

Resolution No:	<u>17-1104</u>
Introduced:	<u>May 22, 2014</u>
Adopted:	<u>May 22, 2014</u>

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Approval of the FY 2015-2020 Capital Improvements Program, and Approval of and Appropriation for the FY 2015 Capital Budget of Montgomery College

Background


1. As required by the Education Article, Section 16-301 of the Maryland Code, the Montgomery College Board of Trustees sent to the County Executive and County Council a 6-year Capital Improvements Program (CIP) and an FY 2015 Capital Budget for Montgomery College.
2. Section 302 of the County Charter requires the Executive to send to the Council by January 15 in each even-numbered calendar year a 6-year CIP, which the Executive did on January 15, 2014 for the 6-year period FY 2015-2020. Section 302 requires the affirmative vote of at least 5 Councilmembers to approve or modify the Executive's Recommended CIP. After the Council approves a CIP, Section 302 permits the Council to amend it at any time with the affirmative vote of at least 6 Councilmembers.
3. Section 303 of the Charter requires the Executive to send to the Council by January 15 in each year a recommended Capital Budget, which the Executive did on January 15, 2014 for FY 2015.
4. As required by Section 304 of the Charter, the Council held public hearings on the Capital Budget for FY 2015 and on the Recommended CIP for FY 2015-2020 on February 5 and 6, 2014.

Action

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

1. For FY 2015, the Council approves the Capital Budget for Montgomery College and appropriates the amounts by project which are shown in part I.
2. The Council reappropriates the appropriations made in prior years for all capital projects:
 - a) except as specifically reflected elsewhere in this resolution;
 - b) in the amounts and for the purposes specified in the Approved CIP for FY 2015-2020; and
 - c) to the extent that those appropriations are not expended or encumbered.
3. The Council approves the projects for the FY 2015-2020 Capital Improvements Program as presented in the Board of Trustees requested FY 2015 Capital Budget and FY 2015-2020 Capital Improvements Program, dated November 15, 2013, with the exceptions which are attached in Part II. Those projects are approved as modified.
4. The Council approves the close out of the projects in part III.
5. Any revenue which exceeds the amount estimated to be received from revenue sources other than County bonds must reduce the amount of bonds to be sold by the amount of the excess.
6. If a sign recognizing the contribution of any Federal, State, or local government or agency is displayed at any project for which funds are appropriated in this resolution, as a condition of spending those funds each sign must also expressly recognize the contribution of the County and the County's taxpayers.

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council

PART I: FY 2015 CAPITAL BUDGET FOR**Montgomery College**

The appropriation for FY 2015 in this Part are made to implement the projects in the Capital Improvements Program for FY 2015 - 2020. When the total appropriation for a project includes State funds, the total appropriation for the project is contingent on the availability of funds from the State.

Project Title (Project #)	FY 15 Appropriation	Cumulative Appropriation	Total Appropriation
Site Improvements: College (P076601)	700	12,729	13,429
Student Learning Support Systems (P076617)	1,400	7,620	9,020
Network Operating Center (P076618)	2,000	18,554	20,554
Network Infrastructure and Support Systems (P076619)	1,800	11,167	12,967
Science West Building Renovation (P076622)	5,786	29,560	35,346
Capital Renewal: College (P096600)	2,453	9,402	11,855
Instructional Furniture and Equipment: College (P096601)	270	1,560	1,830
Health Sciences Expansion (P096603)	-800	4,998	4,198
Rockville Parking Garage (P136601)	26,500	3,200	29,700
Energy Conservation: College (P816611)	125	4,468	4,593
Information Technology: College (P856509)	8,006	100,621	108,627
Roof Replacement: College (P876664)	390	7,675	8,065
Facility Planning: College (P886686)	270	4,697	4,967
Planning, Design & Construction (P906605)	1,484	21,246	22,730
Planned Lifecycle Asset Replacement: College (P926659)	2,700	38,948	41,648
ADA Compliance: College (P936660)	50	1,203	1,253
Montgomery College	53,134	277,648	330,782

PART II: REVISED PROJECTS

The projects described in this section were revised from, or were not included among, the projects as requested by the agency in the Board of Trustees FY 2015 Capital Budget and Capital Improvements Program FY 2015-2020 of November 18, 2013. These projects are approved.

Capital Renewal: College (P096600)

Category: Montgomery College
 Sub Category: Higher Education
 Administering Agency: Montgomery College (AAGE15)
 Planning Area: Countywide

Date Last Modified: 4/21/14
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Ongoing

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	4,101	1,152	1,253	1,696	248	248	300	300	300	300	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	16,907	1,917	5,080	9,910	1,705	1,405	1,700	1,700	1,700	1,700	0
Other	500	0	0	500	500	0	0	0	0	0	0
Total	21,508	3,069	6,333	12,106	2,453	1,653	2,000	2,000	2,000	2,000	0
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	21,508	3,069	6,333	12,106	2,453	1,653	2,000	2,000	2,000	2,000	0
Total	21,508	3,069	6,333	12,106	2,453	1,653	2,000	2,000	2,000	2,000	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	2,453	Date First Appropriation	FY 09
Appropriation Request Est.	FY 16	1,653	First Cost Estimate	
Supplemental Appropriation Request		0	Current Scope	FY 15
Transfer		0		21,508
Cumulative Appropriation		9,402	Last FY's Cost Estimate	16,708
Expenditure / Encumbrances		3,069	Partial Closeout Thru	0
Unencumbered Balance		6,333	New Partial Closeout	0
			Total Partial Closeout	0

Description

This project provides funding for the capital renewal and major renovation of College facilities for new and changing College academic programs and student service operations. The major focus of this project is to support programmatic changes to College facilities and operations by allowing the College to continue an on-going building modernization effort where State aid is lacking. With this project, the College will selectively focus State aid requests on high cost projects utilizing these County funds to support an on-going renovation effort on each campus. In conjunction with programmatic improvements and modifications, this project will replace aging building systems, such as heating, air conditioning, electrical, plumbing, etc., provide furniture, fixtures, and equipment; and update facilities to current building codes and regulations.

Cost Change

Increase due to the addition of FY19 and FY20.

Justification

Starting FY2009, the County approved funding several renovation projects from the Capital Renewal project. These renovation projects were less likely to receive funding from the State, and as a result five projects at that time were merged into the Capital Renewal project. In November 2007, the College updated a comprehensive building system/equipment assessment, including site utilities and improvements, that identified deficiencies, prioritized replacements and upgrades, and provides the framework for implementing a systematic capital renewal program to complement on-going preventive maintenance efforts. The College continues to have a significant backlog of major building systems and equipment renovations and/or replacements due to the age of the Campuses and deferral of major equipment replacement. Key components of the HVAC, mechanical and electrical systems are outdated, energy inefficient, and costly to continue to repair. The renovation and/or replacement of major building systems, building components and equipment, and site improvements will significantly extend the useful life of the College's buildings and correct safety and environmental problems. The Collegewide Facilities Condition Assessment identified a \$67 million deferred maintenance backlog for the three campuses. If additional financial resources are not directed at this problem, College facilities will continue to deteriorate leading to higher cost renovations or building replacements. Related studies include the Collegewide Facilities Condition Assessment Update (pending 11/13), and the Collegewide Facilities Master Plan Update (1/13), and Utilities Master Plan (5/06).

Other

FY15 Appropriation: \$1,653,000 (G.O. Bonds). FY16 Appropriation: \$1,653,000 (G.O. Bonds). The following budget reallocation is made to this project: \$800,000 from the Health Sciences Expansion project (P096603).

Disclosures

Expenditures will continue indefinitely.

Coordination

Energy Conservation: College (CIP No. P816611), Facility Planning: College (CIP No. P886686), Planned Lifecycle Asset Replacement: College (CIP No. P926659), Roof Replacement: College (CIP No. P876664), Site Improvements: College (CIP No. P076601)

Germantown Student Services Center (P076612)

Category: Montgomery College
 Sub Category: Higher Education
 Administering Agency: Montgomery College (AAGE15)
 Planning Area: Germantown

Date Last Modified: 4/21/14
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Planning Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	14,082	0	0	14,082	0	0	0	0	2,972	11,110	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	63,354	0	0	0	0	0	0	0	0	0	63,354
Other	12,280	0	0	0	0	0	0	0	0	0	12,280
Total	89,716	0	0	14,082	0	0	0	0	2,972	11,110	75,634
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	45,717	0	0	7,041	0	0	0	0	1,486	5,555	38,676
State Aid	43,999	0	0	7,041	0	0	0	0	1,486	5,555	36,958
Total	89,716	0	0	14,082	0	0	0	0	2,972	11,110	75,634

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	FY 15
First Cost Estimate	
Current Scope	FY 15 89,716
Last FY's Cost Estimate	83,795

Description

This project provides funds for the design and construction of a new student resource center (approximately 120,400 gross square feet) to support both study and student services as outlined in the Germantown Campus Facilities Master Plan, 2006-2016 (9/10). This project provides a comprehensive one-stop shop and brings together the Cafeteria, Bookstore, and Mailroom from the Humanities and Social Sciences Building; Admissions, Student Life and Security from the Science and Applied Studies Building, creating much more space for study and student development. This building will also house the Provost's Office, as well as media and academic computing support functions. This building will be located at 20200 Observation Drive, Germantown, MD 20874.

Estimated Schedule

The current estimated cost shown in the Beyond 6 Years column for other (furniture, fixtures, and equipment) is \$12,280,000 pending final design.

Cost Change

Project expenditures assume that a portion of Information Technology (IT) equipment costs may be funded through the Information Technology (No. P856509) project. The cost of this project has increased to match the State's allowed cost escalation factor (4%).

Justification

Supported in this facility are the media resources and academic computing functions, including the computer training lab. The advantage for students is the concentration of support resources in a single location. For the campus, space is made available in other buildings that will allow more growth in office and instructional space before another academic building is needed on campus. Under the application of State space guidelines, the enrollment growth on the Germantown campus has resulted in a significant space deficit. The Germantown campus has a fall 2012 space deficit of 208,327 NASF, and a 2021 projected space deficit of 227,390. Relevant studies include the Collegewide Facilities Master Plan Update (1/13).

Other

Funding Sources: G.O. Bonds and State Aid. State share of project is based on anticipated eligible costs. Relocation costs and design fees above approximately 7% of estimated construction costs may not be eligible for State reimbursement.

The construction costs in the expenditure schedule (\$63,354,000) include: site improvement costs (\$12,906,145), building construction costs (\$50,447,855). The building construction cost per gross square foot equals \$419 (\$50,447,855/120,400).

Disclosures

A pedestrian impact analysis has been completed for this project.

Montgomery College (A15) asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

Sciences and Applied Studies Building Alterations (CIP# P056605)

Health Sciences Expansion (P096603)

Category: Montgomery College
 Sub Category: Higher Education
 Administering Agency: Montgomery College (AAGE15)
 Planning Area: Takoma Park

Date Last Modified: 4/21/14
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Under Construction

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	478	383	95	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	2,943	2,797	146	0	0	0	0	0	0	0	0
Other	777	734	43	0	0	0	0	0	0	0	0
Total	4,198	3,914	284	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	4,198	3,914	284	0	0	0	0	0	0	0	0
Total	4,198	3,914	284	0	0	0	0	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	-800
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,998
Expenditure / Encumbrances		3,914
Unencumbered Balance		1,084

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 15 4,198
Last FY's Cost Estimate	4,998

Description

This project provides for the relocation of the Workforce Development & Continuing Education (WD&CE) program from the Health Sciences Center to the second floor of the Cafritz Foundation Arts Center. The south wing of the second floor of the Cafritz Foundation Arts Center was left unfinished during the recently completed building renovation. The renovation of the second floor will provide classroom, computer lab, and office space for WD&CE while allowing the back renovation of various spaces in the Health Sciences Center for the growing nursing and health sciences programs.

Estimated Schedule

Project construction was completed in the Winter 2013.

Justification

The Takoma Park/Silver Spring Campus has a current (Fall 2012) instructional space deficit of 85,905 net square feet, and a total space deficit of 92,725 net square feet. The relocation of WD&CE will provide additional classroom, computer lab, and office space needed to support the functionality of this department. The relocation will also provide much needed instructional space for Nursing, and other Health Sciences programs. There were 280 applications received for the Nursing Program, but there were only 112 available spots for the Fall 2010 semester. In the last 2 years, there have been between 150 and 200 eligible students each semester, who were not accepted to the Nursing program. Since 2001, the Nursing program has doubled, and it is necessary to utilize additional space to accommodate this growth. Relevant studies include the Collegewide Facilities Master Plan Update (1/13).

Other

Funding Source: G.O. Bonds.

The following fund transfers has been made from this project: \$555,000 to the Germantown Bioscience Education Center project (#P056603)(BOT Resol. #12-06-036, 6/11/12), and reallocate \$800,000 from this project to the Capital Renewal project (P096603).

Coordination

The Cafritz Foundation Arts Center (CIP No. P056604)

Science West Building Renovation (P076622)

Category Montgomery College
 Sub Category Higher Education
 Administering Agency Montgomery College (AAGE15)
 Planning Area Rockville

Date Last Modified 4/21/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Final Design Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	3,062	2,912	50	100	50	50	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	26,609	0	8,832	17,777	7,943	9,834	0	0	0	0	0
Other	5,675	0	0	5,675	1,000	4,675	0	0	0	0	0
Total	35,346	2,912	8,882	23,552	8,993	14,559	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	18,885	1,897	4,466	12,522	4,466	8,056	0	0	0	0	0
State Aid	16,461	1,015	4,416	11,030	4,527	6,503	0	0	0	0	0
Total	35,346	2,912	8,882	23,552	8,993	14,559	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)											
Energy				59	0	11	11	12	12	13	
Maintenance				485	0	97	97	97	97	97	
Net Impact				544	0	108	108	109	109	110	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	5,786
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		29,560
Expenditure / Encumbrances		3,071
Unencumbered Balance		26,489

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 15
Last FY's Cost Estimate	35,015

Description

This project (total 70,164 GSF) provides for the realignment/renovation of space in the Science West Building (41,988 GSF), and for the addition of a third floor (28,176 GSF) on the Rockville Campus in accordance with the College's Facilities Master Plan (1/04) and the building educational space specifications. The renovated building will house the Math department faculty offices and the Math Learning Center. The building renovation will include general building improvements, HVAC system replacement and related energy conservation measures, and building access improvements. The addition will add a third floor to the Science West building to provide additional classroom support to address instructional space deficits at the Rockville Campus. A building survey in FY91 determined that the building structure is fireproofed with a sprayed on asbestos product and asbestos thermal insulation is used on the mechanical systems. An asbestos removal is determined to be the most appropriate response under Federal and State asbestos guidelines. The removal project will include mechanical system reinsulation and refireproofing in conformance with the local fire code.

Estimated Schedule

Project construction is scheduled to be completed in the Summer of 2015

Cost Change

The cost of this project has increased to match the State's allowed cost escalation factor (4%).

Justification

Science West was constructed in 1971. The building no longer adequately supports the educational programs and support functions housed in it. The College will coordinate the renovation of Science West with the construction of the Rockville Science Center. The Chemistry and Biology departments will relocate to the new Rockville Science Center when it is completed in FY11. The existing mechanical system is inadequate and will be replaced along with the existing lighting to create better illumination levels and greater energy efficiency. The funds requested will also provide for the reassignment, realignment, and renovation of space, including furniture and equipment; energy conservation; and handicapped modification measures. Relevant studies include the Collegewide Facilities Condition Assessment (pending 11/13), a Collegewide Facilities Master Plan Update (1/13), and the Part 1 and 2 Program documentation submitted to the State for the Renovation/Addition to the Science East & Science West Buildings (5/06).

Other

FY2015 Appropriation: \$5,786,000 total; \$3,589,000 (G.O.Bonds), \$2,197,000 (State Aid). FY2016 Appropriation: 0.

State share of project is based on anticipated eligible costs. Relocation costs and design fees above approximately 7% of estimated construction costs may not be eligible for State reimbursement. Building renovation planning and design began in FY09 with a building asbestos removal and renovation scheduled to begin in FY14.

Disclosures

Science West Building Renovation (P076622)

A pedestrian impact analysis has been completed for this project.

Montgomery College (A15) asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

Rockville Science Center (CIP No. P036600), Science East Building Renovation (CIP No. P076623)

Takoma Park/Silver Spring Math & Science Center (P076607)

Category: Montgomery College
 Sub Category: Higher Education
 Administering Agency: Montgomery College (AAGE15)
 Planning Area: Takoma Park

Date Last Modified: 4/21/14
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Planning Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	12,646	0	0	12,646	0	0	0	4,448	6,198	2,000	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	63,232	0	0	24,698	0	0	0	0	0	24,698	38,534
Other	12,149	0	0	0	0	0	0	0	0	0	12,149
Total	88,027	0	0	37,344	0	0	0	4,448	6,198	26,698	50,683
FUNDING SCHEDULE (\$000s)											
G.O. Bonds	45,345	0	0	18,672	0	0	0	2,224	3,099	13,349	26,673
State Aid	42,682	0	0	18,672	0	0	0	2,224	3,099	13,349	24,010
Total	88,027	0	0	37,344	0	0	0	4,448	6,198	26,698	50,683

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	0
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	
First Cost Estimate	
Current Scope	FY 15 88,027
Last FY's Cost Estimate	82,240

Description

This project provides funding for the design and construction of a new academic building (134,600 gross square feet) supporting science programs, such as Biology, Chemistry, and the Physical Sciences, and the Mathematics Department, as described in the Takoma Park Campus Facilities Master Plan, 2006-2016 (9/10). The science and math complex will be completed in two phases, beginning with the demolition and replacement of Science South, followed by the demolition and replacement of Science North.

Cost Change

The current estimated cost, shown in the Beyond 6 Years column, for other (furniture, fixtures, and equipment) is \$12,149,000, pending completion of final design.

The cost of this project has increased to match the State's allowed cost escalation factor (4%).

Justification

Under the application of the State space guidelines, the enrollment growth on the Takoma Park/Silver Spring Campus has resulted in a significant instructional space deficit. The Takoma Park/Silver Spring Campus has a Fall 2012 laboratory space deficit of 82,600 NASF and a total space deficit of 92,725 NASF. Even with the completion of the Takoma Park Campus Expansion Project and the Cafritz Foundation Art Center, the 2022 projected laboratory space deficit is 104,640 NASF and the total space deficit is anticipated to be 163,318 NASF. The construction of the Math & Science Center will address this deficit as well as replace Science North and Science South that are in exceedingly poor condition (as identified in the Collegewide Facilities Condition Assessment, 11/07). In addition, the replacement of Science North and Science South allows the campus to capitalize on site capacities with large buildings, given the restricted development opportunities available on the campus. Relevant studies include the Collegewide Facilities Condition Assessment Update (pending 11/13), and the Collegewide Facilities Master Plan Update (1/13).

Other

Funding Sources: G.O. Bonds and State Aid. State share of project is based on anticipated eligible costs. Relocation costs and design fees above approximately 7% of estimated construction costs may not be eligible for State reimbursement. The construction costs in the expenditure schedule (\$63,232,000) include: site improvement costs (\$4,095,100), building construction costs (\$59,136,900). The building construction cost per gross square foot equals \$439 (\$59,136,900/134,600).

Disclosures

A pedestrian impact analysis has been completed for this project.

Montgomery College (A15) asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

Facility Planning: College (CIP No. P886686)

PART III : CAPITAL IMPROVEMENTS PROJECTS TO BE CLOSED OUT

The following capital projects are closed out effective July 1, 2014, and the appropriation for each project is decreased by the amount of that project's unencumbered balance.

Project Title (Project #)

Outdoor Athletic Facilities: College (P076600)

Rockville Parking Lot and Tennis Court Relocation (P096602)

Germantown Child Care Center (P956645)

Montgomery College
