



# Parking Lot Districts Service Facility

(P501551)

Category	Transportation	Date Last Modified	12/07/20
SubCategory	Parking	Administering Agency	Transportation
Planning Area	Silver Spring and Vicinity	Status	Under Construction

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Planning, Design and Supervision	499	479	20	-	-	-	-	-	-	-	-
Site Improvements and Utilities	4	4	-	-	-	-	-	-	-	-	-
Construction	4,256	4,016	240	-	-	-	-	-	-	-	-
Other	11	11	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>4,770</b>	<b>4,510</b>	<b>260</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: Parking - Silver Spring	4,770	4,510	260	-	-	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>4,770</b>	<b>4,510</b>	<b>260</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
Maintenance	708	110	113	116	119	123	127
Energy	165	25	26	27	28	29	30
Program-Other	(324)	(54)	(54)	(54)	(54)	(54)	(54)
<b>NET IMPACT</b>	<b>549</b>	<b>81</b>	<b>85</b>	<b>89</b>	<b>93</b>	<b>98</b>	<b>103</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 22 Request	-	Year First Appropriation	FY15
Cumulative Appropriation	4,770	Last FY's Cost Estimate	4,770
Expenditure / Encumbrances	4,559		
Unencumbered Balance	211		

## PROJECT DESCRIPTION

The Parking Lot Districts (PLD) Service Facility is proposed to include offices for the meter and maintenance teams; shops for meter repair and cleaning; dry storage, and staff facilities for everyday use and emergency service callbacks. The facility will allow

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consolidation of the existing Parking Maintenance office directly across Spring Street (currently in leased space) and the Meter Maintenance Shop currently located on the ground floor of Garage 4 near Thayer Avenue and Fenton Street. The facility will be adjacent to the northern wall of Garage 2.

## LOCATION

1200 Spring Street, Silver Spring, Maryland.

## CAPACITY

The facility will consist of 11,500 gross square feet of office, shop, and staff facilities space to support approximately 30 to 35 staff members and contractual employees.

## ESTIMATED SCHEDULE

Design performed during FY15 and FY16. Construction was performed during FY18 and the first half of FY19. Construction has slipped one year due to coordination with Maryland-National Capital Park and Planning Commission (M-NCPPC) and an adjacent developer as well as design changes and permitting issues. Project is to be completed during FY20 and is pending close-out.

## PROJECT JUSTIFICATION

Moving the Meter Maintenance Shop will allow the future sale or redevelopment of the property. The existing lease for the Parking Maintenance Office is located in a building that has been purchased by a new owner. The County was put on notice that the lease will not be renewed at its scheduled termination. The Meter Shop currently is located in Garage 4 in South Silver Spring. Combining these teams in one location will allow space saving for conference rooms, kitchen, and break room. Garage 2 also has space for additional employee parking and secure parking for Meter Maintenance vehicles. An analysis by the Leasing Office of the Department of General Services determined that leasing or buying an existing building will cost significantly more than the construction of a new facility on PLD owned land. Operating expenses are expected to decrease by combining the two current facilities into one.

## FISCAL NOTE

There will be no land costs since the facility is built on a surface lot owned by the Parking Lot District. Full appropriation was requested in FY15 in order to accomplish a design and build contract.

## DISCLOSURES

A pedestrian impact analysis has been completed for this project.

## COORDINATION

PEPCO, Washington Suburban Sanitary Commission, Department of Technology Services, Office of Management and Budget, and M-NCPPC.