



Life Sciences and Technology Centers (P789057)

Category	General Government	Date Last Modified	12/19/19
SubCategory	Economic Development	Administering Agency	General Services
Planning Area	Countywide	Status	Ongoing

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
Planning, Design and Supervision	1,721	1,721	-	-	-	-	-	-	-	-	-
Land	39	39	-	-	-	-	-	-	-	-	-
Site Improvements and Utilities	73	73	-	-	-	-	-	-	-	-	-
Construction	409	175	234	-	-	-	-	-	-	-	-
Other	28	12	16	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	2,270	2,020	250	-	-	-	-	-	-	-	-

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: General	1,600	1,556	44	-	-	-	-	-	-	-	-
G.O. Bonds	616	410	206	-	-	-	-	-	-	-	-
PAYGO	54	54	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	2,270	2,020	250	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 21 Request	-	Year First Appropriation	FY90
Appropriation FY 22 Request	-	Last FY's Cost Estimate	2,270
Cumulative Appropriation	2,270		
Expenditure / Encumbrances	2,270		
Unencumbered Balance	-		

PROJECT DESCRIPTION

This project provides funds for the development and land use plans for the Germantown Life Sciences Park (GLSP) and the Site II development, also referred to as LifeSci Village. The project has also supported the development of the Germantown, East County, and Rockville business incubators. Specific tasks include feasibility studies, due diligence, refining Programs of Requirements (PORs), design and construction. All incubators are modeled after the County's William E. Hanna Innovation Center at the Shady Grove Life Sciences Center (SGLSC). This project originally provided funds to design and construct the public amenities at the SGLSC. Additions to the original project scope included: revised development and subdivision plans to increase site density (FY00); sub-division plans for prospective Life Sciences and Technology Centers (FY03); and planning for the Rockville incubator (FY07). More recently funds were used to carry out all needed steps for Site II to be accepted into the Maryland Voluntary Clean-Up Program. This project may also be

used for incubator renovations, the preliminary development of other incubators, tech parks, or other economic development capital projects should future new opportunities become available.

ESTIMATED SCHEDULE

Renovation of the Silver Spring Innovation Center is expected to be completed by December 2019.

PROJECT JUSTIFICATION

Montgomery County developed the original SGLSC as a research and development park for prospective biotechnology companies. All the available parcels in the SGLSC have been leased, purchased, or otherwise committed. The County's four business incubators, the Silver Spring Innovation Center, the Rockville Innovation Center, the Wheaton Innovation Center, and the Germantown Innovation Center currently support over 80 companies. Given the success of the SGLSC and the incubators' graduation rates, it is in the County's interest to continue to invest in and develop projects to attract and provide growth and expansion opportunities for life science and advanced technology companies. Funds are also used to leverage private monies to renovate the Silver Spring Innovation Center and transition it to private sector management.

OTHER

The original component of the CIP project, the construction of all required amenities and improvements to meet M-NCPPC's subdivision requirement for the SGLSC property, is complete. The Rockville Innovation Center and the Germantown Innovation Center are open for business. Planning for the Site II development is continuing, as the County has an executed Interim Development Agreement with its private sector partner, Percontee; was actively engaged in the development of the White Oak Science Gateway Master Plan; and has pursued all necessary steps for Site II to be accepted into the MD Clean-Up Program.

FISCAL NOTE

The original component of the CIP project, the construction of all required amenities and improvements to meet M-NCPPC's subdivision requirements of the SGLSC property, is complete. The Rockville and Germantown Innovation Centers are up and operational. The Germantown Life Sciences Center and LifeSci Village are in the preliminary design and planning stages.

COORDINATION

State of Maryland, MEDAAF, TEDCO, MEDCO, City of Rockville, DPWT - Division of Capital Development, Maryland-National Capital Park and Planning Commission, Tenants of the SGLSC, Facility Planning: MCG, Montgomery College, WSSC, Johns Hopkins University, private developers.