

# Work Session

<b>Agenda Item #</b>	3
<b>Meeting Date</b>	April 13, 2016
<b>Prepared By</b>	Ellen Arnold-Robbins Library Director
<b>Reviewed By</b>	Suzanne Ludlow City Manager

<b>Discussion Item</b>	Discussion and follow-up to Library renovation site visit on April 6, 2016
<b>Background</b>	<p>Beginning in 2014, the Lukmire Partnership conducted space planning assessments, held meetings with the public, and created conceptual designs for the Library. A Final Report was issued in February of 2015, based on the extensive analysis and community and staff input.</p> <p>The Council met with Principal Architect Greg Lukmire on June 15 and July 13 of 2015 and discussed the designs and space needs.</p> <p>At the direction of Council, The Lukmire Partnership prepared a new concept design, incorporating preferred elements of earlier designs, and Council recommendations.</p> <p>Subsequent discussions have been held with City staff, the public, and the newly constituted Council regarding this most recent concept design.</p> <p>At their regular meeting on January 27, 2016, the Council voted to defer a decision on the current Library concept design for several months, pending further review and discussion.</p> <p>To assist their review, the architect submitted a “menu of design options,” evaluated on the basis of construction cost, total and usable square-footage, including illustrations and analysis.</p> <p>On April 6, 2016, the Council toured the proposed renovation/expansion site with the architect and members of the public. The proposed expansion area was marked with stakes and tape. The possibility of a larger expansion area was discussed.</p> <p>City staff now requests direction from Council as to whether the architect should prepare a revised concept drawing for consideration, and, if so, specify the nature of that revision.</p>
<b>Policy</b>	Council is concerned with the preservation of City facilities, through economically and environmentally sustainable means. The age of the Library building requires a plan of action to preserve its life as a City facility and a Department serving Takoma Park residents.
<b>Fiscal Impact</b>	\$200,000 is included in the FY 16 approved Budget for detailed design development and any engineering costs associated with Library renovation and expansion.

<b>Attachments</b>	<p>Menu of Renovation and Expansion Options, with drawings and analysis, as prepared by The Lukmire Partnership (three pages).</p> <p>Design drawings: “Existing FP with dimensions,” and “New work FP” – April 6, 2016 (two pages)</p>
<b>Recommendation</b>	<p>Determination by Council whether to further revise the concept drawing for Library expansion that is currently under consideration, pursuant to the April 6 site visit.</p>
<b>Special Consideration</b>	



## 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

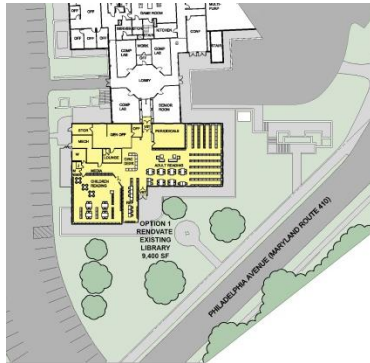
Note: all cost estimates are to be considered "order of magnitude" costs

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 2<sup>nd</sup> 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



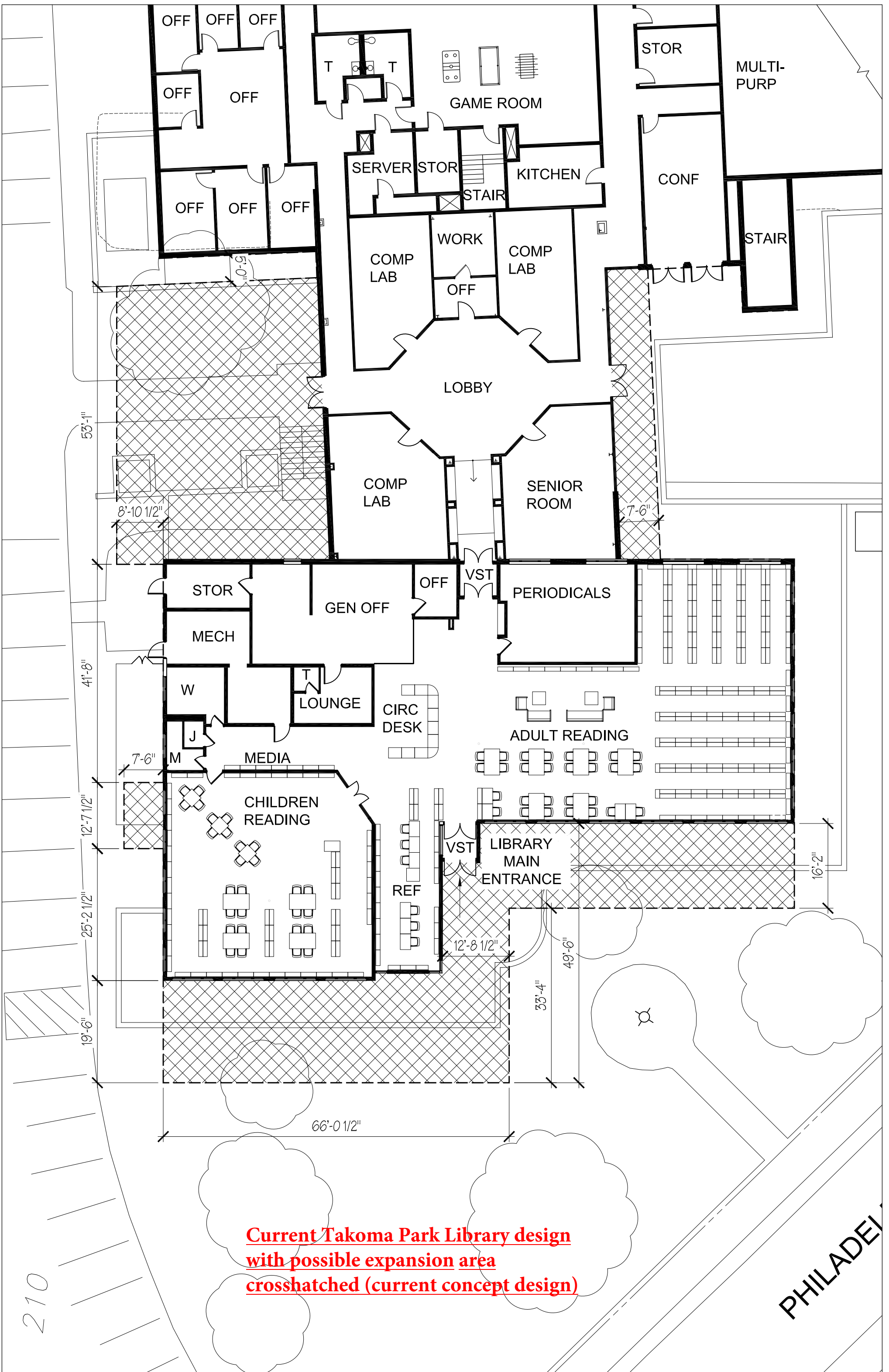
10 Construct deck over lower parking



11 Construct addition in courtyard

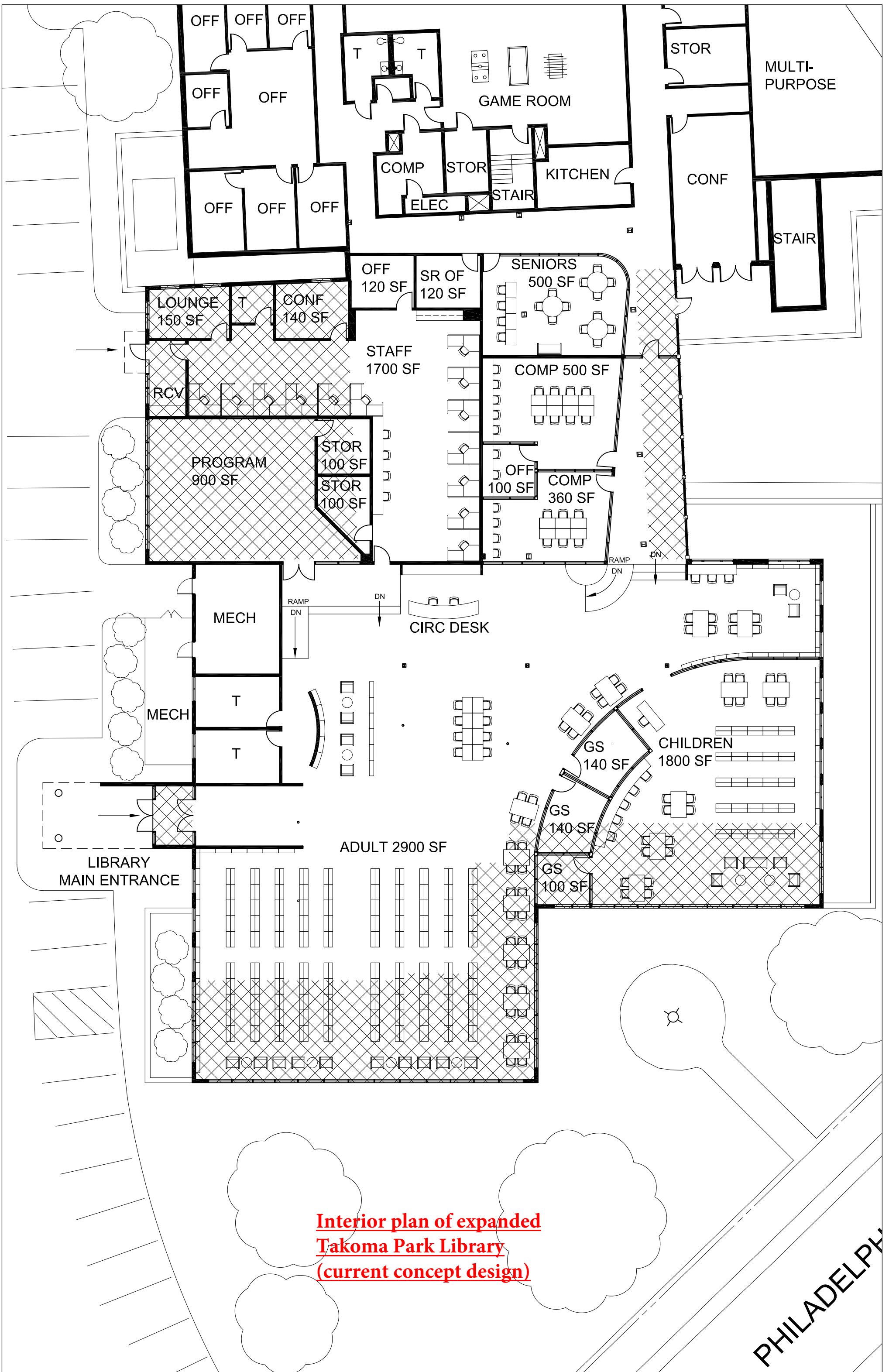


12 Renovate part of comm ctr - integrate into library



210

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**Interior plan of expanded  
Takoma Park Library  
(current concept design)**

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