

MCPS & M-NCPPC Maintenance Facilities Relocation (P361109)

Category	Transportation	Date Last Modified	1/6/14
Sub Category	Mass Transit	Required Adequate Public Facility	No
Administering Agency	General Services (AAGE29)	Relocation Impact	None
Planning Area	Gaithersburg	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
-------	--------------	----------	------------------	-------	-------	-------	-------	-------	-------	-----------------

EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	6,844	699	1,295	4,850	2,570	1,206	1,074	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	60,785	0	0	60,785	0	31,866	28,919	0	0	0	0
Other	1,410	0	0	1,410	0	0	1,410	0	0	0	0
Total	69,039	699	1,295	67,045	2,570	33,072	31,403	0	0	0	0

FUNDING SCHEDULE (\$000s)

Interim Finance	69,039	699	1,295	67,045	2,570	33,072	31,403	0	0	0	0
Total	69,039	699	1,295	67,045	2,570	33,072	31,403	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)

Energy				2,331	0	0	0	777	777	777	
Maintenance				2,762	0	0	0	921	921	921	
Net Impact				5,093	0	0	0	1,698	1,698	1,698	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	117
Appropriation Request Est.	FY 16	33,072
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		4,447
Expenditure / Encumbrances		3,474
Unencumbered Balance		973

Date First Appropriation	FY 15	
First Cost Estimate		
Current Scope	FY 14	69,039
Last FY's Cost Estimate		69,039

Description

This project is part of the County Executive's comprehensive Smart Growth Initiative and provides for the design and construction of new facilities to accommodate the relocation of the Montgomery County Public Schools and Maryland-National Park and Planning Maintenance facilities from the County Service Park on Crabbs Branch Way to a site on Snouffer School Road in Gaithersburg known as the Webb Tract

Location

8301 and 8401 Turkey Thicket Road, Montgomery Village

Estimated Schedule

The design phase will commence during the Winter of 2014 and is expected to last twelve months, followed by a six-month construction bidding period. Construction is expected to be completed in 22 months.

Justification

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit-oriented development intended for the area and address unmet needs. The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs. The planned facilities will meet the current and projected maintenance facility needs while also furthering the County's transit-oriented development goals. Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; Montgomery County Property Use Study Updated Briefing to County Council, April 29, 2008 (based on Staubach Reports); Montgomery County Smart Growth Initiative Update to County Council, September 23, 2008; Projected Space Requirements for MCPS Division of Maintenance (Delmar Architects, 2005 and 2008) ; Montgomery County Multi-Agency Service Park Master Plan and Design Guideline, February 23, 2011 ; Montgomery County Department of Parks, Shady Grove Maintenance Facility Relocation - Program of Requirements, Lukmire Partnership Architects, May 2010".

Other

The PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning. \$37.95 million of the total expenditure of \$69.039 million is allocated to the M-NCPPC facility and its proportional share of the parking garage. The M-NCPPC share of the budget funds 114,117 GSF of building space including maintenance, fleet, and horticultural facilities. In addition, it funds 83,977 GSF of covered vehicle/equipment parking sheds to meet NPDES requirements and 25,365 GSF of bulk material and compost storage bays. Special Capital Projects Legislation will be proposed by the County Executive.

Fiscal Note

MCPS & M-NCPPC Maintenance Facilities Relocation (P361109)

Interim financing will be used for land acquisition and project costs in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. All site improvement-related work is being shifted from this project to the PSTA and Multi-Agency Service Park - Site Development project (PDF No. 470907) and the cumulative appropriation adjusted accordingly.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

Department of General Services, Department of Transportation, Montgomery County Public Schools, Maryland-National Capital Park and Planning Commission, Department of Permitting Services, Department of Finance, Department of Technology Services, Office of Management and Budget, Washington Suburban Sanitary Commission, Pepco, Upcounty Regional Services Center, Washington Gas