

Resolution No.: 18-121
Introduced: February 2, 2015
Adopted: April 28, 2015

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

Lead Sponsor: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY15-20 Capital Improvements Program and Special Appropriation to the FY15 Capital Budget Montgomery County Government Department of General Services Council Office Building Renovations (No. 010100), \$296,000

Background

1. Section 308 of the Montgomery County Charter provides for a special appropriation which states that it is necessary to meet an unforeseen disaster or other emergency, or to act without delay in the public interest. Each special appropriation shall be approved by not less than six Councilmembers. The Council may approve a special appropriation at any time after public notice by news release. Each special appropriation shall specify the source of funds to finance it.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.

The County Council recommends the following capital project appropriation increase:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Council Office Building Renovations	010100	PDS	<u>\$296,000</u>	GO Bonds
	TOTAL		\$296,000	

3. This special appropriation is required to begin design of needed renovations to the Council Office Building during the winter and spring of 2015.
4. Notice of public hearing was given and a public hearing was held.
Amendment to the FY15-20 Capital Improvements Program and Special Appropriation Council Office Building Renovations (No. 010100)

Action

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

The FY15-20 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a special appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
Council Office Building Renovations	010100	PDS	<u>\$296,000</u>	GO Bonds
	TOTAL		\$296,000	

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council

Council Office Building Renovations (P010100)

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

April 22, 2015
No
None
Preliminary Design Stage

Expenditure Schedule (\$000)

Cost Element	Total	Thru FY13	Est. FY14	Total 6 Years	FY15	FY16	FY17	FY18	FY19	FY20	Beyond 6 Years
Planning, Design, and Supervision	6,509	669	0	5,840	1,473	2,420	1,947	0	0	0	0
Land	4	4	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2	2	0	0	0	0	0	0	0	0	0
Construction	27,398	3,270	0	24,128	0	13,431	10,697	0	0	0	0
Other	2,003	3	0	2,000	0	0	2,000	0	0	0	0
Total	35,916	3,948	0	31,968	1,473	15,851	14,644	0	0	0	0

Funding Schedule (\$000)

GO Bonds	28,964	3,048	0	25,916	1,473	15,851	8,592	0	0	0	0
Long Term Financing	6,000	0	0	6,000	0	0	6,000	0	0	0	0
Cable TV	952	900	0	52	0	0	52	0	0	0	0
Total	35,916	3,948	0	31,968	1,473	15,851	14,644	0	0	0	0

DESCRIPTION

The project is in two phases. The first phase renovated the hearing room, conference room, and anteroom on the third floor of the Council Office Building (COB), which had not been renovated in more than 30 years. The first phase was completed in 2009. The second phase replaces the HVAC, lighting, and windows in the rest of the COB, upgrades restrooms to ADA standards, renovates the auditorium on the first floor, provides improved signage inside and outside the building, refreshes common areas, and reconfigures space on the fourth, fifth, and sixth floors for the Council Office and the Office of Legislative Oversight.

ESTIMATED SCHEDULE

Preliminary Design is complete. Design will begin in May 2015, construction will begin in December 2015, and the project is scheduled for completion in June 2017.

COST CHANGE: New second phase.

JUSTIFICATION

Heating, ventilation, and air conditioning in the COB function poorly, and most of the restrooms are not compliant with updated ADA standards or high performance building standards. The Council Office and OLO have far outgrown their space since it was last reconfigured more than 25 years ago. The 1st Floor Auditorium, which is used regularly for County Government staff training and as a meeting place by civic organizations, is extremely substandard.

FISCAL NOTE: The second phase of the project is partially funded with a \$184,000 unencumbered balance from the first phase and a transfer of \$2,993,000 from the Montgomery County Government Complex project. An audit by an Energy Service Company (ESCO) has been conducted, and it has determined that \$6,000,000 in savings can be anticipated from this project. An Energy Savings Performance Contract (ESPC) will allow for third-party funding to cover this portion of the contract, so that no General Obligation bonds are required for it. A financing mechanism is initiated to cover the cost of the contract and the repayment of debt is guaranteed through the energy savings.

Appropriation and Expenditure Data	Coordination	Map
Date First Appropriation FY15 (\$000)	Legislative Branch Offices	
First Cost Estimate Current Scope (FY15)	Department of Technology Services	
Last FY's Cost Estimate	Office of Consumer Protection	
Appropriation Request FY15	Department of Housing and Community Affairs	
Appropriation Request FY16	Ethics Commission	
Supplemental Approp. Request FY15		
Transfer		
Cumulative Appropriation		
Expenditures/Encumbrances		
Unencumbered Balance		
Partial FY13		
New Partial Closeout FY14		
Total Partial Closeout		

(A)