DLC Liquor Warehouse
(P850900)

Category	General Government	Date Last Modified	05/16/18
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Gaithersburg and Vicinity	Status	Under Construction

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	2,524	2,524	-	-	-	-	-	-	-	-	-
Land	32,700	32,700	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	349	349	-	-	-	-	-	-	-	-	-
Construction	12,601	12,601	-	-	-	-	-	-	-	-	-
Other	4,945	3,098	1,847	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	53,119	51,272	1,847	-	-	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Revenue Bonds: Liquor Fund	53,119	51,272	1,847	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	53,119	51,272	1,847	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 19 Request	-	Year First Appropriation	FY16
Appropriation FY 20 Request	-	Last FY's Cost Estimate	53,119
Cumulative Appropriation	53,119		
Expenditure / Encumbrances	-		
Unencumbered Balance	53,119		

PROJECT 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

Completed in 2013.

PROJECT 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.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

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