

# 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

**May 15, 2012**  
**No**  
**None.**  
**Preliminary Design Stage**

### EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	3,265	0	0	3,265	2,149	1,116	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	24,036	0	0	24,036	0	24,036	0	0	0	0	0
Other	7,954	0	0	7,954	0	7,954	0	0	0	0	0
<b>Total</b>	<b>35,255</b>	<b>0</b>	<b>0</b>	<b>35,255</b>	<b>2,149</b>	<b>33,106</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### FUNDING SCHEDULE (\$000)

G.O. Bonds	35,255	0	0	5,620	0	0	0	0	2,810	2,810	29,635
Interim Finance	0	0	0	29,635	2,149	33,106	0	0	-2,810	-2,810	-29,635
<b>Total</b>	<b>35,255</b>	<b>0</b>	<b>0</b>	<b>35,255</b>	<b>2,149</b>	<b>33,106</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### OPERATING BUDGET IMPACT (\$000)

Maintenance				2,294	0	362	483	483	483	483
Energy				2,109	0	333	444	444	444	444
<b>Net Impact</b>				<b>4,403</b>	<b>0</b>	<b>695</b>	<b>927</b>	<b>927</b>	<b>927</b>	<b>927</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 Service 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 includes expansion space to meet the future needs of the program.

#### ESTIMATED SCHEDULE

The design phase will commence during the Spring of 2012 and is expected to last twelve months, followed by approximately six months for bidding and a construction period of approximately thirteen months.

#### COST CHANGE

Cost change due to the shift of all site development-related work to the PSTA and Multi-Agency Service Park - Site Dev. (PDF No. 470907) and increase in facility size from 58,000 s.f. to 77,000 s.f. as requested by Montgomery County Public Schools.

#### 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)"; and "Montgomery County Multi-Agency Service Park Master Plan and Design Guideline," February 23, 2011.

#### OTHER

This project is based on an estimate cost of \$28.655 million for construction of a 77,000 s.f. building and \$6.6 million for new food processing equipment.

Proceeds from Land Sales of the County Service Park West must be allocated to retiring the Interim Financing for the MCPS & M-NCPPC Maintenance Facilities Relocation and PSTA & Multi-Agency Service Park Site Development projects.

#### 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.

All site improvement-related work is being shifted from this project to the PSTA and Multi-Agency Service Park - Site Development project (PDF No. 470907) and the cumulative appropriation adjusted accordingly.

#### OTHER DISCLOSURES

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

#### APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY13	35,255
Current Scope		
Last FY's Cost Estimate		29,179
Appropriation Request	FY13	6,600
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		-524
Cumulative Appropriation		29,179
Expenditures / Encumbrances		0
Unencumbered Balance		29,179
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	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.

#### MAP

