

MCPS & M-NCPPC Maintenance Facilities Relocation (P361109)

Category Transportation
 Sub Category Mass Transit
 Administering Agency General Services (AAGE29)
 Planning Area Gaithersburg

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Preliminary Design Stage

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	6,844	1,023	4,747	1,074	1,074	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	60,785	0	31,866	28,919	28,919	0	0	0	0	0	0
Other	1,410	0	0	1,410	1,410	0	0	0	0	0	0
Total	69,039	1,023	36,613	31,403	31,403	0	0	0	0	0	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	42,607	1,023	12,883	11,700	0	0	0	11,700	0	0	17,001
Interim Finance	26,432	0	23,730	19,703	31,403	0	0	-11,700	0	0	-17,001
Total	69,039	1,023	36,613	31,403	31,403	0	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)

Energy				4,194	0	466	932	932	932	932
Maintenance				4,194	0	466	932	932	932	932
Net Impact				8,388	0	932	1,864	1,864	1,864	1,864

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		69,039
Expenditure / Encumbrances		2,139
Unencumbered Balance		66,900

Date First Appropriation	FY 15
First Cost Estimate	
Current Scope	FY 14 69,039
Last FY's Cost Estimate	69,039

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 (M-NCPPC) Maintenance facilities from the County Service Park on Crabbs Branch Way to a site on Snouffer School Road in Gaithersburg known as the Webb Tract.

Location

8301 Turkey Thicket Road, Montgomery Village

Estimated Schedule

Design build process began in the summer of 2015. Construction is scheduled to be completed in early 2017.

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.

Fiscal Note

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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. Programmed GO Bonds no longer needed to repay Interim Finance in the Public Safety Headquarters project (P470906) and the MCPS Food Distribution Facility Relocation project (P361111) have been reallocated to this project.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Department of General Services, Department of Transportation, Montgomery County Public Schools, 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. Special Capital Projects Legislation was enacted on June 23, 2015 and signed into law on July 6, 2015 (Bill No. 26-15).