

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 5/31/17
 Required Adequate Public Facility No
 Relocation Impact None
 Status Bids Let

Total	Thru FY16	Rem 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	2,553	825	178	1,550	1,000	550	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	37,514	3,273	292	33,949	19,785	14,164	0	0	0	0
Other	1,418	8	0	1,410	610	800	0	0	0	0
Total	41,491	4,112	470	36,909	21,395	15,514	0	0	0	0

FUNDING SCHEDULE (\$000s)

Cable TV	1,052	900	0	152	0	152	0	0	0	0
G.O. Bonds	36,275	3,048	470	32,757	17,395	15,362	0	0	0	0
Long-Term Financing	4,000	0	0	4,000	4,000	0	0	0	0	0
PAYGO	164	164	0	0	0	0	0	0	0	0
Total	41,491	4,112	470	36,909	21,395	15,514	0	0	0	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 18	590
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		40,901
Expenditure / Encumbrances		33,631
Unencumbered Balance		7,270

Date First Appropriation	FY 05	
First Cost Estimate		
Current Scope	FY 18	41,491
Last FY's Cost Estimate		40,191

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. Phase III will renovate curtain wall windows in the southern end of the building.

Estimated Schedule

Design/Build/ESPC Contract Award expected in Spring 2016, construction starts in fall 2016, and completion of phase II in spring 2018.

Cost Change

Renovation of curtain walls, acquisition of furniture for new conference rooms, wiring and cabling, and minor design changes.

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.

Other

FY17 transfer of \$10,000 in GO Bonds from Indoor Air Quality Improvements and \$700,000 in Long Term Financing from Energy Systems Modernization.

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 \$4 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).