

# MCPS Food Distribution Facility Relocation -- No. 361111

Category  
Subcategory  
Administering Agency  
Planning Area

General Government  
County Offices and Other Improvements  
General Services  
Gaithersburg

Date Last Modified  
Required Adequate Public Facility  
Relocation Impact  
Status

December 20, 2010  
No  
None.  
Planning Stage

### EXPENDITURE SCHEDULE (\$000)

| Cost Element                      | Total         | Thru FY10 | Rem. FY10 | Total 6 Years | FY11         | FY12          | FY13         | FY14     | FY15     | FY16     | Beyond 6 Years |
|-----------------------------------|---------------|-----------|-----------|---------------|--------------|---------------|--------------|----------|----------|----------|----------------|
| Planning, Design, and Supervision | 3,209         | 0         | 0         | 3,209         | 1,931        | 995           | 283          | 0        | 0        | 0        | 0              |
| Land                              | 0             | 0         | 0         | 0             | 0            | 0             | 0            | 0        | 0        | 0        | 0              |
| Site Improvements and Utilities   | 3,685         | 0         | 0         | 3,685         | 591          | 2,365         | 729          | 0        | 0        | 0        | 0              |
| Construction                      | 20,838        | 0         | 0         | 20,838        | 1,259        | 15,138        | 4,441        | 0        | 0        | 0        | 0              |
| Other                             | 1,447         | 0         | 0         | 1,447         | 0            | 329           | 1,118        | 0        | 0        | 0        | 0              |
| <b>Total</b>                      | <b>29,179</b> | <b>0</b>  | <b>0</b>  | <b>29,179</b> | <b>3,781</b> | <b>18,827</b> | <b>6,571</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b>       |

### FUNDING SCHEDULE (\$000)

|                 |               |          |          |               |              |               |              |          |          |          |          |
|-----------------|---------------|----------|----------|---------------|--------------|---------------|--------------|----------|----------|----------|----------|
| Interim Finance | 29,179        | 0        | 0        | 29,179        | 3,781        | 18,827        | 6,571        | 0        | 0        | 0        | 0        |
| <b>Total</b>    | <b>29,179</b> | <b>0</b> | <b>0</b> | <b>29,179</b> | <b>3,781</b> | <b>18,827</b> | <b>6,571</b> | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

**DESCRIPTION**

This project is part of the Smart Growth Initiative and provides for design and construction of a new facility on the Webb Tract site on Snouffer School Road. The existing facility is located at the County Services Park on Crabbs Branch Way. The current MCPS Food Distribution Facility is about 58,000 square feet with 150 parking spaces for the staff and 8 loading docks. The new facility may include expansion space.

**ESTIMATED SCHEDULE**

The design phase will commence during the fall of 2010 and is expected to last twelve months, followed by approximately six months for bidding, with a construction period of approximately thirteen months. Master site planning for the entire Webb Tract will begin in April 2010 and is expected to last for six months.

**JUSTIFICATION**

In order to implement the County's Shady Grove Sector Plan which capitalizes on the existing investment in mass transit by creating a transit-oriented development community, the County Service Park at Crabbs Branch must be relocated. Relocation of the facilities at the County Service Park will enable the County to realize housing and transit-oriented development while also addressing unmet County facilities needs.

Plans and studies for this project include: "Projected Space Requirements for MCPS Division of Food and Nutrition Services (Delmar Architects, 2005 and 2008)"

**OTHER**

The PSTA and Multi-Agency Service Park (PDF No. 470907) appropriated \$46.546 million for the purchase of the Webb Tract and \$1.695 million for master site planning. Approximately one-half of this cost is required for the relocation of the MCPS Food Distribution Facility and MCPS and M-NCPPC Maintenance Facilities. Funds will not be appropriated until master site planning is complete.

**FISCAL NOTE**

The project provides for complete design and construction. Interim financing will be used for this effort in the short term, with permanent funding sources to include G.O. Bonds and Land Sale Proceeds. The cost estimate is based on construction of a facility that is the size of the current Food Distribution Facility and may be adjusted if the facility is modified to meet future needs.

**OTHER DISCLOSURES**

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

| APPROPRIATION AND EXPENDITURE DATA |         |        |
|------------------------------------|---------|--------|
| Date First Appropriation           | (\$000) |        |
| First Cost Estimate                | FY11    | 29,179 |
| Current Scope                      |         | 29,179 |
| Last FY's Cost Estimate            |         | 29,179 |
|                                    |         |        |
| Appropriation Request              | FY12    | 29,179 |
| Supplemental Appropriation Request |         | 0      |
| Transfer                           |         | 0      |
|                                    |         |        |
| Cumulative Appropriation           |         | 0      |
| Expenditures / Encumbrances        |         | 0      |
| Unencumbered Balance               |         | 0      |
|                                    |         |        |
| Partial Closeout Thru              | FY09    | 0      |
| New Partial Closeout               | FY10    | 0      |
| Total Partial Closeout             |         | 0      |

**COORDINATION**  
 Department of General Services  
 Montgomery County Public Schools  
 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  
 Pepco  
 Upcounty Regional Services Center  
 Washington Gas

Special Capital Projects Legislation [Bill No. 20-10] was adopted by Council June 15, 2010.

