

Goldenrod Building Renovation -- No. 076624

Category
Subcategory
Administering Agency
Planning Area

Montgomery College
Higher Education
Montgomery College
Germantown

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 30, 2009
No
None.
On-going

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	575	276	299	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	3,082	2,364	211	507	507	0	0	0	0	0	0
Other	1,450	1,330	120	0	0	0	0	0	0	0	0
Total	5,107	3,970	630	507	507	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Contributions	507	0	0	507	507	0	0	0	0	0	0
Current Revenue: General	4,000	3,970	30	0	0	0	0	0	0	0	0
Major Facilities Capital Projects Fund (MC only)	600	0	600	0	0	0	0	0	0	0	0
Total	5,107	3,970	630	507	507	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				2,006	0	142	334	440	545	545
Energy				1,050	0	210	210	210	210	210
Program-Staff				1,255	0	139	279	279	279	279
Net Impact				4,311	0	491	823	929	1,034	1,034
WorkYears					0.0	8.5	17.0	17.0	17.0	17.0

DESCRIPTION

This project provides funding for the renovation and lease-related costs for approximately half of a 67,000 square foot building located at 20271 Goldenrod Lane, Germantown, Maryland. The College portion of the building will be used for classroom and office space for the Germantown Campus. Montgomery College will share this building with Montgomery County, which will use approximately 33,500 square feet for the Germantown Incubator. This high-tech incubator will feature laboratory and office space. The building will be leased by either Montgomery College or the Montgomery College Foundation and then subleased to the County.

This project is part of the Germantown Biotechnology Project which encompasses three interrelated initiatives: the Bioscience Education Center, the Germantown Incubator, and the Science and Technology Park. Together, these projects will address the educational, training and related business needs of the Germantown Campus for the next several years. The Goldenrod Building can meet campus education/training needs for the short-term pending the availability of the Bioscience Education Center in five years, as well as those for the incubator. It is also understood that leasing this space for the College and the Germantown Technology Incubator will add to the marketability of the pending Science and Technology Park.

JUSTIFICATION

The Germantown Campus has reached capacity for office and instructional space. The current State space eligibility calculations show that for fall 2007 enrollments, the Germantown Campus had an overall space deficit of nearly 134,310 square feet. For the fall and spring semesters of the 2005-6 academic year, many Montgomery College students were unable to enroll in selected courses due to a shortage of available sections. Approximately 1,000 students who attempted to register for one or more classes that were filled ultimately did not enroll in any courses at the College that semester. A large number of these unsuccessful registration attempts were for science courses whose availability is limited because of space constraints. This coming fall, temporary office trailers will be set up to accommodate some of the overflow. That, however, is only a temporary stop gap solution because of anticipated space needs pending the availability of the Bioscience Education Center in five years. A longer term solution is an available mixed use office/technology building adjacent to the Germantown Campus with 67,619 square feet of rentable space. The College has negotiated a lease contingent upon funding availability. The College will share the building with Montgomery County who will lease about half of the building for the Germantown Technology Incubator.

OTHER

Funding Source: Current Revenue: General, the Major Facilities Capital Projects Fund, and Private Contributions.

An MOU for the lease has been prepared. The following fund transfers and supplemental appropriations have been made to this project: \$600,000 transfer from the Cafritz Foundation Arts Center project (No. 056604) (BOT Resolution #08-04-032, 04/28/08); FY09 supplemental appropriation (\$507,143) to expend funds provided by the building owner for the renovation and final project costs (Council Supplemental #25-S09-CMC-3) and (BOT Resolution #08-12-141, 12/15/08).

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																																							
<table border="1"> <tr> <td>Date First Appropriation</td><td>FY07</td><td>(\$000)</td></tr> <tr> <td>First Cost Estimate</td><td></td><td></td></tr> <tr> <td>Current Scope</td><td>FY07</td><td>5,107</td></tr> <tr> <td>Last FY's Cost Estimate</td><td></td><td>4,600</td></tr> <tr> <td>Appropriation Request</td><td>FY10</td><td>0</td></tr> <tr> <td>Supplemental Appropriation Request</td><td></td><td>507</td></tr> <tr> <td>Transfer</td><td></td><td>0</td></tr> <tr> <td>Cumulative Appropriation</td><td></td><td>4,600</td></tr> <tr> <td>Expenditures / Encumbrances</td><td></td><td>4,138</td></tr> <tr> <td>Unencumbered Balance</td><td></td><td>462</td></tr> <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>	Date First Appropriation	FY07	(\$000)	First Cost Estimate			Current Scope	FY07	5,107	Last FY's Cost Estimate		4,600	Appropriation Request	FY10	0	Supplemental Appropriation Request		507	Transfer		0	Cumulative Appropriation		4,600	Expenditures / Encumbrances		4,138	Unencumbered Balance		462	Partial Closeout Thru	FY07	0	New Partial Closeout	FY08	0	Total Partial Closeout		0	<p>Montgomery County Department of Economic Development and the Montgomery College Foundation.</p> <p>Bioscience Education Center (CIP#056603)</p>	<p>See Map on Next Page</p>
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