



South County Regional Recreation and Aquatic Center

(P721701)

Category	Culture and Recreation	Date Last Modified	05/21/19
SubCategory	Recreation	Administering Agency	General Services
Planning Area	Silver Spring and Vicinity	Status	Final Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	6,856	3,277	-	3,579	598	946	1,103	932	-	-	-
Land	8	8	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	100	-	-	100	9	35	35	21	-	-	-
Construction	62,346	-	-	62,346	8,665	22,716	19,089	11,876	-	-	-
Other	2,762	-	-	2,762	-	350	1,512	900	-	-	-
TOTAL EXPENDITURES	72,072	3,285	-	68,787	9,272	24,047	21,739	13,729	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
G.O. Bonds	68,787	-	-	68,787	9,272	24,047	21,739	13,729	-	-	-
PAYGO	3,285	3,285	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	72,072	3,285	-	68,787	9,272	24,047	21,739	13,729	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Maintenance	1,265	-	-	-	253	506	506
Energy	2,385	-	-	-	477	954	954
Program-Staff	2,965	-	-	-	593	1,186	1,186
Program-Other	820	-	-	-	164	328	328
Offset Revenue	(2,527)	-	-	-	(505)	(1,011)	(1,011)
NET IMPACT	4,908	-	-	-	982	1,963	1,963
FULL TIME EQUIVALENT (FTE)		-	-	-	25.1	25.1	25.1

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 20 Request	782	Year First Appropriation	FY17
Cumulative Appropriation	70,275	Last FY's Cost Estimate	55,270
Expenditure / Encumbrances	5,366		
Unencumbered Balance	64,909		

PROJECT DESCRIPTION

This project provides for the County's estimated costs for a new regional recreation and aquatic center in the Central Business District of Silver Spring. This project will include approximately 120,000 gross square feet (GSF) of public recreation space within Housing Opportunities Commission's (HOC's) larger housing project. The facility will include typical recreation and leisure activities such as pools for swimming and low level diving, exercise, aquatic play, and high school competitions, training, and teaching. A gymnasium, exercise and weight room spaces, movement and dance studios, multipurpose activity rooms, public use space, and social space with a culinary arts kitchen will also be included. Senior programs will be coordinated with Holy Cross Hospital's "Senior Source."

LOCATION

This amenity will be located on the Elizabeth Square site, bordered by Apple Avenue to the south and Fenwick Lane to the north, with the CSX railroad right-of-way on the west.

ESTIMATED SCHEDULE

Construction is anticipated to begin in FY19 with completion in mid-FY22. The schedule is based on a one phase approach.

COST CHANGE

Costs reflect final agreed upon cost for the project by the Department of General Services and the Housing Opportunities Commission. FY19 Supplemental Appropriation and amendment #5-S19-CMCG-6 for \$17,016,000 in GO Bonds will allow the Department of General Services to sign a fixed price General Development Agreement with the Housing Opportunities Commission. In FY19, received transfer of \$500,000 in GO Bonds from North Potomac Community Recreation Center, P720102. In FY19, received transfer of \$170,000 in GO Bonds from Western County Outdoor Pool Renovation and Modernization, P721501.

PROJECT JUSTIFICATION

This project has been included in long range planning by the County in its Montgomery County Recreation Facility Development Plan, 2010-2030 as one of four regional recreation facilities to serve the County. This plan is based on the results of the County's Vision 2030 assessment, completed and published in 2011. The Southern Region, around the Greater Silver Spring Area was found to be significantly under served for recreation and park amenities when compared against total population. Only two smaller community recreation centers, one small indoor pool, and one seasonal outdoor pool serve this area currently and no services are available in downtown Silver Spring. The project achieves a County goal of co-locating affordable housing with other County services. Through co-location, the County will achieve cost savings, program efficiencies, and improved service to residents.

OTHER

The Elizabeth Square Development project is a Public-Private Partnership between Housing Opportunities Commission (HOC) and Lee Development Group. The proposed plan is to redevelop the existing Elizabeth House, a senior Public Housing property, and a substantial renovation of Alexander House Apartments, a mixed-income multifamily property, in downtown Silver Spring. At full completion of the redevelopment, Elizabeth Square Development will provide for a combined 326 moderate price dwelling units (MPDU), Work Force Housing Units (WFHU), and other affordable housing units out of a total 846 units, with the inclusion of the new aquatic and recreational facility within the footprint of the larger construction. Housing costs are not a part of this project.

FISCAL NOTE

The County's contribution will pay for the design of the recreation and aquatic center facility, tenant fit-out, furniture, fixtures, and equipment for the new facility, and staff time during design and construction. FY17 Supplemental appropriation of \$3,800,000 in GO Bonds was approved for this project. FY19 Supplemental for \$17,016,000 in GO Bonds. In FY19, received transfer of \$500,000 in GO Bonds from North Potomac Community Recreation Center, P720102. In FY19, received transfer of \$170,000 in GO Bonds from Western County Outdoor Pool Renovation and Modernization, P721501. Acceleration of \$964,000 in GO Bonds from FY19 into FY18.

DISCLOSURES

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

COORDINATION

Housing Opportunity Commission, Silver Spring Regional Services Center, Department of Permitting Services, Department of General Services, Department of Recreation, Department of Technology Services, M-NCPPC, WSSC, Pepco. Special Capital Projects Legislation Bill No. 18-17 was adopted by Council June 29, 2017.