



Council Office Building Renovations (P010100)

Category	General Government	Date Last Modified	05/09/18
SubCategory	County Offices and Other Improvements	Administering Agency	General Services
Planning Area	Rockville	Status	Under Construction

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	2,553	976	723	854	854	-	-	-	-	-	-
Land	4	4	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	2	2	-	-	-	-	-	-	-	-	-
Construction	40,114	23,707	9,085	7,322	7,322	-	-	-	-	-	-
Other	1,518	62	1,356	100	100	-	-	-	-	-	-
TOTAL EXPENDITURES	44,191	24,751	11,164	8,276	8,276	-	-	-	-	-	-

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	38,975	19,687	11,012	8,276	8,276	-	-	-	-	-	-
Long-Term Financing	4,000	4,000	-	-	-	-	-	-	-	-	-
Current Revenue: Cable TV	1,052	900	152	-	-	-	-	-	-	-	-
PAYGO	164	164	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	44,191	24,751	11,164	8,276	8,276	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 20 Approp. Request	-	Year First Appropriation	FY05
Cumulative Appropriation	44,191	Last FY's Cost Estimate	44,191
Expenditure / Encumbrances	37,807		
Unencumbered Balance	6,384		

PROJECT DESCRIPTION

This project is in three phases. The first phase renovated the hearing room, conference room, and anteroom on the third floor of the Council Office Building (COB) which had not been renovated in at least twenty five years. The first phase was completed in 2009. The second phase replaces the HVAC system, the lighting systems, windows in the rest of the COB, upgrades restrooms to ADA standards, renovates the auditorium on the first floor, provides improved signage inside and outside the buildings, refreshes common areas, and reconfigures space on the fourth, fifth, and sixth floors for the Council Office and the Office of Legislative Oversight (OLO) staff. Phase III will renovate curtain wall windows in the southern end of the building.

ESTIMATED SCHEDULE

The project is expected to be finished in Summer 2018.

COST CHANGE

There is an increase for additional asbestos abatement and code corrections cost, additional painting and carpet, additional stairway renovations, and furniture for new conference rooms.

PROJECT JUSTIFICATION

Heating, ventilation, and air conditioning in the COB function poorly and most of the restrooms are not compliant with updated ADA standards or high performance building standards. The Council Office and OLO have far outgrown their space since it was last reconfigured more than 25 years ago. The 1st Floor Auditorium, which is used regularly for County Government staff training and as a meeting place by civic organizations, is extremely substandard.

FISCAL NOTE

The second phase of the project is partially funded with a \$184,000 unencumbered balance from the first phase and a FY15 transfer of \$2,993,000 in G.O. Bonds from the Montgomery County Government Complex (360901). A FY15 supplemental of \$296,000 in G.O. Bonds occurred. An audit by Energy Service Company (ESCO) has been conducted, and it has determined that \$4 million in savings can be anticipated from this project. An Energy Savings Performance Contract (ESPC) will allow for third-party funding to cover this portion of the contract, so that no G.O. Bonds are required for it. A financing mechanism is in place to cover the cost of the contract and the repayment of debt is guaranteed through the energy savings. FY17 transfer of \$700,000 in Long Term Financing from Energy Systems Modernization.

DISCLOSURES

A pedestrian impact analysis has been completed for this project.

COORDINATION

County Council, Department of General Services, Department of Technology Services, Legislative Branch Office, Office of Consumer Protection, Department of Housing and Community Affairs, Ethics Commission. Special Capital Projects Legislation was enacted on June 23, 2015 and signed into law on July 6, 2015 (Bill No. 27-15).