

MEMORANDUM

June 8, 2012

TO: County Council

FROM: Glenn Orlin, Deputy Council Staff Director

SUBJECT: **Introduction:** Bill 20-12, Special Capital Improvements Project – North Potomac Community Recreation Center

Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$12,863,000. On May 30 the Executive requested a bill for one project—North Potomac Community Recreation Center—that now requires Special Capital Improvement Project legislation.

This packet contains:

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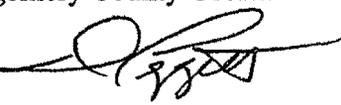
OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

May 30, 2012

TO: Roger Berliner, President, Montgomery County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Special Capital Improvements Project Legislation

In accordance with Section 302 of the County Charter and Section 20-1 of the Montgomery County Code, I am forwarding the attached Special Capital Improvements Project Legislation Authorization and Legislative Request Report for the following project: North Potomac Community Recreation Center (No. 720102).

This request is necessary because the local cost of the above project exceeds the FY13 Special Capital Improvements Project Legislation threshold of \$12,863,000, as set by Executive Order. The purpose of the project is set forth below.

The North Potomac Community Recreation Center project provides for the planning, design, and construction of a 33,000 net square foot community recreation center and associated site of approximately 17 acres. The building will include typical elements, such as, a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, vending space, conference room, offices, lobby, rest rooms, and storage space.

I recommend prompt passage of this legislation so as to advance this project.

IL:bh

Attachments

Bill No. 20-12
Concerning: North Potomac
Community Recreation Center
Revised: _____ Draft No. ____
Introduced: _____
Enacted: _____
Executive: _____
Effective: _____
Sunset Date: None
Ch. ____, Laws of Mont. Co. 2012

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Council President at the Request of the County Executive

AN ACT to authorize the planning, design and construction of the North Potomac Community Recreation Center, Project No. 720102, in the North Potomac Policy area.

By adding to the laws of Montgomery County 2012

Boldface	<i>Heading or defined term.</i>
<u>Underlining</u>	<i>Added to existing law by original bill.</i>
[Single boldface brackets]	<i>Deleted from existing law by original bill.</i>
<u>Double underlining</u>	<i>Added by amendment.</i>
[[Double boldface brackets]]	<i>Deleted from existing law or the bill by amendment.</i>
* * *	<i>Existing law unaffected by bill.</i>

The County Council for Montgomery County, Maryland approves the following Act:

Section 1. The laws of Montgomery County, Maryland, are amended to read as follows:

Montgomery County, Maryland, is authorized to plan, design, acquire land, and construct the North Potomac Community Recreation Center, Project No. 720102, in the North Potomac Policy area. This authorization includes all necessary planning, design, land, site improvements and utilities, construction, and other cost elements such as furniture, fixtures, equipment and structures.

Approved:

Roger Berliner, President, County Council

Date

Approved:

Isiah Leggett, County Executive

Date

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Date

Bill 20-12

North Potomac Community Recreation Center
Legislative Request Report

1. **Description** - The County Executive requests that capital project No. 720102, North Potomac Community Recreation Center, be authorized as a "Special Capital Improvements Project" pursuant to Section §302 of the County Charter and Section §20-1 of the Montgomery County Code.
2. **Problem** - Section §302 of the County Charter and Section §20-1 of the County Code require certain capital improvement projects to be individually authorized by law if the locally-funded cost is projected to exceed \$12,863,000 in FY13 dollars. The estimated locally-funded cost of this project in the County Council Approved FY13 Capital Budget and FY13-18 Capital Improvements Program (CIP) is \$37,878,000 for planning, design, land, site improvements and utilities, construction, and other cost elements such as furniture, fixtures, equipment and structures.
3. **Goals and Objectives** - This project provides for the planning, design, and construction of a 33,000 net square foot community recreation center and associated site of approximately 17 acres. The building will include typical elements, such as, a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, vending space, conference room, offices, lobby, rest rooms, and storage space.
4. **Coordination** - This project has been coordinated with the Department of General Services, Department of Technology Services, Department of Recreation, the Maryland-National Capital Park and Planning Commission, the Department of Permitting Services, Washington Suburban Sanitary Commission, PEPCO, Washington Gas, and the Upcounty Regional Services Center.
5. **Fiscal Impact** - The total estimated cost for this project is \$37,878,000. Of this, \$3,761,000 is for planning, design, and supervision; \$9,583,000 is for land; \$5,472,000 is for site improvements and utilities; \$17,581,000 is for construction; and \$1,481,000 is for other costs. The estimated locally-funded cost is \$37,878,000. The funding sources for this project are \$36,674,000 of General Obligation Bonds and \$1,204,000 of PAYGO.
6. **Impact** - The (FY97-10) Department of Recreation Facility Development Plan identified the need for a community center to serve this region. The July 1998 Park Recreation and Program Open Space Master Plan prepared by M-NCPPC has also identified the development of a community recreation facility to serve the Potomac-Travilah planning area as a key community concern.
7. **Evaluation** - Capital projects are evaluated biennially by the County Executive and County Council as part of the Capital Improvements Program review.
8. **Experience Elsewhere** - Not Applicable.
9. **Sources of Information** - Gabriel Albornoz, Director Department of Recreation, Jeffrey Bourne, Department of Recreation, and James Stiles, Department of General Services.

10. Applications Within Municipalities - Not Applicable.
11. Penalties - None Required.

North Potomac Community Recreation Center -- No. 720102

Category
Subcategory
Administering Agency
Planning Area

**Culture and Recreation
Recreation
General Services
Potomac-Travilah**

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 22, 2012
No
None.
Final 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	3,761	1,168	0	2,593	1,070	791	732	0	0	0	0
Land	9,583	9,583	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,472	0	0	5,472	1,659	2,563	1,250	0	0	0	0
Construction	17,581	0	334	17,247	1,866	10,313	5,068	0	0	0	0
Other	1,481	0	0	1,481	0	137	1,344	0	0	0	0
Total	37,878	10,751	334	26,793	4,595	13,804	8,394	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	36,674	9,547	334	26,793	4,595	13,804	8,394	0	0	0	0
PAYGO	1,204	1,204	0	0	0	0	0	0	0	0	0
Total	37,878	10,751	334	26,793	4,595	13,804	8,394	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				677	0	0	111	122	222	222
Energy				528	0	0	75	151	151	151
Program-Staff				620	0	0	155	155	155	155
Program-Other				492	0	0	123	123	123	123
Net Impact				2,317	0	0	464	551	651	651
WorkYears					0.0	0.0	3.6	3.6	3.6	3.6

DESCRIPTION

This project provides for the planning, design and construction of a 33,000 net square foot community recreation center and associated site of approximately 17 acres. The building will include typical elements, such as, a gymnasium, exercise room, social hall, kitchen, senior/community lounge, arts/kiln room, game room, vending space, conference room, offices, lobby, rest rooms, and storage space.

ESTIMATED SCHEDULE

Design has been completed. Building permits will be obtained in Fall 2012, and the project will be bid in Winter 2012/2013. Construction is scheduled to start in Spring 2013 and last approximately 20 months.

COST CHANGE

Cost increase due to the addition of construction funding.

JUSTIFICATION

This region has no existing community recreation center facility.

The Department of Recreation Facility Development Plan (FY97-10) has identified the need for a community center to serve this region. The July 1998 Park Recreation and Program Open Space Master Plan prepared by M-NCPPC has also identified the development of a community recreation facility to serve the Potomac-Travilah planning area as a key community concern. Project preliminary design was completed in the Facility Planning: MCG project, prior to the establishment of this stand-alone project.

OTHER

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

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY05	(\$000)
First Cost Estimate	FY13	37,878
Current Scope		
Last FY's Cost Estimate		11,085
Appropriation Request	FY13	24,062
Appropriation Request Est.	FY14	785
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		11,085
Expenditures / Encumbrances		10,903
Unencumbered Balance		182
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Technology Services
Department of Recreation
M-NCPPC
Department of Permitting Services
WSSC
PEPCO
Washington Gas
Upcounty Regional Services Center

MAP

