

***PLEASE BRING YOUR PACKET FROM JANUARY 29, 2009
(PS/T&E Agenda Item #2)***

MEMORANDUM

February 10, 2009

TO: Public Safety (PS) and Transportation, Infrastructure, Energy, and Environment (T&E) Committees

FROM: Linda McMillan, Senior Legislative Analyst 

SUBJECT: **Worksession: Property Use Study/Smart Growth Initiative**

The joint PS and T&E Committee held its first worksession on the County Executive's Property Use Study/Smart Growth Initiative on January 29, 2009. At that session the joint Committee:

- Was informed that the County Executive was withdrawing his proposal to study relocating the Montgomery County Public School Bus Depot and Maintenance Facility to the Gude Landfill;
- Reviewed a summary of the goals of the Shady Grove Sector Plan and indicated that at a future worksession the joint Committee would like additional information on the relationship of the development envisioned for the west side and east side of the County Service Park and the potential impacts of not moving forward with the plans for both sides at the same time;
- Recommended as a straw vote approval of the purchase of the Finmarc warehouse for relocation of the Department of Liquor Control's warehouse and administrative offices. It was noted that the City of Gaithersburg would be holding a worksession on the County Executive's Smart Growth Initiative on Monday, February 9th. The joint Committee agreed to return to this issue at this worksession to finalize its recommendation;
- Recommended as a straw vote approval of the purchase of the Casey 6&7 parcels for relocation of the County Government's Equipment Maintenance and Operations Center (EMOC). The joint Committee agreed to return to this issue at this worksession to finalize its recommendation;

- Discussed broad elements of the costs and financing plan provided by Executive staff at the session;
- Discussed how Executive and MCPS staff will proceed in looking for alternatives for relocating the MCPS bus depot and maintenance facilities and information from MCPS that bus depots should be sized to accommodate about 250 buses rather than the 390 currently housed at the Service Park. Suggested that the County issue a new REOI for land as the sites may now be smaller than those envisioned in the original REOI. The Committee requested a tour of the bus depot be arranged; and,
- Discussed recommendations for approval of funds for planning for the relocation of the MCPS bus depot and maintenance facility, county radio shop, and M-NCPPC maintenance facility. Questioned whether the total amount of funds (\$681,000) is required. Agreed to have a separate PDF for the planning funds for relocating the MCPS bus depot. Agreed to return to this issue at this worksession to finalize its recommendation.

At this session, the joint Committee is being asked to:

- Finalize its recommendation to the Council on the purchase of the Finmarc warehouse for use as the Department of Liquor Control's warehouse. The project includes the purchase of the Finmarc warehouse at the agreed-to price of \$32.7 million. This proposal also requires a recommendation by the joint Committee on increasing the authorization for the issuance of Liquor revenue bonds;
- Recommend close-out of the currently approved CIP project to renovate and expand the existing Liquor warehouse at the Service Park;
- Finalize its recommendation on the County Executive's recommendation project to relocate EMOC to Casey 6&7. The project includes the purchase of the Casey 6&7 parcels at the agree-to price of \$30 million;
- Recommend close-out of the currently approved CIP project to renovate EMOC on the current site at the Service Park;
- Finalize its recommendation(s) for planning funds for other elements of the Property Use Study/Smart Growth Initiative that include the Smart Growth Initiative Planning Relocation PDF, MCPS Bus Depot and Maintenance Relocation PDF, and the request by the Planning Board that the Council approve a separate PDF for the M-NCPPC Shady Grove Maintenance Facility that would be included in the M-NCPPC CIP;
- Amend the currently approved Public Safety Training Academy to shift expenditures from FY09 and FY10 to FY11 and FY12 to free-up bond capacity and reflect that expenditures on the current project are unlikely to occur during the remainder of FY09 or in FY10; and,

- Review and discuss Council staff comments regarding the overall costs and financing plan for the Initiative.

**1. Purchase of Finmarc Warehouse for DLC Liquor Warehouse
(close-out of currently approved project and approval of authorization of Liquor revenue bonds)**

The County Executive recommends the County purchase the temperature controlled Finmarc warehouse in Gaithersburg and renovate it for use by the Department of Liquor Control. At the January 29th session, the Committee was informed that the agree-to price for purchase of the warehouse was \$32.7 million. The total expected cost for purchase and renovation of the warehouse is just over \$49 million. The project will be funded with Liquor revenue bonds.

At the January 29th session the joint Committee reviewed the basic requirements in the Program of Requirements which call for about 172,000 square feet of space. The Finmarc warehouse will provide about 200,000 square feet. The study conducted to develop the 2003 POR found that:

- The existing warehouse did not have adequate space to handle the Department's daily business.
- There is not enough space to meet the temperature controlled environments specified by certain domestic beer producers.
- There is a need for approximately 11,000 square feet of additional storage for wine and liquor.
- It was recommended that five new dock spaces be added to reduce congestion at the current docks.
- Air conditioning would be added to entire warehouse.

The joint Committee heard from the Director of the Department of Liquor Control that the Finmarc warehouse will meet the current and future need of the department. Relocation of the liquor warehouse from the County Service Park is required to implement the Shady Grove Sector Plan.

A revised PDF prepared by Council staff is attached at © 1. It shows the agree-to purchase price for the Finmarc warehouse and the costs for design and construction/renovation. Council staff and Executive staff discussed that the general policy for CIP projects would be to only show design costs at this time but as revenue bonds will be issued for this project there is a benefit to having a fully approved project in the CIP. There is no appropriation request on the PDF as this project is not appropriated through the CIP/Capital Budget.

The currently approved project is attached at © 3. It is recommended for close-out.

The recommended amendment to Resolution 16-676 authorizing an additional \$60 million in Liquor revenue bonds is attached at © 4-7. This will provide for the cost of this project, the cost of issuance, and the Bethesda Metro Station South Entrance. Resolution 16-676 is attached at © 8-11.

Council staff recommends approval of the new PDF as amended, close out of the currently approved project, and approval of the authorization for additional Liquor revenue bonds.

**2. EMOC and Highway Services – Purchase of Casey 6&7
(close-out of currently approved project)**

The County Executive recommends the Council approve a new PDF to build a new EMOC and highway services facility on the Casey 6&7 property. The Executive is requesting \$30 million for purchase of the land and \$7.081 in planning, design, and supervision funding. The PD&S expenditures would be funded with GO Bonds and the land purchased with interim financing (assumed to be commercial paper at a current rate of 2%). PD&S expenditures would occur over FY09 and FY10. The expenditure for the land would occur at the beginning of FY10 but appropriation is required in FY09 to allow the Executive to proceed with the purchase agreement and closing process.

Design is expected to take about one year and construction about 18 to 20 months. Given some time for the contracting process, it will probably be about 3 years before the new EMOC would be finished and the old EMOC completely relocated (Highway Services may be able to move earlier.)

The Executive is requesting the Council approve close-out of the current EMOC CIP project which would improve and expand EMOC at the Service Park. The currently approved PDF does not estimate a total cost for the project. Closing out the project will free-up \$1.913 million in GO bonds in FY09 and \$1.049 million in FY10.

At the January 29 session, the joint Committee reviewed the need for an expanded and improved EMOC. The program of requirements (POR) indicates that improvements are needed to maintenance bays, fueling (diesel and CNG), washing, storage, office space, assembly, and locker room space, about 110,000 square feet of building space is needed for the EMOC program.

- The POR provides for facilities that would allow the bus fleet to expand from 127 to 200 buses.
- There is currently insufficient parking for vehicles and staff with only 158 parking spaces for 363 employees.
- The study estimated that when a bus fleet of 200 is in place, there will be a net increase of 172 employees at EMOC. The vast majority of these employees will be bus drivers (162) with supervisors, dispatchers, and technicians filling the remaining 10 positions.
- Fleet Management Services is also expected to expand by 35 new fleet mechanics over a three-shift period and 11 administrative and supervisory positions to support operations.

At the January 29th session the Committee discussed that Casey 6&7 was identified as a site for relocation of EMOC and heard from Executive staff on how they will work to mitigate and impacts from noise, traffic, air pollution, and lighting on nearby communities.

The joint Committee was told by the Executive branch that any required agricultural transfer tax will be paid by EYA but could not provide any information on what the Casey

Foundation will be paid for the property. The joint Committee expressed an interest in understanding what other properties that are located in areas identified for development may be receiving agricultural tax assessment.

The Executive's recommended PDF is attached at © 12. The recommended PDF that would close-out the currently approved project is attached at © 13. The currently approved PDF is attached at © 14.

Council staff recommends approval of the Executive's recommended PDFs for relocation of EMOC to Casey 6&7 and close-out of the existing project. The need for an improved and expanded EMOC has been identified for several years and planning was included in the approved CIP. Casey 6&7 was identified in the Shady Grove Sector Plan as an appropriate location and relocation of EMOC is required to move forward with the development of housing and retail on the west side of the Service Park.

3. Planning Funds for relocation of MCPS Bus and Maintenance Facilities, M-NCPPC Maintenance Facilities, and County Radio Shop

The County Executive originally recommended \$681,000 to fund studies and consultant work that will be needed to explore options for relocation of MCPS bus and maintenance facilities, M-NCPPC maintenance facilities and the County Radio Shop currently located on the east side of the County Service Park. The summary provided at © 15 shows how the Executive reached this recommendation. In total, \$325,000 is estimated as being needed for relocation of the MPCS bus depot, \$295,000 for M-NCPPC maintenance, and \$61,000 for the County Radio Shop (expected to go to Seven Locks Road). Planning funds for relocation of the MCPS Food Service Production and Distribution Facility, which is located on the west side of the County Service Park, are proposed in a separate PDF. This issue will be brought to the joint Committee when discussion on potential use of the Webb Tract is scheduled.

The Council requested the Executive provide a separate PDF when it was proposed that the MCPS bus depot might be relocated to the Gude Landfill. While the Gude Landfill is no longer a potential site, the joint Committee agreed that it would remain a separate PDF.

At the January 29th session, the Committee questioned whether some lesser amount of funds could be approved at this time as specific geotechnical studies that might have been needed at the Gude Landfill are not needed as this time as there is not a specific site identified.

On February 6th, the Council received a request from Planning Board Chair Hanson, asking that the Council approve a stand alone PDF for relocation of the M-NCPPC maintenance facility. M-NCPPC has requested \$250,000 in planning funds. The transmittal letter notes that Park and Planning did not include this request in their CIP before because the County Executive had not yet recommended the Smart Growth Initiative. The planning monies would be funded with GO bonds.

Council staff believes that the MCPS bus depot, M-NCPPC maintenance facility, and County Radio Shop have really already been identified as separate projects and no longer sees the need for a Smart Growth Initiative Planning PDF. Council staff recommends that as the County Radio Shop is proposed to go to a specific site already

owned by the County, the \$61,000 should be approved but in a new PDF “County Radio Shop Relocation.” The question for the joint Committee regarding the MCPS and M-NCPPC relocations is what level of funding is needed at this time. The joint Committee has been told that work to date has been done through the dedication of staff time. While the Executive has provided back-up, Council staff believes that a reduced amount could be approved for each project. Council staff suggests \$150,000 for each of the projects. This would result in total planning funds of \$361,000; a \$320,000 reduction from the current request.

Amend PSTA Project to free-up GO Bond Capacity in FY09 and FY10

As noted in the January 29th packet, the Executive believes that the Property Use Study/Smart Growth Initiative will be cost neutral over the course of 20 years. In the short term, some of the cost neutrality comes from closing out existing CIP projects. The following table shows the additions recommended in this packet that require GO bond funding. Current GO bond reserves are approximately \$2 million for FY09.

While the Executive recommends closing out the currently approved CIP project to renovate the PSTA because he recommends relocating the PSTA to the Webb Tract, Council staff recommends the Council retain the current PSTA project but shift the expenditures to free up bond capacity in FY09 and FY10. A PDF marked-up by Council staff is attached at © 27-28 for the joint Committee’s consideration.

	FY09	FY10	FY11	FY12
Add EMOC ** PDF 500933	\$3.173m	\$3.908m	Na	Na
Add MCPS Bus Depot planning	\$0.150m	\$0	Na	Na
Add M-NCPPC maintenance planning	\$0.150m	\$0	Na	Na
Add County Radio Shop planning	\$0.061m	\$0	Na	Na
Close-out EMOC PDF 500433	(\$1.913m)	(\$1.049m)	Na	Na
Amend PSTA	(\$6.078m)	(\$7.527m)	\$6.078m	\$7.527m
NET CHANGE	(\$4.475m)	(\$4.668m)	\$6.078m	\$7.527m

*Liquor warehouse is not funded with GO bonds and is not included in this table

** Table does not include \$30 million in interim financing for purchase of Casey 6&7

County Executive’s Financing Plan

At the January 29th session, the joint Committee was provided with a high-level summary of the net present value analysis of the Executive’s Smart Growth Initiative (© 29). This analysis shows that under the Executive’s assumptions over 20 years the net economic impact of implementing all his recommendations will be about \$54 million. This analysis not only

includes assumptions about the cost of property acquisition, construction, and proceeds from the sale of property; but also savings from lease terminations and avoidance and new annual tax revenues that will result from the new residential and commercial development.

The Committee was also provided with a financing plan (© 30) which focuses on the costs that must be financed – property acquisition and construction – and the proceeds that come from the disposition of county properties, as these funds may be credited back to the CIP.

One feature of the financing plan is that interim financing in the form of commercial paper will be used for certain items (such as the purchase of Casey 6&7) because it is assumed that proceeds from related land sales will offset this cost and the interim financing will not need to be converted into GO bonds. The County regularly uses short-term financing in the form of commercial paper or bond anticipation notes to fund the CIP to provide monies until it is cost effective to issue GO bonds. The Council authorizes by resolution the maximum amount of commercial paper and bond anticipation notes. **Council staff understands that the Council will be asked to increase the level of the commercial paper program in order to accommodate the short-term financing needs of the Smart Growth Initiative.**

The information provided at © 30 shows the carrying costs for the interim debt. It estimates that \$937,000 in debt service will be paid in FY10, \$2.97 million in FY11 and \$4.23 million in FY12 before it is dramatically reduced by income received from dispositions and conversion to long-term financing.

It is also important that the Committee and Council understand that there is a net cost to the overall Initiative that will require GO bond financing not currently programmed in the CIP and that this will require resources from the CIP's GO bond reserve, most likely in FY13 and/or FY14. The Executive branch estimates that the cost of land acquisition and construction of new county facilities called for in the plan will total about \$373 million. They are estimating that about \$195 million in proceeds will come back to the county from land/asset dispositions that can be applied to reducing the interim debt. In addition, they estimate there is about \$82 million in GO bond funding in already approved CIP projects that can also be applied. This leaves about \$96 million in GO bonds funding that will eventually be allocated to Smart Growth Projects and would be unavailable for funding other projects in the CIP. The Executive branch notes that the Executive and Council would have needed to program these dollars for projects like EMOC and Police Headquarters under any circumstances. This may or may not be true (Police Headquarters while a documented need is not currently an approved CIP project in the six years), the Executive and Council will be making commitments for some level of GO bond take out in future years as these projects move forward.

Council staff is also concerned about the timing on the Executive's assumptions for disposition of some county assets. For example, the Executive is assuming that the county will receive proceeds from the disposition of the Police Headquarters site (Research Boulevard) and 1st District Station (Seven Locks Road) in FY11. This will require that the county complete its purchase and renovation of the GE Tech Park building, move these operations, and complete a disposition transaction within the next 24 months. Council staff finds this to be a very optimistic schedule. **This is not a comment on the worthiness of the proposal only on the assumptions in the financing plan.**

DLC Liquor Warehouse -- No. 850900

Amended
Feb 10, 2009
~~November 05, 2008~~
No
None.
Planning Stage

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
North Central Transit Corridor

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,438	0	0	1,438	1,438	1,103	0	0	0	0	0
Land	32,700	25,000	0	32,900	32,900	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	2,123	12,384	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	49,079	26,438	0	49,079	49,079	11,326	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Revenue Bonds: Liquor Fund	Total	Thru FY07	Est FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Revenue Bonds: Liquor Fund	28,438	0	0	28,438	28,335	1,103	0	0	0	0	0
Total	49,079	26,438	0	49,079	25,635	30,416	12,584	0	0	0	0

DESCRIPTION

This project is part of the Smart Growth Initiative Program described in Project No. 360902 and provides for land, planning and design of the relocation and planned expansion of the existing Liquor Control warehouse located on Crabbs Branch Way, into the 200,000 square foot Finmarc building on ~~Shady Grove Road~~ in Gaithersburg. The project provides for the consolidation of all Department of Liquor Control functions including all administrative functions, and liquor and wine, and packaged beer storage space.

Edison Park Drive

JUSTIFICATION

The Shady Grove Sector Plan has identified county owned properties on east and west side of Crabbs Branch Way, including the current Department of Liquor Control (DLC) warehouse for future transit oriented development. Relocation of the current Liquor warehouse is also necessary to implement the County Executive's Smart Growth Initiative. The Department of Liquor Control needs a larger warehouse with air-conditioned space. It is currently occupying leased space and the existing warehouse, when combined are inadequate for its needs. Various beer manufacturers require their beer to be stored at specific temperatures. The existing warehouse cannot meet these temperature requirements. The warehouse is also used for storing other temperature-sensitive products, including wine. The existing warehouse is the designated work place for permanent, full-time County employees. It is currently the only County non-air-conditioned worksite.

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit oriented development intended for the area and to address unmet needs.

Plans and studies for this project include: Program of Requirements (POR), Department of Liquor Control, "Temperature Control Warehouse Expansion", June 13, 2003; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

OTHER

The project provides for land acquisition costs, design and construction, and the design phase only. Final construction costs will be determined during the design development stage.

A pedestrian impact analysis will be completed for this project during the design phase.

FISCAL NOTE

The total project is expected to cost approximately \$49.079 million. The Department of Liquor Control Fund will finance the cost of this project. **This project is not appropriated through the County Government FY09 Capital Budget. An amendment to Resolution 16-676 will authorize financing of this project.**

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY09 (\$000)	Department of General Services	See Map on Next Page
First Cost Estimate 49.079 FY09 26,438	Department of Liquor Control	
Current Scope	Maryland-National Capital Park and Planning Commission	
Last FY's Cost Estimate 0	Department of Permitting Services	
Appropriation Request FY09 0	Department of Finance	
Appropriation Request Est. FY10 0	Department of Technology Services	
Supplemental Appropriation Request 0	Office of Management and Budget	
Transfer 0	Washington Suburban Sanitary Commission	
Cumulative Appropriation 0		
Expenditures / Encumbrances 0		
Unencumbered Balance 0		
Partial Closeout Thru FY06 0		
New Partial Closeout FY07 0		
Total Partial Closeout 0		

DLC Liquor Warehouse -- No. 850900

CE original recommendation

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
North Central Transit Corridor

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

November 05, 2008
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,438	0	0	1,438	335	1,103	0	0	0	0	0
Land	25,000	0	0	25,000	25,000	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	26,438	0	0	26,438	25,335	1,103	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Revenue Bonds: Liquor Fund	26,438	0	0	26,438	25,335	1,103	0	0	0	0	0
Total	26,438	0	0	26,438	25,335	1,103	0	0	0	0	0

DESCRIPTION

This project is part of the Smart Growth Initiative Program described in Project No. 360902 and provides for land, planning and design of the relocation and planned expansion of the existing Liquor Control warehouse located on Crabbs Branch Way, into the 200,000 square feet Finmarc building on Shady Grove Road in Gaithersburg. The project provides for the consolidation of all Department of Liquor Control functions including all administrative functions, and liquor and wine, and packaged beer storage space.

JUSTIFICATION

The Shady Grove Sector Plan has identified county owned properties on east and west side of Crabbs Branch Way, including the current Department of Liquor Control (DLC) warehouse for future transit oriented development. Relocation of the current Liquor warehouse is also necessary to implement the County Executive's Smart Growth Initiative. The Department of Liquor Control needs a larger warehouse with air-conditioned space. It is currently occupying leased space and the existing warehouse, when combined are inadequate for its needs. Various beer manufacturers require their beer to be stored at specific temperatures. The existing warehouse cannot meet these temperature requirements. The warehouse is also used for storing other temperature-sensitive products, including wine. The existing warehouse is the designated work place for permanent, full-time County employees. It is currently the only County non-air-conditioned worksite.

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit oriented development intended for the area and to address unmet needs.

Plans and studies for this project include: Program of Requirements (POR), Department of Liquor Control, "Temperature Control Warehouse Expansion", June 13, 2003; M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

OTHER

The project provides for land acquisition costs and the design phase only. Final construction costs will be determined during the design development stage.

A pedestrian impact analysis will be completed for this project during the design phase.

FISCAL NOTE

The total project is expected to cost approximately \$47 million. The Department of Liquor Control Fund will finance the cost of this project.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	26,438
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Liquor Control
Maryland-National Capital Park and Planning Commission
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission

MAP

See Map on Next Page

Temperature Controlled Liquor Warehouse -- No. 850500

*Recommended
for
close
out*

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

October 27, 2008
No
None
Final Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	165	165	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	100	100	0	0	0	0	0	0	0	0	0
Construction	511	511	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	776	776	0	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Revenue Bonds: Liquor Fund	776	776	0	0	0	0	0	0	0	0	0
Total	776	776	0								

DESCRIPTION

A new liquor warehouse facility (No. 850900) is proposed as part of the implementation of the Smart Growth Initiative Program (No. 360906). The project described below will be closed out.

The project provides for an additional 50,000 square feet of support function, liquor/wine, and packaged beer storage space to the existing building, expansion of the truck parking area, and provision of air-conditioning for the existing warehouse facility. The new packaged beer storage space will comply with mandated supplier facility requirements.

JUSTIFICATION

Various beer manufacturers require their beer to be stored at specific temperatures. The existing warehouse cannot meet these temperature requirements. The warehouse is also used for storing other temperature-sensitive products, including wine. The existing warehouse is the designated work place for permanent, full-time County employees. It is currently the only County non-air-conditioned worksite.

Program of Requirements (POR) and "Temperature Control Warehouse Expansion" study is completed.

OTHER

The location and schedule of this project has been proposed to change by the County Executive as part of his comprehensive Property Use Initiative. The project scope, cost estimates, and schedule will be amended with the completion of a detailed implementation and financing plan for the Property Use Initiative.

FISCAL NOTE

The Department of Liquor Control will finance the cost of this project.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td style="text-align: center;">FY05</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td style="text-align: right;">7,348</td> </tr> <tr> <td>Current Scope</td> <td style="text-align: center;">FY05</td> <td style="text-align: right;">7,348</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">7,348</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: center;">FY09</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td style="text-align: center;">FY10</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td style="text-align: center;">FY06</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: center;">FY07</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: right;">0</td> </tr> </table>	Date First Appropriation	FY05	(\$000)	First Cost Estimate		7,348	Current Scope	FY05	7,348	Last FY's Cost Estimate		7,348				Appropriation Request	FY09	0	Appropriation Request Est.	FY10	0	Supplemental Appropriation Request		0	Transfer		0				Cumulative Appropriation		0	Expenditures / Encumbrances		0	Unencumbered Balance		0				Partial Closeout Thru	FY06	0	New Partial Closeout	FY07	0	Total Partial Closeout		0	<p>Department of General Services Department of Liquor Control Maryland-National Capital Park and Planning Commission Department of Permitting Services Department of Finance Department of Technology Services Office of Management and Budget Washington Suburban Sanitary Commission</p>	<p>See Map on Next Page</p>
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New Partial Closeout	FY07	0																																																			
Total Partial Closeout		0																																																			

Amendment to authorize additional Liquor revenue bonds

Resolution No. _____

Introduced: _____

Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: County Council

Subject: To amend Resolution No. 16-676 of the County Council for Montgomery County, Maryland, adopted on July 29, 2008 regarding the issuance of revenue bonds, to add authority to borrow an additional \$60 million in order to finance or refinance the costs of (a) certain facilities for the Department of Liquor Control and (b) certain transportation projects; and, except as amended hereby, fully ratifying and confirming Resolution No. 16-676.

Background

1. Resolution No. 16-676, adopted by the County Council for Montgomery County, Maryland (the "County Council") on July 29, 2008, authorized Montgomery County, Maryland (the "County") to issue its revenue bonds (the "Bonds"), in a principal amount not to exceed Seventy-Eight Million Dollars (\$78,000,000). The Bonds are to be issued pursuant to and in accordance with Sections 5(P)(2) and 5(P)(3) of Article 25A of the Annotated Code of Maryland (2005 Replacement Volume and 2007 Supplement) and Sections 20-47 through 20-54 of Chapter 20 of the Montgomery County Code (2004 Edition, as amended), to finance and refinance the costs of certain capital projects for the Montgomery County Department of Liquor Control (the "Department") and certain transportation projects, all as more fully described in Resolution No. 16-676.

2. The County has determined that it is advisable and in the public interest to (a) relocate the existing warehouse and support functions of the Department on Crabbs Branch Way, as more fully described on Exhibit A attached hereto (the "DLC Warehouse Project"), and (b) participate in the funding of a transportation project relating to the Bethesda Metro Station, as previously approved as Project #500929, as further described in the County's Approved FY09-14 Capital Improvements Program (the "Bethesda Metro Station South Entrance Project").

3. The County has determined that it is advisable and in the public interest to add the DLC Warehouse Project and the Bethesda Metro Station South Entrance Project to the list of projects that may be financed and refinanced with the proceeds of the Bonds.

4. The County has determined that financing and refinancing the DLC Warehouse Project and the Bethesda Metro Station South Entrance Project will require the issuance of Bonds in a principal amount not to exceed Sixty Million Dollars (\$60,000,000), in addition to the amount authorized to be issued by Resolution No. 16-676.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

Section 1. The County hereby finds and determines that:

- a. The DLC Warehouse Project is a "project" within the meaning of the Revenue Bond Act.
- b. The Bethesda Metro Station South Entrance Project is a "project" within the meaning of the Revenue Bond Act.
- c. It is advisable and in the public interest to complete the DLC Warehouse Project and the Bethesda Metro Station South Entrance Project.
- d. It is advisable and in the public interest to finance or refinance the costs of the DLC Warehouse Project and the Bethesda Metro Station South Entrance Project through the issuance, sale and delivery of the Bonds.

Section 2. Resolution No. 16-676 is hereby amended as follows:

1. As used in Resolution No. 16-676, the term "Projects" shall include the DLC Warehouse Project and the Bethesda Metro Station South Entrance Project.

2. Section 2 of Resolution No. 16-676 is deleted in its entirety and the following is substituted in its place: "The County hereby authorizes the issuance, sale and delivery of the Bonds in a principal amount not to exceed One Hundred Thirty-Eight Million Dollars (\$138,000,000). The Bonds shall be issued and sold in accordance with the provisions of the Revenue Bond Act."

3. Section 7 of Resolution No. 16-676 is deleted in its entirety and the following is substituted in its place: "It is hereby acknowledged that the Bonds may be issued initially in either a fixed or variable interest rate mode. It is hereby further acknowledged that it may be in the best interests of the County at some future date to convert the Bonds from a variable interest rate to a fixed interest rate. To accommodate such conversion, the County hereby authorizes the issuance, sale and delivery of additional bonds (the "Additional Bonds") for the sole and exclusive purpose of refinancing the Bonds; provided, that in no event shall the aggregate principal amount of Bonds and Additional Bonds outstanding at any one time exceed One Hundred Thirty-

Eight Million Dollars (\$138,000,000). The Additional Bonds shall be issued and sold in accordance with the provisions of the Revenue Bond Act and of this Resolution, as if such Additional Bonds were Bonds.”

Section 3. Except as specifically amended by this Resolution, Resolution No. 16-676 is hereby fully ratified and confirmed.

Section 4. This Resolution shall take effect upon its adoption.

Date _____

Phil
Andrews

~~Michael J. Knapp~~, President
Montgomery County Council

This is a correct copy of Council action.

Linda M. Lauer
Clerk of the Council

EXHIBIT A

DLC Warehouse Project

This project is part of the Smart Growth Initiative, CIP No. 360902, and provides for the land, and planning and design of the relocation of the existing Liquor Control warehouse located on Crabbs Branch Way, into the 200,000 square foot Finnarc building on ~~Shady Grove Road~~ Edison Park Drive in Gaithersburg,

The project provides for the consolidation of all Department of Liquor Control functions including all administrative functions, liquor and wine, and packaged beer storage space.

The Shady Grove Sector Plan identified County owned properties on the east and west side of Crabbs Branch Way, including the current Department of Liquor Control warehouse for future transit oriented development. Relocation of the current warehouse is also necessary to implement the County Executive's Smart Growth Initiative. The Department of Liquor Control needs a larger warehouse with air-conditioned space.

Resolution No.: 16-676
Introduced: July 29, 2008
Adopted: July 29, 2008

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: To authorize Montgomery County, Maryland, pursuant to and in accordance with Chapter 20 of the Montgomery County Code (2004 Edition, as amended) to issue its revenue bonds in a principal amount not to exceed \$78,000,000 in order to finance or refinance the costs of (a) certain facilities for the Department of Liquor Control and (b) certain transportation projects; to make certain findings with respect to the issuance of such bonds and the construction of such facilities and projects; to provide that the bonds shall be sold on a competitive basis; to provide that the County Executive and other County officials shall take all necessary, proper or expedient action to effect the issuance, sale and delivery of the bonds; and generally to provide for and determine various matters in connection with the bonds.

Background

1. Pursuant to the provisions of Title 15 of Article 2B of the Annotated Code of Maryland (2005 Replacement Volume and 2007 Supplement), there has been established the Montgomery County Department of Liquor Control (the "Department") to operate facilities for the wholesale and retail distribution of alcoholic beverages in Montgomery County, Maryland (the "County").
2. Pursuant to the provisions of Chapter 49 of the Montgomery County Code (2004 Edition, as amended), the County conducts and supervises the planning, design, and construction of transportation facilities in the public right-of-way.
3. Sections 5(P)(2) and 5(P)(3) of Article 25A of the Annotated Code of Maryland (2005 Replacement Volume and 2007 Supplement) and Sections 20-47 through 20-54 of Chapter 20 of the Montgomery County Code (2004 Edition, as amended) (collectively, the "Revenue Bond Act") authorize the issuance from time to time of revenue bonds or other obligations of the County, payable as to principal, interest, and premium, if any, only from the funds or revenues received from or in connection with any project, all or part of which is financed from the proceeds of revenue bonds or other obligations.

4. The County has determined that it is advisable and in the public interest to (a) design, construct and equip the Southlawn Warehouse for the use of the Department, as previously approved in the Department's operating budget (collectively, the "DLC Projects"), and (b) participate in the funding of certain transportation projects to be undertaken by the State of Maryland and the Washington Metropolitan Area Transit Authority, as previously approved as Projects #500722 and #500552, each as further described in the County's Approved FY09-14 Capital Improvements Program (collectively, the "Transportation Projects" and, together with the DLC Projects, the "Projects").
5. The County has determined that it is advisable and in the public interest to issue and sell its revenue bonds (the "Bonds") as "revenue bonds" (as defined in the Revenue Bond Act) to finance or refinance the "costs of the project" (as defined in the Revenue Bond Act) of the Projects, each of which constitutes a "project" within the meaning of the Revenue Bond Act.
6. The Director of Finance of the County has recommended that the Bonds be sold on a competitive basis to the bidder offering the lowest true interest cost to the County.

Action

The County Council for Montgomery County, Maryland approves the following resolution:

Section 1. The County hereby finds and determines that:

- a. Each of the DLC Projects is a "project" within the meaning of the Revenue Bond Act.
- b. Each of the Transportation Projects is a "project" within the meaning of the Revenue Bond Act.
- c. It is advisable and in the public interest to complete the Projects.
- d. It is advisable and in the public interest to finance or refinance the costs of the Projects through the issuance, sale and delivery of the Bonds.

Section 2. The County hereby authorizes the issuance, sale and delivery of the Bonds in a principal amount not to exceed Seventy-eight Million Dollars (\$78,000,000). The Bonds shall be issued and sold in accordance with the provisions of the Revenue Bond Act.

Section 3. The Bonds shall not constitute a pledge of the full faith and credit and unlimited taxing power of the County.

Section 4. The County hereby covenants that the timely payment of the principal of and interest on the Bonds issued to finance or refinance the Projects shall be secured equally and ratably by the net revenues of the Department (the "Net Revenues") without priority by reason of number or time of sale or delivery; and the Net Revenues are hereby irrevocably pledged to the timely payment of both principal, premium (if any) and interest on the Bonds issued to finance the Projects as set forth in executive orders of the County Executive passed subsequent to the adoption of this Resolution.

Section 5. The Bonds may be sold at private negotiated sale or at public competitive sale, as determined by the County Executive in his sole and absolute discretion, by executive order or otherwise. The County Executive is hereby authorized to select underwriters and dealers with respect to the Bonds in such manner as he, in his sole and absolute discretion, by executive order or otherwise, deems to be in the best interest of the County. The County Executive is hereby authorized to cause to be prepared and distributed a preliminary official statement and a final official statement respecting the Bonds. The Bonds shall be designated, dated, bear interest at such rate or rates, be in such denominations, be payable at such times and at such places, mature in such amounts and on such dates, be subject to prepayment prior to their maturity, and be executed and sealed in such manner as the County Executive, in his sole and absolute discretion, shall determine, by executive order or otherwise. The County Executive may determine, by executive order or otherwise, in his sole and absolute discretion, to issue the Bonds in one or more series from time to time in an aggregate principal amount not to exceed the amount authorized by this Resolution.

Section 6. The County Executive may, by executive order or otherwise, approve the form and provisions of, execute and deliver the Bonds, and specify, prescribe, determine, provide for, approve, execute and deliver (where applicable) such other matters, details, forms, documents, or procedures, including (without limitation), bond purchase agreements, lines of credit, liquidity facilities, bond insurance agreements and trust agreements, as are necessary, proper or expedient to consummate the authorization, sale, security, issuance, delivery or payment of or for the Bonds, including (without limitation) prescription of covenants relating to the operation of the Department.

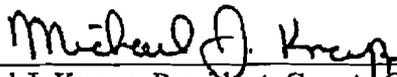
Section 7. It is hereby acknowledged that the Bonds may be issued initially in a variable interest rate mode. It is hereby further acknowledged that it may be in the best interests of the County at some future date to convert the Bonds from a variable interest rate to a fixed interest rate. To accommodate such conversion, the County hereby authorizes the issuance, sale and delivery of additional bonds (the "Additional Bonds") for the sole and exclusive purpose of refinancing the Bonds; provided, that in no event shall the aggregate principal amount of Bonds and Additional Bonds outstanding at any one time exceed Seven-eight Million Dollars (\$78,000,000). The Additional Bonds shall be issued and sold in accordance with the provisions of the Revenue Bond Act and of this Resolution, as if such Additional Bonds were Bonds.

Section 8. The County hereby covenants that it will take, or refrain from taking, any and all actions necessary to comply with the provisions of Section 103 and Sections 141 through 150, inclusive, of the Internal Revenue Code of 1986 as amended (the "Code"), applicable to the Bonds in order to preserve the status of the interest on the Bonds as excluded from gross income for Federal income tax purposes. Without limiting the generality of the preceding sentence, the County will (a) not use or permit the use of any of the proceeds of the Bonds in such manner as would cause the interest on the Bonds to be included in gross income for Federal income tax purposes, (b) make periodic determinations of the rebate amount and timely pay any rebate amount, or installment thereof, to the United States of America, and (c) prepare and timely file Internal Revenue Service Form 8038-G, Information Return for Tax-Exempt Governmental Obligations, or any successor or additional form required by the Internal Revenue Service.

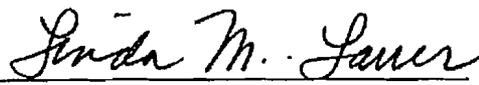
Section 9. The members of the County Council, the County Executive, the Chief Administrative Officer of the County, the Director of Finance of the County, the County Attorney, and the Clerk of the County Council, for and on behalf of the County, are hereby authorized and empowered to do all things, execute all instruments, and otherwise take all such action as the County Executive may determine, by executive order or otherwise, to be necessary, proper or expedient to carry out the authority conferred by this Resolution, including (without limitation) the execution of certificates of the County, elections, statements and reports pursuant to applicable provisions of the Code and the U.S. Treasury Regulations prescribed thereunder, subject to the limitations set forth in the Revenue Bond Act and this Resolution.

Section 10. The provisions of this Resolution shall constitute a contract between the County and the holder or holders of the Bonds, and after the issuance of the Bonds no change, variation or alteration of any kind in the provisions of this Resolution shall be made in any manner, except as the County Executive, by executive order or otherwise, shall provide, until such time as the Bonds, and interest due thereon, shall have been satisfied and discharged as provided by the County Executive, by executive order or otherwise, prior to such issuance.

Section 11. This Resolution shall take effect upon approval of the President for the County Council.

	31 JUL 08
_____ Michael J. Knapp, President, County Council	_____ Date

This is a correct copy of Council action.



Linda M. Lauer
Clerk of the Council

Equipment Maintenance and Operations Center (EMOC) -- No. 500933

Category
Subcategory
Administering Agency
Planning Area

Transportation
Mass Transit
General Services
North Central Transit Corridor

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

November 06, 2008
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	7,081	0	0	7,081	3,173	3,908	0	0	0	0	0
Land	30,000	0	0	30,000	0	30,000	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	37,081	0	0	37,081	3,173	33,908	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	7,081	0	0	7,081	3,173	3,908	0	0	0	0	0
Interim Finance	30,000	0	0	30,000	0	30,000	0	0	0	0	0
Total	37,081	0	0	37,081	3,173	33,908	0	0	0	0	0

DESCRIPTION

This project is part of the Smart Growth Initiative Program described in Project No. 360902 and provides for land, planning and design of a new Equipment and Maintenance Operations Center (EMOC) to support a doubling of transit ridership by 2020, transit, highway maintenance and fleet operations. Major components of the project are: administrative buildings for Transit Services; Fleet Management, and Highways Services; bus parking for 200 buses; bus service lanes; bus wash facility; fare collection area; bus service maintenance bays; parts room, heavy equipment storage shed, soil/gravel storage area, highway service bays, CNG fast-fill station, and employee parking. The current facility is located in the County Service Park on Crabbs Branch Way. The new facility will be built at sites known as Casey 6 & 7 located at the north of Shady Grove Road and west of extended Crabbs Branch Way.

JUSTIFICATION

Currently, EMOC has insufficient capacity to house and maintain its existing buses as well as the projected growth in transit and in highway and fleet services. EMOC design must begin as soon as possible in order to meet bus expansion plans. The Shady Grove Sector Plan has identified county owned properties on east and west side of Crabbs Branch Way to include EMOC facilities for future transit oriented development. As part of the County Smart Growth Initiative we need to make these sites available for the Sector Plan. This requires relocation of the current EMOC.

Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

OTHER

A pedestrian impact analysis will be completed for this project during the design phase.

FISCAL NOTE

The project provides for the design phase only. Final construction costs will be determined during the design development stage. The total project is expected to cost approximately \$135 million. Interim financing will be used for land acquisition in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	37,081
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY09	37,081
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Transportation
Maryland-National Capital Park and Planning Commission
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission

MAP

See Map on Next Page

Equipment and Maintenance Operations Center (EMOC) -- No. 500433

Category Transportation
 Subcategory Mass Transit
 Administering Agency General Services
 Planning Area Rockville

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

October 27, 2008
 No
 None.
 Planning Stage

CLOSE
OUT
OF FY09-14
Approved

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	0	0	0	0	0	0	0	0	0	0	0
Total	0										

DESCRIPTION

A new EMOC facility (No. 500933) is proposed as part of the implementation of the Smart Growth Initiative Program described in Project No.360902. The project described below will be closed out.

This project provides for the planning and design of an expanded Equipment and Maintenance Operations Center (EMOC) to support a doubling of transit ridership by 2020. Major components of the project are: expanded bus parking from the current 127 buses to 200 buses; three new bus service lanes for both diesel and CNG fueling; two new bus wash facilities; a new fare collection area; a 7,600 gross square foot building addition; renovation of the existing building; eight new bus service maintenance bays; an expanded parts room; renovation and reconfiguration of the Fleet Management portion of EMOC; upgraded HVAC systems; a new 48 bay heavy equipment storage shed; a new soil/gravel storage area; extension of the four highway service bays; expanded employee parking; a new access drive and modified entrances; fencing; lighting; landscaping; and stormwater management.

JUSTIFICATION

Currently, EMOC has insufficient capacity to house and maintain its existing buses. In addition, expansion plans are premised on the facility accommodating 73 more buses. EMOC design must begin as soon as possible in order to meet bus expansion plans. Construction funding has been delayed in recognition of the Shady Grove Sector Plan, which calls for a mixed-use community with a residential focus where EMOC is located. The Executive Branch will continue to investigate site relocation options. The two year sector plan hold on the project will lapse prior to start of design.

OTHER

Air quality improvements at EMOC are included in the Indoor Air Quality Improvements - EMOC project.

The location and schedule of this project has been proposed to change by the County Executive as part of his comprehensive Property Use Initiative. The project scope, cost estimates and schedule will be amended with the completion of a detailed implementation and financing plan for the Property Initiative.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td>FY09</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td>FY09</td> <td style="text-align: right;">2,962</td> </tr> <tr> <td>Current Scope</td> <td></td> <td style="text-align: right;">2,962</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">2,962</td> </tr> </table>	Date First Appropriation	FY09	(\$000)	First Cost Estimate	FY09	2,962	Current Scope		2,962	Last FY's Cost Estimate		2,962	Department of Transportation Department of General Services Department of Technology Services Department of Permitting Services Maryland-National Capital Park and Planning Commission	See Map on Next Page
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Partial Closeout Thru	FY06	0												
New Partial Closeout	FY07	0												
Total Partial Closeout		0												

Equipment and Maintenance Operations Center (EMOC) -- No. 500433

FY09-14
Approved

Category Transportation
 Subcategory Mass Transit
 Administering Agency General Services
 Planning Area Rockville

Date Last Modified June 23, 2008
 Required Adequate Public Facility No
 Relocation Impact None.
 Status Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	2,962	0	0	2,962	1,913	1,049	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	2,962	0	0	2,962	1,913	1,049	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	2,962	0	0	2,962	1,913	1,049	0	0	0	0	0
Total	2,962	0	0	2,962	1,913	1,049	0	0	0	0	0

DESCRIPTION

This project provides for the planning and design of an expanded Equipment and Maintenance Operations Center (EMOC) to support a doubling of transit ridership by 2020. Major components of the project are: expanded bus parking from the current 127 buses to 200 buses; three new bus service lanes for both diesel and CNG fueling; two new bus wash facilities; a new fare collection area; a 7,600 gross square foot building addition; renovation of the existing building; eight new bus service maintenance bays; an expanded parts room; renovation and reconfiguration of the Fleet Management portion of EMOC; upgraded HVAC systems; a new 48 bay heavy equipment storage shed; a new soil/gravel storage area; extension of the four highway service bays; expanded employee parking; a new access drive and modified entrances; fencing; lighting; landscaping; and stormwater management.

JUSTIFICATION

Currently, EMOC has insufficient capacity to house and maintain its existing buses. In addition, expansion plans are premised on the facility accommodating 73 more buses. EMOC design must begin as soon as possible in order to meet bus expansion plans. Construction funding has been delayed in recognition of the Shady Grove Sector Plan, which calls for a mixed-use community with a residential focus where EMOC is located. The Executive Branch will continue to investigate site relocation options. The two year sector plan hold on the project will lapse prior to start of design.

OTHER

Air quality improvements at EMOC are included in the Indoor Air Quality Improvements - EMOC project.

The location and schedule of this project has been proposed to change by the County Executive as part of his comprehensive Property Use Initiative. The project scope, cost estimates and schedule will be amended with the completion of a detailed implementation and financing plan for the Property Initiative.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY09 (\$000)	Department of Transportation Department of General Services Department of Technology Services Department of Permitting Services Maryland-National Capital Park and Planning Commission	See Map on Next Page
First Cost Estimate FY09 2,962		
Current Scope		
Last FY's Cost Estimate 2,962		
Appropriation Request FY09 2,962		
Appropriation Request Est. FY10 0		
Supplemental Appropriation Request 0		
Transfer 0		
Cumulative Appropriation 0		
Expenditures / Encumbrances 0		
Unencumbered Balance 0		
Partial Closeout Thru FY06 0		
New Partial Closeout FY07 0		
Total Partial Closeout 0		

14

Smart Growth Initiative
PDS costs

1/29/2009

		A	B	C	
		MCPS	MNCPPC	DGS	
Site >>		TBD	TBD	7 Locks	
Tasks	Cost \$1000			Total	
1	Geotechnical	100	50	5	155
2	Environmental	30	30		60
3	Cost Estimating	15	15	3	33
4	Traffic Study	15	15	8	38
5	Appraisal		5		5
6	Financial Consultant	35	40	10	85
7	Management	40	40	10	90
8	Building Assessment			10	10
9	Feasibility Study	40	40	5	85
10	POR Preparation	40	50		90
11	Misc. Design, Presentation	5	5	5	15
12	Printing, Advertising, etc.	5	5	5	15
Total		325	295	61	681
		356			

Planning Relocation

Smart Growth Initiative - ~~Facility Planning~~ -- No. 360902

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

~~December 04, 2008~~
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	356	0	0	356	356	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	356	0	0	356	356	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	356	0	0	356	356	0	0	0	0	0	0
Total	356	0	0	356	356	0	0	0	0	0	0

DESCRIPTION

This project is part of the Smart Growth Initiative program and provides planning for relocation of the following facilities from County Service Park on Crabbs Branch Way; Maryland National Park and Planning Commission (M-NCPPC) Maintenance facility; and the Montgomery County Radio Shop.

The facilities included in this project are planned for relocation as follows: the Montgomery County Radio Shop to Seven Locks Road; and the M-NCPPC Maintenance facility to a site to be determined.

Planning for additional projects which form part of the comprehensive Smart Growth Initiative are included in the following project description forms:

470905 - Public Safety Training Campus

470906 - Public Safety Headquarters

850900 - DLC Liquor Warehouse

500933 - Equipment Maintenance and Operations Center (EMOC)

360900 - MCPS Food Distribution Facility

360903 - ~~Cude Landfill - Facility Planning~~

MCPS Bus Depot and Maintenance Relocation

JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit oriented development intended for the area and address unmet needs.

The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs.

Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

OTHER

The project provides for only the planning phase. Final construction costs will be determined during the design development phase. A pedestrian impact analysis will be performed during the design of each project.

~~Overall the Smart Growth Initiative will be cost neutral.~~

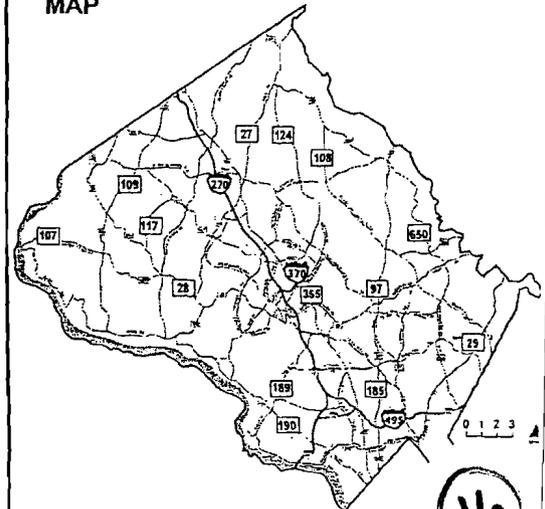
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY09	356
Last FY's Cost Estimate		0
Appropriation Request	FY09	356
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Transportation
Department of Liquor Control
Department of Police
Montgomery County Fire and Rescue Service
Montgomery County Public Schools
Maryland-National Capital Park and Planning Commission
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission

MAP



Smart Growth Initiative - Facility Planning -- No. 360902

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

December 04, 2008
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	356	0	0	356	356	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	356	0	0	356	356	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	356	0	0	356	356	0	0	0	0	0	0
Total	356	0	0	356	356	0	0	0	0	0	0

DESCRIPTION

This project is part of the Smart Growth Initiative program and provides planning for relocation of the following facilities from County Service Park on Crabbs Branch Way; Maryland National Park and Planning Commission (M-NCPPC) Maintenance facility; and the Montgomery County Radio Shop.

The facilities included in this project are planned for relocation as follows: the Montgomery County Radio Shop to Seven Locks Road; and the M-NCPPC Maintenance facility to a site to be determined.

Planning for additional projects which form part of the comprehensive Smart Growth Initiative are included in the following project description forms:

- 470905 - Public Safety Training Campus
- 470906 - Public Safety Headquarters
- 850900 - DLC Liquor Warehouse
- 500933 - Equipment Maintenance and Operations Center (EMOC)
- 360900 - MCPS Food Distribution Facility
- 360903 - Gude Landfill - Facility Planning

JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit oriented development intended for the area and address unmet needs.

The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs.

Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

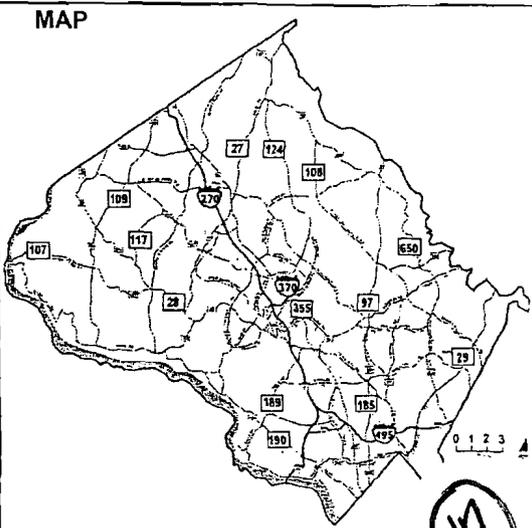
OTHER

The project provides for only the planning phase. Final construction costs will be determined during the design development phase. A pedestrian impact analysis will be performed during the design of each project.

Overall the Smart Growth Initiative will be cost neutral.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate		
Current Scope	FY09	356
Last FY's Cost Estimate		0
Appropriation Request	FY09	356
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

- COORDINATION**
- Department of General Services
 - Department of Transportation
 - Department of Liquor Control
 - Department of Police
 - Montgomery County Fire and Rescue Service
 - Montgomery County Public Schools
 - Maryland-National Capital Park and Planning Commission
 - Department of Permitting Services
 - Department of Finance
 - Department of Technology Services
 - Office of Management and Budget
 - Washington Suburban Sanitary Commission



MCPs Bus Depot and Maintenance Relocation

~~Gude Landfill Facility Planning~~ -- No. 360903

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
North Central Transit Corridor

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

~~December 04, 2008~~
No
None
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	325	0	0	325	325	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	325	0	0	325	325	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	325	0	0	325	325	0	0	0	0	0	0
Total	325	0	0	325	325	0	0	0	0	0	0

DESCRIPTION

This project is part of the Smart Growth Initiative program and provides for a comprehensive feasibility study and planning for the relocation of the Montgomery County Public Schools Bus Depot from the County Service Park on Crabbs Branch Way ~~to Gude Landfill~~.

JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit oriented development intended for the area and address unmet needs.

The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs.

Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

OTHER

The project provides for only the planning phase. Final construction costs will be determined during the design development phase. A pedestrian impact analysis will be performed during the design of each project.

~~Overall the Smart Growth Initiative will be cost neutral~~

No funds may be spent to study relocation of the bus depot or maintenance facility to the Gude Landfill.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	325
Current Scope		
Last FY's Cost Estimate		0
Appropriation Request	FY09	325
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Transportation
Montgomery County Public Schools
Maryland-National Capital Park and Planning Commission
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission

MAP

See Map on Next Page

Gude Landfill - Facility Planning -- No. 360903

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
North Central Transit Corridor

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

December 04, 2008
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	325	0	0	325	325	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	325	0	0	325	325	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	325	0	0	325	325	0	0	0	0	0	0
Total	325	0	0	325	325	0	0	0	0	0	0

DESCRIPTION

This project is part of the Smart Growth Initiative program and provides for a comprehensive feasibility study and planning for the relocation of the Montgomery County Public Schools Bus Depot from the County Service Park on Crabbs Branch Way to Gude Landfill.

JUSTIFICATION

In order to implement the County's Shady Grove Sector Plan which would capitalize on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize both the transit oriented development intended for the area and address unmet needs.

The County is faced with aging facilities that require extensive investment of funds to meet our needs. With the age of some of the facilities, the extent of the required investment must be weighed against the long-term ability of the facilities to satisfy current and future County needs.

Plans and studies for this project include: M-NCPPC Shady Grove Sector Plan, approved by the Montgomery County Council, January 2006, adopted by the M-NCPPC, March 15, 2006; "Montgomery County Property Use Study Updated Briefing to County Council", April 29, 2008 (based on Staubach Reports); "Montgomery County Smart Growth Initiative Update to County Council", September 23, 2008.

OTHER

The project provides for only the planning phase. Final construction costs will be determined during the design development phase. A pedestrian impact analysis will be performed during the design of each project.

Overall the Smart Growth Initiative will be cost neutral.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	325
Last FY's Cost Estimate		0
Appropriation Request	FY09	325
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Transportation
Montgomery County Public Schools
Maryland-National Capital Park and Planning Commission
Department of Permitting Services
Department of Finance
Department of Technology Services
Office of Management and Budget
Washington Suburban Sanitary Commission

MAP

See Map on Next Page



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIRMAN

February 6, 2009

The Honorable Phil Andrews, President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Subject: Amendment of the FY09-14 Capital Improvements Program, and Supplemental Appropriation to the FY09 Capital Budget for the Maryland-National Capital Park and Planning Commission, for Shady Grove Maintenance Facility, #098709

Dear Mr. Andrews:

The Montgomery County Planning Board requests a Capital Improvements Program (CIP) amendment and a FY09 Supplemental Appropriation for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This request is submitted because the Smart Growth Initiative was not recommended by the County Executive when the FY09 CIP was adopted. This phase will include development of a program of requirements; an inventory of publically and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.

The current maintenance complex is located on 12 acres of land in the County Service Park on the east side of Crabbs Branch Way in Gaithersburg. The current facility includes 65,000 square feet of building space, with parking spaces for 370 staff and visitors, as well as storage for 220 maintenance vehicles and motorized equipment of various types. The facility houses the staff and equipment to support the 34,000 acre park system in the areas of fleet management, trades including carpentry, plumbing, HVAC, painting, masonry, electrical, heavy equipment, and construction. The facility operates Monday Friday, 6:00 a.m. – 4:00 p.m., and must be centrally located in the County.

The 2006 Shady Grove Sector Plan recommends transit oriented, mixed use development on the County Service Park property to capitalize on the proximity of the Shady Grove Metro stop. The relocation of the Parks' Maintenance Facility is part of a comprehensive relocation plan of County facilities from the properties on Crabbs Branch Way and will be an integral part of the overall Service Park relocation project.

The Parks Department Shady Grove Maintenance Facility opened in 1981 and is undersized to serve the needs of the Park system which has nearly doubled over the last 30 years (now 34,000+ acres), including new facilities and maintained open space areas.

We appreciate Council's immediate review and introduction, and hope for approval so that we can begin the planning process for the relocation of the Shady Grove Maintenance Facility. We look forward to discussing this request with the PS and T&E Committees on February 12.

Sincerely,



Royce Hanson

Also distributed to Isiah Leggett, County Executive

Attachments: Resolution and Proposed PDF

N:\CIP\Supplementals and Amendments\FY09\Shady Grove Maintenance Facility\Transmittal MCPB to MCC CE.Feb.2009.doc



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIRMAN

February 6, 2009

The Honorable Isiah Leggett
Montgomery County Executive
101 Monroe Street
Rockville, Maryland 20850

Subject: Amendment of the FY09-14 Capital Improvements Program, and Supplemental Appropriation to the FY09 Capital Budget for the Maryland-National Capital Park and Planning Commission, for Shady Grove Maintenance Facility, #098709

Dear Mr. Leggett:

The Montgomery County Planning Board requests a Capital Improvements Program (CIP) amendment and a FY09 Supplemental Appropriation for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This request is submitted because the Smart Growth Initiative was not recommended by the County Executive when the FY09 CIP was adopted. This phase will include development of a program of requirements; an inventory of publically and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.

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The 2006 Shady Grove Sector Plan recommends transit oriented, mixed use development on the County Service Park property, to capitalize on the proximity of the Shady Grove Metro stop. The relocation of the Parks' Maintenance Facility is part of a comprehensive relocation plan of County facilities from the properties on Crabbs Branch Way and will be an integral part of the overall Service Park relocation project.

The Parks Department Shady Grove Maintenance Facility opened in 1981 and is undersized to serve the needs of the Park system which has nearly doubled over the last 30 years (now 34,000+ acres), including new facilities and maintained open space areas.

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320

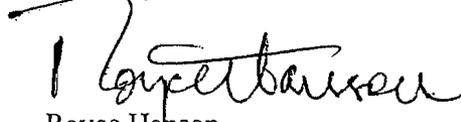
www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

100% recycled paper



We appreciate Council's immediate review and introduction, and hope for approval so that we can begin the planning process for the relocation of the Shady Grove Maintenance Facility. We look forward to discussing this request with the PS and T&E Committees on February 12.

Sincerely,



Royce Hanson

Also distributed to Phil Andrews, Montgomery County Council

Attachments: Resolution and Proposed PDF

N:\CIP\Supplementals and Amendments\FY09\Shady Grove Maintenance Facility\Transmittal MCPB to MCC CE.Feb.2009.doc

Resolution No: _____
Introduced: _____
Adopted: _____

COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

SUBJECT: Amendment to the Maryland-National Capital Park and Planning Commission's (M-NCPPC) FY09-14 Capital Improvements Program, and Supplemental Appropriation to the FY09 Capital Budget, for **Shady Grove Maintenance Facility, PDF #098709**

Background

1. Article 28, section 2-118(a)(6) of the Annotated Code of Maryland permits the County Council to amend the budget of the M-NCPPC by resolution on the Council's initiative, or at the request of the Commission, after receipt of a recommendation from the County Executive, and after public hearing upon reasonable notice to the public.
2. Section 307 of the Montgomery County Charter states that a supplemental appropriation shall be recommended by the County Executive, who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a federal, state, or county law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of five (5) Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six (6) Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
3. On behalf of the Maryland-National Capital Park and Planning Commission (M-NCPPC), the County Executive requests the following supplemental appropriation:

Project Name	Project No.	Cost Element	Amount	Source of Funds
Shady Grove Maintenance Facility	098709	Planning, Design, Supervision	\$250,000	G.O. Bonds

4. M-NCPPC requests that the County Council approve this supplemental appropriation to provide for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This phase will include development of a program of requirements; an inventory of publically and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.
5. The County Executive recommends an amendment to the FY09-14 CIP, and supplemental appropriation to the FY09 Capital Budget of M-NCPPC in the amount of \$250,000. The source of funds will be G.O. Bonds.
6. The public was notified by a news release, and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

A supplemental appropriation to the FY09 Capital Budget of the Maryland-National Capital Park and Planning Commission to fund the planning of Shady Grove Maintenance Facility.

Project Name	Project No.	Cost Element	Amount	Source of Funds
Shady Grove Maintenance Facility	098709	Planning, Design, Supervision	\$250,000	G.O. Bonds

The County Council declares that this action is necessary to act without delay in the public interest.

This is a correct copy of Council action.

Linda M. Lauer, Clerk of the Council

Shady Grove Maintenance Facility -- No. 098709

PROPOSED

Category
Subcategory
Administering Agency
Planning Area

M-NCPPC
Development
M-NCPPC
Shady Grove Vicinity

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

February 05, 2009
No
None

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	250	0	0	250	125	125	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	250	0	0	250	125	125	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	250	0	0	250	125	125	0	0	0	0	0
Total	250	0	0	250	125	125	0	0	0	0	0

DESCRIPTION

This project provides for the feasibility analysis and site selection for the relocation of the Parks' Central Maintenance Facility at Shady Grove in order to facilitate the implementation of the Shady Grove Master Plan. This phase will include development of a program of requirements; an inventory of publically and privately owned sites to be considered; conceptual design on preferred sites; due diligence activities including environmental, geotechnical, and traffic studies; community participation, and development of preliminary construction cost and land acquisition cost (if necessary) estimates. Final construction costs will be determined during later design phases.

The current maintenance complex is located on 12 acres of land in the County Service Park on the east side of Crabbs Branch Way in Gaithersburg. The current facility includes 65,000 square feet of building space, with parking spaces for 370 staff and visitors, as well as storage for 220 maintenance vehicles and motorized equipment of various types. The facility houses the staff and equipment to support the 34,000 acre park system in the areas of fleet management, trades including carpentry, plumbing, HVAC, painting, masonry, electrical, heavy equipment, and construction. The facility operates Monday Friday, 6:00 a.m. – 4:00 p.m., and must be centrally located in the County.

JUSTIFICATION

The 2006 Shady Grove Sector Plan recommends transit oriented, mixed use development on the County Service Park property, to capitalize on the proximity of the Shady Grove Metro stop. The relocation of the Parks' Maintenance Facility is part of a comprehensive relocation plan of County facilities from the properties on Crabbs Branch Way and will be an integral part of the overall Service Park relocation project.

The Parks Department Shady Grove Maintenance Facility opened in 1981 and is undersized to serve the needs of the Park system which has nearly doubled over the last 30 years (now 34,000+ acres), including new facilities and maintained open space areas.

Plans and studies for this project include: 2006 adopted Shady Grove Sector Plan; Montgomery County Property Use Study/Smart Growth Initiative; and 2004 Space Utilization and Land Use Study.

OTHER

A pedestrian Impact Analysis will be completed during the design phase.

FISCAL NOTE

An FY09 Supplemental Appropriation and Amendment shifts \$250,000 G.O. Bonds from Montgomery County Smart Growth Initiative - Relocation Planning, PDF #360902.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	FY09 (\$000)	See Map on Next Page
First Cost Estimate		
Current Scope	FY09 250	
Last FY's Cost Estimate	0	
Appropriation Request	FY09 0	
Appropriation Request Est.	FY10 0	
Supplemental Appropriation Request	250	
Transfer	0	
Cumulative Appropriation	0	
Expenditures / Encumbrances	0	
Unencumbered Balance	0	
Partial Closeout Thru	FY06 0	
New Partial Closeout	FY07 0	
Total Partial Closeout	0	

PSTA Academic Building Complex -- No. 479909

Category	Public Safety	Date Last Modified	June 03, 2008
Subcategory	Police	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Countywide	Status	Final Design Stage
Service Area	Countywide		

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	2,195	1,388	456	351	0	0	180	170	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,744	8	100	3,636	0	0	2318	1318	0	0	0
Construction	18,509	2	9,349	9,158	0	0	3403	5719	0	0	0
Other	461	1	0	460	0	0	137	328	0	0	0
Total	24,909	1,399	9,905	13,605	0	0	6078	7527	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	24,909	1,399	9,905	13,605	0	0	6078	7527	0	0	0
Total	24,909	1,399	9,905	13,605	0	0	6078	7527	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				504	0	64	110	110	110	110
Energy				206	0	26	45	45	45	45
Net Impact				710	0	90	155	155	155	155

DESCRIPTION

This project provides for a major renovation and expansion of the Public Safety Training Academy (PSTA), the primary training facility for the Department of Police and Fire and Rescue Service (including the site for the Travilah Fire Station). The project will involve renovations to, and expansion of, the Academic Building Complex (ABC) and enhancements including a helipad and renovation of the gym and indoor firing range. ABC expansion areas will contain general classrooms, an indoor firing skills training facility, and consolidated office space. Existing space will be renovated and reconfigured to provide general and technical classrooms (such as EMT paramedic, computer, and firearms), a simulations area, a student study center, and expansion and upgrade of the physical training area and locker rooms. A portion of the basement will be renovated as unprogrammed space that will provide a future capability for graphics production and video development and broadcast. A new canine support facility of 1,350 gross square feet will be developed adjacent to the existing Emergency Vehicle Operations Center (EVOC) facility and driving course. The project also includes design and construction of a public safety memorial in coordination with the Public Arts Trust. A memorial site is reserved on the PSTA site with an appropriation of \$150,000. Other site considerations include stormwater management, developing centralized reception/security access for the PSTA, providing overall security for the site, increased parking, and resurfacing of existing pavements. The project also includes improvements to the lighting, mechanical systems, and building envelope to meet Executive Regulation 68-91 AM, Building Design Standards. Subsequent phases, not included in the project at this time, will include replacement and expansion of the Montgomery County Fire and Rescue Service outdoor fire training props, including the bum building, as well as the addition of a lecture hall. The Multi-Agency Driver Training Facility project is included under the General Government section.

JUSTIFICATION

There have been no major upgrades or renovations to the PSTA since it was completed in 1973. Since its completion, the training needs of the user agencies have changed significantly. As a result, the PSTA is in need of reconfiguration and expansion to meet current and projected training needs. Although some non-public safety agencies and citizens may use this facility for training, public safety agency training is its primary function. Since the completion of the PSTA Academic Complex project POR, a number of events have taken place that demonstrated the need for first responders to be better prepared for such events. The indoor firing range, including its target mechanism, requires modernization and upgrade to bring it up to current standards. The gym renovation is essential in order to meet the latest required fitness training and the increased number of public safety personnel utilizing the facility. The addition of a helipad allows for one of the most versatile transport vehicles to work from the PSTA.

Planning funds from the Facility Planning: Police and Facility Planning: Fire and Rescue projects have been used to develop needs assessment studies, the associated Program of Requirements, and cost estimates.

OTHER

Special Capital Projects Legislation will be proposed by the County Executive to reauthorize this project.

APPROPRIATION AND EXPENDITURE DATA

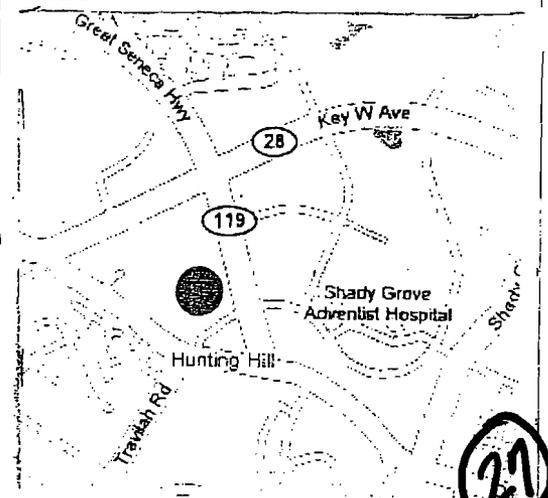
Date First Appropriation	FY99	(\$000)
First Cost Estimate		
Current Scope	FY07	24,909
Last FY's Cost Estimate		24,909
<hr/>		
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	423
Supplemental Appropriation Request		0
Transfer		0
<hr/>		
Cumulative Appropriation		24,486
Expenditures / Encumbrances		1,750
Unencumbered Balance		22,736
<hr/>		
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

Department of Police
 Department of Correction and Rehabilitation
 Montgomery County Fire and Rescue Service
 Department of General Services
 Multi-Agency Driver Training Facility
 Office of Management and Budget
 M-NCPPC

Special Capital Projects Legislation [Bill No. 5-98] was adopted by Council April 21, 1998, and reauthorized May 14, 2003 [Bill 6-03].

MAP



PSTA Academic Building Complex -- No. 479909 (continued)

The location and schedule of this project has been proposed to change by the County Executive as part of his comprehensive Property Use Initiative.

The project scope, cost estimates, and schedule will be amended with the completion of a detailed implementation and financing plan for the Property Initiative.

FISCAL NOTE

This project's schedule has been phased with the Travillah Fire Station project (#450504) in order to complete both projects in a more efficient and cost effective manner.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

→ Expenditures have been shifted from FY09 and FY10 to FY11 and FY12 in recognition of the Council's consideration of the County Executive's Smart Growth Initiative

Smart Growth Initiative Project Balance Sheet

	A	B	C	D
	Properties	Income \$ Millions (Property Disposition, Lease Termination and Backfilling, Asset Value, and CIP required funds)	Expenditure \$ Millions (Property Acquisition, Design, and Construction)	Total
1	GE Tech Park	129.3	(121.1)	8.2
2	Finmark	4.0	(48.0)	(43.9)
3	Webb Tract-PSTA	0.0	(93.2)	(93.2)
4	Webb Tract- Food warehouse	0.0	(27.4)	(27.4)
5	Casey 6 & 7	3.8	(133.9)	(130.1)
6	MCPS Bus Depot Relocation	0.0	(56.3)	(56.3)
7	Seven Lock (Radio Shop)	0.0	(6.4)	(6.4)
8	Park and Planning	0.0	(30.5)	(30.5)
9	PSTA	71.6	(2.4)	69.2
10	CSP East (MCPS Buses, Park & Plan, Radio Shop)	65.4	(4.7)	60.7
11	CSP West (MCPS Food Services, DLC, EMOG)	139.2	(4.7)	134.4
12	1st District Police	6.5	0.0	6.5
13	Police HQ-Research Blvd	9.2	0.0	9.2
14	Savings from Lease Termination	47.8	0.0	47.8
15	Savings from Backfilling	32.8	0.0	32.8
16	Lease Termination and Backfilling of DLC	10.2	0.0	10.2
17	NPV Net New Annual Tax Revenues	63.0	0.0	63.0
18	Total Economic Impact >>>>	582.9	(528.6)	54.3
19	*1 - The analysis does not include Operating Budget Impact.			
20	*2 - Cost of environmental cleanups is included in the Expenditure.			
21	*3 - Escalation of land value is included			



SMART GROWTH INITIATIVE										
CONCEPTUAL FINANCING PLAN										
January 28, 2009										
	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	Totals	
ACQUISITION										
1	GE Tech Park					76,340,000			76,340,000	
2	Webb Tract - PSTA		24,750,000						24,750,000	
3	Casey 6 & 7		30,000,000						30,000,000	
4	Roberts Oxygen		3,200,000						3,200,000	
5										
6	Subtotal	0	57,950,000	0	0	76,340,000	0	0	134,290,000	
7										
PLANNING, DESIGN, CONSTRUCTION										
8	SGI - Facility Relocation	681,000							681,000	
9										
10	Public Safety Training Campus	406,000	2,976,000	27,981,000	40,259,000				71,622,000	
11										
12	Public Safety Headquarters @ GE Tech Park	925,000	6,208,000	22,863,000					29,996,000	
13										
14	MCPS Food Dist Facility @ WebbTract	193,000	1,180,000	10,523,000	4,537,000				16,433,000	
15										
16	EMOC at Casey 6 and 7	1,064,000	4,945,000	58,681,000	27,902,000				92,592,000	
17										
18	Radio Shop @ Seven Locks	incl in Facility Relocation	446,000	2,318,000	3,604,000				6,368,000	
19										
20	Subtotal	3,269,000	15,309,000	120,494,000	75,016,000	3,604,000	0	0	217,692,000	
21										
22										
DISPOSITION										
23	Research Blvd			(9,215,000)					(9,215,000)	
24	1st District Police Station			(6,532,000)					(6,532,000)	
25										
26	PSTA site			2,400,000	(63,500,000)				(61,100,000)	
27	County Service Park - West Side	100,000		2,500,000		(41,961,847)	(33,003,439)	(46,414,053)	(118,779,339)	
28										
29	Subtotal	100,000	0	(10,847,000)	(63,500,000)	(41,961,847)	0	(33,003,439)	(46,414,053)	
30									(195,626,339)	
31	NEW OR IMPROVEMENTS TO EXISTING FACILITIES PREVIOUSLY PLANNED									
32	PROGRAMMED IN CIP (PRIOR APPROVED FY08)									
33										
34	1st District Police Station			(491,000)	(773,000)				(1,264,000)	
35	PSTA	(6,078,000)	(7,527,900)						(13,605,000)	
36	EMOC	(1,913,000)	(1,049,000)						(2,962,000)	
37										
38	Subtotal	(7,991,000)	(8,576,000)	(491,000)	(773,000)	0	0	0	(17,831,000)	
39										
CIP REQUIRED										
40				estimates						
41	1st District Police Station			(21,536,000)					(21,536,000)	
42	PSTA			(9,195,000)					(9,195,000)	
43	EMOC			(33,052,000)					(33,052,000)	
44										
45	Subtotal	0	0	(63,783,000)	0	0	0	0	(63,783,000)	
46										
47	Combined Subtotal - CIP	(7,991,000)	(8,576,000)	(64,274,000)	(773,000)	0	0	0	(81,614,000)	
48										
49										
50	Net Additional Funds Required	(4,622,000)	64,683,000	45,373,000	10,743,000	(38,357,847)	76,340,000	(33,003,439)	(46,414,053)	74,741,661
51										
52										
FINANCING PLAN										
53										
54										
55	Carrying Costs - Interim Financing		937,904	2,970,563	4,227,965	120,440	565,767	1,637,220		
56	(all in costs on Comm Paper)									
57										
58	Debt Service - Long Term Financing						8,000,000	7,800,000	7,600,000	
59	(20 year GO \$80 million)									
60										
61	Interim Lease Costs for PSH Bldg (GETech)	300,000	3,096,000	3,244,334	3,396,275	3,552,016	3,070,410			
62										
63	Total Ongoing Costs		4,033,904	6,214,897	7,624,240	3,672,456	11,636,167	9,437,220	7,600,000	
64										
65	Savings from Lease Termination	(313,895)	(1,293,248)	(2,497,816)	(2,972,998)	(3,062,188)	(3,154,054)	(3,248,675)	(3,346,136)	
66	Savings from Lease Cost Avoidance			(1,546,786)	(2,124,253)	(2,187,980)	(2,253,620)	(2,321,228)	(2,390,865)	
67	Less Annual Net Fiscal Impact PES Report	(51,000)	(1,443,000)	(6,446,000)	(8,606,000)	(9,707,000)	(16,356,000)	(10,304,000)	(10,254,000)	
68										
69	GAP(POSITIVE IMPACT)	(364,895)	1,297,656	(4,275,705)	(6,079,011)	(11,284,712)	(10,127,507)	(6,436,683)	(8,391,001)	
70										
71										
72										
DLC WAREHOUSE OPERATIONS (FINANCING WITH LIQUOR REVENUE BONDS)										
73										
74	Relocation of Liquor Warehouse									
75	Acquire Finmarc Site	32,700,000							32,700,000	
76	Renovate Warehouse	700,000	3,004,000	11,589,000					15,293,000	
77	Disposition of Liquor W/H site at CSP West *								*included in CSP West disposition	
78										
79	Cash Flow Needs	33,400,000	3,004,000	11,589,000					47,993,000	
80										
81	Already programmed in CIP		(10,920,000)						(10,920,000)	
82										
83	Lease Avoidance	0	0	0	(471,085)	(727,827)	(749,662)	(772,152)	(795,316)	
84										
85										
86										
COUNTY SERVICE PARK - EAST SIDE										
87										
88										
89	MCPS Operations - Site tbd	incl in Facility Relocation		525,000	2,767,000	38,973,000	13,662,000		55,927,000	
90									0	
91	Park and Planning Operations - Site tbd	incl in Facility Relocation		1,136,000	7,917,000	19,617,000	1,486,000		30,156,000	
92										
93	Disposition of County Service Park - East Side						2,500,000	(15,601,600)	(66,417,939)	
94										
95										
96	INFORMATIONAL ITEMS - Not included									
97										
98										
99	Police Headquarters REOI NPV	114,197,163								
100	CSP West - Shared Infrastructure Costs				3,000,000					
101	GE Tech Park - Additional FAR Value		(14,840,000)							
102	Finmarc - Additional FAR Value	(4,044,250)								
103	Contingency costs - Snouffer School Road			6,000,000						
104	Brownfields Funds				(5,000,000)					
105	Smart Growth Funds				(5,000,000)					
106										
107	Costs shown above reflect current economic conditions for escalation									