



DATE: May 13, 2005

TO: Montgomery County Planning Board

FROM: Michael F. Riley, Chief, Park Development Division (PDD) *MR*

SUBJECT: Parks Capital Improvement Program - Implementation Report

The purpose of this memorandum is to update the Planning Board on the implementation of the development portion of the Parks Capital Improvements Program (CIP). This update includes actual figures through the first nine months (75%) of FY 2005 and an updated projection for FY 2005. The report includes the following sections:

- 1) **Implementation Rate** – implementation rate defined, with actual and projected figures;
- 2) **Initiatives** – actions to enhance CIP implementation;
- 3) **Challenges** – challenges to keeping CIP implementation on track; and
- 4) **Project Accomplishments** – highlights of CIP accomplishments in FY 2005.

1) **IMPLEMENTATION RATE**

Implementation rate is defined as actual expenditure divided by the programmed expenditure in the currently adopted CIP. The current programmed expenditure for FY 2005 in the FY 2005-2010 CIP is 13.7 million dollars. Through the first nine months of FY 2005, 8.6 million dollars have been spent. I project an additional expenditure of 3.0 million dollars for the remainder of FY 2005, which would produce a total expenditure of 11.6 million dollars for the year. An expenditure of 11.6 million dollars divided by the programmed expenditure of 13.7 million dollars would produce an implementation rate of 85%.

In October 2004, I had projected an implementation rate of 96% for the year. Reasons for the lesser rate include:

- Several projects with projected expenditures in FY 2005 were delayed when bids came in over budget primarily due to escalating construction costs. They include the Ovid Hazen Wells Recreational Park, the Olney Skate Park, and the Woodstock Equestrian Park parking lot. In the case of Ovid Hazen Wells, we just obtained Council approval a supplemental appropriation and will award the construction contract pending the Board of Public Works approval of additional Program Open Space Funds. In the case of the Skate Park, we restructured the project and are in the process of soliciting new bids. In the case of

Woodstock, we obtained a bid within budget by restructuring the project and riding a County contract.

- Jesup Blair Park renovation is nearing completion and will be completed significantly under budget, by an estimated \$700,000. While this is typically good news for a capital project, it lowers the implementation rate because expenditure of the full budget for the project is programmed in the current CIP. The unspent funding on this project will be transferred to other projects at the time of project completion (projected June 2005) or reprogrammed with submission of the next CIP.
- Expenditure on the Silver Place project is behind schedule. The adopted CIP shows an expenditure of \$725,000 in FY 2005, while only \$91,000 has been spent thus far. While there have been delays up front, the overall schedule is on track. The Board has been briefed on this project.
- No expenditure has occurred yet on the new Small Grants / Donor Assisted Projects PDF, which was added to the CIP by amendment this year. The adopted CIP showed a \$600,000 expenditure in FY 2005 as a placeholder. Several grants have recently been obtained, but no expenditures have occurred to date.
- The South Germantown SoccerPlex and Recreational Park PDFs projected expenditure in FY 2005 is pending the resolution of disputes and claims with the contractor that built the majority of the project. Resolution has not occurred, and the projected expenditures have not happened.
- Several other projects including Concord Local Park Renovation and Winding Creek Local Park Renovation have experienced minor delays for a wide variety of reasons, including the resignation of a contract specialist in the Park Development Division earlier in the year. We are currently recruiting for this position.

In September 2005, as part of Board work sessions on the next CIP (FY 2007-2012), I will report final implementation rate for FY 2005 and projected target implementation rates for FY 2006.

An additional method for reviewing CIP implementation is by individual projects (PDFs). PDF implementation rate is valuable because the County Executive makes recommendations on the Parks CIP one PDF at a time and the County Council reviews the PDFs one at a time. An implementation rate of 1.0 means that the actual expenditures match the programmed expenditures. An implementation rate greater than 1.0 means that actual expenditures exceeded programmed expenditures, and an implementation rate of less than 1.0 means that actual expenditures were less than programmed expenditures. Individual PDF implementation rates are shown on the table on [@ 1](#). Arrayed in order of best implementation to worst, these reports quickly show which PDFs are being implemented in a timely manner and which are not.

2) INITIATIVES

Playground Renovation

The Planning Board had expressed concern during prior implementation reports specifically regarding implementation of playground renovations. I am pleased to report that we have already reached 91% implementation in FY 2005 by spending \$658,000 out of a programmed \$724,000. This has occurred during a year when our staff associated with playground design has worked on a number of public / private partnerships that renovate playgrounds beyond those achieved by the CIP. In the two-year period FY 2004 – 2005, we will have completed 32 playground renovations funded by our local funds, grants, and partnerships. A listing of playground projects completed or underway appears on @ 2. While this does not eliminate our backlog, we are heading in the right direction. The recent actions by the Council to add funds to our CIP for infrastructure does increase our PLAR: Playground Renovation project. Coupled with expected partnerships and grants, we should be able to meet our 20-year lifecycle replacement target for playground renovation within the upcoming FY 2007-2012 CIP.

Staff is implementing several enhancements to the playground renovation program, including:

- We solicited proposals from contractors qualified to install playground equipment and are in the process of awarding a "task order" type contract for playground installation. In the past, we have primarily issued individual "supply and install" contracts for groups of playground installations.
- We intend to ride a "U.S. Communities Government Purchasing Alliance" contract for the purchase of play equipment. U.S. Communities pools the purchasing power of public agencies, achieves bulk volume discounts, and provides a purchasing forum for public agencies nationwide. This alliance has established a national structure for local government agencies to make use of their collective purchasing power. Riding this contract for play equipment purchase, coupled with the "task order" installation contract, will enable us to significantly reduce the timeline associated with playground renovations.

3) CHALLENGES

Non-CIP Work

Staff resources in PDD have historically supported many work programs other than the design and construction efforts that result in CIP expenditure. This "non-CIP" workload, while valuable and consistent with the Department's mission, can detract from CIP implementation if resource allocation is not constantly monitored and kept in check with the adopted CIP. While it is known each year that an allocation of work years in PDD will be dedicated to non-CIP work, the demand for non-CIP work has spiked over the past several years primarily due to our success with partnerships, donations, and leveraging the development of park facilities outside traditional methods. Significant categories of such work are as follows:

- Review and Project Management of Developer Built Parks and Facilities
- Review and Project Management of Public / Private Partnership Projects and Donations
- Review and Project Management of Projects funded by Other Agencies
- Engineering / Design Support to Operating Divisions for Maintenance / Repair Projects funded through Operating Budget
- Review and Issuance of Permits for Construction on Park Property
- Enforcement of the Encroachment Policy

- Review of Mandatory Referrals with Park Impacts
- Participation in Area Master Plans and Park Master Plans
- Participation in Commission-wide and Department-wide Initiatives / Committees
- Pursuit of Grant Funded Projects

It remains imperative that resources are allocated consistent with the adopted CIP, and that options and associated consequences are carefully considered when non-CIP priorities emerge that would benefit from the work of Park Development staff.

4) PROJECT ACCOMPLISHMENTS

Major CIP project accomplishments during FY 2005 listed in order of status include:

Construction Completed

- Building and Site Improvements at the Rickman Farm Horse Park
- Crystal Rock Trail
- Kings Crossing Local Park (West Germantown Development District)
- Lighting Upgrade to Field No. 1 at Olney Manor Park
- Long Branch Stream Restoration
- Playground Renovation at Fifteen Parks
- Resurfacing of Sligo Creek Parkway from Colesville Road to Dennis Avenue

Construction Underway:

- Jesup Blair Park Renovation
- Montgomery Village Local Park
- Little Falls Parkway Bridge Deck Replacement
- Stream Protection Projects in Gunners Branch, Little Falls, and Paint Branch
- Retrofit of two Stormwater Management Ponds in Muddy Branch SVP
- NPDES Compliance measures at Olney Manor Park Maintenance Yard
- National Capital Trolley Museum Sitework and Car Barn
- Stabilization of Joseph White House
- On-site Water and Sewer Mains serving Woodlawn Cultural Park
- Playground Renovation at Three Parks

Design & Permitting Completed:

- Cross Creek Local Park
- Ovid Hazen Wells Recreational Park
- Equestrian Trails and Greenberg Parking Lot at Woodstock Equestrian Park
- Lighting Upgrades to Fields 2-5 at Olney Manor Park

Design and Permitting Underway:

- Phases 1, 2, and 3 of Mathew Henson Trail
- Olney Manor Skate Park
- Rock Creek Trail Pedestrian Bridge over Veirs Mill Road

- East Norbeck Local Park Renovation
- Concord Local Park Renovation
- Brookside Gardens Irrigation Upgrades
- Winding Creek Local Park Renovation
- Hoyles Mill Village Local Park (West Germantown Development District)
- Structural Stabilization of Woodlawn Barn
- Broad Acres Local Park renovation
- Pope Farm Nursery Utilities Upgrade
- Playground Renovation at Five Parks

Facility Plans or Planning Studies Underway:

- Germantown Town Center Park (New)
- Evans Parkway Local Park Renovation
- Takoma Piney Branch Local Park Renovation
- Greenbriar Local Park (New)
- North Four Corners Local Park (New and Renovation)
- Rock Creek Regional Park Water and Sewer System Rehabilitation
- Falls Road Local Park Expanded Parking (New)
- Trail Connector Analysis (New)
- Magruder Branch Trail (New)

Conclusion

Although the FY 2005 implementation rate is projected slightly below target, the rate is significantly improved over past years. Low implementation rates, which were a persistent problem for the Parks CIP in the past, are problematic for an array of reasons including unmet commitments to our customers and partners, damage to our credibility, and jeopardizing funding requests for future priorities. Efforts to improve CIP implementation will remain the number one priority for PDD. I am optimistic that ongoing initiatives will continue to improve CIP implementation rates above and beyond satisfactory levels.

Attachments

PDF Implementation Rates

H:\DATA\CIP\ACCOMPLISHMENTRATE\2005NINEMONTH.DOC

| | A | B | C | D | E | F | G |
|----|---|------------------------------------|----------------------------|----------------------------------|--------------------|-----------------------------------|-------------|
| 1 | | | | | | | |
| 2 | | | | | | | |
| 3 | FY05 CIP Implementation by PDF - Nine Months | | | | | | |
| 4 | Expenditures in thousands | | | | | | |
| 5 | Project # | Project Title | FY05 Approved Expenditures | 9 month Expenditures of 05-06-05 | Projected 3 Months | Total FY05 Projected Expenditures | Ratio |
| 6 | 008722 | Rickman Farm Horse Park | 0 | 227 | 20 | 247 | >10 |
| 7 | 958758 | Stormwater Mgmt Disch Control | 0 | 83 | 28 | 111 | >10 |
| 8 | 968762 | Ridge Road | 0 | 50 | 17 | 67 | >10 |
| 9 | 998764 | Resurface Pking Lots&Paths-NL | 0 | 162 | 54 | 216 | >10 |
| 10 | 228702 | Smart Parks | 0 | 143 | 48 | 191 | >10 |
| 11 | 998728 | National Capital Trolley Mus | 3 | 50 | 17 | 67 | >10 |
| 12 | 038700 | Woodlawn Water and Sewer | 100 | 416 | 139 | 555 | 5.55 |
| 13 | 038704 | Little Falls Pkwy. Bridge | 140 | 420 | 140 | 560 | 4.00 |
| 14 | 998711 | Energy Conservation - Non Local | 30 | 74 | 25 | 99 | 3.29 |
| 15 | 888754 | Trails:Hard Surface Renov | 21 | 38 | 13 | 51 | 2.41 |
| 16 | 858710 | Trails:Nat Surf Des & Const | 159 | 227 | 76 | 303 | 1.90 |
| 17 | 868700 | Resurf Pk Roads/Bridges | 530 | 575 | 192 | 767 | 1.45 |
| 18 | 948718 | Stormwater Mgmt Structure | 350 | 376 | 125 | 501 | 1.43 |
| 19 | 957775 | Facility Planning:L | 150 | 158 | 53 | 211 | 1.40 |
| 20 | 998763 | Minor New Construct-Non Local | 75 | 79 | 26 | 105 | 1.40 |
| 21 | 838873 | Ovid Hazen Well Rec Park | 73 | 75 | 25 | 100 | 1.37 |
| 22 | 998703 | PLAR L: Play Equipment | 600 | 613 | 204 | 817 | 1.36 |
| 23 | 998707 | PLAR NL: Boundary Marking | 30 | 30 | 10 | 40 | 1.33 |
| 24 | 008720 | Ballfield Initiatives | 348 | 322 | 107 | 429 | 1.23 |
| 25 | 998782 | Montgomery Village Local Park | 751 | 693 | 231 | 924 | 1.23 |
| 26 | 998702 | PLAR L: Minor Renov | 75 | 69 | 23 | 92 | 1.23 |
| 27 | 998706 | PLAR NL: Athl Fields Rehab | 54 | 49 | 16 | 65 | 1.21 |
| 28 | 768673 | Trails:Hard Surf Des & Const | 142 | 125 | 42 | 167 | 1.17 |
| 29 | 911715 | Black Hill Maint Fac | 360 | 289 | 96 | 385 | 1.07 |
| 30 | 998725 | West Germantown Dev. District | 310 | 0 | 310 | 310 | 1.00 |
| 31 | 998701 | PLAR L: Boundary Marking | 20 | 0 | 20 | 20 | 1.00 |
| 32 | 818571 | Stream Banks Protect SVP | 629 | 465 | 155 | 620 | 0.99 |
| 33 | 838882 | Roof Replace Non Local | 238 | 162 | 54 | 216 | 0.91 |
| 34 | 998799 | Minor New Construct-Local | 150 | 95 | 32 | 127 | 0.84 |
| 35 | 808494 | Restoration of Historic Struc | 255 | 151 | 50 | 201 | 0.79 |
| 36 | 998714 | Resurface Pking Lots&Paths-Loc | 175 | 103 | 34 | 137 | 0.78 |
| 37 | 998708 | PLAR NL: Minor Renov | 274 | 156 | 52 | 208 | 0.76 |
| 38 | 998780 | Jesup-Blair Loc Park Renov | 2,507 | 1,302 | 310 | 1,612 | 0.64 |
| 39 | 958776 | Facility Planning-Non Local | 160 | 78 | 26 | 104 | 0.65 |
| 40 | 827738 | Roof Replace- Local Pks | 92 | 0 | 58 | 58 | 0.63 |
| 41 | 761682 | Cost Sharing:NL | 50 | 21 | 7 | 28 | 0.56 |
| 42 | 977748 | Cost Sharing:L | 75 | 31 | 10 | 41 | 0.55 |
| 43 | 998700 | PLAR L: Athl Fields Rehab | 200 | 80 | 27 | 107 | 0.53 |
| 44 | 058702 | Broad Acres LP | 50 | 19 | 6 | 25 | 0.51 |
| 45 | 998710 | Energy Conservation - Local | 37 | 14 | 5 | 19 | 0.50 |
| 46 | 998709 | PLAR NL: Play Equipment | 124 | 45 | 15 | 60 | 0.48 |
| 47 | 998704 | PLAR L: Tennis/MUC | 535 | 176 | 59 | 235 | 0.44 |
| 48 | 998729 | S. Germantown Rec Park | 246 | 64 | 21 | 85 | 0.35 |
| 49 | 998712 | S. Germantown Soccerplex | 153 | 37 | 12 | 49 | 0.32 |
| 50 | 998773 | Enterprise Facilities Improvements | 100 | 20 | 7 | 27 | 0.27 |
| 51 | 038702 | Concord LP | 275 | 46 | 15 | 61 | 0.22 |
| 52 | 058777 | Fairland Golf Course | 26 | 1 | 4 | 5 | 0.19 |
| 53 | 048701 | SilverPlace/MRO | 725 | 91 | 30 | 121 | 0.17 |
| 54 | 998715 | PLAR NL: Tennis/MUC | 85 | 10 | 3 | 13 | 0.16 |
| 55 | 048703 | Rock Creek Trail Ped. Bridge | 307 | 29 | 10 | 39 | 0.13 |
| 56 | 058703 | E. Norbeck LP | 61 | 0 | 0 | 5 | 0.08 |
| 57 | 018712 | Woodstock Equestrian | 355 | 19 | 6 | 25 | 0.07 |
| 58 | 058706 | Winding Creek | 357 | 7 | 2 | 9 | 0.03 |
| 59 | 058710 | Olney Manor Skateboard Facility | 562 | 3 | 1 | 4 | 0.01 |
| 60 | 058755 | Small Grant / Donor Projects | 600 | 0 | 0 | 0 | 0.00 |
| 61 | TOTAL | | 13,724 | 8,568 | 3,068 | 11,641 | 0.85 |



PLAYGROUND IMPLEMENTATION
May 12, 2005

| PARK TYPE Local/Non-Local | PARK NAME | FUNDING SOURCE | | | | |
|---|--|----------------|----------|-------|------------|-------|
| | | CIP | Donation | Grant | Cost-Share | Other |
| FY 2004 - PLAYGROUNDS COMPLETED/OPENED | | | | | | |
| L | Peachwood Neighborhood Park | X | | | | |
| L | Redland Local Park | X | | | | |
| L | Seven Oaks Neighborhood Park | X | | | | |
| L | Rosemary Hills Local Park | X | | | | |
| L | Buck Branch Neighborhood Park | X | | | | |
| L | Cheltenham Urban Park | X | | | | |
| L | Westmoreland Hills Local Park | X | | | | |
| L | Brookmont Neighborhood Park | | X | | | |
| L | Broadacres Local Park | X | | | | |
| NL | Parkside Headquarters | X | | | | |
| NL | Martin-Luther King Jr. Recreational Park | | | | X | |
| L | Northgate Local Park | X | | | | |
| L | Rock Creek SVU #2 | X | | | | |
| L | Stratton Local Park | X | | | | |
| 12 L / 2 NL | SUBTOTAL | 12 | 1 | 0 | 1 | 0 |
| FY 2004 TOTAL PLAYGROUNDS - 14 Completed/Opened | | | | | | |
| FY 2005 - PLAYGROUNDS COMPLETED/OPENED | | | | | | |
| L | Dufeif Local Park | X | | | | |
| L | College View Neighborhood Park | X | | | | |
| L | Kensington Heights Neighborhood Park | X | | | | |
| L | Greenwich Neighborhood Park | X | | | | |
| L | English Manor (unprogrammed school site) | | | | | X |
| L | Fountain Hills Local Park | | | | X | |
| L | Little Falls (Kenwood) | | X | | | |
| L | Forest Glen/Dallas | | X | | | |
| L | Cannon Road Local Park | | | X | | |
| L | Lynbrook LP (unprogrammed equipment replacement) | X | | | | |
| L | Cloverly Local Park | | | X | | |
| L | Fleming Local Park | | | X | | |
| L | Pleasant View Local Park | | | X | | |
| L | Glen Echo Heights Neighborhood Park | | | X | | |
| L | Glenfield Local Park | | | X | | |
| 15 L | SUBTOTAL | 5 | 2 | 6 | 1 | 1 |
| FY 2005 TOTAL PLAYGROUNDS - 15 Completed/Opened | | | | | | |
| FY 2005 - PLAYGROUNDS CURRENTLY UNDER CONSTRUCTION - Will be open by June 2005 | | | | | | |
| NL | Cabin John Regional Park | X | | | | |
| L | Hillmead Neighborhood Park | | X | | | |
| L | Norwood Local Park | | X | | | |
| 2 L / 1 NL | SUBTOTAL | 1 | 2 | 0 | 0 | 0 |
| FY 2005 TOTAL PLAYGROUNDS - 3 Under Construction | | | | | | |
| FY 2006 - PLAYGROUNDS PLANNED FOR CONSTRUCTION BY CENTRAL MAINTENANCE IN SUMMER 2006 | | | | | | |
| L | Aberdeen Local Park | X | | | | |
| L | Potomac Community Center | X | | | | |
| L | Chase Avenue Local Park | X | | | | |
| L | Takoma Urban Park | X | | | | |
| L | Upper Long Branch SVU | X | | | | |
| 5 L | SUBTOTAL | 5 | 0 | 0 | 0 | 0 |
| FY 2006 TOTAL PLAYGROUNDS - 5 To be Constructed in Summer 2006 | | | | | | |
| GRAND TOTAL FY 2004 AND FY 2005 | | | | | | |
| 29 L / 3 NL | SUBTOTAL | 23 | 5 | 6 | 2 | 1 |
| TOTAL PLAYGROUNDS - 32 (14 in FY 2004, 18 in FY 2005) | | | | | | |

