

PHED COMMITTEE #1  
February 25, 2019  
Worksession

**MEMORANDUM**

February 21, 2019

TO: Planning, Housing, and Economic Development Committee

FROM: Vivian Yao, Legislative Analyst *VY*

SUBJECT: **Worksession:** Amendment to the FY19-24 Capital Improvements Program and Supplemental Appropriation #5-S19-CMCG-6 to the FY19 Capital Budget Montgomery County Government, Department of Recreation South County Regional Recreation and Aquatic Center (No.P721701) \$17,016,000

PURPOSE: Develop PHED Committee recommendation.

**Expected Attendees:**

- Robin Riley, Director, Department of Recreation
- David Dise, Director, Department of General Services (DGS)
- Greg Ossont, Deputy Director, DGS
- Deborah Lambert, Office of Management and Budget (OMB)

The PHED Committee will review the Executive's recommended supplemental appropriation to the FY19 Capital Budget and amendment to the FY19-24 Capital Improvements Program (CIP) in the amount of \$17,016,000 in general obligation bonds for the South County Regional Recreation and Aquatic Center. The Executive transmitted the recommended supplemental appropriation and CIP amendment (©1-6) on January 15.

**SOUTH COUNTY REGIONAL RECREATION AND AQUATIC CENTER**

In \$000	Total	Total 6 years	FY19	FY20	FY21	FY22	FY23	FY24
<b>Approved PDF (©7-9)</b>	<b>55,270</b>	<b>52,949</b>	<b>26,319</b>	<b>20,946</b>	<b>5,684</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Recommended PDF (©5-6)</b>	<b>72,072</b>	<b>68,787</b>	<b>9,145</b>	<b>24,047</b>	<b>21,866</b>	<b>13,729</b>	<b>0</b>	<b>0</b>

*Recommended funding source: \$68.787 million in GO Bonds  
\$3.285 million in PAYGO*

*Requested FY19 supplemental appropriation: \$17.016 million*

*Requested FY20 appropriation: \$782,000*

*Cumulative Appropriation: \$53,259 (includes G.O. Bond transfers of \$500,000 from the North Potomac Community Recreation Center project and \$170,000 from the Western County Outdoor Pool Renovation and Modernization Projects.)*

**Project Description:** The project provides for a new regional recreation, senior, and aquatic center in the Central Business District of Silver Spring. The project is approximately 120,000 Gross Square Feet of public recreation space co-located with Housing Opportunities Commission's (HOC) Elizabeth Square affordable housing project being developed in partnership with the Lee Development Group.

The facility is anticipated to include pools for swimming, low level diving and other aquatic activities; a gymnasium; exercise and weight room spaces; movement and dance studios; multipurpose activity rooms, public use space; and social space with a culinary arts kitchen. Additional information provided in the Program of Requirements (POR) is attached at ©10-16.

The scope of the recommended amendment has not changed from the approved PDF.

**Project Schedule:** Executive staff reports that construction is anticipated to start in March 2019 with completion in January 2022, which is a delay from the approved PDF completion date of February 2021. The delay is primarily due to (1) initial construction quotes exceeding the HOC estimate; (2) County insistence that the project be competitively bid to the open market to establish a reliable cost estimate, and (3) an extensive design and document review process.

**Cost Change:** The cost increase in the project of \$16.802 million reflects the final agreed upon cost for the project by DGS and HOC. The PDF states that the FY19 supplemental appropriation of \$17.016 million will allow DGS to sign a General Development Agreement with HOC. The cost of the project reflected in the recommended PDF is more than HOC's original cost estimate, which predated the completion of the POR, subsequent design of the entire facility, and competitive bid process.

Despite this significant cost increase, Executive staff has stated that "the county is still the beneficiary of a number of savings that the county would not otherwise realize if this was an ordinary, stand-alone county project, including land acquisition, parking, and construction efficiencies including site and utility work." Additional information about efficiencies achieved by co-locating the project with the HOC development is provided at ©17.

**Strategic Facility Plans:** The project is consistent with the Vision 2030 Strategic Plan for Parks and Recreation in Montgomery County, MD and the Recreation Facility Development Plan 2010-2030. Vision 2030 recommended that indoor aquatic facilities be integrated with new larger regional-serving recreation centers and prioritized projects that increase service in areas with the highest needs, including the South Central sub-area of the County.

The Recreation Facility Development Plan 2010-2030 identified downtown Silver Spring as a location for new, combined recreation and aquatic center facilities. The Plan envisioned much larger regional-serving facilities placed strategically in population centers with access to a variety of public transportation systems. These areas were identified as centers around currently underserved populations and projected future population growth areas. The service delivery approach was designed to provide services while enhancing social, fiscal, and environmental sustainability in the future.

**Public Hearing:** A public hearing on the supplemental appropriation and CIP amendment was held on February 12 at 1:30 p.m. There were no speakers.

**Council staff comments:** The Council approved the project understanding that the project cost was based on a rough order of magnitude estimate without the benefit of a final POR, and understood that the costs were likely to increase.

Council staff recommends approval of the supplemental appropriation and CIP amendment despite the significant increase in the project cost. The proposed project is consistent with existing strategic plans for recreation services and facilities, and would provide services in an area of the County with significant demand. Moreover, co-locating the facility with the existing Elizabeth Square development provides a location in downtown Silver Spring with multiple transit options at significant cost savings compared to a project that the County developed on its own.



OFFICE OF THE COUNTY EXECUTIVE  
ROCKVILLE, MARYLAND 20850

Marc Elrich  
County Executive

**MEMORANDUM**

January 15, 2019

TO: Nancy Navarro, President, County Council

FROM: Marc Elrich, County Executive *ME*

SUBJECT: Amendment to the FY19-24 Capital Improvements Program and Supplemental Appropriation #5-S19-CMCG-6 to the FY19 Capital Budget  
Montgomery County Government  
Department of Recreation  
South County Regional Recreation and Aquatic Center (No. P721701), \$17,016,000

I am recommending a supplemental appropriation to the FY19 Capital Budget and amendment to the FY19-24 Capital Improvements Program in the amount of \$17,016,000 for South County Regional Recreation and Aquatic Center (No. P721701). Appropriation for this project will fund construction for a new regional recreation, senior, and aquatic center that will be co-located with the Housing Opportunities Commission's (HOC) Elizabeth Square affordable housing project in downtown Silver Spring.

This increase is needed because it achieves the goal of providing County services in conjunction with affordable housing in the County's transit-rich, activated urban cores. The recommended amendment is consistent with the criteria for amending the CIP because: 1) it achieves construction cost savings by integrating the recreation, senior, and aquatic center into HOC's housing complex; 2) it offers a significant opportunity, which will be lost if not taken at this time; and 3) the cost increase is greater than \$2,000,000. The additional appropriation is needed at this time so that the Department of General Services can sign a General Development Agreement with HOC and HOC can begin construction of the project.

I recommend that the County Council approve this supplemental appropriation and amendment to the FY19-24 Capital Improvements Program in the amount of \$17,016,000 and specify the source of funds as GO Bonds.

I appreciate your prompt consideration of this action.

ME: dsl

Nancy Navarro, President, Montgomery County Council  
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January 15, 2019

Attachment: Amendment to the FY19-24 Capital Improvements Program and Supplemental Appropriation #5-S19-CMCG-6

cc: Andrew Kleine, Chief Administrative Officer  
Robin Riley, Director, Department of Recreation  
Richard Madaleno, Director, Office of Management and Budget  
David Dise, Director, Department of General Services (DGS)  
Greg Ossont, Deputy Director, DGS  
Hamid Omidvar, Chief, Division of Building Design and Construction, DGS  
Mary Beck, Capital Budget Manager, Office of Management and Budget  
Deborah Lambert, Fiscal and Policy Analyst, Office of Management and Budget  
Glenn Orlin, Deputy Director, County Council  
Vivian Yao, Legislative Analyst, County Council

Resolution: \_\_\_\_\_  
Introduced: \_\_\_\_\_  
Adopted: \_\_\_\_\_

COUNTY COUNCIL  
FOR MONTGOMERY COUNTY, MARYLAND

By: Council President at the Request of the County Executive

**SUBJECT:** Amendment to the FY19-24 Capital Improvements Program and Supplemental Appropriation #5-S19-CMCG-6 to the FY19 Capital Budget  
Montgomery County Government  
Department of Recreation  
South County Regional Recreation and Aquatic Center (No. P721701), \$17,016,000

Background

1. Section 307 of the Montgomery County Charter provides that any supplemental appropriation shall be recommended by the County Executive who shall specify the source of funds to finance it. The Council shall hold a public hearing on each proposed supplemental appropriation after at least one week's notice. A supplemental appropriation that would comply with, avail the County of, or put into effect a grant or a Federal, State or County law or regulation, or one that is approved after January 1 of any fiscal year, requires an affirmative vote of five Councilmembers. A supplemental appropriation for any other purpose that is approved before January 1 of any fiscal year requires an affirmative vote of six Councilmembers. The Council may, in a single action, approve more than one supplemental appropriation. The Executive may disapprove or reduce a supplemental appropriation, and the Council may reapprove the appropriation, as if it were an item in the annual budget.
2. Section 302 of the Montgomery County Charter provides that the Council may amend an approved capital improvements program at any time by an affirmative vote of no fewer than six members of the Council.
3. The County Executive recommends the following capital project appropriation increases:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
South County Regional Recreation and Aquatic Center	P720701	Construction	<u>\$17,016,000</u>	GO Bonds
TOTAL			\$17,016,000	GO Bonds

Amendment to the FY19-24 Capital Improvements Program and Supplemental Appropriation  
#5-S19-CMCG-6

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4. This increase is needed because it achieves the goal of providing County services in conjunction with affordable housing in the County's transit-rich, activated urban cores. The recommended amendment is consistent with the criteria for amending the CIP because: 1) it achieves construction cost savings by integrating the recreation, senior, and aquatic center into HOC's housing complex; 2) it offers a significant opportunity, which will be lost if not taken at this time; and 3) the cost increase is greater than \$2,000,000. The additional appropriation is needed at this time so that the Department of General Services can sign a General Development Agreement with HOC and HOC can begin construction of the project.
5. The County Executive recommends an amendment to the FY19-24 Capital Improvements Program and a supplemental appropriation in the amount of \$17,016,000 for South County Regional Recreation and Aquatic Center (No. P721701) and specifies that the source of funds will be GO Bonds.
6. Notice of public hearing was given and a public hearing was held.

Action

The County Council for Montgomery County, Maryland, approves the following action:

The FY19-24 Capital Improvements Program of the Montgomery County Government is amended as reflected on the attached project description form and a supplemental appropriation is approved as follows:

<u>Project Name</u>	<u>Project Number</u>	<u>Cost Element</u>	<u>Amount</u>	<u>Source of Funds</u>
South County Regional Recreation and Aquatic Center	P720701	Construction	<u>\$17,016,000</u>	GO Bonds
TOTAL			\$17,016,000	GO Bonds

This is a correct copy of Council action.

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Megan Davey Limarzi, Esq., Clerk of the Council



## South County Regional Recreation and Aquatic Center (P721701)

<b>Category</b>	Culture and Recreation	<b>Date Last Modified</b>	01/04/19
<b>SubCategory</b>	Recreation	<b>Administering Agency</b>	General Services
<b>Planning Area</b>	Silver Spring and Vicinity	<b>Status</b>	Final Design Stage

	Total	Thru FY18	EST FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
<b>EXPENDITURE SCHEDULE (\$000s)</b>											
Planning, Design and Supervision	6,856	79	3,198	3,579	598	946	1,103	932	-	-	-
Land	8	-	8	0	-	-	-	-	-	-	-
Site Improvements and Utilities	100	-	-	100	9	35	35	21	-	-	-
Construction	62,346	-	-	62,346	8,538	22,716	19,216	11,876	-	-	-
Other	2,762	-	-	2,762	-	350	1,512	900	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>72,072</b>	<b>79</b>	<b>3,206</b>	<b>68,787</b>	<b>9,145</b>	<b>24,047</b>	<b>21,866</b>	<b>13,729</b>	-	-	-

<b>FUNDING SCHEDULE (\$000s)</b>											
G.O. Bonds	68,787	-	-	68,787	9,145	24,047	21,866	13,729	-	-	-
PAYGO	3,285	79	3,206	0	-	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>72,072</b>	<b>79</b>	<b>3,206</b>	<b>68,787</b>	<b>9,145</b>	<b>24,048</b>	<b>21,866</b>	<b>13,729</b>	-	-	-

<b>OPERATING BUDGET IMPACT (\$000s)</b>								
Maintenance				1,265	-	253	506	506
Energy				2,385	-	477	954	954
Program-Staff				2,965	-	593	1,186	1,186
Program-Other				820	-	164	328	328
Offset Revenue				(2,527)	-	(505)	(1,011)	(1,011)
<b>NET IMPACT</b>				<b>4,908</b>	-	<b>982</b>	<b>1,963</b>	<b>1,963</b>
<b>FULL TIME EQUIVALENT (FTE)</b>					-	<b>25.1</b>	<b>25.1</b>	<b>25.1</b>

<b>APPROPRIATION AND EXPENDITURE DATA (\$000s)</b>			
Supplemental Appropriation Request	17,016	Year First Appropriation	FY17
Appropriation FY 20 Request	782	Last FY's Cost Estimate	55,270
Cumulative Appropriation	53,259		
Expenditure / Encumbrances	297		
Unencumbered Balance	52,282		

### PROJECT DESCRIPTION

This project provides for the County's estimated costs for a new regional recreation and aquatic center in the Central Business District of Silver Spring. This project will include approximately 120,000 gross square feet (GSF) of public recreation space within Housing Opportunities Commission's (HOC's) larger housing project. The facility will include typical recreation and leisure activities such as pools for swimming and low level diving, exercise, aquatic play, and high school competitions, training and teaching. A gymnasium, exercise and weight room spaces, movement and dance studios, multipurpose activity rooms, public use space, and social space with a culinary arts kitchen will also be included. Senior programs will be coordinated with Holy Cross Hospital's "Senior Source."

### LOCATION

This amenity will be located on the Elizabeth Square site, bordered by Apple Avenue to the south and Fenwick Lane to the north, with CSX railroad right-of-way on the west.

### ESTIMATED SCHEDULE

Construction is anticipated to begin in FY19 with completion in mid-FY22. The schedule has been updated based on a one phase approach.

### COST CHANGE

Costs reflect final agreed upon cost for the project by the Department of General Services and the Housing Opportunities Commission. The FY19 supplemental appropriation of \$17,016,000 will allow the Department of General Services to sign a General Development Agreement with the Housing Opportunities Commission. In FY19, received transfer of \$500,000 in GO Bonds from North Potomac Community Recreation Center, P720102. In FY19, received transfer of \$170,000 in GO Bonds from Western County Outdoor Pool Renovation and Modernization, P721501.

### PROJECT JUSTIFICATION



This project has been included in long range planning by the County in its Montgomery County Recreation Facility Development Plan, 2010-2030 as one of four regional recreation facilities to serve the County. This plan is based on the results of the County's Vision 2030 assessment, completed and published in 2011. The Southern Region, around the Greater Silver Spring Area was found to be significantly under served for recreation and park amenities when compared against total population. Only two smaller community recreation centers, one small indoor pool, and one seasonal outdoor pool serve this area currently and no services are available in downtown Silver Spring. The project achieves a County goal of co-locating affordable housing with other County services. Through co-location, the County will achieve cost savings, program efficiencies, and improved service to residents.

**OTHER**

The Elizabeth Square Development project is a Public-Private Partnership between Housing Opportunities Commission (HOC) and Lee Development Group. The proposed plan to redevelop the existing Elizabeth House, a senior Public Housing property, and a substantial renovation of Alexander House Apartments, a mixed-income multifamily property, in downtown Silver Spring. At full completion of the redevelopment, Elizabeth Square Development will provide for a combined 326 moderate price dwelling units (MPDU), Work Force Housing Units (WFHU), and other affordable housing units out of a total 846 units, with the inclusions of the new aquatic and recreational facility within the footprint of the larger construction. Housing costs are not a part of this project.

**FISCAL NOTE**

The County's contribution will pay for the design of the recreation and aquatic center facility, tenant fit-out, furniture, fixtures, and equipment for the new facility, and staff time during design and construction. FY17 Supplemental appropriation of \$3,800,000 was approved for this project. FY19 supplemental appropriation of \$17,016,000. In FY19, received transfer of \$500,000 in GO Bonds from North Potomac Community Recreation Center, P720102. In FY19, received transfer of \$170,000 in GO Bonds from Western County Outdoor Pool Renovation and Modernization, P721501.

**DISCLOSURES**

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

**COORDINATION**

Housing Opportunity Commission, Silver Spring Regional Services Center, Department of Permitting Services, Department of General Services, Department of Recreation, Department of Technology Services, M-NCPPC, WSSC, Pepco, Special Capital Projects Legislation Bill No. 18-17 was adopted by Council June 29, 2017.



# South County Regional Recreation and Aquatic Center

(P721701)

<b>Category</b>	Culture and Recreation	<b>Date Last Modified</b>	03/27/18
<b>SubCategory</b>	Recreation	<b>Administering Agency</b>	General Services
<b>Planning Area</b>	Silver Spring and Vicinity	<b>Status</b>	Final Design Stage

### EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	6,098	79	2,242	3,777	1,928	1,658	191	-	-	-	-
Site Improvements and Utilities	140	-	-	140	70	70	-	-	-	-	-
Construction	46,932	-	-	46,932	23,271	18,168	5,493	-	-	-	-
Other	2,100	-	-	2,100	1,050	1,050	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>55,270</b>	<b>79</b>	<b>2,242</b>	<b>52,949</b>	<b>26,319</b>	<b>20,946</b>	<b>5,684</b>	-	-	-	-

### FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY17	Est FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
G.O. Bonds	55,191	-	2,242	52,949	26,319	20,946	5,684	-	-	-	-
PAYGO	79	79	-	-	-	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>55,270</b>	<b>79</b>	<b>2,242</b>	<b>52,949</b>	<b>26,319</b>	<b>20,946</b>	<b>5,684</b>	-	-	-	-

### OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Maintenance	2,024	-	-	506	506	506	506
Energy	3,816	-	-	954	954	954	954
Program-Staff	4,744	-	-	1,186	1,186	1,186	1,186
Program-Other	1,312	-	-	328	328	328	328
Offset Revenue	(4,044)	-	-	(1,011)	(1,011)	(1,011)	(1,011)
<b>NET IMPACT</b>	<b>7,852</b>	-	-	<b>1,963</b>	<b>1,963</b>	<b>1,963</b>	<b>1,963</b>
<b>FULL TIME EQUIVALENT (FTE)</b>		-	-	<b>25.1</b>	<b>25.1</b>	<b>25.1</b>	<b>25.1</b>

### APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 19 Request	-	Year First Appropriation	FY17
Appropriation FY 20 Request	-	Last FY's Cost Estimate	55,270
Cumulative Appropriation	52,589		
Expenditure / Encumbrances	297		
Unencumbered Balance	52,292		

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## **PROJECT DESCRIPTION**

This project provides for the County's estimated costs for a new regional recreation and aquatic center in the Central Business District of Silver Spring. This project will include approximately 120,000 gross square feet (GSF) of public recreation space within Housing Opportunities Commission's (HOC's) larger housing project. The facility will include typical recreation and leisure activities such as pools for swimming and low level diving, exercise, aquatic play, and high school competitions, training, and teaching. A gymnasium, exercise and weight room spaces, movement and dance studios, multipurpose activity rooms, public use space, and social space with a culinary arts kitchen will also be included. Senior programs will be coordinated with Holy Cross Hospital's "Senior Source."

## **LOCATION**

This amenity will be located on the Elizabeth Square site, bordered by Apple Avenue to the south and Fenwick Lane to the north, with the CSX railroad right-of-way on the west.

## **ESTIMATED SCHEDULE**

Construction is anticipated to begin in FY19 with completion in FY21. The schedule has been updated based on a one phase approach.

## **COST CHANGE**

Costs are anticipated to increase but the increase is not yet determined.

## **PROJECT JUSTIFICATION**

This project has been included in long range planning by the County in its Montgomery County Recreation Facility Development Plan, 2010-2030 as one of four regional recreation facilities to serve the County. This plan is based on the results of the County's Vision 2030 assessment, completed and published in 2011. The Southern Region, around the Greater Silver Spring Area was found to be significantly under served for recreation and park amenities when compared against total population. Only two smaller community recreation centers, one small indoor pool, and one seasonal outdoor pool serve this area currently and no services are available in downtown Silver Spring. The project achieves a County goal of co-locating affordable housing with other County services. Through co-location, the County will achieve cost savings, program efficiencies, and improved service to residents.

## **OTHER**

The Elizabeth Square Development project is a Public-Private Partnership between Housing Opportunities Commission (HOC) and Lee Development Group. The proposed plan is to redevelop the existing Elizabeth House, a senior Public Housing property, and a substantial renovation of Alexander House Apartments, a mixed-income multifamily property, in downtown Silver Spring. At full completion of the redevelopment, Elizabeth Square Development will provide for a combined 326 moderate price dwelling units (MPDU), Work Force Housing Units (WFHU), and other affordable housing units out of a total 846 units, with the inclusion of the new aquatic and recreational facility within the footprint of the larger construction. Housing costs are not a part of this project.

## **FISCAL NOTE**

The County's contribution will pay for the design of the recreation and aquatic center facility, tenant fit-out, furniture, fixtures, and equipment for the new facility, and staff time during design and construction. FY17 Supplemental appropriation of \$3,800,000 was approved for this project.

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## **DISCLOSURES**

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

## **COORDINATION**

Housing Opportunity Commission, Silver Spring Regional Services Center, Department of Permitting Services, Department of General Services, Department of Recreation, Department of Technology Services, M-NCPPC, WSSC, Pepco. Special Capital Projects Legislation Bill No. 18-17 was adopted by Council June 29, 2017.

## South County Regional Recreation and Aquatic Center

### 1. Space Definitions

NSF: The area of each identified program space exclusive of partitions and circulation required to travel from one space to another.

Grossing Factor: Factor to quantify the primary circulation, secondary circulation, elevators, stairs, shafts, exterior walls, and all other building elements and components not calculated in NSF.

Gross Square Feet (GSF): Total area of a building enclosed by the exterior face of the perimeter walls.

## South County Regional Recreation and Aquatic Center

### 2. Space Program Summary

The County has determined that this facility will be designed to accommodate projections up to and including the 2030 forecast. Below is the full program summary for the facility.

SPACE		NSF
<b>MAIN LOBBY (SHARED)</b>		
0.1	Main Lobby	1,500
0.2	Front Desk	250
0.3	Hall of Fame	150
0.4	Hall of Fame Office	150
0.5	Café	500
<b>MAIN LOBBY SUBTOTAL</b>		<b>2,550</b>

## South County Regional Recreation and Aquatic Center

	SPACE	NSF
<b>NATATORIUM (AQUATICS)</b>		
1.1	Natorium Prefunction Space	900
1.2	Competition Pool	6,163
1.3	Competition Pool Storage	500
1.4	Leisure Pool & Attraction	4,100
1.5	Therapy Pool	2,000
1.6	Leisure/Therapy Pool Storage	500
1.7	Spa #1	250
1.8	Spa #2	250
1.9	Lifeguard	700
1.10	First Aid	100
1.11	Lifeguard/First Aid Storage	50
1.12	Sauna	200
1.13	Wet Classroom	400
1.14	Wet Classroom Storage	150
1.15	Pool Deck	9,500
1.16	Spectator Seating	3,000
1.17	Men's Locker Room	2,000
1.18	Women's Locker Room	2,200
1.19	Family Changing Area	800
1.20	Pool Electrical Room	600
1.21	Pool Mechanical Room	5,000
1.22	Pool Mechanical/Electrical Storage	200
1.23	Pump/Filter Room	1,300
1.24	Surge Vault	1,300
1.25	Pump/Filter Room/Surge Vault Storage	200
1.26	Pool Equipment	500
1.27	Chemical Room	400
1.28	Pool Mechanical/Water	600
1.29	Natorium Misc Mechanical & Electrical	425
1.30	Natorium Teledata	50
1.31	Natorium Custodial	300
<b>NATATORIUM SUBTOTAL</b>		<b>44,638</b>



## South County Regional Recreation and Aquatic Center

SPACE		NSF
<b>FITNESS (COMMUNITY RECREATION CENTER)</b>		
2.1	Fitness Prefunction	600
2.2	Gymnasium	9,570
2.3	Gymnasium Storage	1,000
2.4	Gymnasium Mechanical & Electrical	750
2.5	Gymnasium Mechanical & Electrical Storage	100
2.6	Cardio/Weight/Stretch Room	4,300
2.7	Cardio/Weight/Stretch Storage	500
2.10	Exercise Studio	2,000
2.11	Exercise Studio Storage	400
2.12	Men's Locker Room	500
2.13	Women's Locker Room	500
2.14	Family Changing Area	300
2.15	Fitness Misc Mechanical & Electrical	425
2.16	Fitness Misc Mechanical & Electrical Storage	425
2.17	Fitness Teledata	100
2.18	Fitness Custodial	60
<b>FITNESS SUBTOTAL</b>		<b>21,530</b>



## South County Regional Recreation and Aquatic Center

SPACE		NSF
<b>COMMUNITY (COMMUNITY REC CENTER)</b>		
3.1	Community Prefunction	300
3.2	Social Hall	4,000
3.3	Social Hall Storage	500
3.4	Social Hall Mech/Elec	750
3.5	Social Hall Exterior Patio	300
3.6	Kitchen	850
3.7	Kitchen Storage	100
3.8	Activity Room 1	2,000
3.90	Activity Room 1 Storage	300
3.10	Activity Room 2	1,600
3.11	Activity Room 2 Storage	200
3.12	Activity Room 3	800
3.13	Activity Room 3 Storage	100
3.14	Art Room	1,600
3.15	Art Room Storage	160
3.16	Family Play Area	1,000
3.17	Game Room	1,500
3.18	Community Lounge	2,000
3.19	Community Lounge Storage	200
3.20	Community Men's Restroom	250
3.21	Community Women's Restroom	250
3.22	Community Misc Mech/Elec	425
3.23	Community Misc Storage	425
3.24	Teledata	50
3.25	Custodial	60
<b>COMMUNITY SUBTOTAL</b>		<b>19,720</b>

## South County Regional Recreation and Aquatic Center

SPACE		NSF
<b>ADMINISTRATION (SHARED)</b>		
4.1	Reception Desk	300
4.2	Conference Room	600
4.3	Office 1 - Program Manager II (Gr. 25)	140
4.4	Office 2 - Rec Supr, Comm Rec (Gr. 23)	120
4.5	Office 3 - Rec Supr, Aquatics (Gr. 23)	120
4.6	Office 4 - RecSpec, Comm Rec (Gr. 21)	100
4.7	Office 5 - RecSpec, Comm Rec (Gr. 21)	100
4.8	Office 6 - RecSpec, Aquatics (Gr. 21)	100
4.9	Office 7 - RecSpec, Aquatics (Gr. 21)	100
4.10	Office 8 - RecSpec, Aquatics (Gr. 21)	100
4.11	Cubicle 1 - RecCrd, CommRec (Gr. 18)	64
4.12	Cubicle 2 - Rec Crd, CommRec (Gr. 18)	64
4.13	Cubicle 3 - Pool Operator, Aquatics (Gr. 18)	64
4.14	Temp	64
4.15	Temp/Seasonals 1	36
4.16	Temp/Seasonals 2	36
4.17	Temp/Seasonals 3	36
4.18	Temp/Seasonals 4	36
4.19	Temp/Seasonals 5	36
4.2	Temp/Seasonals 6	36
4.21	Private Wellness Room	64
4.22	Admin Misc Mech/Elec	425
4.24	Admin Storage	200
4.23	Teledata	50
<b>ADMINISTRATION SUBTOTAL</b>		<b>2,991</b>

## South County Regional Recreation and Aquatic Center

SPACE		NSF
<b>SPACE PROGRAM SUMMARY</b>		
0	Main Lobby Subtotal	2,550
1	Natorium Subtotal	44,638
2	Fitness Subtotal	21,530
3	Community Subtotal	19,720
4	Administration Subtotal	2,991
	<b>SUBTOTAL</b>	<b>91,429</b>
	GROSSING FACTOR	1.3
	<b>TOTAL GSF</b>	<b>118,858</b>

<b>HOC Provided Items:</b>	<b>Status</b>
Land	HOC 100%
Foundations	HOC is providing the base building foundations and excavation. County is responsible for foundations and excavation for the additional 2 pools.
Structure	HOC is providing the base building structure and floor above the recreation center. County is responsible for the structure the recreation center occupies.
Building Envelope	HOC is providing the base building envelope. County is responsible for the envelope the recreation center occupies.
Roof	HOC providing roof over tower and plaza. County is responsible for roof over gym. The project was originally under both EHIII and EHIV. After CC review of the project the program was moved under EHIII only to allow the entire facility to open at once and minimize structure costs. This resulted in an additional roof over the Gym.
Fire Pump	HOC 100%
Emergency Generator	HOC is providing the base building life safety generator. The County has 2 generators so the building can serve as an emergency shelter. County is reusing the PSHQ generator as a standby generator.
Base Building LEED	HOC 100%
Traffic Analysis	HOC 100%
Geotechnical	HOC 100%
Utilities to the Site	HOC 100% up to utility demark
<b>Additional Items HOC provided by HOC:</b>	
Sidewalk work in public ROW	HOC 100%
Roadwork up to utility demark	HOC 100%
Existing site demolition	HOC 100%
CSX and Metro permits	HOC 100%
Capital Crescent Trail easement	HOC 100%
Permit resubmission costs	HOC 100%
Roadwork bonds	HOC 100%
Intersection improvements	HOC 100%
Fire hydrants	HOC 100%
Plaza access and construction	HOC 100%
Access to 2nd Avenue	HOC 100%
Site fencing	HOC 100%
Sediment and Erosion control	HOC 100%
Selective demolition	HOC 100%
Plants	HOC 100%
Soil	HOC 100%
Pavement marking	HOC 100%
Site furnishing	HOC 100%
Entitlement legal fees	HOC 100%
Overall project management fees	HOC 100%
Partnering with Holy Cross and Holy Cross Tenant Fitout	HOC 100%
Cooling tower roof support	HOC 100%
AE test fit and feasibility study	HOC 100%

## Yao, Vivian

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**Subject:** FW: South County Supplemental and CIP Amendment questions  
**Attachments:** SCRRAC POR.pdf; SCRRAC cost allocation 181206.xlsx

Vivian,

Here are our responses to your questions about the South County CIP supplemental.

Deborah Lambert  
Fiscal and Policy Analyst  
Office of Management and Budget

Has the scope of the project changed from the approved project? Has the feasibility study and POR been completed for the project? If so, please provide a copy of the POR.

The scope of the project has not changed and is consistent with the approved PDF and approved POR. See attachment.

Please provide the current production schedule for the project including the start and end of design, the projected start of construction, and final completion and opening dates. Please explain the reason for delays in the production schedule from the approved PDF.

Current Schedule:

- Design is complete
- Construction Start: March 2019
- Substantial Completion: October 2021
- Final Completion: January 2022

The project has been delayed primarily due to the following:

- Initial construction quotes exceeded HOC estimate;
- Per county insistence, the project was competitively bid to the open market to establish reliable cost estimate. This resulted in a reduction from the initial non-competitive bid process;
- Extensive design & document review process.

Please quantify the construction cost savings and program efficiencies to be realized by the project as a result of integrating the recreation, senior, and aquatic center into the HOC housing complex. Please confirm that the County will not be paying for the land, foundations, structure, building envelope, roof, fire pump, emergency generator, base building LEED, traffic analysis, geotechnical, and utilities to the site.

- HOC is obligated to fund site development and all other costs related to its base project. The County is only paying for that portion of the project related to the county facility. There is nothing in the cost allocation list of items that is wholly one-sided or inequitable to the county. See attachment.

The SCRRAC project has many efficiencies:

- Immediate implementation of a recreation and aquatic center. It would take many years to acquire land, obtain approvals, design and construct a similar standalone building.
- The project provides for mixed use in an urban environment. If the County were developing the project separately, we would want a similar partner to fully utilize the site's maximum Floor Area Ratio (FAR).
- The site provides close proximity to public transportation and existing public parking.
- A combined recreation and aquatic facility can be more efficiently staffed by the Department of Recreation.
- There is a partnership between HOC, Holy Cross Senior Source and the County to create a more efficient facility.

While the cost of the project has increased from HOC's original cost estimate, the county is still the beneficiary of a number of savings that the county would not otherwise realize if this was an ordinary, standalone county project. Two of the most significant items are land acquisition and parking. While difficult to quantify precisely, land acquisition for the facility in the Silver Spring CBD would be scarce and very expensive. For example, the county recently sold a parcel to UTI. The parcel was 67,000 square feet and was sold for more than \$10MM. Subsequent to land acquisition, construction of a parking structure would be very expensive. Parking for a facility this size would require approximately 400 parking spaces. Structured parking would exceed \$8MM. SCRRAC relies entirely on existing county owned parking and HOC is not passing any land acquisition cost to the county. Beyond land acquisition and parking, the county is the beneficiary of construction efficiencies, namely site and utility work.

Please explain the increased cost for the project. Does Executive staff have cost estimates for constructing a comparable facility without the HOC contributions?

The cost of the project is more than HOC's original cost estimate. The HOC cost estimate incorporated in the PDF pre-dated the completion of the County's POR, subsequent design of the entire facility and a competitive bid process. Nevertheless, the county is still the beneficiary of a number of savings that the county would not otherwise realize if this was an ordinary, stand-alone county project. As discussed, two of the most significant items are the land acquisition and parking,