General Government

Other General Government

ABS Retail Store Refresh
(P852101)

Category	General Government	Date Last Modified	05/12/20
SubCategory	Other General Government	Administering Agency	Liquor Control
Planning Area	Countywide	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Construction	8,324	-	-	6,832	1,785	1,267	781	957	1,435	607	1,492
TOTAL EXPENDITURES	8,324	-	-	6,832	1,785	1,267	781	957	1,435	607	1,492

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Liquor	8,324	-	-	6,832	1,785	1,267	781	957	1,435	607	1,492
TOTAL FUNDING SOURCES	8,324	-	-	6,832	1,785	1,267	781	957	1,435	607	1,492

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	1,785	Year First Appropriation	
Appropriation FY 22 Request	1,267	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

This level of effort project is intended to provide a structured process to ensure that all Alcohol Beverage Services (ABS) retail store locations are modernized and updated to provide customers with a friendlier shopping experience, in well merchandised stores that offer choice, convenience, and knowledgeable staff. Once a retail store has been refreshed, it could offer tasting rooms, growler stations, wider shopping aisles, pairing dinners, other special events and a more aesthetically pleasing and safer shopping experience. Flooring, painting, shelving, updating restrooms, and work identified for major building systems (including the roof, mechanical/heating, ventilation, and air conditioning (HVAC), and windows) will be included to "freshen up" the retail stores and ensure working and efficient operating systems.

ESTIMATED SCHEDULE

ABS started remodeling stores in FY20 within their operating budget, with four refurbishment projects at the Darnestown, Cabin John, Montrose and Wheaton retail store locations. Beginning in FY21, and within this CIP project, the remodel schedule would align with the schedule of lease expirations with stores being remodeled in the year in which their lease is negotiated for renewal with the understanding that all 25 stores would be evaluated and refurbished prior to the end of the CIP project. Then the CIP cycle for refresh

work would start over again. ABS identifies the stores to be refreshed approximately 18 months before planning and design work begins on them.

PROJECT JUSTIFICATION

This project is a vital piece of ABS's 5 Year Financial Plan to increase its transfer to the County. Further, this project will give ABS the ability to be able to leverage external funding that will eliminate the need to use debt financing or tax dollars. Many of the retail stores have not been updated for 20 years. Ensuring that ABS is able to execute its multi-year plan to renovate/upgrade its 25 outdated retail stores is key to two out of three of its Turn the Curve Performance Goals. This project will also allow ABS to leverage contributions from landlords who will match, and in some cases exceed, the investment ABS will be able to make in each store remodel - an investment the landlords are not able to commit to without the County appropriation.

ALARF: MCG
(P316222)

Category	General Government	Date Last Modified	12/30/19
SubCategory	Other General Government	Administering Agency	Management and Budget
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Land	12,532	-	12,532	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	12,532	-	12,532	-	-	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Revolving Fund: G.O. Bonds	12,532	-	12,532	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	12,532	-	12,532	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	-	Year First Appropriation	FY62
Appropriation FY 22 Request	-	Last FY's Cost Estimate	36,532
Cumulative Appropriation	12,532		
Expenditure / Encumbrances	-		
Unencumbered Balance	12,532		

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. (As needed, reimbursements are scheduled in the 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 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,as appropriate, are expenditures associated with special appropriations, not to be reimbursed. The nonreimbursable amounts are considered sunk costs. ALARF acquisitions are typically reimbursed by appropriations from projects with various revenue sources.

COST CHANGE

Cost change reflects the revolving nature of the ALARF project and available appropriation.

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

Old Blair Auditorium Reuse
(P361113)

Category	General Government	Date Last Modified	05/19/20
SubCategory	Other General Government	Administering Agency	General Services
Planning Area	Silver Spring and Vicinity	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE ($000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	412	412	-	-	-	-	-	-	-	-	-
Construction	179	179	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	591	591	-	-	-	-	-	-	-	-	-

FUNDING SCHEDULE ($000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Contributions	298	298	-	-	-	-	-	-	-	-	-
PAYGO	293	293	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	591	591	-	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 21 Request	-	Year First Appropriation	FY14
Appropriation FY 22 Request	-	Last FY's Cost Estimate	12,984
Cumulative Appropriation	1,200		
Expenditure / Encumbrances	591		
Unencumbered Balance	609		

PROJECT DESCRIPTION

This project originally provided for the renovation of 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. However, Montgomery County Public Schools (MCPS) intends to provide an addition to Silver Spring International MS and will replace the auditorium with classroom/program spaces. More information on the Silver Spring International MS project and the use of the auditorium was presented at MCPS Community Information Meeting on June 12, 2019.

COST CHANGE

The project is reduced by $12,393,000 to reflect MCPS' updated plans for the Silver Spring International MS project.

OTHER

More information on the scope and status of the Silver Spring International MS Addition project (P651912) can be found here: https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/ssims.aspx.

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. The County G.O. Bonds in FY14 consisted of $140,000 of 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 constituted 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. In FY21, the remaining $609,000 of appropriations was reduced from this project; the planned six-year funding of $11,764,000 of G.O Bonds was also removed from this project due to the change in scope.

COORDINATION

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