

# Parking Lot Districts Service Facility (P501551)

Category                      Transportation  
 Sub Category                Parking  
 Administering Agency      Transportation (AAGE30)  
 Planning Area                Silver Spring

Date Last Modified            2/26/14  
 Required Adequate Public Facility    No  
 Relocation Impact            None  
 Status                            Preliminary Design Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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### EXPENDITURE SCHEDULE (\$000s)

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
Planning, Design and Supervision	729	0	0	729	425	114	190	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	227	0	0	227	0	210	17	0	0	0	0
Construction	2,514	0	0	2,514	0	980	1,534	0	0	0	0
Other	115	0	0	115	0	0	115	0	0	0	0
<b>Total</b>	<b>3,585</b>	<b>0</b>	<b>0</b>	<b>3,585</b>	<b>425</b>	<b>1,304</b>	<b>1,856</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000s)

Current Revenue: Parking - Silver Spring	3,585	0	0	3,585	425	1,304	1,856	0	0	0	0
<b>Total</b>	<b>3,585</b>	<b>0</b>	<b>0</b>	<b>3,585</b>	<b>425</b>	<b>1,304</b>	<b>1,856</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000s)

Energy				200	0	0	50	50	50	50
Maintenance				268	0	0	67	67	67	67
Program-Other				-1,036	0	0	-259	-259	-259	-259
<b>Net Impact</b>				<b>-568</b>	<b>0</b>	<b>0</b>	<b>-142</b>	<b>-142</b>	<b>-142</b>	<b>-142</b>

### APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	3,585
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	FY 15	
First Cost Estimate		
Current Scope	FY 15	3,585
Last FY's Cost Estimate		0

#### **Description**

The PLD Service Facility is proposed to include offices for the meter and maintenance teams, shops for meter repair and cleaning, dry storage and staff facilities for everyday use and emergency service callbacks. The facility will allow consolidation of the existing Parking Maintenance office directly across Spring Street (currently in leased space) and the Meter Maintenance Shop currently located on the ground floor of Garage 4 near Thayer Avenue and Fenton Street.

#### **Location**

1200 Spring Street (adjacent to the northern wall of Garage 2), Silver Spring. Garage 2 has sufficient capacity to fully meet the needs of parkers displaced by the project.

#### **Capacity**

The facility will consist of 11,500 gross square feet of office, shop, and staff facilities space to support approximately 30 to 35 staff members and contractual employees.

#### **Estimated Schedule**

Design will be performed in FY15 and construction during FY16 and FY17

#### **Justification**

Moving the Meter Maintenance Shop will allow the future sale/redevelopment of the property. The existing lease for the Parking Maintenance Office is located in a building that has been purchased by a new owner. The County has been put on notice that the lease will not be renewed at its scheduled termination. The Meter Shop currently is located in Garage 4 in South Silver Spring. This facility will either need extensive rehabilitation for continued use or may be the subject of a future demolition and redevelopment. Combining these teams in one location will allow space saving for conference rooms, kitchen and break room. Garage 2 also has space for additional employee parking and secure parking for Meter Maintenance vehicles. An analysis by the Leasing Office of the Department of General Services has determined that leasing or buying an existing building will cost significantly more than the construction of a new facility on PLD owned land. Operating expenses are expected to decrease by combining the two current facilities into one.

#### **Fiscal Note**

There will be no land costs since the facility will be built on a surface lot owned by the Parking Lot District. Full appropriation is being requested in FY15 in order to accomplish a design/build contract.

#### **Disclosures**

A pedestrian impact analysis has been completed for this project.

#### **Coordination**

PEPCO, WSSC, Department of Technology Services, OMB, MNCPPC