



ABS Retail Store Refresh

(P852101)

Category	General Government	Date Last Modified	03/13/24
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Countywide	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Planning, Design and Supervision	3,066	3,066	-	-	-	-	-	-	-	-	-
Construction	17,467	-	4,066	13,401	2,334	3,932	2,144	3,034	1,957	-	-
TOTAL EXPENDITURES	20,533	3,066	4,066	13,401	2,334	3,932	2,144	3,034	1,957	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Contributions	3,559	478	360	2,721	567	771	410	613	360	-	-
Current Revenue: Liquor	16,974	2,588	3,706	10,680	1,767	3,161	1,734	2,421	1,597	-	-
TOTAL FUNDING SOURCES	20,533	3,066	4,066	13,401	2,334	3,932	2,144	3,034	1,957	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 25 Approp. Request	2,334	Year First Appropriation	FY21
Appropriation FY 26 Approp. Request	3,932	Last FY's Cost Estimate	15,143
Cumulative Appropriation	7,132		
Expenditure / Encumbrances	3,194		
Unencumbered Balance	3,938		

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. The remodel schedule will align with lease expirations with stores being remodeled in the

year in which their lease is negotiated for renewal with the understanding that all stores will be evaluated and refurbished prior to the end of the CIP project. ABS identifies the stores to be refreshed approximately 18 months before planning and design work begins.

COST CHANGE

There was an increase due to an underestimation of the original costs and a subsequent increase in materials and rental costs.

PROJECT JUSTIFICATION

This project is a vital piece of ABS's Five-Year Financial Plan to increase its transfer to the County. Further, this project will give ABS the ability 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 20 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 make in each store remodel - an investment the landlords will not commit to without the County funding appropriation.