



ABS Retail Store Refresh

(P852101)

Category	General Government	Date Last Modified	01/08/25
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY24	Rem 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	14,411	220	3,846	10,345	2,334	2,100	1,654	1,158	1,823	1,276	-
TOTAL EXPENDITURES	17,477	3,286	3,846	10,345	2,334	2,100	1,654	1,158	1,823	1,276	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Contributions	3,808	478	360	2,970	567	630	496	347	547	383	-
Current Revenue: Liquor	13,669	2,808	3,486	7,375	1,767	1,470	1,158	811	1,276	893	-
TOTAL FUNDING SOURCES	17,477	3,286	3,846	10,345	2,334	2,100	1,654	1,158	1,823	1,276	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 26 Request	2,100	Year First Appropriation	FY21
Cumulative Appropriation	9,466	Last FY's Cost Estimate	20,533
Expenditure / Encumbrances	4,644		
Unencumbered Balance	4,822		

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 a more aesthetically pleasing and safer shopping experience with new flooring and lighting, wider shopping aisles, tasting rooms, pairing dinners, and other special events. Flooring, painting, shelving, updating restrooms, and work identified for major building systems (including roofing, 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

Cost decrease reflects an adjustment to the project scope focused on a more limited refurbishment model.

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.