




OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

March 15, 2012

TO: Roger Berliner, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Budget Amendments: FY13-18 Recommended Capital Improvements Program (CIP)

In January 2012, I submitted my recommended FY13 Capital Budget and FY13-18 Capital Improvements Program (CIP). Since then, I have reviewed a number of CIP projects and have had an opportunity to assess the availability of tax supported current revenue resources. As a result, I am recommending adjustments to the following projects to reflect more current information:

- Technology Modernization: MCG
- Facility Planning: MCG
- Cost Sharing: MCG
- Bethesda Lot 31 Parking Garage
- White Flint Redevelopment Program

I recommend that the County Council consider these adjustments in its budget worksessions over the next few weeks. As always, Executive Branch staff are available to assist you in your review of the budget.

IL:mb

Attachments:

- Project Description Forms
- Revised Tax Supported Current Revenues Adjustment Chart

Technology Modernization -- MCG -- No. 150701

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
County Executive
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 14, 2012
No
None.
On-going

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	113,565	60,805	18,851	33,909	13,688	11,104	8,667	450	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	0	0	0	0	0	0	0	0	0	0	0
Other	56	0	56	0	0	0	0	0	0	0	0
Total	113,621	60,805	18,907	33,909	13,688	11,104	8,667	450	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	65,140	37,549	4,040	23,551	8,955	7,961	6,635	0	0	0	0
Federal Aid	1,059	0	0	1,059	352	389	264	54	0	0	0
Land Sale	2,634	2,634	0	0	0	0	0	0	0	0	0
Short-Term Financing	44,788	20,622	14,867	9,299	4,381	2,754	1,768	396	0	0	0
Total	113,621	60,805	18,907	33,909	13,688	11,104	8,667	450	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				33,786	225	2,015	3,037	9,503	9,503	9,503
Productivity Improvements				-3,782	-33	-33	-929	-929	-929	-929
Net Impact				30,004	192	1,982	2,108	8,574	8,574	8,574

DESCRIPTION

This project provides for the replacement, upgrade, and implementation of IT initiatives that will ensure ongoing viability of key processes, replace outdated and vulnerable systems, and produce a high return in terms of customer service and accountability to our residents. Major new IT systems that have been completed through this project include the Enterprise Resource Planning (ERP) Financial and Human Resources modules, foundation phase of the 311/Constituent Relationship Management (CRM), Electronic Time reporting (MCTime), and related Business Process Review (BPR). Planning activities for the Department of Health and Human Services (HHS) technology modernization of key systems and processes are well underway. The Budgeting module of the ERP system (Hyperion) and additional self service functionality is being implemented now and the workforce component of the Hyperion System has already been completed. The ERP project was implemented to modernize our Core Business Systems to improve the efficiency, effectiveness, and responsiveness of the County Government. The ERP project has provided needed upgrades to the County's financial, procurement, human resource, payroll, and budgeting systems and has streamlined existing business processes. Additional BPR is needed to continue the alignment of County business processes with the new system and related enterprise impacts and to maximize the return on the County's IT investment. The 311/CRM system combined advanced telephony, internet, and computer technology with constituent-focused business processes. Residents are now able to call one number to access County government services. The 311/CRM system includes built-in tracking and accountability features to assure that every call receives a timely response. In addition, the 311/CRM system produces information on County efficiency and effectiveness in responding to requests for information and service requests. This information is used by the Chief Administrative Officer, CountyStat, and operating departments to track and improve performance and customer service. Completion of Phase I of the current MC311 (CRM) included developing an automated service request processing system for the County's Department of Transportation including converting the systems currently used for leaf pick-up, snow removal, tree issues, and street light outages. Phase II of the Technology Modernization project will include modernization of the County's Tax Assessment Billing System. This system is used to annually calculate and bill County residents for County and municipal property taxes, solid waste fees, water quality fees, WSSC fees, and other fees, taxes, and related credits. The HHS technology modernization involves the product identification and modification and implementation of an enterprise Health and Human Services system that includes the following components: intake and eligibility; common client index; document imaging and electronic records; case management and billing capabilities for health and human services; a portal for legacy and enterprise systems; a data warehouse; and self-service kiosks for use by clients and partner agencies.

COST CHANGE

Increase due to the continuation of staff and contractual resources to complete the remaining project components, provide ongoing system upgrades and modifications, provide the next stage of enterprise wide BPR and improvements, and implement the next phase of project improvements including implementation of the Health and Human Services system.

JUSTIFICATION

According to a 2004 ranking of major existing technology systems based on their current health and relative need for upgrade or replacement, the County's then current core business systems (ADPICS, FAMIS, BPREP, and HRMS) were ranked as Priority #1, which means "obsolete or vulnerable critical system in

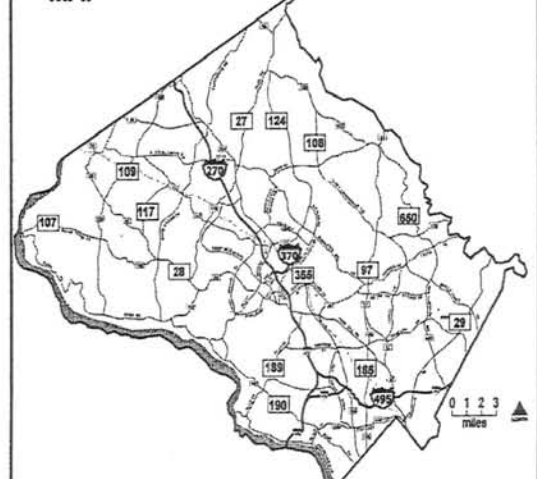
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY07	(\$000)
First Cost Estimate	FY13	113,621
Current Scope		
Last FY's Cost Estimate		80,979
Appropriation Request	FY13	12,421
Appropriation Request Est.	FY14	11,104
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		80,979
Expenditures / Encumbrances		70,114
Unencumbered Balance		10,865
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

MCG efforts are coordinated with applicable agencies during the project planning, requirements gathering, and requests for proposal (RFP) phases.
Offices of the County Executive
Office of the County Council
Department of Finance
Department of Technology Services
Office of Procurement
Office of Human Resources
Office of Management and Budget
Department of Health and Human Services
All MCG Departments and Offices
Maryland Department of Human Resources
Maryland Department of Health and Mental Hygiene

MAP



Technology Modernization -- MCG -- No. 150701 (continued)

immediate risk of failure." These at-risk systems were replaced with a state of the art ERP system which provides a common database supporting financials, procurement, budget, and HR/payroll, and includes system-wide features for security, workflow, and reporting, and up-to-date technology architecture. Montgomery County seeks to set a national standard for accountability and responsiveness in governance and the delivery of services to its residents and businesses.

Tax Assessment Billing System: The current system is over 30 years old, is only internally supported, and is used for the collection of over \$2 billion in revenues annually.

Health and Human Services: This technology modernization effort will ensure ongoing viability of key processes, replace outdated and vulnerable systems, create staff operating efficiencies and produce a high return in terms of customer service and accountability to our residents.

Related plans and studies include the Information Technology Interagency Funding and Budgeting Committee's report of September 30, 2003, and the MCG FY06 IT Budget Overview prepared by DTS.

OTHER

The Technology Modernization - MCG project is intended to serve as an ongoing resource for future IT modernization and related process engineering to the County Government's business systems beyond the currently defined project scope. Future projects may include the following:

CRM - Citizen Relationship Management

Phase II: This initiative will extend the service to municipalities in the County, and other County agencies (e.g. Board of Education, M-NCPPC, Montgomery College). This initiative will proceed based upon interest from these organizations and agreement on funding.

Creation of a Citizen Relationship Management (CRM) program which will develop or convert automated capabilities for all appropriate County services including:

Case Management

Events Management

Field Services

Grants Management

Help Desk Solutions

Point of Sales

Resident Issue Tracking System

Work Order Processing System

ERP - Enterprise Resource Planning

Business Intelligence/Data Warehouse Development

Loan Management

Property Tax Billing and Collection

Public Access to Contractor Payments

Upgrade to Oracle E-Business/Kronos/Siebel

Enhancements to comply with evolving Payment Card Industry (PCI) mandates

FISCAL NOTE

Project funding includes short-term financing for integrator services and software costs. The Operating Budget Impact (OBI) estimates provided above include the costs associated with supporting the Technology Modernization project after implementation including staff returning to their "home departments" from the project office to provide on-going support, knowledge transfer, and to serve as super users, and staff and contractors necessary to support the system, maintenance agreements with software vendors, and costs associated with the "Sustaining Organization" in FY16-18. Establishment of a sustaining organization is needed post implementation to resolve problems, facilitate communication across business processes because of the system integration, produce reports, and re-engineer business processes. The Government Finance Officers Association (GFOA) and Gartner (a premier IT consulting organization) recommend that organizations implementing an ERP also establish an enterprise business support structure (often called a sustaining organization or Enterprise Service Center) after project implementation to maintain, enhance, and focus on: business strategy, functional / technical expertise, software integration, technology, project management and continuous process improvement. Investing in a sustaining organization is key to fully exploiting the capabilities of the new ERP system.

Productivity Improvements achieved through this project include absorbing staffing reductions in the Information Technology, Fiscal, Budget, Administration, Clerical, Human Resource, and Financial Occupational classifications (FY08-12); termination of maintenance agreements for legacy systems; termination of the keypunching contract for the manual timesheet process; and other related savings. Total estimated savings related to this project through FY12 are estimated at over \$36 million including the reduction of over 320 full time equivalent positions in the County Government.

Facility Planning: MCG -- No. 508768

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 14, 2012
No
None.
On-going

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	9,148	7,143	445	1,560	260	260	260	260	260	260	0
Land	87	87	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	7	7	0	0	0	0	0	0	0	0	0
Construction	110	110	0	0	0	0	0	0	0	0	0
Other	808	203	5	600	600	0	0	0	0	0	0
Total	10,160	7,550	450	2,160	860	260	260	260	260	260	*

FUNDING SCHEDULE (\$000)

Current Revenue: General	9,515	6,905	450	2,160	860	260	260	260	260	260	0
G.O. Bonds	625	625	0	0	0	0	0	0	0	0	0
Solid Waste Disposal Fund	20	20	0	0	0	0	0	0	0	0	0
Total	10,160	7,550	450	2,160	860	260	260	260	260	260	0

DESCRIPTION

This project provides for general government facility planning studies for a variety of projects under consideration in the CIP. In addition, facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, Montgomery County develops a Program of Requirements (POR) that outlines the general and specific features required on the project. Selected projects range in type including: new buildings, renovation of existing buildings, stormwater management, and recycling centers. Facility planning is a decision making process that includes the determination of the purpose of, and need for, a candidate project, a rigorous investigation of non-County sources of funding, and, in some cases, an estimate of the cost of the design and an estimated range of the cost of construction of the project. Facility planning represents planning and preliminary design and develops a POR in advance of full programming of a project in the CIP. Depending upon the results of a facility planning determination of purpose and need, a project may or may not proceed to design and construction. For a full description of the facility planning process, see the CIP Planning Section.

COST CHANGE

Increase due to the addition of FY17 & FY18 to this ongoing project offset by reductions in project scope due to the anticipation of a reduced need to plan new facilities given the backlog of planned projects awaiting construction funding due to fiscal constraints. In FY13, \$600,000 has been added for a Minority, Female, and Disabled Owned Businesses (MFD) program disparity study.

JUSTIFICATION

Facility planning costs for projects which ultimately become stand-alone projects are included here. These costs will not be reflected in the resulting individual project.

OTHER

The study proposals under this program are developed in conjunction with program departments, the Department of General Services, the Office of Management and Budget (OMB), and consultants to ensure accurate program requirements. Planning studies underway or to be completed in FY13 or FY14 are listed on the next page. This list includes projects that will potentially be considered for inclusion as stand alone projects in the FY15-20 CIP. Other projects not listed may be planned under urgent situations.

FISCAL NOTE

\$400,000 for facility planning for a new PSTA to be located at the Webb Tract, as part of the County's Smart Growth Initiative, has been transferred from the PSTA Academic Building Complex, Project No. 479909, to this project.

OTHER DISCLOSURES

- * Expenditures will continue indefinitely.

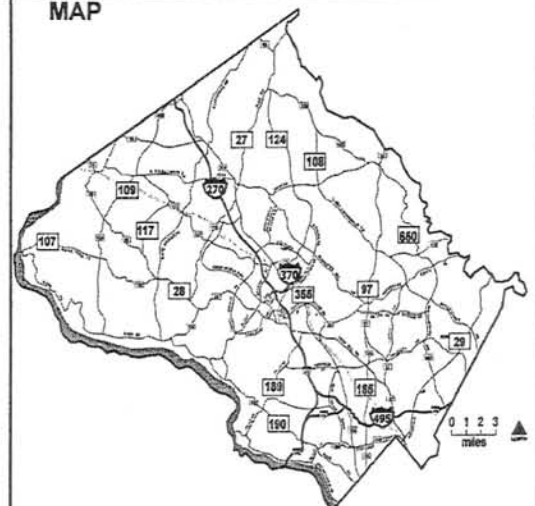
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY87	(\$000)
First Cost Estimate	FY13	10,160
Current Scope		
Last FY's Cost Estimate		9,300
Appropriation Request	FY13	860
Appropriation Request Est.	FY14	260
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		8,000
Expenditures / Encumbrances		7,617
Unencumbered Balance		383
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of Environmental Protection
Department of General Services
Department of Correction and Rehabilitation
Department of Fire and Rescue Services
Department of Police
Department of Health and Human Services
Department of Recreation
Department of Public Libraries
Circuit Court
Office of Management and Budget
Commission on People with Disabilities
Montgomery County Pedestrian Safety
Advisory Committee

MAP



Cost Sharing: MCG -- No. 720601

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
Recreation
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 14, 2012
No
None
On-going

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	3,634	3,634	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	9	9	0	0	0	0	0	0	0	0	0
Construction	7,230	6,931	299	0	0	0	0	0	0	0	0
Other	5,264	462	4,354	448	448	0	0	0	0	0	0
Total	16,137	11,036	4,653	448	448	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Contributions	150	0	150	0	0	0	0	0	0	0	0
Current Revenue: General	5,476	4,603	425	448	448	0	0	0	0	0	0
Land Sale	2,661	2,661	0	0	0	0	0	0	0	0	0
Long-Term Financing	3,850	2,216	1,634	0	0	0	0	0	0	0	0
State Aid	4,000	1,556	2,444	0	0	0	0	0	0	0	0
Total	16,137	11,036	4,653	448	448	0	0	0	0	0	0

DESCRIPTION

This project provides funds for the development of non-government projects in conjunction with public agencies or the private sector. County participation leverages private and other public funds for these facilities. Prior to disbursing funds, the relevant County department or agency and the private organization will develop a Memorandum of Understanding, which specifies the requirements and responsibilities of each.

COST CHANGE

Increase due to the County's participation in ArtPreneurs, Inc., Live Garra Theatre, Inc., Muslim Community Center, Inc., Muslim Community Council, Inc., Potomac Community Resources, Inc., Sheppard Pratt Health System, Inc., and The Menare Foundation, Inc.

JUSTIFICATION

The County has entered into or considered many public-private partnerships, which contribute to the excellence and diversity of facilities serving County residents.

OTHER

Economic Development:

The State approved \$4,000,000 in State Aid for the Fillmore venue in Silver Spring. The County's required match was \$4,000,000 and \$6,511,000 was programmed. The Venue Operator agreed to purchase certain furniture, fixtures, and equipment for the project; \$150,000 of which would be used as the required County match. An agreement between the development partners and the County was executed. The Fillmore is now operational.

Grants:

For FY13, County participation is anticipated for the following projects:

ArtPreneurs, Inc.: \$80,000
Live Garra Theatre, Inc.: \$50,000
Muslim Community Center, Inc.: \$70,000
Muslim Community Council, Inc.: \$100,000
Potomac Community Resources, Inc.: \$50,000
Sheppard Pratt Health System, Inc.: \$50,000
The Menare Foundation, Inc.: \$47,500

For FY12, County participation was for the following projects:

Catholic Charities of the Archdiocese of Washington, Inc.: \$125,000
CHI Centers Inc.: \$200,000
Ivymount School, Inc.: \$100,000

For FY11, County participation was for the following projects:

Girl Scout Council of the Nation's Capital: \$100,000

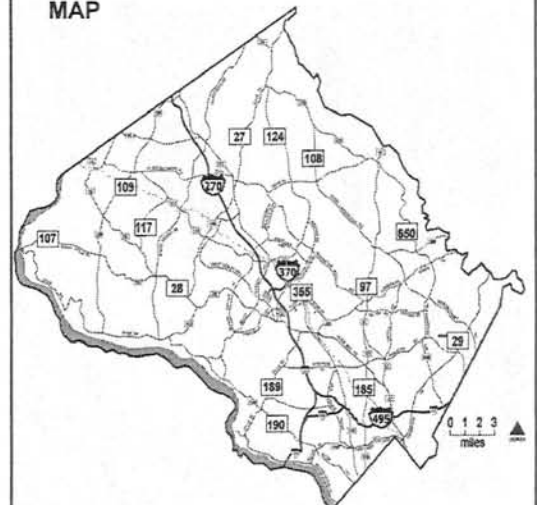
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY06	(\$000)
First Cost Estimate		
Current Scope	FY13	16,137
Last FY's Cost Estimate		15,689
Appropriation Request	FY13	448
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		15,689
Expenditures / Encumbrances		12,468
Unencumbered Balance		3,221
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Private organizations
State of Maryland
Municipalities
Montgomery County Public Schools
Community Use of Public Facilities
Department of General Services
Department of Economic Development

MAP



Cost Sharing: MCG -- No. 720601 (continued)

Jewish Foundation for Group Homes, Inc.: \$50,000
Ivymount School, Inc.: \$100,000

For FY10, County participation was for the following projects:

Aunt Hattie's Place, Inc.: \$100,000. Disbursement of FY09 and FY10 County funds is conditioned on the owner of the property giving the County an appropriate covenant restricting the use of the leased property to a foster home for boys for a period of ten years from the time the facility commences to operate as a foster home.

Boys and Girls Club of Greater Washington: \$38,000

CASA de Maryland, Inc.: \$100,000

Jewish Council for the Aging of Greater Washington, Inc.: \$50,000, and

Warren Historic Site Committee, Inc.: \$150,000.

For FY09, County participation was for the following projects:

Aunt Hattie's Place, Inc.: \$250,000

Boys and Girls Club of Greater Washington: \$250,000

CASA de Maryland, Inc.: \$150,000

CHI Centers: \$50,000

Institute for Family Development Inc., doing business as Centro Familia: \$75,000. The organization had to demonstrate to the County's satisfaction that it had commitments for the entire funding needed to construct the project before the \$75,000 in County funds could be spent.

Jewish Council for the Aging of Greater Washington, Inc.: \$250,000

Montgomery General Hospital: \$500,000

Nonprofit Village, Inc.: \$200,000, and

YMCA of Metropolitan Washington and Youth and Family Services Branch: \$200,000.

FISCAL NOTE

Old Blair Auditorium Project, Inc., in FY06-07 the County provided \$190,000 as a partial match for the State funds with \$50,000 in current revenue for DPWT to develop a program of requirements and cost estimate for the project, and bond funded expenditure of \$140,000 to pay for part of the construction. These funds were budgeted in the MCG: Cost Sharing project (No. 720601). In FY11, the funds were transferred to a new CIP Old Blair Auditorium Reuse project (No. 361113).

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Bethesda Lot 31 Parking Garage -- No. 500932

Category
Subcategory
Administering Agency
Planning Area

Transportation
Parking
Transportation
Bethesda-Chevy Chase

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 14, 2012
Yes
None.
Under Construction

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	5,565	19	3,130	2,416	1,040	1,040	336	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,768	2,435	333	0	0	0	0	0	0	0	0
Construction	48,336	0	2,054	46,282	24,313	20,736	1,233	0	0	0	0
Other	3,838	3	2,279	1,556	720	674	162	0	0	0	0
Total	60,507	2,457	7,796	50,254	26,073	22,450	1,731	0	0	0	0

FUNDING SCHEDULE (\$000)

Contributions	2,850	274	2,576	0	0	0	0	0	0	0	0
Current Revenue: Parking - Bethesda	1,073	2,183	5,220	-6,330	2,649	-10,710	1,731	0	0	0	0
Land Sale - Bethesda PLD	33,160	0	0	33,160	0	33,160	0	0	0	0	0
Revenue Bonds	23,424	0	0	23,424	23,424	0	0	0	0	0	0
Total	60,507	2,457	7,796	50,254	26,073	22,450	1,731	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				468	0	0	117	117	117	117
Energy				484	0	0	121	121	121	121
Program-Other				1,686	0	0	369	439	439	439
Offset Revenue				-3,474	0	0	-675	-933	-933	-933
Net Impact				-836	0	0	-68	-256	-256	-256

DESCRIPTION

This project provides for the construction of a new, underground public parking garage under the land previously used as two County public parking lots and a portion of Woodmont Avenue in Bethesda. Design and construction will be performed by a private development partner selected through a competitive Request for Proposal process. The public parking garage will include approximately 940 County owned and operated spaces. A mixed use development (all privately funded and owned) will be built on top of the garage with 250 residential units and 40,000 square feet of retail space.

CAPACITY

The garage will consist of 940 County operated spaces with the private developer building and owning an additional 295 spaces.

ESTIMATED SCHEDULE

In accordance with the current General Development Agreement, construction will begin in FY12 and the new garage will open in September 2014 (FY15).

COST CHANGE

The public parking garage has been re-sized from a 5-level, 1,100 space garage to a 4-level, 940 space garage. Cost figures reflect the reduction in garage size. The 940 public parking spaces in the re-sized garage provide for adequate public parking and are consistent with the parking management strategies being incorporated into updated zoning requirements for parking associated with land use. Prior cost estimates were based on an initial Guaranteed Maximum Price (GMP) for the delivery of the public garage to the County on a turnkey basis, as defined by the General Development Agreement (GDA). The GDA provides for a final GMP to be established once the construction has been bid. The project has now advanced to that stage and the expenditures are now based on the final GMP.

JUSTIFICATION

Parking demand analysis performed by the Parking Operations program, and separately by M-NCPPC, recommended the addition of up to 1,300 public parking spaces in the Bethesda sector to support probable development allowed under Sector Plan guidelines. Additionally, the M-NCPPC Adopted Sector Plan calls for construction of public parking in underground garages with mixed use residential, retail, and commercial space above. Parking Demand Studies: Desman Associates 1996, updated 2000, 2003, and 2005. Master Plan: Bethesda CBD Sector Plan July 1994.

OTHER

Part of Woodmont Avenue south of Bethesda Avenue will be closed for a period during construction. Every effort will be made so that this temporary road closure does not coincide with the temporary closure of Elm Street during construction of the Bethesda Metro Station South Entrance Project.

FISCAL NOTE

The project schedule is based on the executed General Development Agreement.

APPROPRIATION AND EXPENDITURE DATA			COORDINATION		MAP
Date First Appropriation	FY09	(\$000)	M-NCPPC		
First Cost Estimate			Bethesda Urban District		
Current Scope	FY13	60,507	Bethesda-Chevy Chase Regional Services Center		
Last FY's Cost Estimate		88,819	Verizon		
Appropriation Request	FY13	-28,312	PN Hoffman/Stonebridge Associates		
Appropriation Request Est.	FY14	0	Department of General Services		
Supplemental Appropriation Request		0	Bethesda Metro Station South Entrance project		
Transfer		0			
Cumulative Appropriation		88,819			
Expenditures / Encumbrances		2,547			
Unencumbered Balance		86,272			
Partial Closeout Thru	FY10	0	Special Capital Projects Legislation [Bill No. 20-08] was adopted by Council June 10, 2008.		
New Partial Closeout	FY11	0			
Total Partial Closeout		0			

Bethesda Lot 31 Parking Garage -- No. 500932 (continued)

OTHER DISCLOSURES

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

White Flint Redevelopment Program -- No. 151200

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
County Executive
North Bethesda-Garrett Park

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 14, 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	3,698	0	379	3,319	1,074	949	324	324	324	324	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	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	3,698	0	379	3,319	1,074	949	324	324	324	324	*

FUNDING SCHEDULE (\$000)

White Flint - Special Tax District	3,698	0	379	3,319	1,074	949	324	324	324	324	0
Total	3,698	0	379	3,319	1,074	949	324	324	324	324	0

DESCRIPTION

This program provides for the plans, studies, analysis, and development coordination activities by the County necessary to implement redevelopment in the White Flint Sector Plan Area. Specialized services as detailed in the Justification section below are required to implement the extensive public infrastructure requirements called for in the Sector Plan, and for the implementation of the specified public financing mechanism and related requirements for infrastructure funding.

COST CHANGE

Cost increase due revised planning, design and supervision costs and the addition of FY17 and FY18 to this ongoing project.

JUSTIFICATION

In the spring of 2010, the Montgomery County Council approved the new White Flint Sector Plan, which covers a 430 acre area. The Plan establishes a vision for transforming what has long been an auto-oriented suburban development pattern into a denser, mixed-used 'urban' center in which people can walk to work, shops and transit. An expanded street grid and other infrastructure improvements will create walkable blocks containing residences, retail, offices and local services. The Plan also calls for a financing mechanism that would generate significant revenues from properties and developments within the Sector Plan Area. The County Council further defined this financing mechanism in Bill 50-10, which established a White Flint Special Taxing District, authorized the levy of a property tax and the issuance of bonds to finance transportation infrastructure improvements, and stated conditions for the loaning or advancing of County funds to the District. In Resolution No. 16-1570 the Council adopted an implementation strategy which required the Executive to carry out a feasibility or other study to assess whether debt repayment will require a district tax rate that exceeds certain policy goals, and called for the forward funding or advance funding of specified items in order to promptly implement the Sector Plan.

In addition to the financing implementation, specialized services are required related to the complex land assemblage and disposition actions necessary to implement the new street grid and for the reconfiguration of Executive Boulevard/Old Georgetown Road associated with implementation of Stage 1. Staff time and services are required to manage and coordinate efforts to develop detailed staging plans, to assess opportunities to maximize property dedications, and to negotiate property dedications to avoid or minimize acquisition costs. Necessary services will include appraisals, legal services, title services and consultants versed in land assemblage. The County is also currently evaluating efforts needed to implement roadway improvements through the Conference Center site, which is a County asset. Special requirements related to the Conference Center include negotiations with the private hotel owner as well as the Hotel and Conference Center management firm, and the provision of interim and permanent parking related to the impacts of road rights of way that traverse the site and will reduce the number of parking spaces available to patrons.

OTHER

The provision for permanent parking related to the impact of the new streets that traverse the Conference Center site, as well as other related Transit-Oriented Development projects, will be partially funded through the purchase and resale of a State owned site, based upon an agreement between the County and State.

FISCAL NOTE

The ultimate funding source for these projects will be White Flint Special Taxing District tax revenues and related special obligation bond issues.

OTHER DISCLOSURES

- * Expenditures will continue indefinitely.

APPROPRIATION AND EXPENDITURE DATA			COORDINATION		MAP
Date First Appropriation	FY09	(\$000)	Office of the County Executive	Department of Finance	
First Cost Estimate	FY13	3,480	Department of Transportation	Department of Economic Development	See Map on Next Page
Current Scope			Developers		
Last FY's Cost Estimate		2,940			
Appropriation Request	FY13	0			
Appropriation Request Est.	FY14	692			
Supplemental Appropriation Request		0			
Transfer		0			
Cumulative Appropriation		1,710			
Expenditures / Encumbrances		0			
Unencumbered Balance		1,710			
Partial Closeout Thru	FY10	0			
New Partial Closeout	FY11	0			
Total Partial Closeout		0			

TAX SUPPORTED CURRENT REVENUES ADJUSTMENT CHART

FY13-18 Capital Improvements Program

COUNTY EXECUTIVE RECOMMENDED

March 15, 2012

(\$ MILLIONS)	6 YEARS	FY13 APPROP	FY14 APPROP(1)	FY15 EXP	FY16 EXP	FY17 EXP	FY18 EXP
TAX SUPPORTED CURRENT REVENUES AVAILABLE	374.394	52.894	80.971	59.549	57.950	56.902	66.127
Adjust for Future Inflation *	(15.820)	-	-	(1.650)	(3.060)	(4.396)	(6.713)
SUBTOTAL CURRENT REVENUE FUNDS AVAILABLE FOR ELIGIBLE PROJECTS (after adjustments)	358.574	52.894	80.971	57.899	54.890	52.506	59.414
Less Set Aside: Future Projects	-	-	-	-	-	-	-
TOTAL FUNDS AVAILABLE FOR PROGRAMMING	358.574	52.894	80.971	57.899	54.890	52.506	59.414
GENERAL FUND							
MCPS	(108.776)	(21.381)	(22.837)	(8.047)	(18.837)	(18.837)	(18.837)
MONTGOMERY COLLEGE	(61.098)	(4.646)	(11.904)	(11.929)	(10.873)	(10.873)	(10.873)
M-NCPPC	(16.388)	(2.648)	(2.748)	(2.748)	(2.748)	(2.748)	(2.748)
HOC	(8.230)	(1.980)	(1.250)	(1.250)	(1.250)	(1.250)	(1.250)
TRANSPORTATION	(56.866)	(8.510)	(8.478)	(9.122)	(9.130)	(10.838)	(10.788)
MC GOVERNMENT	(40.965)	(12.047)	(11.482)	(10.638)	(2.318)	(2.158)	(2.322)
SUBTOTAL - GENERAL FUND	(292.323)	(51.212)	(58.699)	(43.734)	(45.156)	(46.704)	(46.818)
MASS TRANSIT FUND	(63.488)	(1.169)	(21.922)	(13.315)	(9.384)	(5.452)	(12.246)
FIRE CONSOLIDATED	(1.263)	(0.763)	-	(0.500)	-	-	-
PARK FUND	(2.100)	(0.350)	(0.350)	(0.350)	(0.350)	(0.350)	(0.350)
SUBTOTAL - OTHER TAX SUPPORTED	(66.851)	(2.282)	(22.272)	(14.165)	(9.734)	(5.802)	(12.596)
TOTAL PROGRAMMED EXPENDITURES	(359.174)	(53.494)	(80.971)	(57.899)	(54.890)	(52.506)	(59.414)
AVAILABLE OR (GAP) TO BE SOLVED	-	-	-	-	-	-	-

* Inflation: 2.70% 2.90% 2.85% 2.65% 2.65% 2.70%

Note:
(1) FY13 APPROP equals new appropriation authority approved at this time. Additional current revenue funded appropriations will require drawing on operating budget fund balances.