

Silver Spring Civic Building -- No. 159921

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
County Executive
Silver Spring

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

December 12, 2008
No
None.
Bids Let

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	3,006	1,733	45	1,228	1,125	103	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	529	0	76	453	453	0	0	0	0	0	0
Construction	9,782	75	4,532	5,175	4,473	702	0	0	0	0	0
Other	687	0	98	589	589	0	0	0	0	0	0
Total	14,004	1,808	4,751	7,445	6,640	805	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Contributions	73	73	0	0	0	0	0	0	0	0	0
G.O. Bonds	10,266	0	4,563	5,703	4,898	805	0	0	0	0	0
Land Sale	1,742	0	0	1,742	1,742	0	0	0	0	0	0
PAYGO	1,110	1,110	0	0	0	0	0	0	0	0	0
State Aid	813	625	188	0	0	0	0	0	0	0	0
Total	14,004	1,808	4,751	7,445	6,640	805	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				915	0	183	183	183	183	183
Energy				600	0	120	120	120	120	120
Program-Staff				2,105	70	407	407	407	407	407
Program-Other				992	19	405	142	142	142	142
Cost Savings				-605	0	-121	-121	-121	-121	-121
Offset Revenue				-1,280	0	-256	-256	-256	-256	-256
Net Impact				2,727	89	738	475	475	475	475
WorkYears					0.8	5.5	5.5	5.5	5.5	5.5

DESCRIPTION

This project provides for a Civic Building as part of the Silver Spring Redevelopment project. The Civic Building will be a focal point for County services and community events. Managed and scheduled by the County government and the Community Use of Public Facilities, the building will provide community meeting space to replace space which was provided by the Armory, a multi-media resource center, and office space for the Regional Services Center staff. The Civic Building will be located adjacent to the proposed Veterans' Plaza, which will provide outdoor space for community events. This project is part of a multi-project effort by Montgomery County to support the retail-oriented redevelopment of the Silver Spring Central Business District (CBD), a total public commitment of \$193.7 million.

COST CHANGE

The project increase is due to cost escalation of construction components such as steel, copper, oil, and concrete.

JUSTIFICATION

This Civic Building is required to provide permanent office space for the Regional Services Center (RSC) staff which was relocated to leased space in the core of the Central Business District in FY98, and to provide community meeting space that was eliminated when the Silver Spring Armory was demolished as part of the Silver Spring Redevelopment Project. The 1995 Regional Services Center Facilities Strategic Plan supports the need for a center in the region. The costs shown are based on a space requirements study conducted by the Division of Capital Development in consultation with County staff and the local community. The Program of Requirements has been developed and has been finalized based on comments received from the community and the Council's Planning, Housing and Economic Development committee.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- 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.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY99	(\$000)
First Cost Estimate		
Current Scope	FY99	8,582
Last FY's Cost Estimate		12,910
Appropriation Request	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		14,004
Expenditures / Encumbrances		11,523
Unencumbered Balance		2,481
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

COORDINATION

Silver Spring Redevelopment Program
Silver Theatre
Round House Theatre
Parking Town Square Garage (#61)
Parking Silver Circle (Wayne Avenue)
Garage (#60)
Fenton Street Village
Fenton Street Village Pedestrian Linkages
Silver Spring Regional Services Center
Department of Finance
Department of Housing and Community Affairs
M-NCPPC
Historic Preservation Commission
Silver Spring Chamber of Commerce
Private developers
Department of General Services

MAP

See Map on Next Page