

MEMORANDUM

May 6, 2010

TO: County Council

FROM: Essie McGuire, Legislative Analyst 

SUBJECT: **FY11-16 Capital Improvements Program, Cost Sharing: MCG Project, Old Blair Auditorium**

Today the County Council will review the Old Blair Auditorium project in the FY11-16 Capital Improvements Program (CIP).

HEALTH AND HUMAN SERVICES AND EDUCATION COMMITTEES' RECOMMENDATION

The Health and Human Services (HHS) and Education Committees met on April 16 and April 30 to review this project. The Committees recommended (4-1, Councilmember Andrews opposed and Councilmember Knapp absent) to create a new stand-alone project for the Old Blair Auditorium in the CIP and add a total of \$7.036 million to the CIP in FY12, 15, & 16. A draft Project Description Form (PDF) that reflects the Committees' recommendations is attached on circle 1.

The HHS and ED Committees recommended the following:

- Creating a new stand-alone project in the CIP for the Old Blair Auditorium rather than continuing to include it in the umbrella Cost Sharing project.
- Adding a total of \$7.036 million to the CIP in FY12, 15, & 16 to reflect the costs associated with Option 3 in the feasibility study. This option creates an auditorium with seating capacity for approximately 750, and four multi-purpose classrooms adjacent. This total, combined with the Executive's recommended \$600,000, will result in a six-year total of \$7.636 million for the project.
- Clarifying the roles of MCPS and County Government regarding the project. The Committees agreed that MCPS should manage the project and the ongoing operations and maintenance of the auditorium. MCPS will work with the County's Department of General Services (DGS) during the renovation. Community Use of Public Facilities (CUPF) will organize community use and will reimburse MCPS for the associated operating costs.

The text in the PDF on circle 1 reflects the Committees' recommendations. It also shows planning and design funds in FY12 to meet both the match and expenditure time limits of the

State bond bills; this approach may eliminate the need to ask the State to extend the expenditure time limit past June 30, 2012.

In addition, the Committees recommend that OMB work with the Old Blair Auditorium Project, Inc., during FY11 to develop an MOU regarding reimbursement to the County for the State bond bill funds. Council staff understands from conversations with the State Comptroller's Office that there are multiple options of how to accomplish this transfer and reimbursement; the Committees suggest that OMB work with the Old Blair Auditorium Project, Inc., the State, and DGS to determine the most efficient approach.

Finally, the Committees recommend that all text in the MCG: Cost Sharing Project related to the Old Blair Auditorium be replaced with the following:

“Funds allocated previously beginning in FY06 for renovation of the Old Blair Auditorium have been transferred to the Old Blair Auditorium Reuse PDF (Project No. 361113).”

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- DRAFT -

Old Blair Auditorium Reuse -- No. 361113

Category
Subcategory
Administering Agency
Planning Area

General Government
Other General Government
General Services
Silver Spring

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

April 29, 2010
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,700	0	0	1,700	0	1,200	0	0	250	250	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	5,186	0	0	5,186	0	0	0	0	2,593	2,593	0
Other	750	0	0	750	0	0	0	0	0	750	0
Total	7,636	0	0	7,636	0	1,200	0	0	2,843	3,593	0

FUNDING SCHEDULE (\$000)

Contributions	600	0	0	600	0	600	0	0	0	0	0
G.O. Bonds	7,036	0	0	7,036	0	600	0	0	2,843	3,593	0
Total	7,636	0	0	7,636	0	1,200	0	0	2,843	3,593	0

DESCRIPTION

This project is to renovate the Elizabeth Stickley Auditorium in the former Old Blair High School located at 313 Wayne Avenue, at the corner of Wayne Avenue and Dale Drive in Silver Spring, Maryland. This facility currently houses the Silver Spring International Middle School and the Sligo Creek Elementary School. The project will create an auditorium with seating capacity for approximately 750, and four multi-purpose classrooms adjacent. The project will also upgrade all mechanical and theatrical systems in the auditorium as well as meet ADA and other code requirements. The renovated auditorium space will provide opportunities for multiple uses, including Montgomery County Public Schools (MCPS) use by the schools currently housed in the Old Blair High School facility. Community use will be coordinated through the Community Use of Public Facilities (CUPF) according to the policies of the Interagency Coordinating Board (ICB).

JUSTIFICATION

The total project amount is \$7,636,000. These are estimates based on the feasibility study option 3 provided by the MCPS Feasibility Committee presented at the joint Education and Health and Human Services Committee on October 22nd, 2009.

MCPS presented four options to both the Committees to renovate the 15,000 square feet, Old Blair Auditorium. Four options were considered by the MCPS workgroup as follows:

- Option 1 provides approximately 840 seats at an estimated cost of \$4,860,772 (minimum cost impact),
- Option 2 provides approximately 750 seats at an estimated cost of \$4,946,992 (more aesthetically pleasing),
- Option 3 provides approximately 750 seats at an estimated cost of \$5,602,800 (similar to Option 2, adds an ADA elevator), and
- Option 4 provides approximately 600 seats at an estimated cost of \$6,275,000 (similar to Option 3 more ceiling space).

The MCPS Feasibility Committee concluded that Option 3 and 4 had similar merit and were preferred to the other alternatives. Option 3 was selected based on seating, inclusion of the ADA elevator, and cost factor.

FISCAL NOTE

The Old Blair Auditorium Project, Inc. (a private, non-profit organization) received State bond bill funding of \$600,000 for the renovation of the Old Blair High School auditorium. In FY06-07 the County provided \$190,000 as a partial match for the State funds with \$50,000 in current revenue for DPWT to develop a program of requirements and cost estimate for the project, and bond funded expenditure of \$140,000 to pay for part of the construction. These funds were budgeted in the MCG: Cost Sharing project (No. 720601). In FY09, the Council approved \$25,000 in the MCPS: Facility Planning project for MCPS to conduct a feasibility study for the auditorium renovation. MCPS worked with community stakeholders to develop a new program of requirements for the auditorium that reflected multi-purpose school and community use. MCPS will manage the planning and construction of the renovation, working with the County DGS, and will also be responsible for ongoing maintenance and operations of the auditorium. MOU between Old Blair Inc, MCPS and DGS will be required. CUPF will reimburse MCPS for operating costs associated with community use.

The County GO Bonds in FY12 consist of \$140,000 previously programmed GO Bonds that have already counted against Spending Affordability Guidelines in FY06-07 and \$460,000 of new GO Bonds. These funds totaling \$600,000 constitute the County's match of the State bond bill funding to the Old Blair Auditorium Project, Inc. The source of contributions is from Old Blair Auditorium Project, Inc. bond bill receipt.

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>FY09</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td>FY11</td> <td>7,636</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>0</td> </tr> </table>	Date First Appropriation	FY09	(\$000)	First Cost Estimate			Current Scope	FY11	7,636	Last FY's Cost Estimate		0	Montgomery County Public Schools (MCPS) Department of General Services (DGS) Community Use of Public Facilities (CUPF) State of Maryland Old Blair Auditorium Project, Inc.	See Map on Next Page
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