



Customer Resource Building

(P382007)

Category	WSSC	Date Last Modified	04/25/20
SubCategory	Water Bi-County	Administering Agency	W.S.S.C.
Planning Area	Bi-County	Status	

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
Other	13,500	-	13,500	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	13,500	-	13,500	-	-	-	-	-	-	-	-

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
WSSC Bonds	13,500	-	13,500	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	13,500	-	13,500	-	-	-	-	-	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Maintenance	1,104	-	-	1,104	-	-	-
Program-Staff	(2,249)	-	-	(2,249)	-	-	-
Cost Savings	824	-	-	824	-	-	-
NET IMPACT	(321)	-	-	(321)	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 21 Request	-	Year First Appropriation	FY20
Appropriation FY 22 Request	-	Last FY's Cost Estimate	-
Cumulative Appropriation	13,500		
Expenditure / Encumbrances	-		
Unencumbered Balance	13,500		

PROJECT DESCRIPTION

The project provides for the acquisition and build-out of the office building located at 14400 Sweitzer Lane.

LOCATION

14400 Sweitzer Lane, Laurel, MD 20707

ESTIMATED SCHEDULE

Estimated completion date of purchase is June 2020.

COST CHANGE

Not applicable.

PROJECT JUSTIFICATION

Acquisition of the building provides the following benefits: alleviates space issues at the Richard G. Hocevar Headquarters Building (RGH); avoids current lease costs; provides needed swing space for renovations at the RGH; improves security at the RGH by moving all public facing functions to the new building including Development Services - Permitting, Cashier functions, and inspectors for both Regulatory and Construction Divisions; provides needed parking; generates revenue from lease income; and, potential to serve as a Multi-Agency Service Center through co-located services with other government agencies. Additional benefits include: location across the street from the RGH; economical and secure IT connectivity; and, investment in an asset vs. lease.

OTHER

The present project scope was developed as an amendment to the FY2020 CIP and has a projected total cost of \$13,500,000. The schedule and expenditure information shown in the PDF are based upon the best available information for purchase of the building, partial build-out of space and related costs. Constructed in 2000, this modern, Class A, LEED Silver Certified, four story building with approximately 121,000 square feet of space and 479 parking spaces is located on 1.84 acres, across the street from RGH, near the Montgomery and Prince George's County line. In comparison, the estimated new construction cost including land for a building this size is approximately \$36 million. The CIP amendment for the acquisition of the building requires the approval of both the Montgomery and Prince George's County Councils.

COORDINATION

Coordinating Agencies: Montgomery County Government, Prince George's County Government

Coordinating Projects: Not Applicable