



Takoma Park Maryland Library Renovation and Expansion Options

2/5/2016

Over the last 6 months options for the expansion of the library have been explored. Many have been evaluated, but only a handful have been formally presented to either the public or Council.

The reason for limiting the number of options has to do with:

1. Optimizing library operations
2. Expansion in areas where additional space makes sense from a library collection standpoint, visibility by the staff, technical limitations of the existing library, or economic cost/benefit reasons
3. Limitations of the existing structure
 - a. Utility space above the ceiling to run ductwork
 - b. Structural capacity of the existing roof and column strength
 - c. Desire to retain Photovoltaics on the roof
4. Feedback from the community and the Council including:
 - a. retention of existing landscaping
 - b. Retention of the existing mosaic
 - c. Retention of the existing architectural character of the library
5. Cost / SF of expansion
6. All options assume that the library will be closed and relocated during construction

Menu of Design Options evaluated

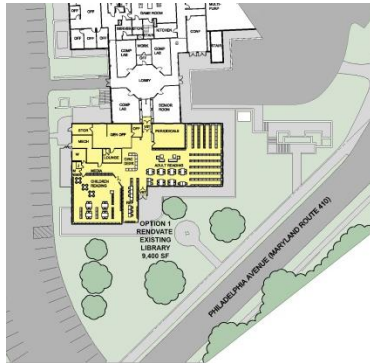
Note: all cost estimates are to be considered "order of magnitude" costs

| Description | Total SF | construction | | Final usable SF | Effective cost/SF | Analysis | |
|-------------|---|--------------|--------|-----------------|-------------------|----------|--|
| | | cost/SF | Cost | | | | |
| 1 | Renovate existing library | 9,400 | \$149 | \$1,400,000 | 9,400 | \$149 | Library is reduced in size due to requirement to bring it up to codes |
| 2 | Demolish existing library | 9,400 | \$7.45 | \$70,000 | 0 | \$7.45 | start from scratch to design a new library Add demo cost to # 3, #5 |
| 3 | Construct new two story library on current footprint, saving trees | 25,000 | \$300 | \$7,500,000 | 20,000 | \$375 | assumes a 12,500 SF footprint / trees are maintained. Reduced usable SF due to need for 2 stairs, elevator(s), and toilets |
| 4 | Construct new two story library expanding out to Philadelphia Ave | 34,000 | \$350 | \$11,900,000 | 27,200 | \$438 | assumes existing trees are removed |
| 5 | Add second story to existing library | 17,000 | \$400 | \$6,800,000 | 15,000 | \$453 | requires entirely new structure |
| 6 | Construct new maximum size 1 story library out to street | 20,000 | \$275 | \$5,500,000 | 20,000 | \$275 | assumes existing trees removed/ assumes courtyard is not used for library addition |
| 7 | Renovate existing library & construct additions as illustrated in Dec 2015 option | 15,000 | \$250 | \$3,750,000 | 15,000 | \$250 | design concept recommended December 2015 |
| 8 | Renovate existing library & expand thru mosaic to concrete retaining wall . Retain existing trees | 13,800 | \$300 | \$4,140,000 | 13,800 | \$300 | retain existing trees |
| 9 | Renovate existing library & expand thru mosaic to concrete retaining wall - ignore trees and expand to Philadelphia Ave | 18,000 | \$300 | \$5,400,000 | 18,000 | \$300 | assumes existing trees are removed |

incremental spaces that can be added to any one of the design concepts above

| | | | | | | | |
|----|--|-------|-------|-----------|---------|-------|--|
| 10 | Construct deck over lower parking and construct library addition on new deck. Integrate architecture into library and community center | 2,140 | \$450 | \$963,000 | \$2,140 | \$450 | this concept creates "more land" on which to expand the library but is extremely expensive land |
| 11 | Construct an addition in the courtyard between the library and community center | 2,140 | \$300 | \$642,000 | 2,140 | \$300 | can be combined with #3-#9 (except #6 where it is already included) |
| 12 | Renovate part of community center to integrate it into the library | 3,200 | \$200 | \$640,000 | 3,200 | \$200 | this option can be added to any of the design concepts except #7 where it is already part of the concept |

Design Options



1 Renovate existing library



2 Demolish Library



3 New 2 story library on existing footprint



4 new 2 story library out to Philadelphia Ave



5 Add 2nd story to existing library



6 New max 1 story library - retain mosaic



7. Renovate & expand - proposed concept



8 Expand through mosaic - retain trees



9 Expand through mosaic & out to Philadelphia Ave



10 Construct deck over lower parking



11 Construct addition in courtyard



12 Renovate part of comm ctr - integrate into library