

Other General Government

ADVANCE LAND ACQUISITION REVOLVING FUND

The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital project and facility programs in the County. Acquisition of land in advance of actual construction saves money in the face of rising land prices and enables suitable locations for facilities to be secured before development eliminates choice and forces acceptance of a less accessible or desirable site. ALARF-MCG is used to purchase land for various public facilities which are either approved in the capital program or which appear in adopted area master plans.

DEPARTMENT OF GENERAL SERVICES - OLD BLAIR AUDITORIUM REUSE

This project to renovate the Elizabeth Stickley Auditorium in the former Old Blair High School in Silver Spring has been postponed to FY24. The project may create an auditorium with seating capacity for approximately 750 and four multi-purpose classrooms. It will upgrade all mechanical and theatrical systems in the auditorium as well as meet Americans with Disabilities Act (ADA) and other code requirements.

HIGHLIGHTS

• Provides additional funding for land purchases.

CAPITAL PROGRAM REVIEW

The Recommended FY19-24 Capital Improvements Program (CIP) for Old Blair Auditorium is \$0.1 million. The ALARF project totals \$24 million.

PROGRAM CONTACTS

Contact Bruce Meier of the Office of Management and Budget at 240.777.2785 for more information regarding this department's capital budget.



Category SubCategory General Government
Other General Government

Date Last Modified Administering Agency Status 01/09/18

Management and Budget

Ongoing

Planning Area Countywide

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	1	1	-	-	-	-	-	-	-	-	-
Land	36,531	1,479	11,052	24,000	4,000	4,000	4,000	4,000	4,000	4,000	-
TOTAL EXPENDITURES	36,532	1,480	11,052	24,000	4,000	4,000	4,000	4,000	4,000	4,000	-

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
Revolving Fund: G.O. Bonds	36,532	1,480	11,052	24,000	4,000	4,000	4,000	4,000	4,000	4,000	-
TOTAL FUNDING SOURCES	36,532	1,480	11,052	24,000	4,000	4,000	4,000	4,000	4,000	4,000	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 19 Request	-	Year First Appropriation	FY62
Appropriation FY 20 Request	-	Last FY's Cost Estimate	44,532
Cumulative Appropriation	12,532		
Expenditure / Encumbrances	1,855		
Unencumbered Balance	10,677		

Project Description

The Advance Land Acquisition Revolving Fund (ALARF) was established to support the implementation of capital project and facility programs in the County. Acquisition of land in advance of actual construction saves money in the face of rising land prices and enables suitable locations for libraries, fire stations, and similar facilities to be secured before development eliminates choice and forces acceptance of a less accessible or desirable site. The revolving fund works in the following way: the unencumbered revolving appropriation balance in the fund is used to purchase land for various public facilities which are either approved in the capital program or which appear in adopted area master plans. Later, the Fund is reimbursed by appropriations to the specific facility project accounts; then, the associated expenditures are transferred from the ALARF project to the facility project, thereby freeing up the appropriation for future expenditures. The reimbursement is desirable for accounting purposes in order to make the cost of the site clearly a part of the total cost of a specific project. Reimbursement also maintains the balance in the revolving fund. A number of such reimbursements are scheduled in this capital program. Cost estimates are not given for possible acquisitions since any estimates would be speculative. Immediately prior to initiating acquisition proceedings on any site, independent

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professional appraisals are prepared. When projected land costs appear to be considerably greater than anticipated, consultation with the County Council is useful. In the event the County Executive proceeds with advance land acquisition in years before

those shown on project description forms, consultation with Council would be useful. The cumulative appropriation is the amount of the revolving fund, as well as certain special appropriations to this project as described below. Costs shown for prior years include the land acquisition reimbursable to the fund and other charges incurred in site selection, such as appraisal, legal costs, and other required actions. Also displayed are expenditures associated with special appropriations, not to be reimbursed. The nonreimbursable amounts are considered sunk costs. Expenditures portrayed above in FY19-24 are for fiscal planning purposes only and represent land acquisition not shown on applicable individual CIP project description forms in order to preserve confidentiality of estimates and negotiations with landowners. ALARF acquisitions are typically reimbursed by appropriations from projects with various revenue sources.

Other

Expenditures to buy land using ALARF appropriations made after October 5, 1998, must be reimbursed to the Fund. If the County does not intend to reimburse the Fund, then the land cannot be purchased from the Fund's appropriation and must be purchased in a separate project. This restriction does not apply to land already purchased. To ensure that the County does not lose the opportunity to acquire sites for future projects, the Council encourages the Executive to acquire more sites and to acquire sites earlier than previously assumed. The Council also urges the County Executive to work with Maryland-National Capital Park and Planning Commission staff to review future facility needs in master plans and department strategic plans to identify sites beyond those for projects in facility planning and the current CIP for acquisition. If more sites are acquired, the existing balance may not be sufficient, and the Council encourages the Executive to recommend a supplemental appropriation if necessary.

Fiscal Note

Expenditures and resources for Silver Spring ALARF (as part of the Silver Spring Redevelopment Project) previously shown here have been closed out.

Disclosures

Expenditures will continue indefinitely.

Coordination

Department of General Services, Other County Departments, Office of Management and Budget, Department of Finance



Category
SubCategory
Planning Area

General Government
Other General Government
Silver Spring and Vicinity

Date Last Modified
Administering Agency

Administering Agend Status 01/09/18

General Services

Preliminary Design Stage

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	1,728	412	-	100	-	-	-	-	-	100	1,216
Site Improvements and Utilities	778	-	-	-	-	-	-	-	-	-	778
Construction	10,478	179	609	-	-	-	-	-	-	-	9,690
TOTAL EXPENDITURES	12,984	591	609	100	-	-	-	-	-	100	11,684

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
G.O. Bonds	11,793	-	9	100	-	-	-	-	-	100	11,684
Contributions	600	298	302	-	-	-	-	-	-	-	-
PAYGO	591	293	298	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	12,984	591	609	100	-	-	-	-	-	100	11,684

APPROPRIATION AND EXPENDITURE DATA (\$000s)

-	Year First Appropriation	FY14
-	Last FY's Cost Estimate	12,984
1,200		
1,195		
5		
	1,195	Last FY's Cost Estimate 1,200 1,195

Project Description

This project is to renovate the Elizabeth Stickley Auditorium in the former Old Blair High School located at 313 Wayne Avenue, at the corner of Wayne Avenue and Dale Drive in Silver Spring, Maryland. This facility currently houses the Silver Spring International Middle School and the Sligo Creek Elementary School. The project will create an auditorium with seating capacity for approximately 750 and four multi-purpose classrooms. The project will also upgrade all mechanical and theatrical systems in the auditorium as well as meet Americans with Disabilities Act (ADA) and other code requirements. The renovated auditorium space will provide opportunities for multiple uses, including Montgomery County Public Schools (MCPS) use by the schools currently housed in the Old Blair High School facility. Community use will be coordinated through the Community Use of Public Facilities (CUPF) according to the policies of the Interagency Coordinating Board (ICB).

Estimated Schedule

Construction will be coordinated with other MCPS construction on site. MCPS construction renovations are currently scheduled to begin in FY23. This project has been delayed for coordination with Montgomery County Public Schools.

Project Justification

The construction hard cost estimate is based on the feasibility study Option 3 provided by the MCPS Feasibility Committee presented at the joint Education and Health and Human Services Committee on October 22, 2009. MCPS presented four options to both the Committees to renovate the 15,000-square-foot Old Blair Auditorium. Four options were considered by the MCPS workgroup. Options are currently being reconsidered.

Fiscal Note

The Old Blair Auditorium Project, Inc. (a private, non-profit organization) received State bond bill funding of \$600,000 for the renovation of the Old Blair High School auditorium. In FY06-07 the County provided \$190,000 as a partial match for the State funds with \$50,000 in current revenue for the Department of General Services (DGS) 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 FY09, the Council approved \$25,000 in the MCPS: Facility Planning project for MCPS to conduct a feasibility study for the auditorium renovation. MCPS worked with community stakeholders to develop a new program of requirements for the auditorium that reflected multi-purpose school and community use. MCPS will manage the planning and construction of the renovation, working with the County DGS, and will also be responsible for ongoing maintenance and operations of the auditorium. A Memorandum of Understanding between Old Blair Auditorium Project, Inc. MCPS, and DGS will be required specifying project management and fiscal terms. CUPF will reimburse MCPS for operating costs associated with community use. The County G.O. Bonds in FY14 consists of \$140,000 previously programmed G.O. Bonds in the Cost Sharing Project #720601 and \$460,000 of G.O. Bonds previously approved in this project. These funds totaling \$600,000 constitute the County's match of the State bond bill funding to the Old Blair Auditorium Project, Inc. The source of contributions is from Old Blair Auditorium Project, Inc.'s bond bill receipt.

Disclosures

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

Coordination

Montgomery County Public Schools (MCPS), Department of General Services (DGS), Community Use of Public Facilities (CUPF), State of Maryland, Old Blair Auditorium Project, Inc.