

## State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr2271	sb0648	lr2019	hb0743	Consumer Product Safety Commission Site
3. Senate Bill Sponsors				House Bill Sponsors
Kagan				Barve
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$200,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the former Consumer Product Safety Commission site				
7. Matching Fund				
Requirements:  Equal			Type: The grantee shall provide and expend a matching fund	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Michele Potter			301-258-6350	mpotter@gaithersburgmd.gov
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The City of Gaithersburg was incorporated under a charter of the Maryland General Assembly on April 5, 1878 as a body politic endowed with legislative powers to administer local and internal government affairs within the corporate limits. Pursuant to Article 11E of the Constitution of Maryland, the City of Gaithersburg is empowered as a branch of the State Government to carry out municipal functions through a Council Manager form of government. Accordingly, the Mayor and City Council have adopted the City Code which is comprised of laws to ensure the health, safety and welfare of the 60,000+ residents of Gaithersburg.</p>				

**11. Description and Purpose of Project (Limit length to visible area)**

In January 2014, the City of Gaithersburg ("City") acquired the 9.54 acre former Consumer Product Safety Commission (CPSC)/NIKE campus from the U.S. Department of the Interior National Park Service. Historically the site was used as an associated support facility for U.S army NIKE missile system from 1955 to 1975, and later served as a testing site for the CPSC. The City commissioned a survey of the existing buildings and the site condition assessment. Based on the findings and assessment reports, the City demolished 8 unusable, mold infested, asbestos and lead paint filled, poorly conditioned structures. The City preserved one 17,000 sq. ft. warehouse structure to be converted to a community center. The 9.54 acre parcel is planned as a new City park per the deed of the U.S. Department of the Interior National Park Service. (Note: continued in Section 28.)

*Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.*

**12. Estimated Capital Costs**

<b>Acquisition</b>	
<b>Design</b>	\$710,000
<b>Construction</b>	\$5,600,000
<b>Equipment</b>	
<b>Total</b>	\$6,310,000

**13. Proposed Funding Sources - (List all funding sources and amounts.)**

City of Gaithersburg	\$6,310,000
<b>Total</b>	\$6,310,000

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
3/20/2017	1/12/2018	5/7/2018	2/22/2019
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
0.00	0	50,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2016	\$200,000	Olde Towne Plaza Design & Construction	
2014	\$150,000	Miniature Golf Course Renovations	
2013	\$130,000	Casey Community Center Renovations	
2012	\$250,000	Senior Center Renovations	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
City of Gaithersburg 506 S. Frederick Avenue Gaithersburg, MD 20877		10901 Darnestown Rd Gaithersburg, MD 20877	
<b>20. Legislative District in Which Project is Located</b>	19 - Montgomery County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ X ]	[ ]	[ ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>		<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>			<b>No</b>
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
0	25	0.00	155000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	415,563 (Includes 17,000 SF Warehouse )		
<b>Space to be Renovated GSF</b>	415,563(Includes 17,000 SF Warehouse )		
<b>New GSF</b>	415,563		

**27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion**

Warehouse, constructed in 2004

**28. Comments**

The City hired a landscape architect to work with an ad hoc committee to develop conceptual plans to redevelop the site into a park and repurpose warehouse into a community center. The park concept features include: a nature play space, tot-lot, amphitheater, community garden, two covered picnic pavilions, outdoor fitness equipment, open space and paved walking trail. Included in the work scope is utility relocation, storm water management and site development.

The existing warehouse will be repurposed to provide a creative, cohesive and functional community center for the City's Department of Parks, Recreation, and Culture programs. Facility components include but are not limited to: multi-purpose gym, arts and crafts rooms, dance studio, multi-purpose activity rooms, and storage. The facility may also be selected to accommodate a therapeutic sensory room for individuals with Autism and Alzheimer's/Dementia. If so, the room would feature audible, visual, tactile, and aromatherapy elements and is used for therapeutic gain, encouragement, pain reduction, anger management, stress relief, and recreation.

The site requires a lot of new infrastructure due to the limited entrance/egress and associated storm water runoff issues. Currently, the City is paying rent at county schools in this area to offer programming for this community.

The Department intends to use the space to:

A- Maximize the use of the building space and location to accommodate flexibility in implementing the various Department programs within and around the building.

B- Reach the best and most efficient interaction between the building, park and adjacent neighborhoods (special attention to sound levels and transmission is required).

C- Properly welcome the public to the entire facility (special attention to public greeting area).

D- Maximize the designs flexibility to best accommodate future modifications.

E- Design and locate mechanical and electrical elements to effectively work with the new building design (special attention to the building structure capacity to handle HVAC equipment).

F- Implement energy efficient outdoor/indoor lighting system for the building and the entire park (special attention to the lighting interaction with the parks and neighboring residents, as well as site safety).

G- Design to be LEED v4 Building Design and Construction: New Construction and Major Renovations Silver Level eligible.

The City budgeted \$6,100,000 for the design, construction and construction administration services.