


**MEMORANDUM**

February 12, 2019

TO: Government Operations and Fiscal Policy Committee

FROM: Linda Price,  Legislative Analyst

SUBJECT: Worksession – Amendment to the FYI 9-24 Capital Improvements Program and Supplemental Appropriation to the FY19 Capital Budget, Department of General Services, Council Office Building Garage Renovation, \$1,990,000

PURPOSE: Vote on recommendations for the Council’s consideration

Those who may attend this worksession include:

- David Dise, Director, Department of General Services (DGS)
- Greg Ossont, Deputy Director, DGS
- Bruce Meier, Fiscal and Policy Analyst, OMB

Today, the GO Committee will review the Executive’s recommended supplemental appropriation to the FY19 Capital Budget for the Department of General Services (DGS), Council Office Building Garage Renovation (COBG).<sup>1</sup> The appropriation is in the amount of \$1,990,000, and the source of funds are GO Bonds.

The County Executive transmitted his request on January 15. The Council introduced a resolution to approve this supplemental appropriation on January 22. The transmittal memo, draft resolution, and project description form are attached on © 1-5. A public hearing was held on February 12, 2019 and there were no speakers.

This project provides for the design and construction of repairs to the COBG. Initial items approved in the scope of the project include renovation and repairs to the concrete deck, structural steel, drains, post-tensioned concrete tendons, curbs, painting of structural steel, and a new waterproof membrane. Renovation of the garage began on April 23 and is now scheduled to conclude by the end of 2019.

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<sup>1</sup> Key words: #COBGGarage.

The supplemental appropriation is needed to remedy issues involving further deterioration of the structural steel and concrete in the garage. The cost of these repairs total \$1,490,000. The supplemental will also add \$500,000 to address repairs in all 5 garage stairwells. The northeast stairwell at Jefferson Street was recently closed due to structural concerns, but is planned to reopen this summer.

**Council staff recommends approval of this supplemental appropriation.**

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OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Marc Elrich  
County Executive

**M E M O R A N D U M**

January 15, 2019

**TO:** Nancy Navarro, President, County Council

**FROM:** Marc Elrich, County Executive *ME*

**SUBJECT:** Amendment to the FY19-24 Capital Improvements Program and Supplemental Appropriation #6 S19 CMCG-7 to the FY19 Capital Budget  
Montgomery County Government  
Department of General Services  
Council Office Building Garage Renovation (CIP No. 011601), \$1,990,000

I am recommending a supplemental appropriation to the FY19 Capital Budget and amendment to the FY19-24 Capital Improvements Program in the amount of \$1,990,000 for Council Office Building Garage Renovation (CIP No. 011601). The funding and appropriation will allow the Department of General Services to complete the renovation of the garage.

This increase is needed to remedy issues involving deterioration of the structural steel and concrete and the poor condition of the stairwells.

I recommend that the County Council approve this supplemental appropriation and amendment to the FY19-24 Capital Improvements Program in the amount of \$1,990,000 and specify the source of funds as General Obligation Bonds.

I appreciate your prompt consideration of this action.

ME:brm

Attachment: Amendment to the FY19-24 Capital Improvements Program and Supplemental Appropriation #6 S19 CMCG-7

c: David E. Dise, Director, Department of General Services

Resolution No: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

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By: Council President at the Request of the County Executive

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SUBJECT: Amendment to the FY19-24 Capital Improvements Program and Supplemental Appropriation #6 S19 CMCG-7 to the FY19 Capital Budget  
Montgomery County Government  
Department of General Services  
Council Office Building Garage Renovation (CIP No. 011601), \$1,990,000

Background

1. Section 307 of the Montgomery County Charter provides that any 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 Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six 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.
2. The County Executive recommends the following capital project appropriation increases:

| <u>Project Name</u>   | <u>Project Number</u> | <u>Cost Element</u> | <u>Amount</u>      | <u>Source of Funds</u> |
|-----------------------|-----------------------|---------------------|--------------------|------------------------|
| COB Garage Renovation | 011601                | PDS                 | \$30,000           | GO Bonds               |
| COB Garage Renovation | 011601                | Construction        | \$1,960,000        | GO Bonds               |
| TOTAL                 |                       |                     | <u>\$1,990,000</u> | GO Bonds               |

3. This increase is needed to remedy issues involving deterioration of the structural steel and concrete and the poor condition of the stairwells.
4. The County Executive recommends an amendment to the FY19-24 Capital Improvements Program and a supplemental appropriation in the amount of \$1,990,000 for COB Garage Renovation Project (# 011601), and specifies that the source of funds will be General Obligation Bonds.
5. Notice of public hearing was given and a public hearing was held.

Action

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

A supplemental appropriation to the FY19 Capital Budget is approved as follows:

| <u>Project Name</u>   | <u>Project Number</u> | <u>Cost Element</u> | <u>Amount</u>      | <u>Source of Funds</u> |
|-----------------------|-----------------------|---------------------|--------------------|------------------------|
| COB Garage Renovation | 011601                | PDS                 | \$30,000           | GO Bonds               |
| COB Garage Renovation | 011601                | Construction        | \$1,960,000        | GO Bonds               |
| TOTAL                 |                       |                     | <u>\$1,990,000</u> | GO Bonds               |

This is a correct copy of Council action.

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Megan Davey Limarzi, Clerk of the Council

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# Council Office Building Garage Renovation

(P011601)

|               |                                       |                      |                    |
|---------------|---------------------------------------|----------------------|--------------------|
| Category      | General Government                    | Date Last Modified   | 01/31/18           |
| SubCategory   | County Offices and Other Improvements | Administering Agency | General Services   |
| Planning Area | Rockville                             | Status               | Under Construction |

## EXPENDITURE SCHEDULE (\$000s)

| Cost Elements                    | Total        | Thru FY17  | Est FY18     | Total<br>6 Years | FY 19        | FY20       | FY 21 | FY22 | FY23 | FY 24 | Beyond<br>6 Years |
|----------------------------------|--------------|------------|--------------|------------------|--------------|------------|-------|------|------|-------|-------------------|
| Planning, Design and Supervision | 915          | 198        | 330          | 357              | 357          | 30         | -     | -    | -    | -     |                   |
| Construction                     | 5,834        | 12         | 1,545        | 2,317            | 3,097        | 580        |       |      |      |       |                   |
| <b>TOTAL EXPENDITURES</b>        | <b>6,749</b> | <b>210</b> | <b>1,875</b> | <b>2,674</b>     | <b>4,054</b> | <b>610</b> |       |      |      |       |                   |

## FUNDING SCHEDULE (\$000s)

| Funding Source               | Total        | Thru FY17  | Est FY18     | Total<br>6 Years | FY 19        | FY20       | FY 21 | FY22 | FY23 | FY 24 | Beyond<br>6 Years |
|------------------------------|--------------|------------|--------------|------------------|--------------|------------|-------|------|------|-------|-------------------|
| G.O. Bonds                   | 6,749        | 210        | 1,875        | 2,674            | 4,054        | 610        |       |      |      |       |                   |
| <b>TOTAL FUNDING SOURCES</b> | <b>6,749</b> | <b>210</b> | <b>1,875</b> | <b>2,674</b>     | <b>4,054</b> | <b>610</b> |       |      |      |       |                   |

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

|                             |       |                          |       |
|-----------------------------|-------|--------------------------|-------|
| Appropriation FY 18 Request | 1,990 | Year First Appropriation | FY16  |
| Appropriation FY 20 Request |       | Last FY's Cost Estimate  | 4,759 |
| Cumulative Appropriation    | 4,759 |                          |       |
| Expenditure / Encumbrances  | 284   |                          |       |
| Unencumbered Balance        | 4,475 |                          |       |

## PROJECT DESCRIPTION

The project provides for the design and construction of repairs to the Council Office Building Garage (COBG). Repairs include, but are not limited to, concrete deck, structural steel, drains, post-tensioned concrete tendons, curbs, painting of structural steel, and a new waterproof membrane. The project will be completed in phases in order to keep the garage open in continuous operation. Each phase will require closing approximately 100 parking spaces for construction.

## LOCATION

Rockville Core

## ESTIMATED SCHEDULE

The project is expected to be finished in the summer of 2019.

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## **PROJECT JUSTIFICATION**

Montgomery County Department of General Services contracted with an independent consultant to assess the condition of the COB garage. The Council Office Building Parking Garage Condition Assessment dated August 10, 2015 provides recommendations for various repairs.

## **DISCLOSURES**

A pedestrian impact analysis has been completed for this project.

## **COORDINATION**

County Council, Department of Technology Services, Department of Police, Department of General Services, Department of Transportation, Department of Fire Rescue Services, Office of Management and Budget, City of Rockville, and Montgomery County Circuit Court

## **COST CHANGE**

The cost increase is necessary due to the need to remedy unanticipated problems with the steel, concrete and stairwells.

## **FISCAL NOTE**

Project reflects an FY19 Supplemental for \$1,990,000.