

Resolution No.: 16-862
Introduced: December 9, 2008
Adopted: February 24, 2009

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: County Council

SUBJECT: Amendment to the FY09-14 Capital Improvements Program (CIP)
Montgomery County Government
Department of Liquor Control: DLC Liquor Warehouse (No. 850900) and
Temperature Controlled Liquor Warehouse (No. 850500)
Department of Transportation: Equipment and Maintenance Operations Center
(EMOC), (No. 500433)
Department of Police: Public Safety Training Academy (PSTA) Academic
Building Complex (No. 479909)

Background

1. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program (CIP) at any time by an affirmative vote of no fewer than six members of the Council.
2. On November 17, 2008, the County Executive forwarded to the Council a package of proposed supplemental appropriations and amendments to the CIP to implement his recommendations regarding the relocation of county facilities as recommended in the Property Use Study and Smart Growth Initiative. These amendments were introduced at the Council's December 9, 2008 session.
3. The Executive's recommended amendments included the relocation of the Department of Liquor Control's warehouse to the Finmarc warehouse in Gaithersburg and relocation of the Department of Transportation's Equipment and Maintenance Operations Center (EMOC) to the Casey 6&7 parcels in the Shady Grove area. The Executive recommended close-out of the currently approved projects for expansion and renovation of these two facilities at their current locations near the Shady Grove Metro station.
4. The Council's Public Safety (PS) and Transportation, Infrastructure, Energy, and Environment (T&E) Committees held joint worksessions on January 29, 2009 and

February 12, 2009 to review the Executive's recommendations. The joint PS and T&E Committee recommend approval of new CIP projects to relocate the Department of Liquor Warehouse and EMOC, close-out of CIP projects No. 850500, Temperature Controlled Liquor Warehouse, and No. 500433, Equipment and Maintenance Operations Center (EMOC). The joint Committee also recommends shifting currently approved expenditures for the PSTA Academic Building Complex (No. 479909) from FY09 and FY10 to FY11 and FY12 in recognition that expenditures will not occur while the Council is considering the Executive's recommendations to relocate the PSTA and approve new uses for the current PSTA site.

5. Notice of public hearing was given and a public hearing was held.

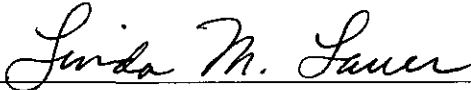
Action

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

The FY09-14 Capital Improvements Program of the Montgomery County Government is amended as described below and reflected on the attached project description forms.

Create PDF No. 850900, DLC Liquor Warehouse
Close-out PDF No. 850500, Temperature Controlled Liquor Warehouse
Close-out PDF No. 500433, Equipment and Maintenance Operations Center
Re-program funding within PDF no. 479909, PSTA Academic Building Complex

This is a correct copy of Council action.


Linda M. Lauer, Clerk of the Council

DLC Liquor Warehouse -- No. 850900

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

February 11, 2009
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	2,089	0	0	2,089	769	837	483	0	0	0	0
Land	32,700	0	0	32,700	32,700	0	0	0	0	0	0
Site Improvements and Utilities	360	0	0	360	0	74	286	0	0	0	0
Construction	12,966	0	0	12,966	0	2,315	10,651	0	0	0	0
Other	964	0	0	964	0	0	964	0	0	0	0
Total	49,079	0	0	49,079	33,469	3,226	12,384	0	0	0	0

FUNDING SCHEDULE (\$000)

Revenue Bonds: Liquor Fund	49,079	0	0	49,079	33,469	3,226	12,384	0	0	0	0
Total	49,079	0	0	49,079	33,469	3,226	12,384	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, design and construction 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 Edison Park Drive 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, design and construction.

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 million. The Department of Liquor Control Fund will finance the cost of this project. This project is not appropriated through the Montgomery County Government's Capital Budget. An amendment to Resolution #16-676 will authorize financing of this project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation	Department of General Services	
First Cost Estimate	Department of Liquor Control	
Current Scope	Maryland-National Capital Park and Planning Commission	
Last FY's Cost Estimate	Department of Permitting Services	
Appropriation Request	Department of Finance	
Appropriation Request Est.	Department of Technology Services	
Supplemental Appropriation Request	Office of Management and Budget	
Transfer	Washington Suburban Sanitary Commission	
Cumulative Appropriation		
Expenditures / Encumbrances		
Unencumbered Balance		
Partial Closeout Thru		
New Partial Closeout		
Total Partial Closeout		

Temperature Controlled Liquor Warehouse -- No. 850500

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	0	0	0	0	0	0	0	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
Date First Appropriation	FY05	(\$000)	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	
First Cost Estimate	FY05	7,348		
Current Scope				
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		

County Council

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

Category
Subcategory
Administering Agency
Planning Area

Transportation
Mass Transit
General Services
Rockville

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

October 27, 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	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	0	0	0	0	0	0	0	0	0	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 style="text-align: center;">FY09</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td></td> </tr> <tr> <td>Current Scope</td> <td style="text-align: center;">FY09</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> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: center;">FY09</td> <td style="text-align: right;">-2,962</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;">2,962</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;">2,962</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	FY09	(\$000)	First Cost Estimate			Current Scope	FY09	2,962	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		2,962	Expenditures / Encumbrances		0	Unencumbered Balance		2,962				Partial Closeout Thru	FY06	0	New Partial Closeout	FY07	0	Total Partial Closeout		0	Department of Transportation Department of General Services Department of Technology Services Department of Permitting Services Maryland-National Capital Park and Planning Commission	
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Total Partial Closeout		0																																																			

PSTA Academic Building Complex -- No. 479909

Category
Subcategory
Administering Agency
Planning Area
Service Area

Public Safety
Police
General Services
Countywide
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

February 25, 2009
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	2,195	1,388	456	351	0	0	180	171	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	2,318	1,318	0	0	0
Construction	18,509	2	9,349	9,158	0	0	3,443	5,715	0	0	0
Other	461	1	0	460	0	0	137	323	0	0	0
Total	24,909	1,399	9,905	13,605	0	0	6,078	7,527	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	24,909	1,399	9,905	13,605	0	0	6,078	7,527	0	0	0
Total	24,909	1,399	9,905	13,605	0	0	6,078	7,527	0	0	0

DESCRIPTION

A new Public Safety Training Campus (Project No. 470905) 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 a major renovation and expansion of the Public Safety Training Academy (PSTA), the primary training facility for the Department of Police and Montgomery County 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 un-programmed 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 burn 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.

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

FISCAL NOTE

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.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY99 (\$000)	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	
First Cost Estimate Current Scope FY07 11,772	Special Capital Projects Legislation [Bill No. 5-98] was adopted by Council April 21, 1998, and reauthorized May 14, 2003 [Bill 6-03].	
Last FY's Cost Estimate 24,909		
Appropriation Request FY09 0		
Appropriation Request Est. FY10 0		
Supplemental Appropriation Request 0		
Transfer 0		
Cumulative Appropriation 24,486		
Expenditures / Encumbrances 1,750		
Unencumbered Balance 22,736		
Partial Closeout Thru FY06 0		
New Partial Closeout FY07 0		
Total Partial Closeout 0		

County Council

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

OTHER DISCLOSURES

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