COST CHANGE

Cost change due to the shift of all site development-related work to the PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) and addition of construction costs.

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. The planned facilities will meet the current and projected maintenance facility needs while also furthering the County's transit-oriented development goals.

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)"; "Montgomery County Multi-Agency Service Park Master Plan and Design Guideline, February 23, 2011".

OTHER

The PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning.

Special Capital Projects Legislation will be proposed by the County Executive.

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.

All site improvement-related work is being shifted from this project to the PSTA and Multi-Agency Service Park - Site Development project (PDF No. 470907)

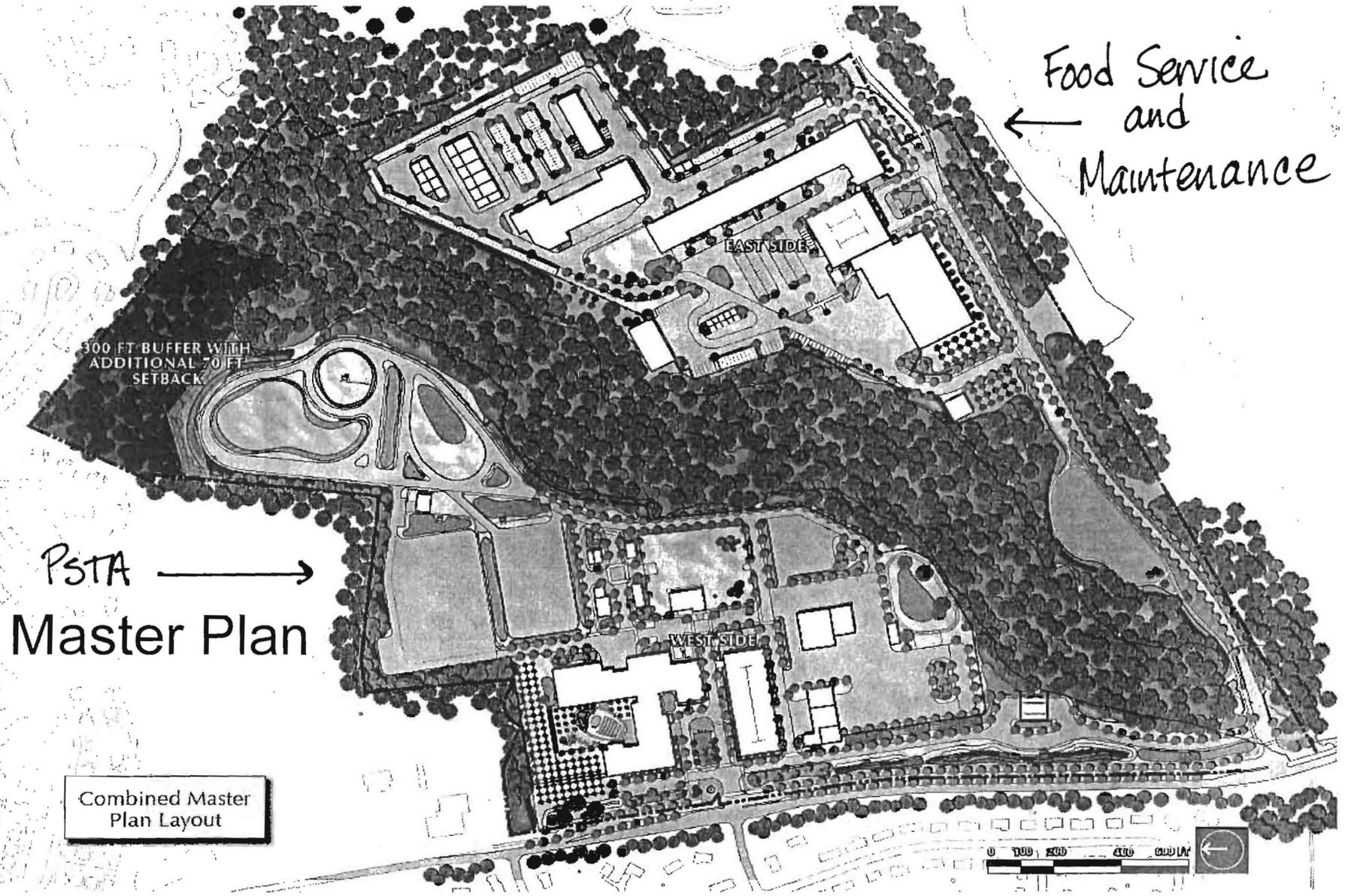
APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td>FY</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td>FY13</td> <td style="text-align: right;">69,039</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">4,447</td> </tr> </table>	Date First Appropriation	FY	(\$000)	First Cost Estimate			Current Scope	FY13	69,039	Last FY's Cost Estimate		4,447	Department of General Services Department of Transportation Montgomery County Public Schools 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	
Date First Appropriation	FY	(\$000)												
First Cost Estimate														
Current Scope	FY13	69,039												
Last FY's Cost Estimate		4,447												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Appropriation Request</td> <td>FY13</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY14</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: center;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: center;">-444</td> </tr> </table>	Appropriation Request	FY13	0	Appropriation Request Est.	FY14	0	Supplemental Appropriation Request		0	Transfer		-444		
Appropriation Request	FY13	0												
Appropriation Request Est.	FY14	0												
Supplemental Appropriation Request		0												
Transfer		-444												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Cumulative Appropriation</td> <td style="text-align: right;">4,447</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td style="text-align: right;">4,447</td> </tr> </table>	Cumulative Appropriation	4,447	Expenditures / Encumbrances	0	Unencumbered Balance	4,447								
Cumulative Appropriation	4,447													
Expenditures / Encumbrances	0													
Unencumbered Balance	4,447													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Partial Closeout Thru</td> <td>FY10</td> <td style="text-align: center;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY11</td> <td style="text-align: center;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: center;">0</td> </tr> </table>	Partial Closeout Thru	FY10	0	New Partial Closeout	FY11	0	Total Partial Closeout		0					
Partial Closeout Thru	FY10	0												
New Partial Closeout	FY11	0												
Total Partial Closeout		0												

MCPS & M-NCPPC Maintenance Facilities Relocation -- No. 361109 (continued)

and the cumulative appropriation adjusted accordingly.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.



PSTA →
Master Plan

← Food Service
and
Maintenance

Combined Master
Plan Layout

