

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 Bids Let

Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	6,209	669	1,180	4,360	2,420	1,940	0	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	27,693	3,272	293	24,128	11,931	12,197	0	0	0	0
Other	2,008	8	0	2,000	0	2,000	0	0	0	0
Total	35,916	3,955	1,473	30,488	14,351	16,137	0	0	0	0

FUNDING SCHEDULE (\$000s)

Cable TV	952	900	0	52	0	52	0	0	0	0
G.O. Bonds	28,957	3,048	1,473	24,436	14,351	10,085	0	0	0	0
Long-Term Financing	6,000	0	0	6,000	0	6,000	0	0	0	0
PAYGO	7	7	0	0	0	0	0	0	0	0
Total	35,916	3,955	1,473	30,488	14,351	16,137	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 17	0
Appropriation Request Est.	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		35,916
Expenditure / Encumbrances		3,955
Unencumbered Balance		31,961

Date First Appropriation	FY 05	
First Cost Estimate		
Current Scope	FY 16	35,916
Last FY's Cost Estimate		35,916

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 and the Office of Legislative Oversight (OLO) staff.

Estimated Schedule

Design/Build/ESPC Contract Award expected in Spring 2016, construction starts in fall 2016, and completion in winter 2018.

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. Special Capital Projects Legislation was enacted on June 23, 2015 and signed into law on July 6, 2015 (Bill No. 27-15).