

MEMORANDUM

April 10, 2009

TO: Planning, Housing, and Economic Development Committee

FROM: Vivian Yao, Legislative Analyst 

SUBJECT: **Worksession – FY10 Capital Budget and Amendments to the FY09-14 Capital Improvement Program (CIP) for the Department of Recreation**

On March 10, 2009, the Council reviewed the County Executive's recommended FY10 Capital Budget and amendments to the FY09-14 Capital Improvements Program (CIP) for the Department of Recreation. The Committee considered the White Oak Community Recreation Center, the one active CIP project recommended by the Executive for amendment. The Committees also received updates on the other 12 active projects.

Today, the PHED Committee will consider two projects: Wheaton Community Recreation Center – Rafferty and Recreation Facility Modernization.

Gabriel Albornoz, Director, Department of Recreation, will be present to discuss the CIP with the Committee. In addition, other Executive branch representatives are expected to attend, including Recreation Department staff, the Office of Management and Budget (OMB), and the Department of General Services (DGS).

WHEATON COMMUNITY CENTER – RAFFERTY (*Recommended PDF at ©1*)

	Total	Total 6 years	Est FY08	FY09	FY10	FY11	FY12	FY13	FY14
PDS	420		420						
Land	534	534			534				
Construction	140		140						
Total	1,094	534	560		534				

Recommended FY10 appropriation: \$534,000 in G.O. Bonds.

On March 19, 2009, the Executive recommended this program for an additional amendment to the FY09-14 Capital Improvement Program. This project provides for the

renovation and expansion of the Rafferty Center, a portion of the former Good Counsel High School, which was designated for a public purpose a part of a site development rezoning decision.

The Council appropriated funding in FY08 for the design of the rehabilitation and expansion of the Center and conditioned expenditure of appropriated funding on the execution of an agreement providing for the transfer of the property to the County.

The project is in the land acquisition phase. The Executive has recommended a FY10 appropriation of \$534,000 in G.O. Bonds to repay ALARF for the purchase of a parcel of land to be used for parking. In addition, the County is negotiating the purchase of two additional parcels, one for parking and one for an addition to the building that would include restrooms, a lobby, and office space. An MOU between the County and the Developer has not been executed yet.

Council staff recommends approving the appropriation of \$534,000 in FY10 for the purpose of repaying ALARF for the purchase of land to be used for parking.

RECREATION FACILITY MODERNIZATION (PDF at ©3)

	Total	Total 6 years	Est FY08	FY09	FY10	FY11	FY12	FY13	FY14
PDS	5,000	500	0	25	75	100	100	100	100

Recommended funding source: \$400,000 in GO Bonds; \$100,000 in current revenue.

FY09 appropriation: \$25,000 in current revenue.

Recommended FY10 appropriation: \$75,000 in current revenue.

The Recreation Facility Modernization project is presented for consideration by the Committee because there is \$75,000 in current revenue recommended for appropriation in FY10.

The project provides for developing a plan to address the renovation needs and urgent building system deficiencies for the following facilities, in priority order: Clara Barton Neighborhood Recreation Center (NRC), Upper County Community Recreation Center, Schweinhaut Senior Center, and Bauer Drive Community Recreation Center. The project does not provide complete funds to renovate the entire facilities.

When the project was initially proposed for the FY09-14 CIP, it included three additional facilities which the Council later added to the CIP as stand-alone projects: Scotland, Good Hope and Ross Boddy Neighborhood Recreation Centers.

For FY09, \$25,000 in current revenue was appropriated for the project; however, the start of the project has been delayed by one year. DGS anticipates that it will begin the process of updating the current program of requirements for each facility in July 2009 (©4). **No expenditures have been made on this project to date.**

Council staff recommends (as reflected on ©5):

- **Amending the expenditure schedule by shifting all amounts by one year; and**
- **Refraining from appropriating \$75,000 in current revenue for FY10.**

Council staff offers the following reasons for delaying funding:

- Delaying funding may help close current operating budget deficits or support projects of services of higher priority to the Council.
- Only \$25,000 was programmed for the first year of the project, and the project is now scheduled to begin in FY10.
- These facilities have been the subject of planning efforts and have had a program of requirements developed during the FY07-12 CIP cycle.
- A comprehensive needs assessment for Recreation Department services and facilities will be undertaken as part of the “Comprehensive Recreation Facilities and Services Development Plan 2010-2030.” This comprehensive plan, included as part of the FY09-14 CIP umbrella County Government Facility Planning project, will be completed in FY09 and FY10, and could potentially inform the planning efforts for the facilities under the Recreation Facilities Modernization project.

Because no expenditures have been made to date, the Committee may want to recommend that the Council direct the Executive to refrain from spending the \$25,000 in FY09 funding for this project, if needed to close current operating budget deficits.

Recommended Amendment

Wheaton Community Recreation Center - Rafferty -- No. 720800

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
General Services
Kensington-Wheaton

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 18, 2009
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	420	0	420	0	0	0	0	0	0	0	0
Land	534	0	0	534	0	534	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	140	0	140	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,094	0	560	534	0	534	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,094	0	560	534	0	534	0	0	0	0	0
Total	1,094	0	560	534	0	534	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				828	0	60	192	192	192	192
Energy				330	0	10	80	80	80	80
Program-Staff				678	0	50	157	157	157	157
Program-Other				554	0	94	115	115	115	115
Offset Revenue				235	0	47	47	47	47	47
Net Impact				2,625	0	261	591	591	591	591
WorkYears					0.0	1.0	4.5	4.5	4.5	4.5

DESCRIPTION

This project provides for the design for the renovation and expansion of the current building. The Rafferty Center, a portion of the former Good Counsel High School, was designated for dedication for a public purpose as a part of a recent site development rezoning decision. The County has determined that it will provide additional recreation services to the Kensington - Wheaton communities by using the Rafferty center to create a second Community Recreation Center to be used in tandem with the existing Wheaton Recreation Center. The existing Wheaton Recreation Center is owned by M-NCPPC and operated by the County Recreation Department. Renovation and expansion of the Rafferty facility, along with future renovations of the existing center will provide, in two parts, a full service Community Recreation Center (of approximately 33,000 net square feet) consistent with the provisions of the Montgomery County Recreation Facility Development Plan, 2005 Update.

COST CHANGE

Increase due to the addition of land costs to repay ALARF for the purchase of land associated with parking.

JUSTIFICATION

The Department has operated the existing Wheaton Recreation Center, owned by the M-NCPPC, for many years. As early as 1997 this facility was designated for replacement with a larger full service facility, originally included in Facility Planning and Site Evaluation projects as the Kemp Mill (later Wheaton/Kemp Mill) Community Recreation Center. In the 2005 update to the Department's facility plan and in the FY07-12 CIP, a "Wheaton Area Recreation Facilities" study was included in the MCG Facility Planning Project #508768 for this purpose. The current concept includes site and structure, stabilization and design development for future renovation, remodeling, and expansion of the Wheaton Community Recreation Center - Rafferty to provide an additional recreation facility to complement the existing facility.

OTHER

This project provides only for the design phase. Final construction costs will be determined during the design development phase. No funds may be expended until an agreement providing for the transfer of the property to the County has been executed.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate		
Current Scope	FY10	1,094
Last FY's Cost Estimate		560
Appropriation Request	FY10	534
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		560
Expenditures / Encumbrances		5
Unencumbered Balance		555
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Maryland National Capital Park and Planning Commission
Department of Recreation
Mid-County Regional Services Center

MAP

See Map on Next Page

Approved

Wheaton Community Recreation Center - Rafferty -- No. 720800

Category	Culture and Recreation	Date Last Modified	January 11, 2008
Subcategory	Recreation	Required Adequate Public Facility	No
Administering Agency	Public Works & Transportation	Relocation Impact	None.
Planning Area	Kensington-Wheaton	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	420	0	420	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	140	0	140	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	560	0	560	0	0	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	560	0	560	0	0	0	0	0	0	0	0
Total	560	0	560	0							

DESCRIPTION

This project provides for the stabilization and securing of the Rafferty Center as well as design for the renovation and expansion of the current building. The Rafferty Center, a portion of the former Good Counsel High School was designated for dedication for a public purpose as a part of a recent site development rezoning decision. The County has determined that it will provide additional recreation services to the Kensington - Wheaton communities by using the Rafferty center to create a second Community Recreation Center to be used in tandem with the existing Wheaton Recreation Center. The existing Wheaton Recreation Center is owned by M-NCPPC and operated by the County Recreation Department. Renovation and expansion of the Rafferty facility, along with future renovations of the existing center will provide, in two parts, a full service Community Recreation Center (of approximately 33,000 net square feet) consistent with the provisions of the Montgomery County Recreation Facility Development Plan, 2005 Update.

JUSTIFICATION

The Department has operated the existing Wheaton Recreation Center, owned by the M-NCPPC, for many years. As early as 1997 this facility was designated for replacement with a larger full service facility, originally included in Facility Planning and Site Evaluation projects as the Kemp Mill (later Wheaton/Kemp Mill) Community Recreation Center. In the 2005 update to the Department's facility plan and in the FY07-12 CIP, a "Wheaton Area Recreation Facilities" study was included in the MCG Facility Planning Project #50876B for this purpose. The current concept includes site and structure, stabilization and design development for future renovation, remodeling, and expansion of the Wheaton Community Recreation Center - Rafferty to provide an additional recreation facility to complement the existing facility.

THER

This project provides only for the design phase and building stabilization. Final construction costs will be determined during the design development phase.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

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: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td style="text-align: right;">FY08 560</td> </tr> <tr> <td>Current Scope</td> <td style="text-align: right;">FY08 560</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: right;">FY09 0</td> </tr> <tr> <td>Appropriation Request Est.</td> <td style="text-align: right;">FY10 0</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td style="text-align: right;">560</td> </tr> <tr> <td>Transfer</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Cumulative Appropriation</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Encumbered Balance</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Partial Closeout Thru</td> <td style="text-align: right;">FY06 0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: right;">FY07 0</td> </tr> <tr> <td>Total Partial Closeout</td> <td style="text-align: right;">0</td> </tr> </table>	Date First Appropriation	(\$000)	First Cost Estimate	FY08 560	Current Scope	FY08 560	Last FY's Cost Estimate	0	Appropriation Request	FY09 0	Appropriation Request Est.	FY10 0	Supplemental Appropriation Request	560	Transfer	0	Cumulative Appropriation	0	Expenditures / Encumbrances	0	Encumbered Balance	0	Partial Closeout Thru	FY06 0	New Partial Closeout	FY07 0	Total Partial Closeout	0	<p>Department of Public Works and Transportation Maryland National Capital Park and Planning Commission Department of Recreation Mid-County Regional Services Center</p>	<p>MAP</p> <p style="font-size: 24pt; margin-top: 100px;">Map Not Available</p>
Date First Appropriation	(\$000)																													
First Cost Estimate	FY08 560																													
Current Scope	FY08 560																													
Last FY's Cost Estimate	0																													
Appropriation Request	FY09 0																													
Appropriation Request Est.	FY10 0																													
Supplemental Appropriation Request	560																													
Transfer	0																													
Cumulative Appropriation	0																													
Expenditures / Encumbrances	0																													
Encumbered Balance	0																													
Partial Closeout Thru	FY06 0																													
New Partial Closeout	FY07 0																													
Total Partial Closeout	0																													

Approved

Recreation Facility Modernization -- No. 720917

Category	Culture and Recreation	Date Last Modified	May 14, 2008
Subcategory	Recreation	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Countywide	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	500	0	0	500	25	75	100	100	100	100	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	500	0	0	500	25	75	100	100	100	100	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	100	0	0	100	25	75	0	0	0	0	0
G.O. Bonds	400	0	0	400	0	0	100	100	100	100	0
Total	500	0	0	500	25	75	100	100	100	100	0

DESCRIPTION

This project provides for a comprehensive plan and renovation of recreational facilities to protect the County's investment in recreation facilities and to sustain efficient and reliable facility operations. Improvements that may be provided from this project includes mechanical/plumbing equipment; lighting system replacements; building structural and exterior envelope refurbishment; and reconstruction or reconfiguration of associated parking lots. This project also includes developing a plan to address the renovation needs of each facility listed below based on their age and condition.

Building Improvements and planning efforts are for the following facilities:

- Clara Barton Neighborhood Recreation Center
- Upper County Community Recreation Center
- Schweinhaut Senior Center
- Bauer Drive Community Recreation Center

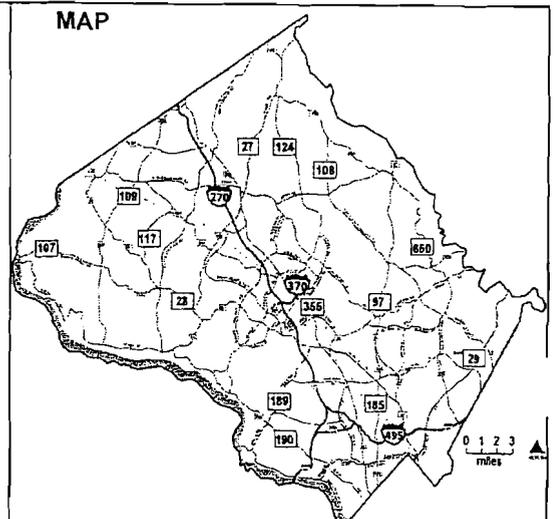
JUSTIFICATION

Renovation requirements will be based on facility assessments of the site and building infrastructure and on programmatic requirements.

In 2005, the Montgomery County Department of Recreation (MCRD), working with the Department of Public Works and Transportation (DPWT) received approval in the Facility Planning: MCG project to proceed with master planning of five Neighborhood Recreation Centers, two Communi. Recreation Centers, and one Senior Center. This project serves as a mechanism to prioritize projects and to begin facility renovations.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY09	500
Last FY's Cost Estimate		0
Appropriation Request	FY09	25
Appropriation Request Est.	FY10	75
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 Recreation



Recreation Capital Improvement Projects Report

Recreation Facility Modernization

Project # 720917

Design Schedule

	Start	Finish
PDF	July 2008	June 2014
Previous	July 2009	June 2014
Current	July 2009	June 2014

	FY08	FY09	FY10	FY11	FY12	FY13	FY14
PDF							
Previous							
Current							

Major issues resolved:

Pending Issues:

- Work plan will be developed and monies will be used for planning purposes. \$25k was approved for FY09.
- Initial PORs will need to be revised in FY10.

Status:

Next Steps:

- Get proposal from A/E to revise the PORs.

Proposed

Recreation Facility Modernization -- No. 720917

Category	Culture and Recreation	Date Last Modified	May 14, 2008
Subcategory	Recreation	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Countywide	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	500	0	0	500	25	25	75	100	100	100	100
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	500	0	0	500	25	75	100	100	100	100	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	100	0	0	100	25	25	75	0	0	0	0
G.O. Bonds	400	0	0	400	0	0	100	100	100	100	100
Total	500	0	0	500	25	25	100	100	100	100	100

DESCRIPTION

This project provides for a comprehensive plan and renovation of recreational facilities to protect the County's investment in recreation facilities and to sustain efficient and reliable facility operations. Improvements that may be provided from this project includes mechanical/plumbing equipment; lighting system replacements; building structural and exterior envelope refurbishment; and reconstruction or reconfiguration of associated parking lots. This project also includes developing a plan to address the renovation needs of each facility listed below based on their age and condition.

Building Improvements and planning efforts are for the following facilities:

- Clara Barton Neighborhood Recreation Center
- Upper County Community Recreation Center
- Schweinhaut Senior Center
- Bauer Drive Community Recreation Center

JUSTIFICATION

Renovation requirements will be based on facility assessments of the site and building infrastructure and on programmatic requirements.

In 2005, the Montgomery County Department of Recreation (MCRD), working with the Department of Public Works and Transportation (DPW) received approval in the Facility Planning: MCG project to proceed with master planning of five Neighborhood Recreation Centers, two Community Recreation Centers, and one Senior Center. This project serves as a mechanism to prioritize projects and to begin facility renovations.

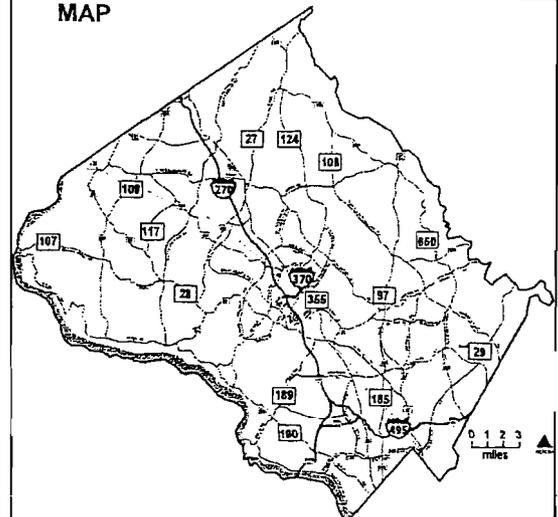
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate - Current Scope	FY09	500
Last FY's Cost Estimate		0
Appropriation Request	FY09	25
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 Recreation

MAP



5