

MEMORANDUM

May 1, 2014

TO: Health and Human Services Committee
Education Committee

FROM: Vivian Yao, Legislative Analyst *vy*

SUBJECT: **Worksession – Recommended Amendment to the FY15-20 Capital Improvements Program (CIP) and FY15 Capital Budget, Department of Health and Human Services, Children’s Resource Center**

The Health and Human Services (HHS) and Education Committees will review the school-related Children’s Resource Center project (©1) recommended by the County Executive as an amendment to the FY15-20 Capital Improvements Program (CIP) and FY15 Capital Budget for the Department of Health and Human Services (DHHS). Representatives from DHHS, Montgomery County Public Schools (MCPS), and the Office of Management and Budget (OMB) will participate in the worksession.

Background

On February 27, the Committees reviewed and recommended approval of the County Executive’s original FY15-20 CIP recommendation (©2) for building a new 40,500 gross square foot building and 32,900 g.s.f. parking area at the MCPS-owned Broome School site to replace the Children’s Resource Center (CRC) currently located where MCPS is planning to build a new elementary school (RMES #5) in the Richard Montgomery Cluster. The total project cost was estimated at \$15.210 million, and the project was scheduled to be completed by early 2016 when MCPS is scheduled to begin construction on RMES #5. The CRC project planned to consolidate Early Childhood Services staff currently working out of different locations in the County including leased space.

After the Committees’ initial review of the DHHS CIP, the Executive had expressed his intent to relocate CRC services to the existing Broome school site and defer construction of a permanent building to house CRC services (©3-4). In his March 17 memorandum transmitting CIP budget adjustments, the Executive stated his intent to amend the project as soon as more detailed cost information is available (©5-6).

Committee members expressed concern about the decision to change directions after expending significant resources for planning on design of the new building as well as the lack of information provided to the Council about the level of community concern related to the project.

The Executive transmitted an amended PDF for the CRC project on April 28. The following table provides the anticipated expenditures for the amended project along with those for the earlier recommended project.

Amended Children’s Resource Center Project

(\$000s)	Total	Total 6 years	FY13	FY14	FY15	FY16	FY17	FY18
CE Amended Rec.	11,033	10,081	8,541	1,540				
CE Original FY15-20 Rec.	15,210	13,477	8,897	4,580	0	0	0	0

*Recommended funding source is G.O. Bonds.
 Recommended FY15 Appropriation: \$9.297 million
 There is no estimated FY16 Appropriation.*

Project Description

The amended project provides for renovation of 42,000 gross square feet of the existing Broome School facility to replace the Children’s Resource Center. MCPS has indicated that it will not reclaim the site for at least six years. Council staff understands that this schedule will allow the CRC to be housed at the site for approximately 4 ½ years. The PDF states that the County will continue to explore other options for a permanent CRC.

The amended project will house Early Childhood Services, the Infants and Toddlers Program and Parent Resources Center, consistent with the earlier proposal. The amended project is \$4.177 million less than the proposal to build a new building, but the plan provides for a temporary site rather than the long-term option originally proposed.

Executive staff reports that amended project will displace existing uses currently housed at Broome including Cornerstone Montgomery's mental health clinic and Resource Coordination staff. HHS is currently working with Cornerstone Montgomery to find alternative space, and DGS is considering other locations for the Resource Coordination staff. Interfaith Works Clothing Closet will not be displaced by the CRC move to Broome.

The PDF notes that a substantial portion of the renovation related to mechanical and electrical systems and ADA compliance can be reused by MCPS. The Executive estimates that the cost related to mechanical and electrical systems and ADA compliance is approximately \$4.5M, representing about 57% of construction cost (\$7.586M) and the cost for site improvements and utilities (\$358K) combined. Council staff notes that is unknown to what extent, if at all, MCPS will reuse the renovations that are made.

The Executive also suggests that a cost analysis demonstrates that the cost of locating the programs in leased space exceed renovation of the existing facility. The analysis suggests that a

six-year lease and build out is estimated to cost \$10.5 million. The estimate is based on the assumption of using a warm lit shell. A warm lit shell is defined as a building with a minimally finished interior, usually with ceilings, lighting, plumbing, heating and cooling (HVAC), interior walls, electrical outlets, elevators, rest rooms, and a concrete floor. If a cold dark shell is used, the cost will increase by an additional \$1.26M. A cold dark shell is a building with an unfinished interior and lacking heating, ventilating, and air conditioning (HVAC), and usually without lighting, plumbing, ceilings, elevators, or interior walls.

Council staff notes that the leased space analysis is predicated on a six-year term even though a CRC tenancy would not be contingent on MCPS space needs and capital improvements schedule. If the CRC is housed in lease space, the build out costs could be amortized over a longer period, potentially resulting in a less expensive option over time than renovating Broome. In this case, the CRC would not need to displace other County uses in the building.

Council staff recommendation: Council staff has concerns regarding the amended CRC project related to the permanency of the renovated facility and cost to renovate the facility. Although Executive staff suggests that a portion of the renovation related to mechanical and electrical systems and ADA compliance can be reused by MCPS, it is premature to know how much of the renovations MCPS will want to keep. Council staff questions the prudence of spending \$11 million on a site that may only be available for 5-6 years.

Consequently, Council staff recommends moving forward with the CRC project as recommended by the Executive in his original FY15-20 CIP submission. The Committees already reviewed and recommended approval of the project. Substantial design work had been completed with attention to accommodating concerns expressed by community members. The new facility is not anticipated to have a significant impact on traffic in the neighborhood according to a study completed by the Executive (see ©7-8).

If the Committees do not want to move forward with their earlier recommendation, then Council staff recommends that the County seeks a permanent solution for the CRC either in leased space of some other available County space.

CE. Recommended Adjustment 4/28/14

Children's Resource Center (P641300)

Category	Health and Human Services	Date Last Modified	4/21/14
Sub Category	Health and Human Services	Required Adequate Public Facility	No
Administering Agency	General Services (AAGE29)	Relocation Impact	None
Planning Area	Rockville	Status	Preliminary Design Stage

	Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
EXPENDITURE SCHEDULE (\$000s)											
Planning, Design and Supervision	2,183	52	900	1,231	956	275	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	358	0	0	358	358	0	0	0	0	0	0
Construction	7,586	0	0	7,586	7,227	359	0	0	0	0	0
Other	906	0	0	906	0	906	0	0	0	0	0
Total	11,033	52	900	10,081	8,541	1,540	0	0	0	0	0

FUNDING SCHEDULE (\$000s)											
G.O. Bonds	11,033	52	900	10,081	8,541	1,540	0	0	0	0	0
Total	11,033	52	900	10,081	8,541	1,540	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)											
Energy				-67	0	-7	-15	-15	-15	-15	
Net Impact				-67	0	-7	-15	-15	-15	-15	

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	9,297
Appropriation Request Est.	FY 16	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,736
Expenditure / Encumbrances		1,111
Unencumbered Balance		625

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 15 11,033
Last FY's Cost Estimate	14,869

Description

The project provides for the renovation of 42,000 gross square feet (GSF) of the existing Broome School facility to replace the Health and Human Services (HHS) Children's Resource Center (CRC) located at 332 West Edmonston Drive. In the meantime, the County will continue to explore other options for a permanent CRC location. MCPS has indicated that they will not reclaim the site for at least six years. Renovations to the existing school site will be consistent with MCPS's current plan for the facility's future use.

Location

MCPS Broome Middle School site, 751 Twinbrook Parkway, Rockville, Maryland.

Capacity

The Center will house Early Childhood Services, the Infants and Toddlers Program and Parent Resources Center. The project does not include space for child care services that are currently provided at 332 West Edmonston Drive.

Estimated Schedule

The design phase for this project began in the summer of 2012 and construction is estimated to be completed by the end of 2015. The project must be complete before MCPS starts construction of the planned elementary school on the existing CRC site in early 2016.

Cost Change

Savings reflect a change in project approach to temporarily utilize the existing Broome School facility in lieu of building a new facility on site.

Justification

The CRC must be relocated because MCPS plans to build a new elementary school on the current site, a former elementary school site.

Fiscal Note

A substantial portion of the renovation related to mechanical and electrical systems, as well as ADA compliance can be reused by MCPS. Cost analysis demonstrates that the cost of locating the programs in leased space exceeds renovation of the existing facility.

Disclosures

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

Coordination

Department of Health and Human Services, Department of General Services, Montgomery County Public Schools, City of Rockville.

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HHS ED Committee Recommended 2/27/14

Children's Resource Center (P641300)

Category Health and Human Services
 Sub Category Health and Human Services
 Administering Agency General Services (AAGE29)
 Planning Area Rockville

Date Last Modified 1/6/14
 Required Adequate Public Facility No
 Relocation Impact None
 Status Preliminary Design Stage

Total	Thru FY13	Est FY14	Total 6 Years	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	2,969	52	1,518	1,399	862	537	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,200	0	135	1,065	666	399	0	0	0	0
Construction	10,291	0	0	10,291	7,118	3,173	0	0	0	0
Other	750	0	28	722	251	471	0	0	0	0
Total	15,210	52	1,681	13,477	8,897	4,580	0	0	0	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	15,210	52	1,681	13,477	8,897	4,580	0	0	0	0
Total	15,210	52	1,681	13,477	8,897	4,580	0	0	0	0

OPERATING BUDGET IMPACT (\$000s)

Energy				126	0	14	28	28	28	28
Maintenance				117	0	13	26	26	26	26
Net Impact				243	0	27	54	54	54	54

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 15	12,972
Appropriation Request Est.	FY 16	502
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,736
Expenditure / Encumbrances		1,111
Unencumbered Balance		625

Date First Appropriation	FY 09
First Cost Estimate	
Current Scope	FY 15 15,210
Last FY's Cost Estimate	14,869

Description

The project provides for design and construction of a new 40,500 gross square foot (GSF) building and 32,900 GSF of parking at the Broome School site to replace the Health and Human Services (HHS) Children's Resource Center (CRC).

Location

MCPS Broome Middle School site, 751 Twinbrook Parkway, Rockville, Maryland

Capacity

The Center will house Early Childhood Services, the Infants and Toddlers Program and Parent Resources Center. The project does not include space for child care services that are currently provided at 332 West Edmonston Drive.

Estimated Schedule

The design phase for this project began in the summer of 2012 and is estimated to last two years. The project must be complete before MCPS starts construction of its planned elementary school on the existing CRC site.

Cost Change

Additional parking is required for staff and parents to prevent on-street parking. Surface parking is sited to avoid an impact on school bus parking as per the Broome School Site Master Plan. In addition, changes to storm water management were needed, and enhanced landscaping has been added to address community concerns.

Justification

The CRC must be relocated because MCPS plans to build a new elementary school on the current site, a former elementary school site.

Fiscal Note

The County is pursuing State support for this project.

Disclosures

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

Coordination

Department of Health and Human Services, Department of General Services, Montgomery County Public Schools,



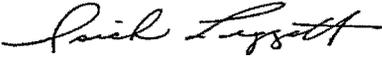
OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

MEMORANDUM

March 6, 2014

To: Craig Rice, President
Montgomery County Council

From: Isiah Leggett 
County Executive

Subject: Children's Resource Center (CRC) on the Broome School Site

Please see the attached copy of the letter transmitted to the Mayor and Council of the City of Rockville regarding the proposed new location for the Children's Resource Center (CRC) on the Broome School Site in Twinbrook.

I have made the decision that the County can relocate the CRC in the existing Broome School, and can therefore defer construction of a permanent building to house the CRC at this time. Thank you.

IL:rbp

Attachment

RECEIVED
MONTGOMERY COUNTY
COUNCIL

2014 MAR - 6 PM 12: 59



OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

March 4, 2014

Honorable Bridget Donnell Newton, Mayor
Honorable Virginia D. Onley, Councilmember
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Dear Mayor ^{Budget} Newton and Councilmember ^{Virginia} Onley:

Thank you for meeting with me regarding the proposed new building for the Children's Resource Center (CRC) on the Broome School site in Twinbrook.

The current Montgomery County Public Schools (MCPS) recommended Capital Budget request from the Board of Education does not propose utilizing the Broome school in the Fiscal Year 2015-20 time frame. Therefore, I sought and was able to obtain, agreement from School Superintendent Josh Starr to allow the County to utilize the Broome School for at least the next six years. This would allow the County an opportunity to further explore alternative sites for a permanent CRC.

After consulting with my Department of General Services (DGS), I am writing to let you know that I have made a decision that the County can relocate the CRC in the existing Broome School, and can therefore defer construction of a permanent building to house the CRC at this time. DGS staff has this week initiated the design for relocating CRC into Broome, and has determined that this plan will not delay the relocation of the CRC from their current site.

I appreciate the continuing partnership of the City of Rockville on this important issue, and look forward to working closely with you in the future.

Sincerely,

Isiah Leggett
County Executive



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CIP



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Isiah Leggett
County Executive

OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

RECEIVED
MONTGOMERY COUNTY
COUNCIL
2014 MAR 17 PM 3:09

MEMORANDUM

March 17, 2014

TO: Craig Rice, President, County Council
FROM: Isiah Leggett, County Executive 
SUBJECT: Budget Adjustments: FY15-20 Recommended Capital Improvements Program

In January 2014, I submitted my recommended FY15 Capital Budget and FY15-20 Capital Improvements Program (CIP) amendments. Since that time, I have reviewed a number of CIP projects and am now recommending additional CIP adjustments to leverage outside funding, promote economic development, reflect updated schedule and cost information and align the CIP and Capital Budget with the FY15 Operating Budget recommendations.

Below, I am highlighting projects that are new or significantly changed since I submitted my January 15th recommendations.

Conference Center Garage

This new project will fund design costs for a parking garage to accommodate current and future conference center parking needs. Significant changes and development activity will occur around the Conference Center property in accordance with the 2010 White Flint Sector Plan, including the realignment of Executive Boulevard and the construction of Market Street. These changes will cause the current number of available surface parking spaces to significantly decline unless a new garage is built. The project will be funded with land sale proceeds from a state-supported land transaction. I am forwarding, under separate cover, an FY14 supplemental appropriation that will be needed to expedite this project so that the garage will not interfere with other White Flint redevelopment activities

Colesville/New Hampshire Avenue Community Revitalization

This new project will fund pedestrian lighting, streetscaping, gateway signage, and acquisition of long-term façade and signage easements for four commercial intersections along New Hampshire Avenue.

Parking Lot Districts Service Facility

This new project will allow the Parking Meter Maintenance Shop located at Garage 4 in Silver Spring to co-locate their operations in new space with the Parking Maintenance office. This will allow Garage 4 to be redeveloped and will provide more efficient parking operations.

Craig Rice, President, County Council
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March 17, 2014

White Flint Redevelopment

The project is amended to reflect the elimination of current revenue funding for a land purchase that is no longer needed.

Long Branch Town Center Redevelopment

The project is amended to defer design activities to allow adequate time to consider business community input gained through DHCA-funded outreach, evolving property owner plans for the targeted properties, as well as likely Purple Line impacts now that federal funds have been proposed for the project. Potential grant opportunities will also be considered. Some funding will remain in FY15.

Issues Still Under Development

I am providing an update on the following projects which still have outstanding issues that require resolution before my official transmittal.

As soon as more detailed cost information is available, it is my intention to amend the Children's Resource Center project to accommodate moving the facility to the Broome School as opposed to having a stand-alone project on the same site.

Executive and Council staff continue to work with Washington Suburban Sanitation Commission staff to explore the merits of the anaerobic digester project versus other potentially less costly alternatives. We will keep you informed as this work progresses.

I recommend that the County Council consider these adjustments in its final budget worksessions over the next few weeks. As always Executive Branch staff are available to assist you in your review.

IL:jah

Attachments: Recommended Budget Adjustments
General Obligation Bond Adjustment Chart
Current Revenue Adjustment Chart

cc: Timothy L. Firestine, Chief Administrative Officer
Dr. Joshua Starr, Superintendent, Montgomery County Public Schools
Dr. DeRionne Pollard, President, Montgomery College
Francoise Carrier, Chair, Montgomery County Planning Board
Stephen B. Farber, Council Administrator
Bonnie A. Kirkland, Assistant Chief Administrative Officer, Offices of the County Executive
Department and Office Directors

Section 5 Conclusions / Recommendations

5.1 Results of Analysis

This Traffic Impact Analysis was conducted to satisfy the City of Rockville's Comprehensive Transportation Review (CTR) Guidelines for the development of the Children's Resource Center along Twinbrook Parkway.

The existing Children's Resource Center is located off of Edmonston Road, and will be relocating to Parcel 430 along the north side of Twinbrook Parkway just west of Linthicum Street. The current building program consists of approximately 42,000 square feet and a total of 112 employees; however, this analysis was prepared assuming a 44,000 square foot building to allow flexibility in the finalization of the design plans.

The close proximity of the new facility to the existing schools along Twinbrook Parkway will provide a significant opportunity for interaction between these uses, which could further assist in the reduction of off-site travel for these services. The site plan in Appendix A shows that the proposed site is planned to have sidewalks constructed around the perimeter of the parking lot and into the building. The sidewalks will tie-in to the existing sidewalk along Twinbrook Road along the west side of the building and parking area, and will also tie into the existing recreational facilities to the rear of the site.

Bicycle racks are proposed to be placed on-site to serve the building, and the location of the racks will be coordinated through the development review process as required by local guidelines and Ordinances.

There is an existing bus stop along Twinbrook Road to the west of Linthicum Street immediately in front of the building.

The facility will include pedestrian, bicycle, and transit facilities; and the project is located in close proximity to existing school facilities that will support the operations of the Center, and potentially reduce the need for some off-site travel by allowing service to be provided at the adjacent schools for some of the children in the program (although no reductions were assumed when assigning traffic in this analysis).

Based on the analyses contained in this report, all of the study intersections will continue to operate well within the City of Rockville's acceptable thresholds. Furthermore, as shown on Exhibit 8 (Results of Level of Service Analyses), the proposed Children's Resource Center will have a negligible impact at the study intersections along Twinbrook Parkway.

In light of the results of this study and the recommendations noted above, this project will satisfy the CTR requirements of the City of Rockville and should be approved.