



ABS Retail Store Refresh

(P852101)

Category	General Government	Date Last Modified	03/10/26
SubCategory	Other General Government	Administering Agency	Alcohol Beverage Services
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	6,532	6,532	-	-	-	-	-	-	-	-	-
Construction	9,739	-	2,938	6,801	-	1,498	976	1,546	1,067	1,714	-
TOTAL EXPENDITURES	16,271	6,532	2,938	6,801	-	1,498	976	1,546	1,067	1,714	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Contributions	3,287	1,405	416	1,466	-	414	165	339	174	374	-
Current Revenue: Liquor	12,984	5,127	2,522	5,335	-	1,084	811	1,207	893	1,340	-
TOTAL FUNDING SOURCES	16,271	6,532	2,938	6,801	-	1,498	976	1,546	1,067	1,714	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	(2,096)	Year First Appropriation	FY21
Appropriation FY 28 Request	1,498	Last FY's Cost Estimate	17,477
Cumulative Appropriation	11,566		
Expenditure / Encumbrances	6,761		
Unencumbered Balance	4,805		

PROJECT DESCRIPTION

This level of effort project is intended to provide a structured process to ensure that all Alcohol Beverage Services (ABS) retail store locations are modernized and updated to provide customers with a friendlier shopping experience in well-merchandised stores that offer choice, convenience, and knowledgeable staff. Once a retail store has been refreshed, it could offer a more aesthetically pleasing and safer shopping experience with new flooring and lighting, wider shopping aisles, tasting rooms, pairing dinners, and other special events. Flooring, painting, shelving, updating restrooms, and work identified for major building systems (including roofing, mechanical/heating, ventilation, air conditioning [HVAC], and added security measures) will be included to freshen up the retail stores and ensure working and efficient operating systems.

ESTIMATED SCHEDULE

ABS started remodeling stores in FY20 within the operating budget, with four refurbishment projects at the Gaithersburg, Cabin John, Montrose, and Wheaton retail store locations. The remodel schedule will align with lease expirations with stores being remodeled in the

year in which their lease is negotiated for renewal with the understanding that all stores will be evaluated and refurbished prior to the end of the capital improvement program project. ABS identifies the stores to be refreshed approximately 18 months before planning and design work begins.

COST CHANGE

Reduction in project scope has resulted in a lower overall project cost.

PROJECT JUSTIFICATION

This project is a vital piece of ABS's five-year financial plan related to its transfer to the County. Many of the retail stores have not been updated for 20 years. Ensuring that ABS is able to execute its multi-year plan to renovate/upgrade its 20 outdated retail stores is key to providing better service to its clientele. This project will also allow ABS to leverage contributions from landlords - an investment the landlords will not commit to without the County funding appropriation.