



October 14, 2005

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Michael F. Riley, Chief, Park Development Division (PDD) *MR*
Mary Ellen Venzke, CIP Manager, PDD *MEV*

SUBJECT: Proposed FY07-12 Parks CIP Work Session #4

Staff Recommendation

- Approve staff recommendations related to cited projects for inclusion in the FY07-12 Capital Improvements Program (CIP)
- Approve the Planning Board recommended Parks FY07-12 CIP for transmittal to the County Executive & County Council

CIP Schedule

This is the fourth and final work session on the proposed Parks FY07-12 CIP. This work session will provide the Board with staff recommendations for revisions to the existing South Germantown Soccer and Non-Soccer PDFs; staff recommendations for an interim skate park at Takoma Piney Branch Local Park; a briefing by County-wide Planning division on the report of programming options for the Agricultural History Farm; and a full set of project description forms (PDFs) for inclusion in the FY07-12 CIP. Staff seeks approval of the FY07-12 CIP for transmittal to the County Executive.

Staff has included a complete set of project description forms (PDFs) for new projects and projects continuing from the FY05-10 CIP, although staff will continue to make minor text edits and/or adjustments to PDFs before the final transmittal to the County. The Board's recommended FY07-12 CIP will be forwarded to the County Executive and County Council by November 1st, as required by State law.

The County Executive will recommend a proposed FY07-12 CIP by January 15, 2006. The County Council will hold public hearings on the proposed CIP for the entire County,

inclusive of the Parks CIP, in early February and conduct work sessions in February and March. The CIP is typically adopted in late May.

Outline of Work Session # 4

- 1) South Germantown Soccer and Non-Soccer Projects
- 2) Recommendation for an interim skate park at Takoma Piney Branch Local Park
- 3) Report of programming options for the Agricultural History Farm Park
- 4) FY07-12 Summary Report and PDFs for adoption of the CIP

1) South Germantown Soccer and Non-Soccer Projects

Two project description forms (PDFs) were approved in the FY99 CIP to fund development in South Germantown Recreational Park. Although the majority of development authorized by the two PDFs has been completed, the work is not fully complete and future phases are proposed which necessitate keeping the PDFs active in the FY07-12 CIP. The two PDFs are described as follows:

- The South Germantown Recreational Park: SoccerPlex Facility, PDF No. 998712 authorized construction of the Maryland SoccerPlex in partnership with the Maryland Soccer Foundation (MSF) and appropriated public funds for infrastructure to serve the SoccerPlex, including roads, parking lots, utilities, storm water management, and relocation of existing facilities. Private funds paid for the soccer fields, irrigation, field lighting, and the Discovery Sports Center. Construction was authorized in three phases as follows:

Phase 1: sixteen outdoor soccer fields managed by MSF, one championship field, two soccer fields managed by M-NCPPC, and the Discovery Sports Center.

Phase 2: three additional outdoor soccer fields managed by MSF.

Phase 3: two additional outdoor soccer fields managed by MSF.
- The South Germantown Recreational Park: Non-Soccer Facilities, PDF No. 998729 authorized and funded construction of public park facilities including Central Park, a splash playground, an adventure playground, picnic areas, trails, walkways, a model boat launch, comfort stations, and fencing.

The work proposed by the PDFs in the FY07-12 CIP is summarized as follows:

Completion of Phase 1:

Soccer fields at the SoccerPlex first opened for play in October 2000, but construction continued on facilities and supporting infrastructure through 2003. Before work was completed, a prime contractor defaulted on a contract to perform site work associated with the project. Consequently, construction of Phase 1 has not been fully completed or appropriately closed out with regulatory agencies that issued permits for the project. Since the contractor was under contract with Park Construction Co., and not directly with the Commission, it took time to assign the rights, liabilities, and obligations under the contract to the Commission. That has occurred, and the Commission has formally notified the contractor that it is in default. Some progress has occurred in the past months towards completion of the contract work, but final completion of work and settlement of related claims has not occurred. Since the work is not yet complete, a portion of the Phase 1 appropriation has not been spent.

Phase 2:

Phase 2 of the SoccerPlex involves the construction of three additional soccer fields. It may also provide lighting of existing soccer fields. Phase 2 is dependant upon MSF securing private funding for construction of the fields, and public funding being appropriated for related infrastructure; primarily parking and system development fees for irrigation hook-ups to WSSC. The Executive Director of MSF has indicated that they anticipate Phase 2 beginning in FY07. The public share of Phase 2 was estimated at \$376,000 and was approved in the expenditure schedule of the FY05-10 CIP to occur in FY05 and FY06, but the appropriation was withheld until MSF obtains their share of the funding, estimated at \$924,500. Staff recommends that the expenditure of public funds for Phase 2 remain in the project in order to reserve fiscal capacity, but that appropriation is contingent upon MSF providing evidence of their share of the funding. Staff recommends showing appropriation and expenditure of Phase 2 funding in FY07, contingent upon MSF providing evidence of full funding for Phase 2.

Phase 3:

Phase 3 provides two additional soccer fields and relocates one M-NCPPC managed softball field. Per the language of the adopted PDF, Phase 3 cannot occur without County Council approval after Phase 2 has been open for one season. Due to the uncertain timing of Phase 3, staff does not recommend showing funding for Phase 3 in the expenditure schedule of the proposed PDF.

Germantown Racquet & Fitness Center:

The Commission entered into a lease with the Germantown Racquet & Fitness Center, LLC, in September 2000, allowing the construction of the Racquet & Fitness center within the park. An amendment to the lease between the Commission and the Germantown Racquet & Fitness Center was recently forwarded to the County Council. Although the Council has not approved the lease amendments, the capital budget schedule requires that any known changes to the PDF be included with the FY07-12 request, due November 1st. The lease amendment calls

for the expenditure of \$132,000 in public funds to complete site and infrastructure work necessary to support the Racquet and Fitness Center. It is anticipated that funds already appropriated for Phase 1 will be sufficient to cover this expense, so no additional appropriation is requested for this work. The expenditure of the funds will be programmed in FY06. It is anticipated that the Council will act on the lease amendment prior to adoption of the CIP.

Germantown Indoor Swim Center:

The Montgomery County Revenue Authority is constructing the Germantown Indoor Swim Center within the park. The adopted PDF included an expenditure of a contribution of \$319,000 from the Revenue Authority in return for the Commission providing site and infrastructure improvements in advance of the construction of the swim center. The majority of \$319,000 has been spent on site work, but \$30,000 of it was allocated to pay for the Commission's staff costs for monitoring the project. The swim center is scheduled to open in November 2005, so the remainder of the contribution will be spent in FY06.

South Germantown Recreational Park: Non-Soccer Facilities, PDF No. 998729

Completion of non-soccer facilities:

The same contractor that defaulted on Phase 1 of the SoccerPlex was under contract to perform site and infrastructure work associated with non-soccer facilities. Consequently, construction of non-soccer facilities (splash playground, an adventure playground, etc.) has not been fully completed or appropriately closed out with regulatory agencies that issued permits for the project. Some progress has occurred in the past months towards completion of the contract work, but final completion of work and settlement of related claims has not occurred. Since the work is not yet complete, a portion of the non-soccer appropriation has not been spent.

King Dairy Barn Mooseum:

The King Dairy Barn Mooseum was incorporated in the South Germantown Recreation Park Master Plan during the planning and design phases of the Soccerplex and Non-Soccerplex facilities.

During that time supporters of retaining the barn pointed to the fact that Montgomery County has a significant history of dairy farms with 285 operating dairies in 1952. This has decreased significantly and now there are only 11 operating dairy farms located in the County. The Commission purchased this 1930's dairy barn in the late 1960's, and restored it in 2001-2002. The 2005 draft Strategic Plan for Cultural Resources in Parks lists the James King Barn as one of 20 top priority Park owned projects and part of the Farming History Cluster.

In FY2000, the Council made the decision to keep the King Dairy Barn and approved a supplemental appropriation of \$422,000 for stabilization and renovation. The Commission then received an unsolicited proposal from a group to operate the Barn as heritage museum and educational center. The mission at that time, which remains today is for using the Barn to provide an opportunity to educate the public about the importance of dairy farming in

Montgomery County along with how milk and milk products were produced, processed and distributed for consumption. The Mooseum Group has evolved from a loosely knit group and is now incorporated and received its non-profit status from the IRS in June 2003. The Museum is led by Barbara McGraw (whose Grandfather built the barn) and consists of a Board of Directors comprised of 12 individuals and an advisory group.

After various improvements were made, the Mooseum was given a “temporary” Use and Occupancy permit by the Montgomery County Department of Permitting Services and Department of Fire and Rescue. For two seasons, during the June National Dairy Month in 2002 and 2003, the Mooseum offered barn tours, programming and exhibits inside the barn. However, since that time the Mooseum has been unable to use the Barn and has had to offer it’s programs on the outside of the building because the permitting agencies require additional life safety improvements to the barn prior to issuing a permanent use and occupancy permit. This year their programming on the outside of the barn has approached 700 visitors with a significant portion consisting of Elementary School groups. In addition, their annual fund raising event at the Water’s House exceeded 125 people this year.

In late 2003, a decision was made to hire an Architect with experience in barn conversions to provide as-built plans and construction document for the alterations. The challenge to both staff and the consultant has been to maintain and preserve the character and integrity of the barn, while meeting the code requirements triggered by changing the use of the barn from agricultural to assembly. The major addition and renovation items required include a fire alarm and suppression system requiring an addition on the Dairy Building for a sprinkler valve room, new water line and fire hydrant, new storefront doors with panic hardware, new ramps both inside and outside for handicapped, and railings for accessibility and safety issues. Completion of the renovations will allow the Mooseum to occupy the first floor of the Barn and provide opportunities to increase the educational programs, display dairy equipment that has been donated, and increase their fund raising capacity.

The total estimate for the project is \$550,000. Staff estimates that \$331,000 of the unspent balance from the non-soccer appropriation can be dedicated to the Mooseum. Therefore, an additional \$219,000 is needed for the project. Staff recommends seeking this additional appropriation in FY07 and reflecting its expenditure in FY07.

2) Interim Skate Park at Takoma Piney Branch Local Park

Staff recommends programming up to \$75,000 in current FY07 funding out of the Minor New Construction–Local Parks PDF for an interim skateboard park contingent upon agreement with the City of Takoma Park on operation of the facility.

On March 4, 2002, the Board approved a request from the City of Takoma Park for conversion of the tennis courts at Takoma-Piney Branch Local Park to a skateboard facility that the City would operate. The city intended to acquire grant funding for the facility. To date, the City has been unsuccessful in funding the facility.

At the April 7, 2005 FY07-12 CIP public forum, representatives of the City of Takoma Park requested that M-NCPPC purchase skateboard equipment to be placed on the existing tennis courts and offering that the City would operate the facility.

On August 4, 2005, the Board approved the facility plan for the Renovation of the Takoma Piney Branch Local Park. The facility plan includes infrastructure for a modular skateboard facility, but does not include the cost of the skateboard equipment. At the October 10, 2005 Work Session #3, the Board approved the design and construction for the park renovation. The PDF shows design in FY07 with the construction in FY08 and FY09.

Should we be successful in opening an interim skateboard park, our intention would be to request funds for fully outfitting a permanent skateboard park in the next CIP prior to opening of the new park. Issues to be resolved in the operation of the facility include:

- Supervision
- Entrance fees
- Utility costs and payment
- Maintenance – City/MNCPPC responsibilities
- Staffing
- Need for shed building
- Equipment leasing
- Storage
- Policing and safety
- Telecommunication connections
- Portable toilet location

3) Report of Programming Options for the Agricultural History Farm

At work session # 3 on October 10, 2005, staff was asked to provide the Board with a briefing on the report prepared by County-wide Planning staff on programming options for the Agricultural History Farm. The report is included as Attachment A. County-wide Planning staff will be briefing the Board on the information included in this report. Agriculture History Farm Park is included as a priority sub-project within the Facility Planning Non-Local PDF.

4) Staff Recommended FY07-12 CIP

Staff prepared the six-year CIP based on guidance from the Board on criteria established of immediacy, needs, and efficiency. All projects are consistent with the Department's mission and are justified by adopted studies, plans and policies and our consistent with the County Executives readiness criteria. Attachment B provides a summary report of the FY07-12 CIP reflecting a six-year program of \$179,547,000. This compares with the current six-year program of \$149,335,000 for the FY05-10 CIP.

Board members will receive a full set of PDFs. Since level-of-effort projects encompass various smaller projects, we have included detailed backup sheets of candidate sub-projects

programmed in the earlier years of the CIP for selected PDFs as Attachment C for the Board's information.

Conclusion

Staff believes the recommended FY07-12 CIP is responsive to public need and is consistent with the guidance of the Planning Board. Staff recommends the Board's approval of the FY07-12 CIP.

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Attachments