

**From:** [MC Communications](#)  
**Subject:** Central Services Building Acquisition Update  
**Date:** Monday, August 01, 2016 4:15:30 PM

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**MONTGOMERY COLLEGE**  
Office of the Senior Vice President for Administrative and Fiscal Services

August 1, 2016

**MEMORANDUM**

**To:** Montgomery College Community

**From:** Janet Wormack, Senior Vice President of Administrative and Fiscal Services

**Subject:** Central Services Building Acquisition Update

I want to provide you with an update regarding the acquisition of the new central services building. On July 20, 2016, the county issued the bonds for the acquisition of the new central services building to be located at 9221 Corporate Boulevard in Rockville. The building was purchased through a specific type of bond, called Certificates of Participation (CoPs).

As the College has done in the past with similar facilities projects, the College engaged the Montgomery College Foundation and its real estate committee members in the project. On July 27, closing took place between the Montgomery College Foundation and Piedmont, the real estate development firm that manages the building. The purchase price for the 115,000 sq. ft., four-story building was \$12.65 million. With the pro bono efforts of the Montgomery College Foundation Real Estate Committee chaired by Bill Hard and including the efforts of Doug Firstenberg, Ken Becker, Cris White, and Sam Spiritos, the College will achieve an estimated \$40 million in cost savings over the next 30 years through the purchase of the building and will no longer be paying leases at the 40 West Gude Drive and 15400 Calhoun Drive locations.

Beyond the savings, this purchase plays a critical role in being able to repurpose the space in Mannakee back for uses by the College to better support student success. By vacating the Mannakee Building, our campus capacity will increase, allowing us to reallocate more space to instruction, labs, and offices. The move does not eliminate the large collective space deficit of the College, but is one significant step towards addressing it.

The next phase of the Central Services Building project begins this month with demolition, construction and information technology infrastructure enhancements (Fibernet, etc.) for the building on Corporate Boulevard. The College will prepare designs of the spaces and furniture in coordination with a firm for review in advance by the different college units moving to the building.

I want to take the time to personally thank the Montgomery College Foundation, our team at the College, and our colleagues at the county for a tremendous collaboration and partnership to see this through to completion. In particular, I want to thank Mr. Bill Hard, Mr. Doug Firstenberg, John McLean, Ruby Sherman, Carl Whitman and Donna Pina as well as Dr.

Pollard and County Executive Ike Leggett for their efforts and support of the project.

I look forward to providing more information next week as we move forward.