

401 Hungerford Drive Garage -- No. 500705

Category	General Government	Date Last Modified	May 07, 2008
Subcategory	County Offices and Other Improvements	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Rockville	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	732	0	0	732	358	325	49	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	732	0	0	732	358	325	49	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	732	0	0	732	358	325	49	0	0	0	0
Total	732	0	0	732	358	325	49	0	0	0	0

DESCRIPTION

The project provides for the design of the rehabilitation of the 401 Hungerford Drive parking garage. The concrete decks in the three story garage are experiencing moderate to severe deterioration. A study completed in June 2005 recommended the removal and replacement of the deteriorated concrete, removal and installation of new expansion joints, repair of the stair tower cracking, new lighting, seismic reinforcement, stormwater management improvements, application of a traffic bearing membrane, concrete sealer and improvements to the small parking lot.

COST CHANGE

Increase due to additional design costs.

JUSTIFICATION

The parking garage has been in service since 1986. The two upper decks of the garage and access ramps are in poor condition and have experienced moderate corrosion of the structural steel and related deterioration, spalling, and the ponding of water. As of March 2005, 17 percent of the top deck and 13 percent of the middle deck were delaminated or spalled. The structural slabs are in poor condition due to long term infiltration of water and road salts which continue to deteriorate the concrete and corrode the embedded steel reinforcement. There is significant deterioration of the ramp to level 3. The soffit is spalling in some areas due to the migration of water through the unsealed construction joints and cracks in the decks. The garage does not meet current code requirements for stormwater management or seismic events according to the "Existing Condition Appraisal Report" by Walker Parking Consultants, June 2005.

FISCAL NOTE

The project provides for only the design phase. Final construction costs will be determined during the design development stage. The total cost of this project is estimated to be between \$6 and \$7 million.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY07	477
Current Scope		477
Last FY's Cost Estimate		477
Appropriation Request	FY09	732
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 Health and Human Services
 City of Rockville
 WSSC
 PEPCO
 WMATA
 CIP 500917 - Renovation of 401 Hungerford Drive

MAP

