

MCPS & M-NCPPC Maintenance Facilities Relocation -- No. 361109

Category
Subcategory
Administering Agency
Planning Area

Transportation
Mass Transit
General Services
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

May 21, 2012
No
None.
Planning 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	6,844	0	0	6,844	0	1,994	2,570	1,206	1,074	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	60,785	0	0	60,785	0	0	0	31,866	28,919	0	0
Other	1,410	0	0	1,410	0	0	0	0	1,410	0	0
Total	69,039	0	0	69,039	0	1,994	2,570	33,072	31,403	0	0

FUNDING SCHEDULE (\$000)

Interim Finance	69,039	0	0	69,039	0	1,994	2,570	33,072	31,403	0	0
Total	69,039	0	0	69,039	0	1,994	2,570	33,072	31,403	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				851	0	0	0	0	0	851
Energy				782	0	0	0	0	0	782
Net Impact				1,633	0	0	0	0	0	1,633

DESCRIPTION

This project is part of the County Executive's comprehensive Smart Growth Initiative and provides for the design, and construction of new facilities to accommodate the relocation of the Montgomery County Public Schools and Maryland-National Park and Planning Maintenance facilities from the County Service Park on Crabbs Branch Way to 8701 Snouffer School Road in Gaithersburg known as the Webb Tract.

ESTIMATED SCHEDULE

The design phase will commence during the Winter of 2014 and is expected to last twelve months, followed by a six-month construction bidding period. Construction is expected to be completed in 15 months.

COST CHANGE

Cost change due to the shift of all site development-related work to the PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) and addition of construction costs.

JUSTIFICATION

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 address unmet needs.

The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs. The planned facilities will meet the current and projected maintenance facility needs while also furthering the County's transit-oriented development goals.

Plans and studies for this project include: 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; "Projected Space Requirements for MCPS Division of Maintenance (Delmar Architects, 2005 and 2008)"; "Montgomery County Multi-Agency Service Park Master Plan and Design Guideline, February 23, 2011"; Montgomery County Department of Parks, Shady Grove Maintenance Facility Relocation - Program of Requirements, Lukmire Partnership Architects, May 2010".

OTHER

The PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning.

\$37.95 million of the total expenditure of \$69.039 million is allocated to the M-NCPPC facility and its proportional share of the parking garage. The M-NCPPC share of the budget funds 114,117 GSF of building space including maintenance, fleet, and horticultural facilities. In addition, it funds 83,977 GSF of covered vehicle/equipment parking sheds to meet NPDES requirements and 25,365 GSF of bulk material and compost storage bays.

APPROPRIATION AND EXPENDITURE DATA			COORDINATION		MAP
Date First Appropriation	FY	(\$000)	Department of General Services		
First Cost Estimate			Department of Transportation		
Current Scope	FY13	69,039	Montgomery County Public Schools		
Last FY's Cost Estimate		4,447	Maryland-National Capital Park and Planning Commission		
Appropriation Request	FY13	0	Department of Permitting Services		
Appropriation Request Est.	FY14	0	Department of Finance		
Supplemental Appropriation Request		0	Department of Technology Services		
Transfer		-444	Office of Management and Budget		
Cumulative Appropriation		4,447	Washington Suburban Sanitary Commission		
Expenditures / Encumbrances		0	Pepco		
Unencumbered Balance		4,447	Upcounty Regional Services Center		
Partial Closeout Thru	FY10	0	Washington Gas		
New Partial Closeout	FY11	0			
Total Partial Closeout		0			

MCPS & M-NCPPC Maintenance Facilities Relocation -- No. 361109 (continued)

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

FISCAL NOTE

Interim financing will be used for land acquisition and project costs in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds.

All site improvement-related work is being shifted from this project to the PSTA and Multi-Agency Service Park - Site Development project (PDF No. 470907) and the cumulative appropriation adjusted accordingly.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.