

**PRINCE GEORGE'S COUNTY COUNCIL  
AGENDA ITEM SUMMARY**

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**Meeting Date:** 3/12/2002 **Reference No.:** CB-7-2002

**Proposer:** County Executive **Draft No.:** 3

**Sponsors:** Shapiro, Bailey, Wilson, Scott, Russell and Hendershot

**Item Title:** An act authorizing the sale-leaseback of  
County-Owned Real Property for the construction  
of a new South County library in Accokeek

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**Drafter:** Katharine M. Knight **Resource** Carolyn F. Scriber  
Law **Personnel:** OCS

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**Date Presented:** 2/12/2002 **Executive Action:** 3/14/2002 S

**Committee Referral:** 2/12/2002 C.O.W. **Effective Date:** 4/29/2002

**Committee Action:** 2/12/2002 FAV

**Date Introduced:** 2/19/2002

**Public Hearing:** 3/12/2002 10:30 A.M.

**Council Action:** 3/12/2002 ENACTED

**Council Votes:** PS:A, DB:A, TD:A, JE:A, TH:A, RVR:-, AS:A, MW:A

**Pass/Fail:** P

**Remarks:** \_\_\_\_\_

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**3/12/2002:** After the Public Hearing, the following amendments were approved:

(1) On page 3, strike lines 8 through 16.

(2) On page 4, strike the language beginning in line 26 through line 3 on page 5 and insert:

"SECTION 3. BE IT FURTHER ENACTED that Keystone shall make reasonable efforts to promote the County's policy of assistance to minority business enterprises on projects covered by the Master Agreement."

(3) On page 6, in line 1, insert:

"SECTION 9. BE IT FURTHER ENACTED that the Chief Administrative Officer shall provide an analysis of the implications of prevailing hours and wages in "turn-key"

projects and shall consult with labor officials regarding wages and hours applicable to this project and other projects of this type."

- (4) On page 6, renumber existing Sections 9 and 10 to be Sections 10 and 11, respectively.

**2/19/2002:** Prior to introduction, the following amendments were added:

- (1) On page 3, lines 8-16, information was added to provide for prevailing hours and wages for all contractors and subcontractors and inclusion of certified minority business enterprises of 20% of the total value of the contracts.
- (2) On page 4, a new Section 3 was added and subsequent sections were numbered.

There will be negative fiscal impact on the County as a result of enacting CB-7-2002 related to the cost of the sale-leaseback. The total cost of the project is estimated to be approximately \$7.4 million (\$4.0 in principal and \$3.4 million in interest). The terms of the agreement estimate an interest rate in the range of 5.75% - 7.0%. The attached schedule shows the cost per square foot of various construction projects as compared to the cost per square foot for the Accokeek Library project. For comparison purposes we have excluded the land acquisition cost of \$304,000 and interest costs of \$3.4 million for the Accokeek Library project. It should be noted that the majority of the projects shown on the schedule are school construction projects and may not be equitable in design, materials and construction for comparison purposes. Additionally, the square footage of the school construction projects are considerably larger which, in our estimation, could affect the project cost. We have shown a library renovation project and school renovation/addition projects for informational purposes. However, we assume renovation projects would be less costly.

The proposed South County Library will be a one-story, 15,000 square foot building built on a slab with no basement. It will be situated on approximately 3 acres adjacent to the Accokeek park and ride facility and will contain 30 parking spaces. The building will have a sloped metal roof and the walls will be masonry block with brick facing. In addition to supporting normal library functions, such as reading rooms, book return and restrooms, there will be a meeting room for 60 persons, a glass enclosed reading porch, and a small kitchen.

**COMMITTEE OF THE WHOLE:**

**DATE:** February 12, 2002

Committee Action: Favorable (Vote: 8-0) In Favor: Council Members Shapiro, Bailey, Dernoga, Estopp, Gourdine, Hendershot, Scott and Wilson; Absent: Council Member Russell

**BACKGROUND INFORMATION/FISCAL IMPACT**

**(Includes reason for proposal, as well as any unique statutory requirements)**

This Bill will authorize the County Executive or his duly authorized designee to take all actions necessary to effectuate and consummate a sale-leaseback delivery method for the construction of the Accokeek Library-South County project. The County is authorized to enter into the contemplated transactions with County Council approval under the enumerated express powers granted to and conferred upon the County under Article 25A, Section 5(B) of the Annotated

Code of Maryland, as amended.

**CODE INDEX TOPICS:**