



ABS Retail Store Refresh

(P852101)

Category	General Government	Date Last Modified	01/15/22
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Countywide	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Construction	15,143	-	3,052	11,420	1,000	3,080	1,783	1,213	2,144	2,200	671
TOTAL EXPENDITURES	15,143	-	3,052	11,420	1,000	3,080	1,783	1,213	2,144	2,200	671

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY21	Est FY22	Total 6 Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Beyond 6 Years
Contributions	838	-	-	838	478	360	-	-	-	-	-
Current Revenue: Liquor	14,305	-	3,052	10,582	522	2,720	1,783	1,213	2,144	2,200	671
TOTAL FUNDING SOURCES	15,143	-	3,052	11,420	1,000	3,080	1,783	1,213	2,144	2,200	671

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 23 Request	1,000	Year First Appropriation	FY21
Appropriation FY 24 Request	3,080	Last FY's Cost Estimate	8,324
Cumulative Appropriation	3,052		
Expenditure / Encumbrances	-		
Unencumbered Balance	3,052		

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 the 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 26 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.

COST CHANGE

The COVID pandemic significantly impacted project timelines - pushing almost all planned projects for FY21 back to FY22 and beyond. Supply chain issues across the country in every industry have also drastically increased construction costs and building material costs, and furniture and fixture costs. Landlord contributions have also been added to the project.

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 26 outdated retail stores is key to providing better service to its clientele. 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 funding appropriation.