

401 Hungerford Drive Garage -- No. 500705

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

January 05, 2010
No
None.
Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	827	3	409	415	317	98	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	220	0	0	220	109	111	0	0	0	0	0
Construction	3,902	0	0	3,902	1,743	2,159	0	0	0	0	0
Other	459	0	0	459	311	148	0	0	0	0	0
Total	5,408	3	409	4,996	2,480	2,516	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	5,408	3	409	4,996	2,480	2,516	0	0	0	0	0
Total	5,408	3	409	4,996	2,480	2,516	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Energy				-48	0	-5	-10	-11	-11	-11
Net Impact				-48	0	-5	-10	-11	-11	-11

DESCRIPTION

The project provides for the design and construction 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.

ESTIMATED SCHEDULE

Design is underway and will be completed in Spring of FY10, followed by approximately four months for bidding with a construction period of about seventeen months.

COST CHANGE

The cost increase is due to the addition of construction funding.

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.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY09	(\$000)
First Cost Estimate	FY11	5,408
Current Scope		
Last FY's Cost Estimate		732
Appropriation Request	FY11	4,630
Appropriation Request Est.	FY12	46
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		732
Expenditures / Encumbrances		7
Unencumbered Balance		725
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Health and Human Services
City of Rockville
WSSC
PEPCO
WMATA

