EOB & Judicial Center Traffic Circle Repair -- No. 361200

Category	**General Government**	Date Last Modified	**January 07, 2011**
Subcategory	**County Offices and Other Improvements**	Required Adequate Public Facility	**No**
Administering Agency	**General Services**	Relocation Impact	**None.**
Planning Area	**Rockville**	Status	**Planning Stage**

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	60	0	0	60	0	60	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	266	0	0	266	0	266	0	0	0	0	0
Other	74	0	0	74	0	74	0	0	0	0	0
Total	400	0	0	400	0	400	0	0	0	0	0

FUNDING SCHEDULE ($000)

	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
G.O. Bonds	400	0	0	400	0	400	0	0	0	0	0
Total	400	0	0	400	0	400	0	0	0	0	0

DESCRIPTION

The traffic circle is located in front of the Executive Office Building and Judicial Center. The circle requires immediate repairs due to continual deterioration which is causing water infiltration into the EOB/Judicial Center Loading dock below. This first phase of what is a two phase project will address the failed expansion joint seals within Monroe Street. Phase I of the project, Monroe Street Expansion Joint Seal Replacement, will include the following; work to include selective structural road deck concrete patching and placement of a smoke and fire blanket beneath the joint seal. Phase II; Plaza renovation to include selected demolition and removal of plaza surfacing, asphalt topping, landscaping and concrete topping followed by reconstruction of wearing surface and landscaping will be programmed after the completion of Phase I and when Montgomery County's extent of financial responsibility has been established.

ESTIMATED SCHEDULE

Phase I immediate repairs are estimated to take 60 days for design and 180 days for construction and are scheduled to be completed in FY12. Phase II long term repairs are estimated to take 180 days for design and 360 days for construction.

JUSTIFICATION

The circle has been deteriorating and now is at a point that immediate repairs are needed due to life safety and structural concerns resulting from cracks in the roof deck and various openings in failed expansion joints. Extensive water infiltration in the loading dock servicing the EOB, JC and neighboring stores is occurring at an increasing rate due to failure of expansion joints in the traffic circle. Water infiltration is also causing parts of the concrete roof deck to fail resulting in concrete chunks falling onto the loading dock below. Continual water damage to the loading dock will result in higher repair costs in the future if this problem is not taken care of immediately.

A Structural Engineering and Condition Evaluation Study, dated April 7, 2010, was prepared by Smislova, Kehnemui & Associates and forms the basis of this project request. The study concludes that the plaza structure and envelope is in poor condition with specific components undergoing severe physical distress. Study recommendations are; Phase I, that a plaza repair program is performed on a prioritized basis starting with replacement of the deficient expansion joint seal located in the middle of Monroe Street and installing a smoke and fire blanket beneath the joint; Phase II, plaza resurfacing, waterproofing, and planter and structural deck repairs.

FISCAL NOTE

The traffic circle on Monroe Street is owned by multiple parties including Montgomery County, The City of Rockville, and private owners. A title search will need to be completed to determine the extent of Montgomery County's financial responsibility for the Phase II repairs.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY12	($000)
First Cost Estimate Current Scope	FY12	400
Last FY's Cost Estimate		0
Appropriation Request	FY12	400
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

Department of General Services
City of Rockville
Adjacent Property Owners

MAP