



ABS Retail Store Refresh

(P852101)

Category	General Government	Date Last Modified	05/12/20
SubCategory	Other General Government	Administering Agency	Liquor Control
Planning Area	Countywide	Status	Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Construction	8,324	-	-	6,832	1,785	1,267	781	957	1,435	607	1,492
TOTAL EXPENDITURES	8,324	-	-	6,832	1,785	1,267	781	957	1,435	607	1,492

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY19	Est FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Liquor	8,324	-	-	6,832	1,785	1,267	781	957	1,435	607	1,492
TOTAL FUNDING SOURCES	8,324	-	-	6,832	1,785	1,267	781	957	1,435	607	1,492

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 21 Request	1,785	Year First Appropriation	
Appropriation FY 22 Request	1,267	Last FY's Cost Estimate	-
Cumulative Appropriation	-		
Expenditure / Encumbrances	-		
Unencumbered Balance	-		

PROJECT DESCRIPTION

This level of effort project is intended to provide a structured process to ensure that all Alcohol Beverage Services (ABS) retail store locations are modernized and updated to provide customers with a friendlier shopping experience, in well merchandised stores that offer choice, convenience, and knowledgeable staff. Once a retail store has been refreshed, it could offer tasting rooms, growler stations, wider shopping aisles, pairing dinners, other special events and a more aesthetically pleasing and safer shopping experience. Flooring, painting, shelving, updating restrooms, and work identified for major building systems (including the roof, mechanical/heating, ventilation, and air conditioning (HVAC), and windows) will be included to "freshen up" the retail stores and ensure working and efficient operating systems.

ESTIMATED SCHEDULE

ABS started remodeling stores in FY20 within their operating budget, with four refurbishment projects at the Darnestown, Cabin John, Montrose and Wheaton retail store locations. Beginning in FY21, and within this CIP project, the remodel schedule would align with the schedule of lease expirations with stores being remodeled in the year in which their lease is negotiated for renewal with the understanding that all 25 stores would be evaluated and refurbished prior to the end of the CIP project. Then the CIP cycle for refresh

work would start over again. ABS identifies the stores to be refreshed approximately 18 months before planning and design work begins on them.

PROJECT JUSTIFICATION

This project is a vital piece of ABS's 5 Year Financial Plan to increase its transfer to the County. Further, this project will give ABS the ability to be able to leverage external funding that will eliminate the need to use debt financing or tax dollars. Many of the retail stores have not been updated for 20 years. Ensuring that ABS is able to execute its multi-year plan to renovate/upgrade its 25 outdated retail stores is key to two out of three of its Turn the Curve Performance Goals. This project will also allow ABS to leverage contributions from landlords who will match, and in some cases exceed, the investment ABS will be able to make in each store remodel - an investment the landlords are not able to commit to without the County appropriation.