

MEMORANDUM

May 5, 2009

TO: County Council

FROM: Vivian Yao, Legislative Analyst 

SUBJECT: **Worksession – FY10 Capital Budget and Amendments to the FY09-14 Capital Improvement Program (CIP) for the Department of Recreation**

Today, the Council will consider two projects: Wheaton Community Recreation Center–Rafferty and Recreation Facility Modernization.

PHED Committee Recommendation:

Wheaton Community Center-Rafferty

- **Approve the appropriation of \$534,000 in FY10 for the purpose of repaying ALARF for the purchase of land to be used for parking.**
- **Schedule a closed session after budget to receive a status update on the land acquisition process.**

Recreation Facility Modernization

- **Consider delaying the FY10 appropriation of \$75,000 in current revenue if needed to close operating budget deficits.**

On March 10, 2009, the Council reviewed the County Executive's recommended FY10 Capital Budget and amendments to the FY09-14 Capital Improvements Program (CIP) for the Department of Recreation. The Committee considered the White Oak Community Recreation Center, the one active CIP project recommended by the Executive for amendment. The Committee also received updates on the other 12 active projects.

WHEATON COMMUNITY CENTER – RAFFERTY (Recommended PDF at ©1)

| | Total | Total 6 years | Est FY08 | FY09 | FY10 | FY11 | FY12 | FY13 | FY14 |
|--------------|-------|---------------|----------|------|------|------|------|------|------|
| PDS | 420 | | 420 | | | | | | |
| Land | 534 | 534 | | | 534 | | | | |
| Construction | 140 | | 140 | | | | | | |
| Total | 1,094 | 534 | 560 | | 534 | | | | |

Recommended FY10 appropriation: \$534,000 in G.O. Bonds.

On March 19, 2009, the Executive recommended this project for an additional amendment to the FY09-14 Capital Improvement Program. The project provides for the renovation and expansion of the Rafferty Center, a portion of the former Good Counsel High School, which was designated for a public purpose a part of a site development rezoning decision.

The Council appropriated funding in FY08 for the design of the rehabilitation and expansion of the Center and conditioned expenditure of appropriated funding on the execution of an agreement providing for the transfer of the property to the County.

The project is in the land acquisition phase. The Executive has recommended a FY10 appropriation of \$534,000 in G.O. Bonds to repay ALARF for the purchase of a parcel of land to be used for parking. In addition, the County is negotiating the purchase of two additional parcels, one for parking and one for an addition to the building that would include restrooms, a lobby, and office space. A MOU between the County and the Developer has not been executed yet.

The Committee recommended approval of the recommended FY10 appropriation of \$534,000 and requested that a closed session be scheduled after budget to receive a status update on the land acquisition process.

Councilmember Floreen encouraged Executive staff to complete the MOU and land acquisition expeditiously.

RECREATION FACILITY MODERNIZATION (PDF at ©3)

| | Total | Total 6 years | Est FY08 | FY09 | FY10 | FY11 | FY12 | FY13 | FY14 |
|------------|--------------|---------------|----------|-----------|-----------|------------|------------|------------|------------|
| PDS | 5,000 | 500 | 0 | 25 | 75 | 100 | 100 | 100 | 100 |

Recommended funding source: \$400,000 in GO Bonds; \$100,000 in current revenue.

FY09 appropriation: \$25,000 in current revenue.

Recommended FY10 appropriation: \$75,000 in current revenue.

The Recreation Facility Modernization project is presented for consideration by the Committee because there is \$75,000 in current revenue recommended for appropriation in FY10.

The project provides for developing a plan to address the renovation needs and urgent building system deficiencies for the following facilities, in priority order: Clara Barton Neighborhood Recreation Center (NRC), Upper County Community Recreation Center, Schweinhaut Senior Center, and Bauer Drive Community Recreation Center. The project does not provide complete funds to renovate the entire facilities.

When the project was initially proposed for the FY09-14 CIP, it included three additional facilities which were later removed the Council later added to the CIP as stand-alone projects: Scotland, Good Hope and Ross Boddy Neighborhood Recreation Centers.

For FY09, \$25,000 in current revenue was appropriated for the project; however, the start of the project has been delayed by one year. DGS anticipates that it will begin the process of updating the current program of requirements for each facility in July 2009 (©4). As of April 14, minimal expenditures of about \$391 for staff time had been charged to this project.

Council staff notes that the facilities in this PDF have been the subject of planning efforts and have had a program of requirements developed during the FY07-12 CIP cycle. In addition, a comprehensive needs assessment for Recreation Department services and facilities will be undertaken as part of the "Comprehensive Recreation Facilities and Services Development Plan 2010-2030." This comprehensive plan, included as part of the FY09-14 CIP umbrella County Government Facility Planning project, will be completed in FY09 and FY10, and could potentially inform the planning efforts for the facilities under the Recreation Facilities Modernization project.

The Committee did not recommend specific changes to the PDF for this project, but recommended that the Council consider delaying the FY10 appropriation of \$75,000 in current revenue if necessary to close operating budget deficits.

Recommended Amendment

Wheaton Community Recreation Center - Rafferty -- No. 720800

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation:
General Services
Kensington-Wheaton

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 18, 2009
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY08 | Rem. FY08 | Total 6 Years | FY09 | FY10 | FY11 | FY12 | FY13 | FY14 | Beyond 6 Years |
|-----------------------------------|--------------|-----------|------------|---------------|----------|------------|----------|----------|----------|----------|----------------|
| Planning, Design, and Supervision | 420 | 0 | 420 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land | 534 | 0 | 0 | 534 | 0 | 534 | 0 | 0 | 0 | 0 | 0 |
| Site Improvements and Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 140 | 0 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1,094 | 0 | 560 | 534 | 0 | 534 | 0 | 0 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------|--------------|----------|------------|------------|----------|------------|----------|----------|----------|----------|----------|
| G.O. Bonds | 1,094 | 0 | 560 | 534 | 0 | 534 | 0 | 0 | 0 | 0 | 0 |
| Total | 1,094 | 0 | 560 | 534 | 0 | 534 | 0 | 0 | 0 | 0 | 0 |

OPERATING BUDGET IMPACT (\$000)

| | | | | | | | | | | |
|-------------------|--|--|--|--------------|----------|------------|------------|------------|------------|------------|
| Maintenance | | | | 828 | 0 | 60 | 192 | 192 | 192 | 192 |
| Energy | | | | 330 | 0 | 10 | 80 | 80 | 80 | 80 |
| Program-Staff | | | | 678 | 0 | 50 | 157 | 157 | 157 | 157 |
| Program-Other | | | | 554 | 0 | 94 | 115 | 115 | 115 | 115 |
| Offset Revenue | | | | 235 | 0 | 47 | 47 | 47 | 47 | 47 |
| Net Impact | | | | 2,625 | 0 | 261 | 591 | 591 | 591 | 591 |
| WorkYears | | | | | 0.0 | 1.0 | 4.5 | 4.5 | 4.5 | 4.5 |

DESCRIPTION

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

COST CHANGE

Increase due to the addition of land costs to repay ALARF for the purchase of land associated with parking.

JUSTIFICATION

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

OTHER

This project provides only for the design phase. Final construction costs will be determined during the design development phase. No funds may be expended until an agreement providing for the transfer of the property to the County has been executed.

OTHER DISCLOSURES

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

| APPROPRIATION AND EXPENDITURE DATA | COORDINATION | MAP | | | | | | | | | | | | |
|---|--------------------------|---------|---------|------------------------------------|------|---|------------------------|------|-------|-------------------------|--|-----|---|----------------------|
| <table border="1"> <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>FY10</td> <td>1,094</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>560</td> </tr> </table> | Date First Appropriation | FY | (\$000) | First Cost Estimate | | | Current Scope | FY10 | 1,094 | Last FY's Cost Estimate | | 560 | Department of General Services Maryland National Capital Park and Planning Commission Department of Recreation Mid-County Regional Services Center | See Map on Next Page |
| Date First Appropriation | FY | (\$000) | | | | | | | | | | | | |
| First Cost Estimate | | | | | | | | | | | | | | |
| Current Scope | FY10 | 1,094 | | | | | | | | | | | | |
| Last FY's Cost Estimate | | 560 | | | | | | | | | | | | |
| <table border="1"> <tr> <td>Appropriation Request</td> <td>FY10</td> <td>534</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> </table> | Appropriation Request | FY10 | 534 | Supplemental Appropriation Request | | 0 | Transfer | | 0 | | | | | |
| Appropriation Request | FY10 | 534 | | | | | | | | | | | | |
| Supplemental Appropriation Request | | 0 | | | | | | | | | | | | |
| Transfer | | 0 | | | | | | | | | | | | |
| <table border="1"> <tr> <td>Cumulative Appropriation</td> <td></td> <td>560</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td>5</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td>555</td> </tr> </table> | Cumulative Appropriation | | 560 | Expenditures / Encumbrances | | 5 | Unencumbered Balance | | 555 | | | | | |
| Cumulative Appropriation | | 560 | | | | | | | | | | | | |
| Expenditures / Encumbrances | | 5 | | | | | | | | | | | | |
| Unencumbered Balance | | 555 | | | | | | | | | | | | |
| <table border="1"> <tr> <td>Partial Closeout Thru</td> <td>FY07</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY08</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table> | Partial Closeout Thru | FY07 | 0 | New Partial Closeout | FY08 | 0 | Total Partial Closeout | | 0 | | | | | |
| Partial Closeout Thru | FY07 | 0 | | | | | | | | | | | | |
| New Partial Closeout | FY08 | 0 | | | | | | | | | | | | |
| Total Partial Closeout | | 0 | | | | | | | | | | | | |

Approved
Wheaton Community Recreation Center - Rafferty -- No. 720800

| | | | |
|----------------------|-------------------------------|-----------------------------------|------------------|
| Category | Culture and Recreation | Date Last Modified | January 11, 2008 |
| Subcategory | Recreation | Required Adequate Public Facility | No |
| Administering Agency | Public Works & Transportation | Relocation Impact | None. |
| Planning Area | Kensington-Wheaton | Status | Planning 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 | 420 | 0 | 420 | 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 | 140 | 0 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 560 | 0 | 560 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------|------------|----------|------------|----------|----------|----------|----------|----------|----------|----------|----------|
| G.O. Bonds | 560 | 0 | 560 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 560 | 0 | 560 | 0 |

DESCRIPTION

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

JUSTIFICATION

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

THER

This project provides only for the design phase and building stabilization. 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 | COORDINATION | MAP |
|--|--|-------------------|
| Date First Appropriation (\$000) | Department of Public Works and Transportation Maryland National Capital Park and Planning Commission Department of Recreation Mid-County Regional Services Center | Map Not Available |
| First Cost Estimate | | |
| Current Scope FY08 560 | | |
| Last FY's Cost Estimate 0 | | |
| Appropriation Request FY09 0 | | |
| Appropriation Request Est. FY10 0 | | |
| Supplemental Appropriation Request 560 | | |
| 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 | | |

Approved

Recreation Facility Modernization -- No. 720917

Category Culture and Recreation
 Subcategory Recreation
 Administering Agency General Services
 Planning Area Countywide

Date Last Modified May 14, 2008
 Required Adequate Public Facility No
 Relocation Impact None
 Status Planning 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 | 500 | 0 | 0 | 500 | 25 | 75 | 100 | 100 | 100 | 100 | 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 | 500 | 0 | 0 | 500 | 25 | 75 | 100 | 100 | 100 | 100 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------------------|------------|----------|----------|------------|-----------|-----------|------------|------------|------------|------------|----------|
| Current Revenue: General | 100 | 0 | 0 | 100 | 25 | 75 | 0 | 0 | 0 | 0 | 0 |
| G.O. Bonds | 400 | 0 | 0 | 400 | 0 | 0 | 100 | 100 | 100 | 100 | 0 |
| Total | 500 | 0 | 0 | 500 | 25 | 75 | 100 | 100 | 100 | 100 | 0 |

DESCRIPTION

This project provides for a comprehensive plan and renovation of recreational facilities to protect the County's investment in recreation facilities and to sustain efficient and reliable facility operations. Improvements that may be provided from this project includes mechanical/plumbing equipment; lighting system replacements; building structural and exterior envelope refurbishment; and reconstruction or reconfiguration of associated parking lots. This project also includes developing a plan to address the renovation needs of each facility listed below based on their age and condition.

Building Improvements and planning efforts are for the following facilities:

- Clara Barton Neighborhood Recreation Center
- Upper County Community Recreation Center
- Schweinhaut Senior Center
- Bauer Drive Community Recreation Center

JUSTIFICATION

Renovation requirements will be based on facility assessments of the site and building infrastructure and on programmatic requirements.

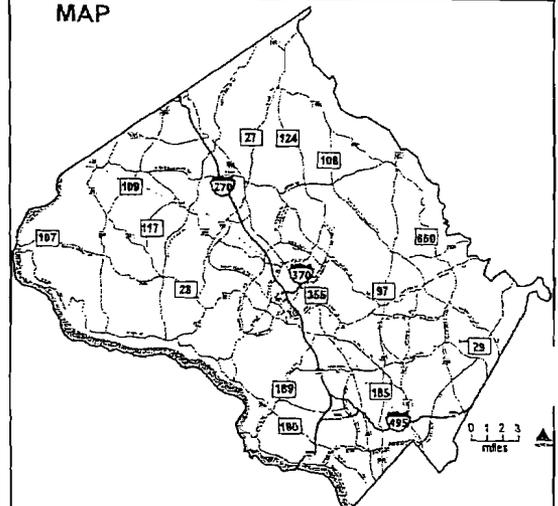
In 2005, the Montgomery County Department of Recreation (MCRD), working with the Department of Public Works and Transportation (DPWT) received approval in the Facility Planning: MCG project to proceed with master planning of five Neighborhood Recreation Centers, two Community Recreation Centers, and one Senior Center. This project serves as a mechanism to prioritize projects and to begin facility renovations.

| APPROPRIATION AND EXPENDITURE DATA | | |
|-------------------------------------|------|---------|
| Date First Appropriation | FY09 | (\$000) |
| First Cost Estimate - Current Scope | FY09 | 500 |
| Last FY's Cost Estimate | | 0 |
| Appropriation Request | FY09 | 25 |
| Appropriation Request Est. | FY10 | 75 |
| Supplemental Appropriation Request | | 0 |
| Transfer | | 0 |
| Cumulative Appropriation | | 0 |
| Expenditures / Encumbrances | | 0 |
| Unencumbered Balance | | 0 |
| Partial Closeout Thru | FY05 | 0 |
| New Partial Closeout | FY07 | 0 |
| Total Partial Closeout | | 0 |

COORDINATION

Department of General Services
 Department of Recreation

MAP



3

Recreation Capital Improvement Projects Report

Recreation Facility Modernization
Project # 720917

Design Schedule

| | Start | Finish |
|----------|--------------|---------------|
| PDF | July 2008 | June 2014 |
| Previous | July 2009 | June 2014 |
| Current | July 2009 | June 2014 |

| | FY08 | FY09 | FY10 | FY11 | FY12 | FY13 | FY14 |
|----------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| PDF | | | | | | | |
| Previous | | | | | | | |
| Current | | | | | | | |

Major issues resolved:

Pending Issues:

- Work plan will be developed and monies will be used for planning purposes. \$25k was approved for FY09.
- Initial PORs will need to be revised in FY10.

Status:

Next Steps:

- Get proposal from A/E to revise the PORs.