

Office of the Superintendent of Schools  
MONTGOMERY COUNTY PUBLIC SCHOOLS  
Rockville, Maryland

August 1, 2018

MEMORANDUM

To: Members of the Board of Education  
From: Jack R. Smith, Superintendent of Schools  
Subject: Warehouse Space (06-25-18-06)

Ms. Dixon requested the following regarding the possibility of acquiring much-needed new warehouse space:

**Question A**

Information regarding the number of storage facilities that are currently owned by MCPS.

**Response**

Montgomery County Public Schools (MCPS) owns and operates two primary storage sites for materials, equipment, and records:

1. Lincoln Center: 580–595 Stonestreet Avenue, Rockville, Maryland  
The Lincoln Center consists of a complex of buildings with functions including warehouse storage, distribution center, and storage yard. This complex supports the central operations for the Department of Materials Management and also is home to the MCPS print shop.
2. Concord Center: 7210 Hidden Creek Road, Bethesda, Maryland  
The majority of this facility houses the MCPS Central Records Unit that functions as the long-term repository for school system records.

MCPS also has various storage areas of smaller sizes located within specialized facilities, such as food services, transportation, and maintenance depots. These storage areas are located in close proximity to the primary operation served for efficiency purposes.

**Question B**

Has consideration been given to centralizing locations and consolidating resources?

**Response**

Lincoln Center has housed the MCPS materials management storage and distribution functions for several decades; however, the needs of the school system have grown beyond the capacity

of Lincoln Center. In addition, the City of Rockville's goal is to rezone and redevelop the Stonestreet Avenue area as published in its planning documents since 2002. The City of Rockville plan limits the desirability of long-term capital investment in the Lincoln Center complex.

In 2004, MCPS actively pursued a plan to relocate the Lincoln Center functions. MCPS, in coordination with the Montgomery County Council, the county executive, and the City of Rockville, solicited proposals from developers for the construction of a new MCPS warehouse facility in exchange for the MCPS Stonestreet Avenue property (Board Resolution 2.2.9, August 24, 2004). However, developers were not able to propose a revenue-neutral solution; therefore, this project did not proceed.

The City of Rockville is in the process of developing a Stonestreet Corridor Implementation Plan. I communicated this information in my memorandum dated July 5, 2017. The goal of this planning process is to develop a blueprint specifying the desired future land use, zoning changes, and redevelopment goals for the Stonestreet Corridor. However, the extent that revenue from redevelopment of the MCPS Stonestreet Avenue property will be able to supplement the relocation of the MCPS materials management and distribution functions remains uncertain.

In response to the continuing need to solve this warehouse/distribution center concern, funding for site selection and acquisition was proposed for the Fiscal Year (FY) 2019 Capital Budget (Board Resolution 5.1, November 27, 2017). However, due to funding constraints and higher priorities for educational facilities, this funding request was not included in the adopted FY 2019 Capital Budget.

### Question C

Please provide information regarding all of the storage sites, especially those in buildings with historical significance, i.e., the Edward E. Taylor school site.

### Response

Facility Name	Year Board Acquired	Facility Floor Area (SF)	Notes
Lincoln Center	1934–1947	134,865	Always used for MCPS support functions.
Concord Center	1961	26,444	Originally built as an elementary school. The majority of the building houses the central records repository of MCPS. Concord Center also houses a child-care center.
Edward U. Taylor Science Materials Center	1951	20,827	Originally built as an African American school prior to desegregation. The entire building is now devoted to the assembling of science materials kits used in MCPS instructional programs. Completed science kits are stored at the Taylor Science Center for distribution to the schools.

**Question D**

How much money is being spent to own and maintain these locations?

**Response****Annual Costs Based on FY 2018 Expenditures**

<b>Facility Name</b>	<b>Utilities</b>	<b>Plant Operations</b>	<b>Maintenance*</b>	<b>Trailer Rental</b>	<b>Total Operating and Maintenance</b>
Lincoln Center	\$215,483	\$101,623	\$135,530	\$75,000	<b>\$527,636</b>
Concord Center	\$55,682	\$52,158	\$18,643		<b>\$126,483</b>
Edward U. Taylor Science Materials Center	\$26,533	\$32,320	\$76,043		<b>\$134,896</b>
<b>TOTALS</b>	<b>\$297,698</b>	<b>\$186,101</b>	<b>\$230,216</b>	<b>\$75,000</b>	<b>\$789,015</b>

\*Included in the Maintenance cost: Lincoln Center, boiler and air conditioning repairs totaling \$78,618 and Edward U. Taylor Science Materials Center, boiler replacement and oil tank removal totaling \$56,505

If you have any questions, please contact Dr. Andrew M. Zuckerman, chief operating officer, at 240-740-3050.

JRS:AMZ:sro

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