



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Subject Disposition of 14703 Avery Road, Rockville,
Maryland

Executive Order No.
102-16

Subject Suffix
ORE

Department of General Services

Department No.
ORE

Effective Date
6/21/16

BACKGROUND

WHEREAS, the County owns property located at 14703 Avery Road Rockville, Maryland consisting of a residential substance abuse treatment facility for low income County residents known as the Avery Road Treatment Center (hereafter "ARTC"), and

WHEREAS, the ARTC has provided County residents substance abuse treatment through 20 medical detox beds and 40 Intermediate Care Facility beds since 1991 when a pre-fabricated modular unit facility was constructed; and

WHEREAS, the ARTC facility is in need of major repairs or full replacement in order to continue to meet the service needs of County residents; and

WHEREAS, the County Council approved an ARTC CIP project, number 601502, for redevelopment of the existing facility; and

WHEREAS, the Department of General Services issued a Request for Proposals (RFP) to the public seeking a public-private partnership (P3) to finance, design, construct, maintain operate, and manage a new ARTC facility over a 30-year term through a long term land lease with a coterminous program operation service delivery agreement; and

WHEREAS, the solicitation resulted in the selection of the Potomac Health Care Foundation (PHCF) a not-for-profit Developer who will finance, design, construct, maintain, operate, and manage a new ARTC facility providing 64 beds for the provision of residential substance abuse treatment services; and

WHEREAS, the Developer will also act as the Service Provider under a service contract that will be coterminous with the long term lease; and

WHEREAS, the County Executive intends to lease the Avery Road property to PHCF through a long term land lease agreement and to enter into a program operation service delivery contract with PHCF; and



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WHEREAS, the Department of General Services did not conduct a formal reuse analysis for this property because the Council previously approved the ARTC CIP Project (P601502) which included a plan to redevelop the property by engaging a developer and service operator under a long term lease; and

WHEREAS, in accordance with the provisions of Section 11B-45, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled real property is no longer needed for public use.

ACTION

In consideration of the above recitals, the County Executive declares that the property located at 14703 Avery Road, Rockville, Maryland is no longer needed for public use and hereby directs the Department of General Services to take all steps necessary to dispose of the property over the next 30 years through a long term lease agreement with Potomac Health Care Foundation, in the manner described in this Executive Order and pursuant to County law.

Approved as to Form and Legality
Office of the County Attorney

By: [Signature]
Date: 6/21/16

APPROVED

[Signature]
Ramona Bell-Pearson
Assistant Chief Administrative Officer

Distribution:
County Council
County Attorney
Department of General Services