

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Gaithersburg Municipal Complex		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Kagan	Vogel	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new municipal complex and city facilities		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Tom Lonergan-Seeger		301-250-8570
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The City of Gaithersburg is a municipal governmental organization responsible for providing myriad services for its approximately 70,000 residents. Nearly 500 full and part time employees are employed by the city, providing services that include police, planning and zoning, parks and recreation, and public works. The City is administered by a Mayor/City Council-City Manager style of government. The total FY25 Adopted total expenditure budget for the City of Gaithersburg is \$129.5 million.</p>		

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

With the acquisition of a private home in 1958, Gaithersburgs current City Hall was established. Renovations were made in 1989 and an addition increased the size of the facility to 27,393 sq ft. Meanwhile, the community's population grew from 32,000 in 1990 to 70,000 in 2022. The City now operates from an undersized, obsolete building on an L-shaped site that constrains future expansion and the potential to demolish and replace the structure. City staff identified an existing office building at 12 South Summit Ave that meets the criteria for a new municipal center. The existing City Hall requires approximately \$10+ million in renovations, which would not increase square footage to accommodate present staffing needs. Departments are spread across multiple buildings and staff assigned to noncontiguous spaces, even on different floors. The public lobby, restrooms, and meeting spaces are also not sized appropriately for the volume of employees and visitors.

*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>	\$6,750,000
<b>Design</b>	\$1,478,000
<b>Construction</b>	\$15,000,000
<b>Equipment</b>	
<b>Total</b>	\$23,228,000

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

City of Gaithersburg General Fund	\$22,728,000
Legislative Bond Initiative	\$500,000
<b>Total</b>	\$23,228,000

<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>
11/12/2024	6/29/2026	6/30/2026	9/20/2027
<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	10,000+	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2024	\$200,000	Gym floor replacement at Bohrer Activity Center	
2024	\$25,000	Walder Park improvements	
2023	\$250,000	New field lighting at Kelley Park	
2023	\$350,000	Crown Farm Park design and construction	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
City of Gaithersburg 31 South Summit Avenue Gaithersburg, MD 20877		12 South Summit Avenue Gaithersburg, MD 20877	
<b>20. Legislative District in Which Project is Located</b>	17 - 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>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Frank Johnson, Acting City Attorney	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	240.805.1086		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
31 South Summit Avenue Gaithersburg, MD 20877		2/2/23	7310000.00

<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	157+	495488.00	550000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<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>			Yes
<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>
Montgomery College	8/1/24- 7/31/25	\$430,752	14,747
<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>	66,000		
<b>Space to be Renovated GSF</b>	51,253		
<b>New GSF</b>	0		

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

2000

**28. Comments**