

Council Office Building Renovations (P010100)

Category General Government
 Sub Category County Offices and Other Improvements
 Administering Agency General Services (AAGE29)
 Planning Area Rockville

Date Last Modified 11/17/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Under Construction

Total	Thru FY14	Rem 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)

Planning, Design and Supervision	6,509	669	0	5,840	1,473	2,420	1,947	0	0	0
Land	4	4	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2	2	0	0	0	0	0	0	0	0
Construction	27,398	3,270	0	24,128	0	13,431	10,697	0	0	0
Other	2,003	3	0	2,000	0	0	2,000	0	0	0
Total	35,916	3,948	0	31,968	1,473	15,851	14,644	0	0	0

FUNDING SCHEDULE (\$000s)

Cable TV	952	900	0	52	0	0	52	0	0	0
G.O. Bonds	28,964	3,048	0	25,916	1,473	15,851	8,592	0	0	0
Long-Term Financing	6,000	0	0	6,000	0	0	6,000	0	0	0
Total	35,916	3,948	0	31,968	1,473	15,851	14,644	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 16	28,495
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		7,421
Expenditure / Encumbrances		3,948
Unencumbered Balance		3,473

Date First Appropriation	FY 05
First Cost Estimate	
Current Scope	4,132
Last FY's Cost Estimate	4,132

Description

This project is in two phases. The first phase renovated the hearing room, conference room, and anteroom on the third floor of the Council Office Building (COB) which had not been renovated in at least 30 years. The first phase was completed in 2009. The second phase replaces the HVAC system, the lighting systems, windows in the rest of the COB, upgrades restrooms to ADA standards, renovates the auditorium on the first floor, provides improved signage inside and outside the buildings, refreshes common areas, and reconfigures space on the fourth, fifth, and sixth floors for the Council Office Building and the Office of Legislative Oversight (OLO).

Estimated Schedule

Preliminary design is complete. Design will begin in May 2015, construction will begin in December 215, and the project is scheduled for completion in June 2017.

Cost Change

New second phase

Justification

Heating ventilation, and air condition in the COB function poorly, and most of the restrooms are not compliance with updated ADA standards or high performance building standards. The Council Office and OLO have far outgrown their space since it was last reconfigured more than 25 years ago. The 1st Floor Auditorium, which is used regularly for County Government staff training and as a meeting place by civic organizations, is extremely substandard.

Fiscal Note

The second phase of the project is partially funded with a \$184,000 unencumbered balance from the first phase and a FY15 transfer of \$2,993,000 in GO Bonds from the Montgomery County Government Complex (360901). A FY15 supplemental of \$296,000 in GO Bonds occurred. An audit by Energy Service Company (ESCO) has been conducted, and it has determined that \$6 million in savings can be anticipated from this project. An Energy Savings Performance Contract (ESPC) will allow for third-party funding to cover this portion of the contract, so that no General Obligation Bonds are required for it. A financing mechanism is initiated to cover the cost of the contract and the repayment of debt is guaranteed through the energy savings.

Disclosures

A pedestrian impact analysis has been completed for this project.

Coordination

County Council, Department of General Services, Department of Technology Services, Legislative Branch Office, Office of Consumer Protection, Department of Housing and Community Affairs, Ethics Commission