

DLC Liquor Warehouse -- No. 850900

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 10, 2010
No
None.
Final Design 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	1,783	769	356	658	329	329	0	0	0	0	0
Land	32,700	32,700	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	349	0	0	349	55	294	0	0	0	0	0
Construction	12,601	0	0	12,601	6,188	6,413	0	0	0	0	0
Other	5,686	0	0	5,686	100	5,586	0	0	0	0	0
Total	53,119	33,469	356	19,294	6,672	12,622	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Revenue Bonds: Liquor Fund	53,119	33,469	356	19,294	6,672	12,622	0	0	0	0	0
Total	53,119	33,469	356	19,294	6,672	12,622	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				3,696	0	0	924	924	924	924
Energy				4,000	0	0	1,000	1,000	1,000	1,000
Net Impact				7,696	0	0	1,924	1,924	1,924	1,924

DESCRIPTION

This project is part of the Smart Growth Initiative Program and provides for land, planning, design and construction of the relocation and planned expansion of the existing Liquor Control warehouse located on Crabbs Branch Way, into the 200,000 square feet Finmarc building at 200 Edison Park Drive in Gaithersburg. The project provides for the consolidation of all Department of Liquor Control functions including all administrative functions, and liquor, wine, and packaged beer storage space.

ESTIMATED SCHEDULE

The design of this project began in the summer of 2009 and is estimated to last nine months, followed by approximately six months for bidding. The site will be available for construction around June 2011 and construction will be completed in ten months.

COST CHANGE

Project cost has increased by \$4 million due to the addition of a two-story vertical conveyor system that is expected to provide additional capacity.

JUSTIFICATION

The Shady Grove Sector Plan has identified county owned properties on the east and west side of Crabbs Branch Way, including the current Department of Liquor Control (DLC) warehouse, for future transit oriented development. Relocation of the current Liquor warehouse is also necessary to implement the County Executive's Smart Growth Initiative. The Department of Liquor Control needs a larger warehouse with air-conditioned space. Combined leased space and the existing warehouse are inadequate for its needs. Various beer manufacturers require their beer to be stored at specific temperatures. The existing warehouse cannot meet these temperature requirements. The warehouse is also used for storing other temperature-sensitive products, including wine. The existing warehouse is the designated work place for permanent, full-time County employees. It is currently the only County non-air-conditioned worksite.

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and to address unmet needs.

Plans and studies for this project include: Program of Requirements (POR), Department of Liquor Control, "Temperature Control Warehouse Expansion," June 13, 2003; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council," April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council," September 23, 2008.

FISCAL NOTE

The Department of Liquor Control Fund will finance the cost of this project. This project is not appropriated through the Montgomery County Government's Capital Budget. An amendment to Resolution #16-676 authorized financing of this project.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY10	(\$000)
First Cost Estimate	FY11	53,119
Current Scope		
Last FY's Cost Estimate		49,079
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Liquor Control
Maryland-National Capital Park and Planning Commission
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission
Pepco
Upcounty Regional Services Center
Washington Gas

MAP

