Life Sciences and Technology Centers -- No. 789057

Category	**General Government**	Date Last Modified	**January 6, 2006**
Agency	**Economic Development**	Required Adequate Public Facility	**NO**
Planning Area	**Countywide**		
Relocation Impact	**None**		

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	1,433	602	481	350	350	0	0	0	0	0	0
Land	23	23	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	173	73	100	0	0	0	0	0	0	0	0
Construction	218	159	59	0	0	0	0	0	0	0	0
Other	53	3	0	50	50	0	0	0	0	0	0
Total	1,900	860	640	400	400	0	0	0	0	0	0

FUNDING SCHEDULE ($000)

G.O. Bonds	670	670	0	0	0	0	0	0	0	0	0
Current Revenue: General	1,230	190	640	400	400	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT ($000)

DESCRIPTION

This project provides funds to develop land use plans for the Germantown Life Sciences Park (GLSP) and the East County Center for Science and Technology (ECCST). The project also provides funds to continue development of the Germantown, East County, and Rockville business incubators. Specific tasks include due diligence, refining Programs of Requirements (PORs), and design. The Germantown Business Incubator will be located in either the 40 acre GLSP at the Montgomery College Germantown campus or in a commercial building adjacent to the campus; the East County Business Incubator will be located on the 115 acre ECCST in the Fairland/Beltsville planning area; and the Rockville incubator will be located in the center of Rockville's Town Center development. All incubators are modeled after the County's Shady Grove Life Sciences Center (SGLSC). This project originally provided funds to design and construct the public amenities at SGLSC identified in the Comprehensive Design Plan for the Life Sciences Center. Additions to the original project scope have included: preparation of revised development and subdivision plans to increase site density (FY00); concept and preliminary sub-division plans for prospective new Life Sciences and Technology Centers (FY03); planning for the East County and Germantown business incubators (FY04); and planning for the Rockville incubator (FY07). This project may also be used for the preliminary development of other incubators or tech parks should future new opportunities become available.

Service Area

Gaithersburg, Rockville, and East County

JUSTIFICATION

Montgomery County developed the original SGLSC as a research and development park for the purpose of providing a supply of readily available sites for prospective biotechnology companies. All the available parcels in the SGLSC have been leased, purchased, or otherwise committed. The remaining parcels on the 30-acre portion of the Johns Hopkins University Belward Research Campus, which has attracted two major biotechnology companies, Human Genome Sciences (HGS) and Automated Precision, Inc., are being developed by HGS. Similarly, the County's two technology business incubators, the Maryland Technology Development Center and the Silver Spring Innovation Center, are both fully leased. Given the success of the SGLSC and the growing mass of life sciences and other technology companies in the County, it is in the County's interest to continue to invest in and develop projects to attract and provide growth and expansion opportunities for life science and other technology companies.

Plans and Studies

SGLSC Report on the Proposed Comprehensive Design Plan and Amendments to the Development Plan, approved by the Planning Board on February 10, 1994, and by the County Council on February 14, 1995. Market research for the need for high-tech business incubators completed by the Sage Group in December 2004. Traffic and the environmental phase I & II studies completed for the ECCST in FY05.

Cost Change

Increase due to the addition of the Rockville incubator to the project scope and increased costs to develop the three incubators and tech park projects.

STATUS

The original component of this CIP project, the construction of all required amenities and improvements to meet M-NCPPC's subdivision requirement for the SGLSC property, is complete. The Germantown Life Science Center and the East County Center for Science and Technology are in the preliminary design and planning stages with private developers. The Rockville incubator project is in design, and partnership documents are being finalized. Emphasis will be given to business incubator planning and design in FY07.

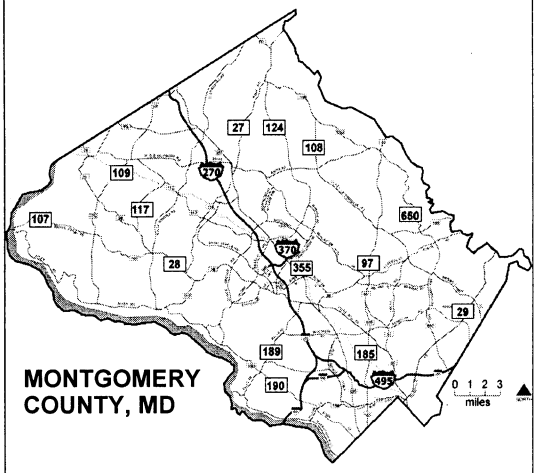
FISCAL NOTE

The County has secured the following funds for the incubators: a $1 million bond bill for Germantown; a $1 million Maryland Technology Development Corporation (TEDCO) grant for East County; and a $1 million TEDCO grant for the Rockville incubator. The County is pursuing additional resources from the Maryland Economic Development Authority and Fund (MEDAAF), TEDCO, and the South Korean province of Chungbuk with whom the County is forging a strategic partnership.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY90	($000)
Initial Cost Estimate		4,000
First Cost Estimate Current Scope	FY07	1,900
Last FY's Cost Estimate		1,500
Present Cost Estimate		1,900
Appropriation Request	FY07	400
Appropriation Request Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		1,500
Expenditures/ Encumbrances		963
Unencumbered Balance		537
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

State of Maryland
MEDAAF
TEDCO
MEDCO
City of Rockville
Chungbuk Province, South Korea
DPWT - Divison of Capital Development
Maryland-National Capital Park and Planning Commission
Tenants of the SGLSC
Facility Planning: MCG
Montgomery College
WSSC
Johns Hopkins University

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