

MEMORANDUM

TO: Health and Human Services Committee

FROM: Linda McMillan, Senior Legislative Analyst *L.M.*
Justina Ferber, Legislative Analyst *J.F.*

SUBJECT: **Amendment to FY17-22 Capital Improvements Program #2-A17-CMCG-1
Montgomery County Government – Department of Recreation
Cost Sharing (No. 720601)
Arts and Humanities Capital Improvement Grants – Levine Music**

The County Executive recommends an amendment to the FY17-22 Capital Improvements Program for Cost Sharing (No. 720601). The recommended amendment is consistent with the criteria for amending the CIP because the project leverages significant non-County funding. The Executive's June 22, 2016, memorandum and attachments begin at ©1.

At its July 19 Council session, Councilmembers requested more detailed information on the funds requested to assist the Levine School on enhancements to its buildout of the second floor of the Silver Spring Library. Executive staff has provided the following:

- 1) A chart outlining each additional buildout item and its cost for the enhanced buildout ©9
- 2) A chart showing the cost budgeted for each item for the entire buildout ©10
- 3) ACAO Memo explaining the buildout enhancements ©3

The HHS Committee scheduled this worksession to further review the request and provide a recommendation to the Council. Council action is currently scheduled for August 2.

Amendment Resolution

This amendment is needed in order to fund an enhanced buildout of the second floor of the Silver Spring Library by Levine Music, Inc. t/a Levine School of Music. The amendment resolution addresses the following:

- a. need for a speedy implementation of the project in order for Levine to open for the fall school year;
- b. changes that have occurred since the original property disposition was approved by the Council and the need for additional improvements to enhance sound proofing and include community uses;
- c. support of the Department of Public Libraries for these enhancements;
- d. implementation of the Arts and Humanities Council's recommendations for FY17 Emergency Capital Improvement Grants for the Arts and Humanities; and
- e. no need for an additional appropriation as funds were already appropriated by the Council in prior years.

Background

Levine Music was selected through a competitive process to be a tenant in the Silver Spring Library. Some factors have changed after the disposition Resolution was approved and the lease agreement with Levine was negotiated: 1) the Library Department has developed programming plans with Levine that impacted the buildout costs; and 2) the Levine percussion program space was moved to the second floor instead of the basement. Placement of the percussion program on the second floor presents a sound and vibration complication for the library and sound engineers have determined that additional, more sophisticated sound proofing is needed. See the attached memo of explanation from Ramona Bell-Pearson at ©3-4.

Council Public Hearing on CIP Amendment

The amendment to the CIP for Capital Improvement Grants for Arts and Humanities Organizations was introduced on June 28 and a public hearing was held on July 19. At the July 19 Public Hearing on this amendment, Karen Shepherd of Levine Music testified in favor of the amendment (© 12).

Council Staff Comment and Recommendations

Council staff agrees that the scope of the project has changed because of additional requirements of the Library and the community use. However, Council staff has expressed concern to Executive staff that the amendments could open the door for other contractors, who are financing buildouts in County buildings, to submit payment requests for superfluous amendment requests.

When the Council approved the Declaration of No Further Need, the information provided said that Levine Music would build out its space. The information from the Executive also said that the estimated cost of the build-out was approximately \$500,000. The current estimated cost is now approximately \$1 million (©10).

More critical to Council staff's recommendation to approve this amendment is the information at ©9 that details the estimated \$319,000 in additional costs related to "Library and Community Use Considerations." The recommended county funding would cover about 46% of these additional costs. Levine Music is responsible for funding the remaining difference between the original estimate of \$500,000 and the current estimate of \$1 million.

Council staff recommends:

Amending the FY17-22 Capital Improvements Program to approve the Emergency Capital Improvements Grant for Arts and Humanities for Levine Music for \$147,000.

Amending the FY17 Designation of Entities for Non-Competitive Contract Award status resolution to include Levine Music, Inc. t/a Levine School of Music.

This packet contains:

	<u>Circle #</u>
Memorandum, County Executive, June 22, 2016	1
Memorandum, Ramona Bell-Pearson, Assistant CAO, June 22, 2016	3
Draft Resolution – Amendment to FY17-22 CIP	5
Cost Sharing PDF #720601	7
Chart – Additional buildout Costs	9
Chart – Cost budgeted for each item for the entire buildout	10
Public Hearing Testimony	12



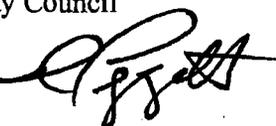
OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

June 22, 2016

TO: Nancy Floreen, President, County Council

FROM: Isiah Leggett, County Executive 

SUBJECT: Amendment to the FY17-22 Capital Improvements Program #2-A17-CMCG-1
Montgomery County Government
Department of Recreation
Cost Sharing (No. 720601)

I am recommending an amendment to the FY17-22 Capital Improvements Program for Cost Sharing (No. 720601). Project changes will permit emergency improvements to support operations of one arts and humanities organization.

This amendment is needed in order to fund an enhanced buildout of the second floor of the Silver Spring Library by Levine Music, Inc. t/a Levine School of Music. Funds have already been appropriated by the County Council in prior years. A speedy implementation of the project is needed in order for this entity to open for the Fall school year and allow it to address additional sound proofing enhancements as well as the provision of enhanced community uses, changes that have occurred since the original property disposition was approved by Council. The Department of Public Libraries supports these enhancements. The recommended amendment is consistent with the criteria for amending the CIP because it leverages significant non-County funding sources. The amendment also implements the Arts and Humanities Council's recommendations for FY17 Emergency Capital Improvement Grants for the Arts and Humanities.

I recommend that the County Council approve this amendment to the FY17-22 Capital Improvements Program.

I appreciate your prompt consideration of this action.

IL: dsl

Attachment: Amendment to the FY17-22 Capital Improvements Program #2-A17-CMCG-1

Nancy Floreen, President
June 22, 2016
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cc: Timothy L. Firestine, Chief Administrative Officer, Offices of the County Executive
David Dise, Director, Department of General Services
Gabriel Albornoz, Director, Department of Recreation
Jennifer A. Hughes, Director, Office of Management and Budget
Beryl Feinberg, Chief Operating Officer, Department of General Services
Robin Riley, Division Chief, Department of Recreation
Mary Beck, Manager, Capital Improvement Program, Office of Management and Budget
Deborah Lambert, Office of Management and Budget
Jedediah Millard, Office of Management and Budget



OFFICES OF THE COUNTY EXECUTIVE

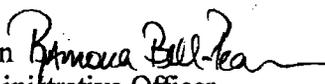
Isiah Leggett
County Executive

Timothy L. Firestine
Chief Administrative Officer

MEMORANDUM

June 22, 2016

TO: Nancy Floreen, President, County Council

FROM: Ramona Bell-Pearson 
Assistant Chief Administrative Officer

SUBJECT: Levine Music Enhancements to Silver Spring Library Buildout

This Memorandum is offered as further explanation of the buildout enhancements that Levine Music will provide if Grant funding is available through the Arts and Humanities Council Emergency Capital Improvement Grants program.

As you will recall Levine Music was selected through a competitive process to be a tenant in the Silver Spring Library because of the quality of their services and the opportunity they present to provide Community programming that partners with the Library programs. An additional component that made them very competitive was the fact that they presented a solid financial portfolio and indicated an intent to fund the buildout of their rental space at no expense to the County. The Council resolution that approved the disposition of this property to Levine through a long term lease agreement supported the plan for Levine to finance the buildout of library space for its programming.

Since the time that the disposition Resolution was approved and the lease agreement with Levine was negotiated some factors have changed and the Library Department has developed programming plans with Levine that impacted the buildout costs. While this does not present substantial changes to the material terms of the agreement, the factors do increase the costs which were not anticipated by Levine when budgets were created to fund their buildout expenses.

Executive Staff and Levine Music representatives have met extensively to articulate and refine the expenses that are now being presented as enhancements to the standard buildout costs which are being fully supported by Levine Music as pledged during the disposition process. Examples of enhancements that are needed to make the space more suited to library programming and Community use include as follows:

101 Monroe Street • Rockville, Maryland 20850
240-777-2500 • 240-777-2544 TTY • 240-777-2518 FAX
www.montgomerycountymd.gov

Nancy Floreen, President, County Council
June 22, 2016
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- Levine has determined that placement of their percussion program space will be on the second floor instead of in the basement as was earlier planned when they were considering utilizing two floors of the library space. Placement of percussion on the second floor presents a sound and vibration complication for the library. As a result of recent consultation with sound engineers it was determined that additional sound proofing for the floors as well as the windows and sound control doors will be needed because the vibrations created by percussion present a different type of noise than piano or vocal music. This resulted in non-standard buildout costs that were unanticipated.
- Levine has determined that the type of meeting space desired by the Community and supported by the Library Department would require them to install collapsible partitions in the front of their space to separate the auditorium/performance area from the music studio areas where expensive and sensitive musical instruments such as pianos, percussion and other instruments will be maintained. This resulted in non-standard buildout costs that were unanticipated.
- Levine has determined that exterior signage for way finding, separation of programming for definitional and directional information for finding the Levine space as separate from the library space is needed. This resulted in additional signage cost above that originally intended as part of the standard buildout expense.
- Levine has determined that it will need specific waiting room millwork desk furniture to facilitate joint programming planned with the Music Therapy school and for use by the Library when educational programs are offered in the space. This will facilitate Community use space for educational programming. That programming plan has resulted in costs that were not originally anticipated as part of standard buildout expenses.

The funding being requested by Levine Music from the Arts and Humanities Council will be more than matched by Levine because the cost of these enhancements well exceeds the amount requested. In addition, Levine will still be responsible for the standard buildout additions to the floor for which they originally pledged responsibility.

RPB:jw

Resolution No: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the FY17-22 Capital Improvements Program #2-A17-CMCG-1
Montgomery County Government
Department of Recreation
Cost Sharing (No. 720601)

Background

1. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
2. The County Executive recommends this amendment to the FY17-22 Capital Improvements Program as shown on the attached project description form.
3. This amendment is needed in order to fund an enhanced buildout of the second floor of the Silver Spring Library by Levine Music, Inc. t/a Levine School of Music. Funds have already been appropriated by the County Council in prior years. A speedy implementation of the project is needed in order for this entity to open for the Fall school year and allow it to address additional sound proofing enhancements as well as the provision of enhanced community uses, changes that have occurred since the original property disposition was approved by Council. The Department of Public Libraries supports these enhancements. The recommended amendment is consistent with the criteria for amending the CIP because it leverages significant non-County funding sources. The amendment also implements the Arts and Humanities Council's recommendations for FY17 Emergency Capital Improvement Grants for the Arts and Humanities.
4. The amendment is needed to provide a grant award for emergency facility construction to an arts and humanities facility for FY17 for the following entity: Levine Music, Inc. t/a Levine School of Music: \$147,000.
5. Notice of public hearing was given and a public hearing was held.
6. Section 11B-14(a)(4) of the Montgomery County Code states that "a contract may be awarded without competition if the Chief Administrative Officer makes a written determination that the

contract award serves a public purpose and a proposed contractor has been identified in a grant or appropriation resolution approved by the Council.” The result of this action is to amend the FY17 Designation of Entities for Non-Competitive Contract Award status resolution to include the entities listed in Section 8 of this document.

7. The Chief Administrative Officer has determined that funding for contracts with these entities serves a public purpose and that such an expense would be in the public interest.
8. The Department of General Services executes contracts for the capital grants in the Cost Sharing project. The Department of Recreation funds the contracts from the capital project appropriation for the following entity: Levine Music, Inc. t/a Levine School of Music: \$147,000.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY17-22 Capital Improvements Program of the Montgomery County Government is amended as described above and as reflected on the attached project description form.

The Council approves amendments to the Designation of Entities for Non-Competitive Contract Award listed below and thereby amends Resolution 18-506, Section G, FY17 Designation of Entities for Non-Competitive Contract Award. The Chief Administrative Officer has recommended this action and stated that the contract with the vendor listed in the chart below serves a public purpose and is in the public interest.

The FY17 Designation of Entities for Non-Competitive Contract Award Status resolution, Section G, is amended to provide for the following contract:

Arts of Humanities Organization	Grant	Use of Grant Funds
Levine Music, Inc. t/a Levine School of Music	\$147,000	Enhanced buildout of the second floor of the Silver Spring Library.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Cost Sharing: MCG (P720601)

Category: Culture and Recreation
 Sub Category: Recreation
 Administering Agency: General Services (AAGE29)
 Planning Area: Countywide

Date Last Modified: 5/6/16
 Required Adequate Public Facility: No
 Relocation Impact: None
 Status: Ongoing

Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
Planning, Design and Supervision	3,634	3,634	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	9	9	0	0	0	0	0	0	0	0	0
Construction	7,430	7,430	5,225	8,223	3,423	0	0	0	0	0	0
Other	19,574	6,026	5,472	8,076	3,276	800	1,000	1,000	1,000	1,000	0
Total	30,647	17,099	5,725	8,223	3,276	800	1,000	1,000	1,000	1,000	0

FUNDING SCHEDULE (\$000s)

	Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
Contributions	150	0	150	0	0	0	0	0	0	0	0
Current Revenue: General	17,488	7,152	3,511	6,825	2,025	800	1,000	1,000	1,000	1,000	0
G.O. Bonds	2,398	0	1,000	1,398	1,398	0	0	0	0	0	0
Land Sale	2,661	2,661	0	0	0	0	0	0	0	0	0
Long-Term Financing	3,850	3,850	0	0	0	0	0	0	0	0	0
State Aid	4,100	3,436	664	3	3,423	0	0	0	0	0	0
Total	30,647	17,099	5,725	8,223	3,276	800	1,000	1,000	1,000	1,000	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	3,135
Appropriation Request Est.	FY 18	800
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		22,712
Expenditure / Encumbrances		18,381
Unencumbered Balance		4,331

Date First Appropriation	FY 06
First Cost Estimate	
Current Scope	FY 17 30,647
Last FY's Cost Estimate	26,712

Description

This project provides funds for the development of non-governmental projects in conjunction with public agencies or the private sector. County participation leverages private and other public funds for these facilities. Prior to disbursing funds, the relevant County department or agency and the private organization will develop a Memorandum of Understanding, which specifies the requirements and responsibilities of each.

Cost Change

Addition of \$1,398,000 in GO Bonds in FY17 for Strathmore Mansion repairs. Addition of \$1,000,000 in FY21 and \$1,000,000 in FY22 for Capital Improvement Grants for the Arts and Humanities. Addition of \$1,178,000 in County support for Community Grants described on subsequent pages. Current Revenue funding of \$300,000 in FY17 and \$200,000 in FY18 has been moved from the Capital Improvement Grants for the Arts and Humanities allocation to the Noyes Library for Young Children Rehabilitation and Renovation CIP project (P711704).

Justification

The County has entered into or considered many public-private partnerships, which contribute to the excellence and diversity of facilities serving County residents

Other

See attached for Community Grants and CIP Grants for Arts and Humanities Organizations.

Fiscal Note

Remaining \$141,000 in unspent funds for Capital Improvement Grants for the Arts and Humanities have been eliminated in FY16 to reflect Council Approved FY16 Savings Plan. See Cost Sharing Grants attachment for Historical Fiscal Note regarding the Fillmore venue in Silver Spring and Old Blair Auditorium Project, Inc. *Provide a grant award \$147,000 for emergency facility construction to Levine's School of Music in FY17.*

Disclosures

A pedestrian impact analysis will be performed during design or is in progress.

The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Coordination

Private organizations, State of Maryland, Municipalities, Montgomery County Public Schools, Community Use of Public Facilities, Department of General Services, Department of Economic Development, Arts and Humanities Council of Montgomery County.

COST SHARING GRANTS

Grants:

For FY17, a CIP Grant for Arts and Humanities Organizations totaling \$1,398,000 is approved for the following project: Strathmore Hall Foundation, Inc.: \$1,398,000. The Department of General Services will be managing the Strathmore Mansion repair project. County participation is for the following community grant projects totaling \$1,178,000: A Wider Circle, Inc.: \$50,000; Congregation Beth El of Montgomery County, \$20,000; Cornerstone Montgomery, Inc.: \$350,000; Easter Seals Greater Washington-Baltimore Region, Inc.: \$50,000; Friends House, Inc.: \$50,000; Graceful Growing Together, Inc.: \$100,000; Hebrew Home of Greater Washington, Inc.: \$200,000; Jewish Community Center of Greater Washington, Inc.: \$25,000; Jewish Foundation for Group Homes, Inc.: \$100,000; Our House, Inc.: \$20,000; Potomac Community Resources, Inc.: \$50,000; Reginald S. Lourie Center for Infants and Young Children, \$68,000; Seven Locks Jewish Community Inc.: \$20,000; The Jewish Federation of Greater Washington, Inc.: \$25,000; Warrior Canine Connection, Inc.: \$50,000. For FY17, CIP Grants for Arts and Humanities Organizations totaling \$377,217 are approved for the following projects: Glen Echo Park Partnership for Arts and Culture, Inc.: \$67,795; Montgomery Community Television, Inc.: \$159,422; and The Olney Theatre Center for the Arts, Inc.: \$150,000. In addition, \$300,000 in FY17 funds and \$200,000 in FY18 funds allocated for CIP Grants for Arts and Humanities Organizations have been moved from this project to the Noyes Library for Young Children Rehabilitation and Renovation project P711704.

For FY17, emergency CIP Grants for Arts and Humanities Organizations totaling \$147,000 are approved for the following project: The Selma M Levine School of Music, Inc.: \$147,000. These funds became available when the following awardees subsequently declined their grants: American Dance Institute, Inc. (FY16: \$70,081); and The Dance Exchange Inc.: (FY14: \$77,500).

For FY16, County participation is for the following community grant projects totaling \$865,000: Beth Shalom Congregation and Talmud Torah: \$60,000; Easter Seals Greater Washington-Baltimore Region: \$50,000; Graceful Growing Together, Inc.: \$75,000; Jewish Council for the Aging of Greater Washington, Inc.: \$50,000; Jewish Foundation for Group Homes: \$50,000; Latin American Youth Center, Inc.: \$25,000; Muslim Community Center Inc. DBA MCC Medical Clinic: \$25,000; Potomac Community Resources: \$25,000; Rockville Science Center, Inc.: \$15,000; Silver Spring United Methodist Church: \$50,000; The Jewish Federation of Greater Washington: \$40,000; Warrior Canine Connection: \$50,000; Cornerstone Montgomery, Inc.: \$350,000. For FY16, CIP Grants for Arts and Humanities Organizations totaling \$1,625,004 are approved for the following projects: The Writer's Center, Inc.: \$250,000; Montgomery Community Television, Inc.: \$119,181; Sandy Spring Museum, Inc.: \$30,170; Round House Theatre, Inc.: \$155,572; American Dance Institute, Inc.: \$70,081; and Strathmore Hall Foundation, Inc.: \$1,000,000.

For FY15, County participation was for the following projects: Easter Seals Greater Washington-Baltimore Region, Inc.: \$100,000; Graceful Growing Together, Inc.: \$125,000; Jewish Community Center of Greater Washington: \$150,000; Muslim Community Center, Inc.: \$250,000; Potomac Community Resources, Inc.: \$150,000; The Arc of Montgomery County, Inc.: \$17,973; Catholic Charities of the Archdiocese of Washington, Inc.: \$11,395; Melvin J. Berman Hebrew Academy: \$33,000; Jewish Social Service Agency: \$75,000; Warrior Canine Connection, Inc.: \$75,000; Jewish Council for the Aging of Greater Washington, Inc.: \$125,000; The Jewish Federation of Greater Washington, Inc.: \$100,000; Family Services, Inc.: \$75,000. For FY15, CIP Grants for Arts and Humanities Organizations totaling \$849,080 are approved for the following projects: Germantown Cultural Arts Center, Inc.: \$75,000; Jewish Community Center of Greater Washington, Inc.: \$134,000; Montgomery Community Television, Inc.: \$50,080; The Olney Theatre Center for the Arts, Inc.: \$150,000; Sandy Spring Museum, Inc.: \$90,000; and The Writer's Center, Inc.: \$250,000. \$100,000 of these funds will also be used to provide a State bond bill match for Silver Spring Black Box Theater. For FY15, emergency CIP Grants for Arts and Humanities Organizations totaling \$143,116 are approved for the following projects: Montgomery Community Television, Inc.: \$127,179; and Sandy Spring Museum, Inc.: \$15,937.

For FY14, County participation was for the following projects: Easter Seals Greater Washington-Baltimore Region: \$100,000; Jewish Foundation for Group Homes, Inc.: \$125,000; Muslim Community Center: \$100,000; Potomac Community Resources, Inc.: \$50,000; Sandy Spring Museum: \$65,000; St. Luke's House and Threshold Services United: \$50,000; and Takoma Park Presbyterian Church: \$75,000. Prior to disbursement of funds, Takoma Park Presbyterian Church must provide a final Business Plan to the Executive and Council that includes the proposed fee schedule and letters of interest from potential entrepreneurs with expected revenues from each user. The Church must agree to use the facility for the expressed purposes for a period of ten years from the time the facility is complete or repay the pro rata portion of County funds. The following Capital Improvement Grants for the Arts and Humanities

Levine Additional Build Out Cost Summary Related to Library and Community Use Considerations
Silver Spring Library

#	Item Description	Cost	Notes
1	Signage - Exterior and Interior	\$23,500	<i>To provide the community with definitional and directional signage to Levine's space.</i>
2	Operable Partition with Structural Steel for Recital Hall/Community Room	\$64,680	<i>To enhance the community uses of the performing and meeting space.</i>
3	Black out roller shades for Recital Hall/Community Room	\$8,400	<i>To enhance the community uses of the performing and meeting space and allow for flexible use with lighting and projector use for meetings.</i>
4	Isloator Hangers, sound adhesive, acoustic grid tile, added drywall layers	\$61,796	<i>Additional acoustical treatments to respond to Library concerns about sound bleed.</i>
5	RPG wall and ceiling sound panels	\$68,005	<i>Acoustic sound paneling and ceiling tiles, primarily in the performance space, to allow for the most flexible community and Levine uses of the space, and provide additional sound proofing between floors.</i>
6	Noise barrier windows	\$15,300	<i>Noise barrier windows between recording space and two studios. This enhances not only the music technology offerings, but also allows community access to a quality recording studio for both classical or rock.</i>
7	Music Therapy millwork	\$11,500	<i>Modified pre-built/custom cabinetry for Music Therapy instruments and equipment. Community members (including the Music Therapy Association located in Silver Spring) and Libraries will benefit from a space fully outfitted for teaching and seminars.</i>
8	Waiting Room millwork	\$8,000	<i>Built in waiting area homework tables and benches for community and students. Will be utilized by Library staff when hosting educational events for families.</i>
9	Sound control doors	\$50,000	<i>Acoustic sound control doors to further our ability to control sound bleed.</i>
10	Acoustic shell	\$8,000	<i>Acoustic shell allows for varied performance and speaking uses of the space and as it is fully removable, it makes the community space more versatile.(We had planned for a staionary curved wall that would not allow for as much flexibility.)</i>
		\$319,181	
	Capital Improvement Grant for the Arts and Humanities Request	-\$147,000	
	Amount to be Fund Raised by Levine for Enhancements	\$172,181	

*** NOTE: Items 1, 7, 10 are outside of the Polinger budget spreadsheet totals as they are handled via different contractors.**
 (Total for non-Polinger items is: \$43,000)

PSL Budget Form
Levine School of Music

900 Wayne Avenue
 Silver Spring, MD

DATE: 6/29/2016

ESTIMATOR: JMS/CJM
 SF 10,105 SF
 DRAWINGS

		Qty	Unit	Unit Price	Total
NEW CONSTRUCTION	Metal Stud Framing	1	LOT	\$40,000.00	\$40,000.00
	Kinetics Isolator Hangers	1	LOT	\$10,000.00	\$10,000.00
	Insulation	1	LOT	\$22,000.00	\$22,000.00
	Green Glue (Sound Adhesive)	1	LOT	\$13,870.00	\$13,870.00
	Gypsum Drywall (total listed for CIP is for 1/3 of cost only due to double layer in certain areas.)	1	LOT	\$71,780.00	\$71,780.00
	Acoustical Ceilings 15/16" HD Grid and 4x4 Optima tile only	1	LOT	\$14,000.00	\$14,000.00
	In Wall Blocking	1	LOT	\$9,000.00	\$9,000.00
	3/4" FT Plywood	1	LOT	\$11,000.00	\$11,000.00
	Changes as Per Construction Documents	1	LOT	\$12,650.00	\$12,650.00
	Dumpsters and trash removal	5	LOT	\$575.00	\$2,875.00
	Operable Partition - By Hufcor	1	LOT	\$51,500.00	\$51,500.00
	F&I Structural Steel - W10x22 beams as per structural Drawings - 5 each	1	LOT	\$9,680.00	\$9,680.00
	Structural Steel Certification by Third Party	1	LOT	\$3,500.00	\$3,500.00
	F&I Motorized black out roller shades at 12 exterior windows of room 211	1	LOT	\$8,400.00	\$8,400.00
	Miscellaneous - Specialty items and overages	1	LOT	\$20,000.00	\$20,000.00
APPLIANCE PACKAGE ADDED	1	EA	\$3,988.67	\$3,988.67	
					\$256,389.67
DOORS, FRAMES, HDWR, WINDOWS	ALTERNATE DOOR PACAKGE				
					Select doors with added sound absorption.
	Doors Package Total	1	LOT	\$62,222.00	\$62,222.00
	Noise Barriers STC 54 windows Quietelite as per bases of design 1 Each 6' - 0"x5'-0"	1			
	Noise Barriers STC 54 windows Quietelite as per bases of design 1 Each 5-4"x5'-4"	1			
	Total For Windows Package	1	LOT	\$15,300.00	\$15,300.00
	ADDED WINDOW FOR OFFICE AS PER CHANGE	1	EA	\$527.00	\$527.00
	RPG Paneling as per Notes CP-1 45 Each, CP-2 2 EACH, CP-3 25 EACH, CP-4 2 EACH CP-5 1 EACH, CP-6 20 EACH, CP-7 12 EACH, CP-8 26 EACH, CP-10 4 EACH, CP-10 35 EACH CP-11 40 EACH, CP-12 2 EACH. Pricing is based on quantities listed	1	LOT	\$54,135.00	\$54,135.00
	RPG QUICK SHIP IF NEEDED	1	EA	\$6,237.00	\$6,237.00
	Installation of RPG Paneling Wall and Ceiling Sound Panels	1	LOT	\$13,870.00	\$13,870.00
Spray Sonaspray FC at 1/2" Insulation above Multipurpose space only	1	LOT	\$7,250.00	\$7,250.00	
					\$147,319.00
MILLWORK	Faculty Lounge 213	1	LOT	INC	INC
	Chair Rail approx 800 LF	1	LOT	INC	INC
	Wood Base	1	LOT	INC	INC
	Waiting room #2 Room 231	1	LOT	\$4,000.00	\$4,000.00
	Waiting Room #1 Room 230	1	LOT	\$4,000.00	\$4,000.00
	Reception Desk	1	LOT	INC	INC
	Total Millwork Package	1	LOT	\$56,450.00	\$56,450.00
	ADDED CHANGE AS PER UPDATED DOCUMENTS	1	EA	\$1,200.00	\$1,200.00
					\$57,650.00
FINISHES	Shaw Contract Carpet flooring, armstrong STD, johnsonite base, floor prep	1	LOT	\$35,800.00	\$35,800.00
	ALTERNATE FLOORING AS PER CHANGE FOR PERFORMANCE STUDIO	1	LOT	\$35,117.80	\$35,117.80
	Paint GVB walls, GVB Ceilings, doors, frames, wood base	1	LOT	\$13,236.00	\$13,236.00
	F&I Wallcovering WC-01 & WC-02 allowance \$25 per Linear Yard Allowance - discontinued	1	LOT	\$8,730.00	\$8,730.00
	F&I Terracotta Screen Wall in reception Area - Screen Installed desk height to ceiling	1	LOT	\$12,304.00	\$12,304.00
	ADDED WALL SAUCE GRAPHIC AS PER CHANGE IN DRAWINGS	1	LOT	\$2,940.00	\$2,940.00
PLUMBING	GPR Deck core drill 1 hole,	1	EA	INC	INC
	Install waste, vent and water for new kitchen sink	1	LOT	INC	INC
	Furnish and install new sink and faucet	1	LOT	INC	INC
	Plumbing listed Above	1	LOT	\$5,650.00	\$5,650.00
	WSSC fees - Allowance not to exceed	1	LOT	\$2,500.00	\$2,500.00
					\$8,150.00
MECHANICAL	Demo and Removal of vav boxes for reuse - 4 each	1	LOT	INC	INC
	Provide and install 8 new kruegar fan powered vav boxes with hot water reheat coils	1	LOT	INC	INC
	Provide and install all new duct work and air devices as specified on drawings	1	LOT	INC	INC
	Provide and install new hot water piping and coil accessories per drawings	1	LOT	INC	INC
	Provide duct wrap for All duct work and fiberglass pipe insulation per drawings	1	LOT	INC	INC
	Provide and install 1 new exhaust fan and ductwork with new thermostat as specified	1	LOT	INC	INC
	Provide permits inspections and fees	1	LOT	INC	INC
	Provide certified air balance and Report	1	LOT	INC	INC
	TOTAL FOR HVAC AS ABOVE	1	LOT	\$149,590.00	\$149,590.00
	Siemens Control Wiring for Building System	1	LOT	\$24,975.00	\$24,975.00
	ADDED QUICKSHIP FOR DIFFUSERS	1	LOT	\$2,410.00	\$2,410.00
					\$176,975.00
LIGHTING PACKAGE	Fixture Type A - 2 Each	2	EA	INC	INC
	Fixture Type B - 31 Each	31	EA	INC	INC
	Fixture Type C - 60 Each	60	EA	INC	INC
	Fixture Type D - 16 Each	16	EA	INC	INC
	Fixture Type E - 9 Each	9	EA	INC	INC
	Fixture Type F - 6 Each	6	EA	INC	INC

Fixture Type G - 3 Each	3	EA	INC	INC
Fixture Type J - 4 Each	4	EA	INC	INC
Fixture Type X - 20 Each	20	EA	INC	INC
Fixture Package to include Deliver and Tax	1	LOT	\$78,310.00	\$78,310.00
CREDIT FROM LIGHTING MANUFACTURER FOR ALTERNATE PACKAGE	1	LOT	(\$3,000.00)	(\$3,000.00)
				\$75,310.00

ELECTRICAL	Furnish and Install lighting controls as per drawings E2.0 - LED Light bar not included more info req	1	LOT	INC	INC
	Furnish and install new receptacles and branch circuits as per drawings E3.0	1	LOT	INC	INC
	Furnish and install feeds to mechanical equipment as shown on electrical plans	1	LOT	INC	INC
	Furnish and Install tele/data raceway to 6" above ceiling	1	EA	INC	INC
	Furnish and Install A/V raceways with pull strings as shown on Drawings E3.0	1	EA	INC	INC
	Provide electrical Permits	1	LOT	INC	INC
	Installation of Lighting Package	1	LOT	INC	INC
	Furnish and install new fire alarm devices as shown on drawings	1	LOT	INC	INC
	Total For Electrical Package	1	LOT	\$108,850.00	\$108,850.00
	ADDED CHANGE FOR POWER DISTRIBUTION AS PER CHANGE ORDER #1	1	LOT	\$49,060.00	\$49,060.00
	ADDED GPR/CORE DRILL/POKE THRU DEVICE FOR PERFORMANCE STUDIO	1	LOT	\$1,977.39	\$1,977.39
	ADDED SUPPLY AND INSTALL ACOUSTICAL PADS ON ELECTRICAL OUTLET DEVICES ONLY	1	LOT	\$780.00	\$780.00
				\$160,667.39	

LIFE SAFETY	Sprinkler Modifications to include permits, design and installation - Includes concealed heads	1	LOT	\$16,425.00	\$16,425.00
				\$16,425.00	

GENERAL CONDITIONS	Supervision & Administration	14	WKS	\$2,750.00	\$38,500.00
	Project Management	14	WKS	\$550.00	\$7,700.00
	Final Cleaning	10105	SF	\$0.35	\$3,537.00
					\$49,737.00

BUDGET COST OF CONSTRUCTION **\$1,056,750.86**
FEE - 5% **\$52,837.54**
TOTAL COST OF CONSTRUCTION **\$1,168,444.00**

Exclusions & Clarifications	<p>We exclude all building permit fees to include acquisition</p> <p>All work to be completed during normal business hours (M-F 6:00 - 4:00 P.M.)</p> <p>If Overtime Working hours are required there will be additional charges.</p> <p>We exclude appliance package at this time. More information is required.</p> <p>We exclude A401 Elevation 3 RPG wall system at this time. More information is required</p> <p>Pricing excludes any changes made by Montgomery County Permit office.</p> <p>We exclude upright sprinkler heads above ceiling in any locations. If this is required there will be additional charges.</p> <p>We assume loading dock space for 30 yard dumpster for duration of project. If daily haul away is required there will be charges</p> <p>Pricing excludes relocation of existing electrical service. If service is to be relocated there will be additional charges.</p> <p>Pricing excludes installation of tenant supplied material installed by Contractor at this time. More details are required to price.</p> <p>PRICING INCLUDES SIEMENS CONTROL WIRING</p> <p>We assume adequate electrical power and distribution panels are in tenant Space by others</p> <p>Pricing excludes all panels, transformers, distribution of power, etc. at this time</p> <p>We assume existing VAV boxes to remain and be relocated as needed.</p> <p>Pricing excludes Drapery at this time. More information is required for pricing</p> <p>Pricing excludes appliance package. More information is required for pricing</p> <p>Pricing excludes TV Monitor at this time. More information is required for pricing.</p> <p>Pricing excludes all BMS system controls at this time</p> <p>Pricing excludes all alterations and modifications to elevators</p> <p>Pricing excludes all low voltage work to include tel/data/security etc at this time.</p> <p>Pricing excludes all audio visual work at this time to include conduits</p> <p>We exclude hidden conditions.</p> <p>We exclude signage at this time</p> <p>We exclude removal of all hazardous waste.</p> <p>We exclude demo at this time.</p> <p>Access to be provided by Landlord.</p> <p>We assume adequate base building HVAC except as noted above.</p> <p>We assume adequate base building electrical power.</p>
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Montgomery County Council - Testimony
July 19, 2016

Karen E. Shepherd
Head of Maryland Campuses
Levine Music Strathmore & Levine Music Silver Spring

Good afternoon, Councilmembers. My name is Karen Shepherd and I am the Head of Levine Music's Maryland Campuses. During my nearly 11-year tenure at Levine Music we have seen exponential growth at our Strathmore Campus and are excited to expand the depth of our commitment to County residents by opening our second Montgomery County location within the Silver Spring Library building this fall.

Levine Music is celebrating its 40th Anniversary this year, and has had a strong and successful presence in Montgomery County for 25 of those 40 years. We are ranked among the top 5 Community Music Schools in the country in terms of the number of students we serve, and the size of our budget.

When we responded to the Department of General Services' RFP seeking tenants for the Library building, we were pleased to be selected reflecting our solid service to the community over the years, our pragmatic growth, and our solid financial standing.

We approached the building plan with full approval from our Board of Trustees to use budgeted capital funds for the build out of the space, and to initially fund anticipated losses for the first two years in operation, through our operating budget.

Levine MUSIC

When we first submitted our plan to the County, we estimated that the build-out would cost us approximately \$500,000, and we committed to fully self-fund the project. However, for a variety of reasons (which I will detail), the overall project cost has swelled significantly, and is currently estimated to exceed \$1.1 million dollars.

The primary reasons for this are enhancements for acoustic purposes, and expanding community uses of a number of the spaces within our facility.

Some of these enhancements include:

- Significantly more sound proofing to control sound bleed both vertically to the library space, and horizontally, throughout the Levine space as well as...
- Additional sound proofing due to the location of our percussion studio, which is no longer in the basement space as originally proposed in our RFP response; and
- Far more flexible multi-purpose space with partitions as well as signage and millwork.

These enhancements will directly impact and improve Levine's ability to work more collaboratively with the Library, as well as the community at large allowing for more joint programming efforts and increased capacity for compatible activities to activate the space.



To help defray these additional costs, Levine Music applied for CIP funds to the Arts and Humanities Council through a competitive process, and was recommended for funding of this project.

Levine is seeking the Council's approval of the \$147,000 that has been recommended. We will support the remainder of the project costs including more than half the cost of the enhancements presented in our CIP proposal.

Levine will still fund the majority of capital dollars needed to build-out the space, acquire the many Steinway pianos and instruments needed, and will fully furnish the space. We are also augmenting the capital funds we have secured, with a robust fundraising campaign, which is already underway.

Given the strong support of the Arts and Humanities Council for this project following their competitive grant review process, the support of the County Executive's Office for this project, and our long tenure serving Montgomery County residents, I urge you to approve the funds before you today for Levine Music's enhancements of the new Silver Spring Campus.

Time is of the essence here, as we are moving rapidly so that we might open this campus soon after Labor Day this fall.

Thank you – and my President & CEO, Peter Jablow, and I are happy to address any questions that you may have.