

Takoma Park Maryland Library

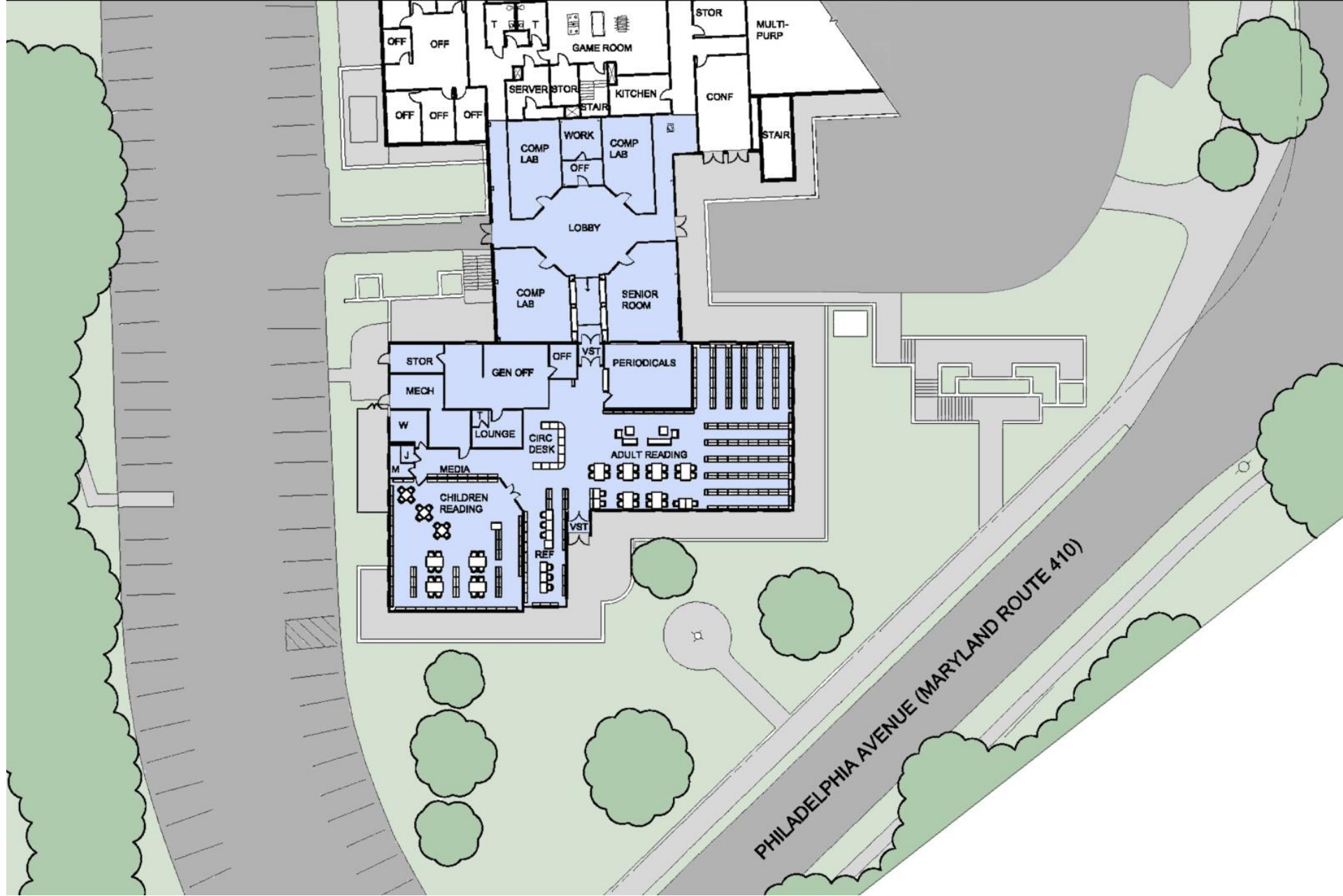


Council Meeting – March 20, 2019





Existing Conditions



Existing Floor Plan

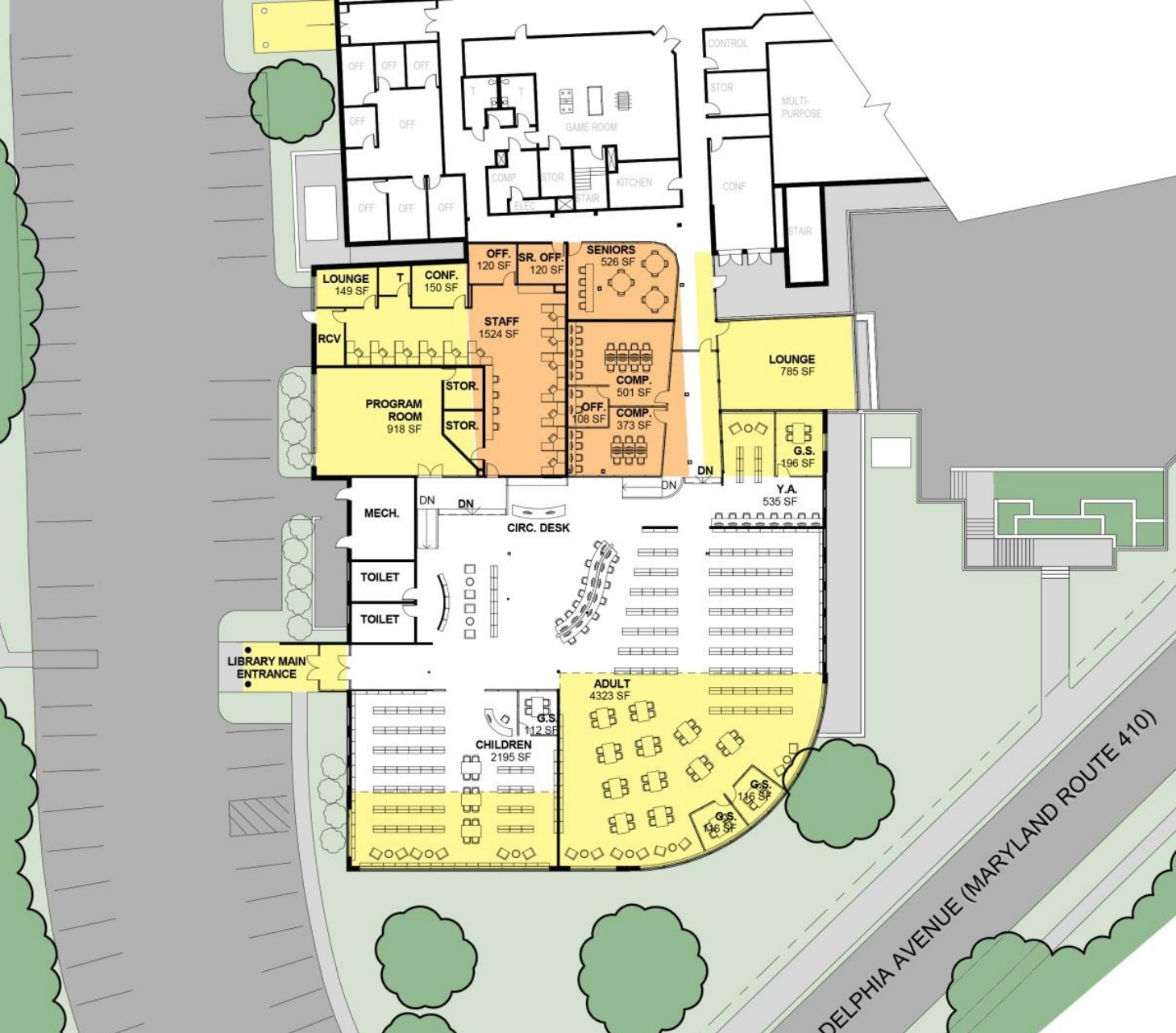
- High windows- lack of ability to see into library or out
 - Inward focused
- Flood Wall
- Use of Photovoltaics on roof
- Mosaic Wall
- Large trees between library and Philadelphia Ave.



Building Conditions - Exterior

- Code deficiencies including
 - ADA clearances
 - Lack of sufficient & accessible restrooms
- Lack of sprinkler system
- Outdated HVAC system
 - No humidity control
- Lack of space for ductwork
- Outdated electrical system
- Inefficient lighting
- Lack of power for patrons
- Lack of space for staff
 - Staff decentralized
- Computer spaces outside library yet library staffs these spaces
- No meeting or program spaces
- Furniture & finishes have outlived their expected life
- Lack of space to house collection & deliver library services





Explore enlarging the Library by:

- Infill area at existing flagpole
- Span underground parking outside of corridor connecting community center with Library
- Use this space for a lounge/ cyber café/ study area
- Create a more dynamic Architectural Image

Option 1 Floor Plan— 18,800 S.F.



Option 2 Floor Plan— 18,800 S.F.



Option 1 – View From Entrance



Option 1- Entry from Community Center



Option 1 – View From Reception Desk



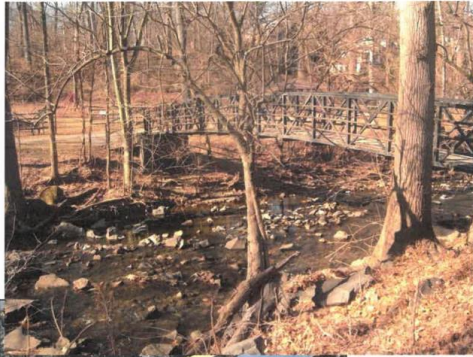
Option 1 – Adult Reading Room



Option 1 – Children's Room



Architectural Character



City of Takoma Park Flood Mitigation Plan

Prepared for the Department of Public Works of the City of Takoma Park, Maryland – May 2009

Prepared by:



Hydrologic & Hydraulic Analysis for the Takoma park Public Library

TAKOMA PARK , MD

PRELIMINARY REPORT
August 2018

Prepared for:
The City of Takoma Park
Montgomery County, MD

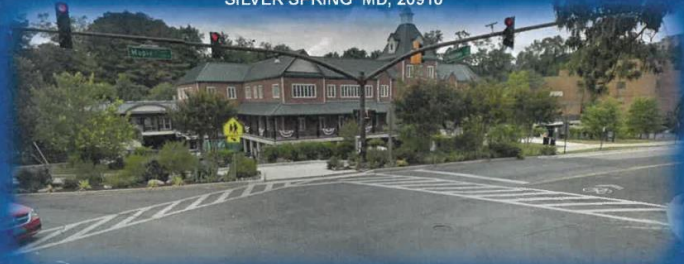
And

ADTEK Engineers

And

Department of Permitting Services
Montgomery County, MD

By
Delon Hampton and Associates
8403 COLESVILLE ROAD,
SUITE 600
SILVER SPRING MD, 20910

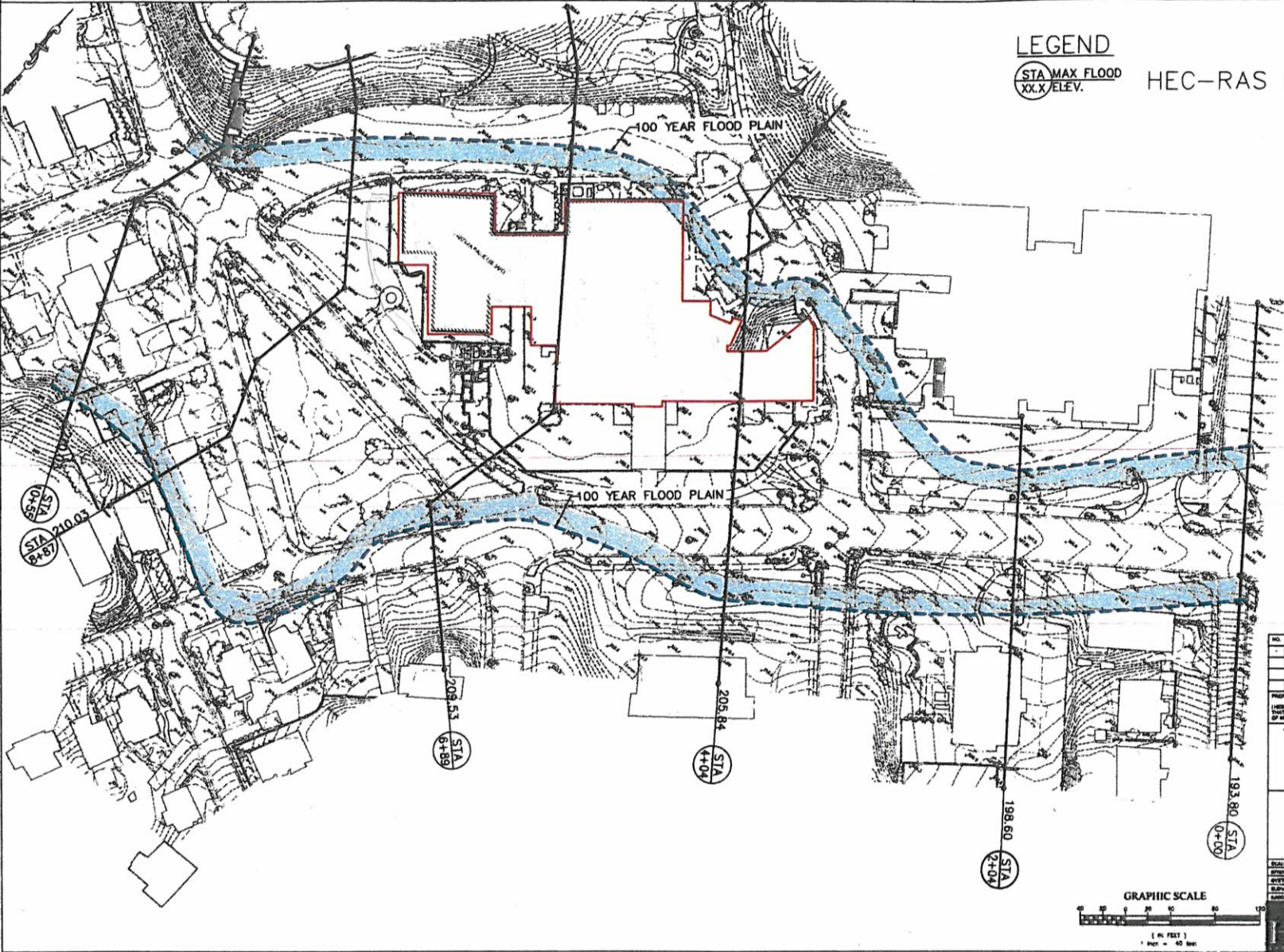


2009 Established that Community Center /Library is in a Flood plain

2018 Established the exact elevation of the Flood Level

Key- Flood Plain Analysis





LEGEND

STA MAX FLOOD
XX.X ELEV.

HEC-RAS CROSS SECTION

NO.	DESCRIPTION	BY	DATE

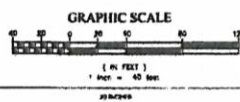
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. _____ EXPIRES DATE _____

**TAKOMA PARK LIBRARY ADDITION
DRAINAGE STUDY**
101 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

100-YEAR FLOOD PLAIN PLAN

SCALE	AS SHOWN	DESIGN	DATE

DESIGNED BY: N/A
CHECKED BY: N/A



100 Year Flood Plain





Note : Flood plain elevation is lower as it goes downhill

Regulations

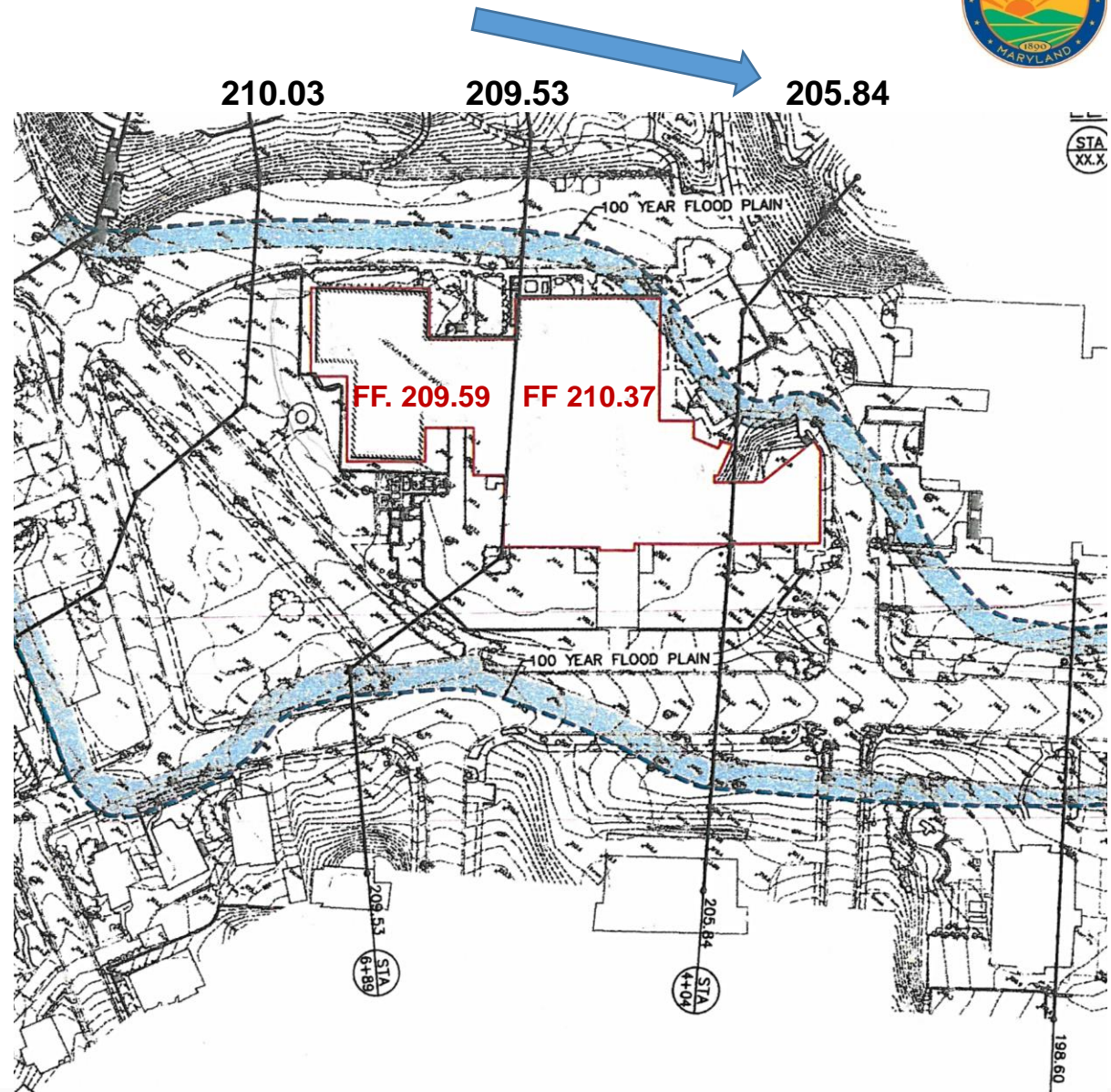
- Finished floor must be 1' above the 100 Year level

Existing Conditions

- Current Top of Flood Wall is EI 210.15
- Library finished floor is **10" below** 100 year flood plain
- Community Center is **1' above** the 100 year flood plain level at its' door, so meets regulations

Approach

- **Option 1:** raise the floor level of the library
- **Option 2:** lower the flood plain level by lowering the parking lot (widens "pinch point" of flood waters)
- **Option 3:** Demo the library and rebuild new with the appropriate floor level



100 Year Flood Plain



Option 1 Approach

- Raise the floor level of the library

Implications

- Current library has 9' high ceilings and there is only 10" above the ceiling to the wood structure above.
- A new HVAC system is planned for the library. this will require a minimum of 12'-18" of clear space above the ceiling.
- Raising the floor & providing enough space for ductwork will reduce the ceiling height to about 7'6', (the code minimum) for an occupiable space
- After spending approximately \$6 million, the resultant library may not be worth it



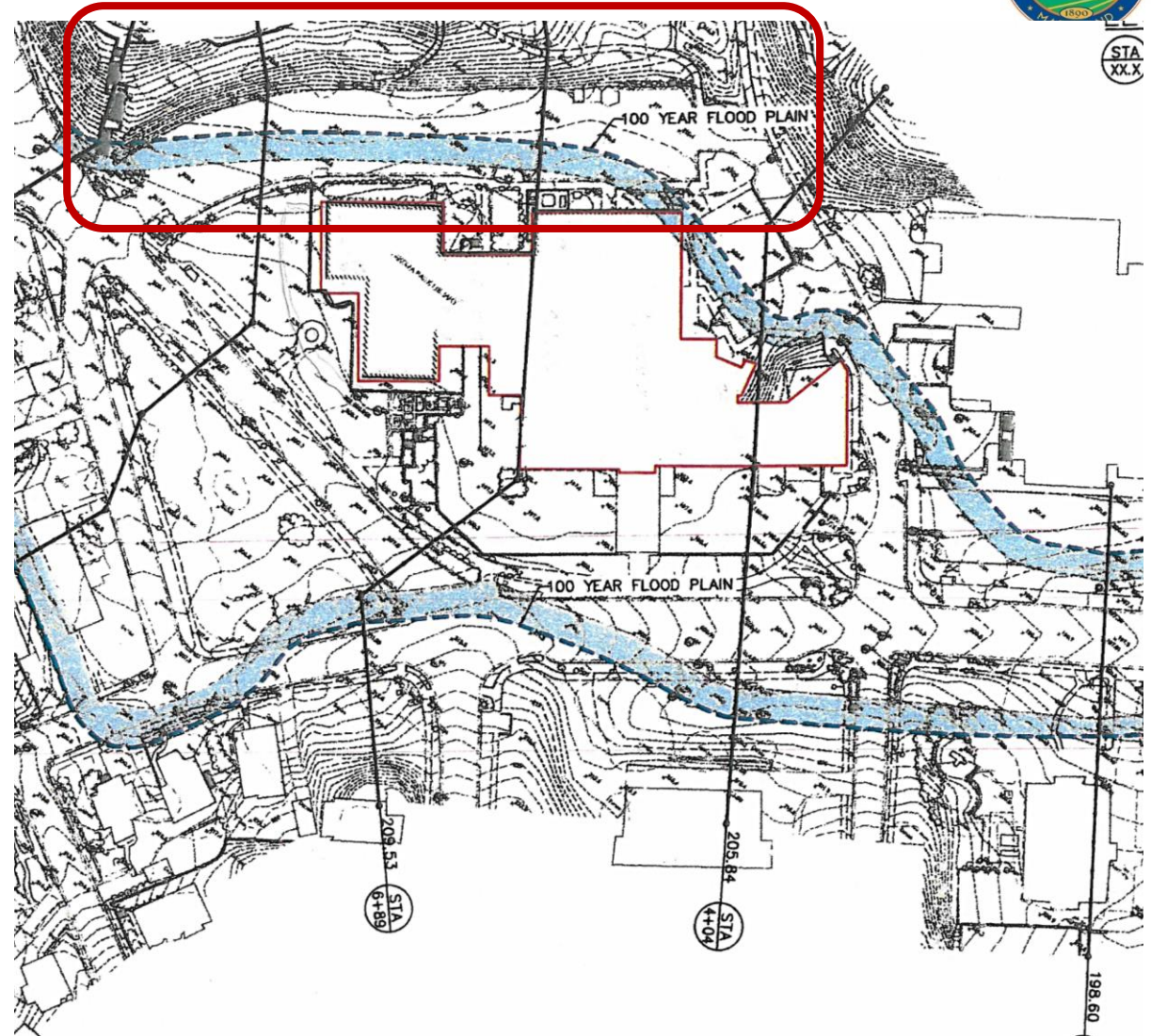
100 Year Flood Plain

Option 2 Approach

- lower the flood plain level by lowering the parking lot

Implications

- A new analysis will be required to determine if the lowering of the parking lot will relieve the flood plain enough to lower it to the current level of the community center
- The cost to lower the parking lot adds approximately \$1.2 million to the library cost plus will require a revised flood plain study to determine if the widening/lowering will actually lower the flood plain. This adds 3 months to the schedule
- The parking lot will be closed for months- alternative parking will need to be found



100 Year Flood Plain



Option 3 Approach

- Demolish the library and rebuild new with the appropriate floor level

Implications

- Library is above the flood plain
- Library floor will be 10" above the community center floor level
- Library is not constrained by the existing wood structure and can achieve an appropriate ceiling height
- Parking lot is not closed for construction
- Cost to demo and rebuild adds approximately 10% to the cost of Option 2 and the City gains a flexible, contemporary library



100 Year Flood Plain



Estimated Construction Costs

		Reconstruct Parking Lot	Site Development	Renovation of Existing	Addition or new Construction	Renovation of Recreation Dept	Total Construction
Option 1	Raise Floor & Renovate	\$50,000	\$200,000	\$2,850,000	\$3,093,750	\$405,000	\$6,598,750
Option 2	Modify Parking Lot & Renovate	\$1,400,000	\$100,000	\$2,850,000	\$3,093,750	\$405,000	\$7,848,750
Option 3	Demolish & Construct New	\$50,000	\$200,000	\$0	\$6,877,500	\$405,000	\$7,532,500

Assumptions	Area (SF)	cost / SF	Amount
Library Renovation	11,400	\$250	\$2,850,000
Addition	8,250	\$375	\$3,093,750
New Const	19,650	\$350	\$6,877,500
Rec Dept Renovation	1,800	\$225	\$405,000

Other Project Costs (assume 20% of construction costs)

Design Fees	Hazmat Removal
Furnishings	Testing During Construction
Moving / Temporary Facility	Construction Contingency
Permits	City Internal Costs

Cost Analysis





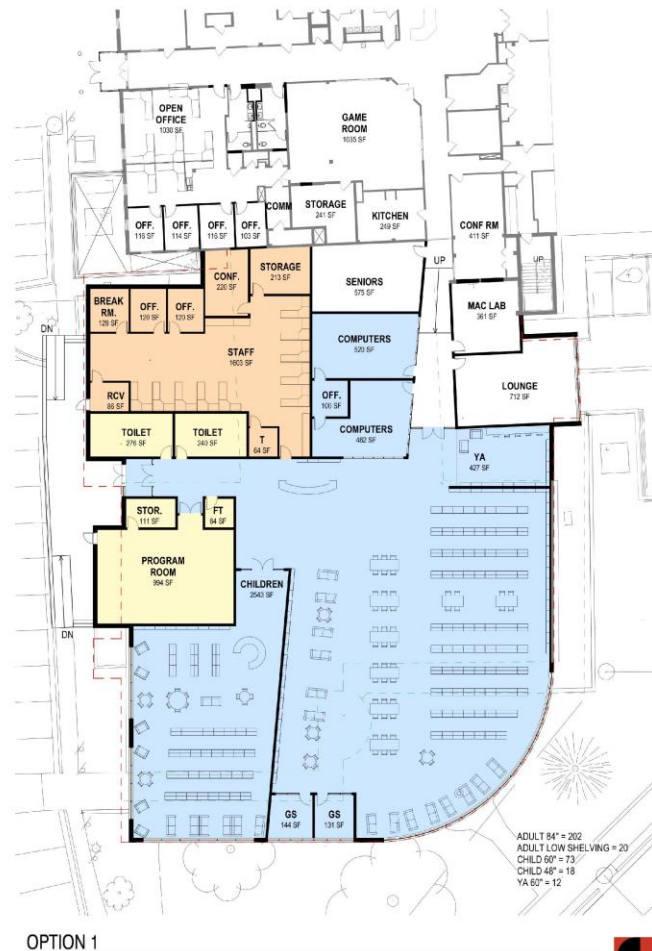
- Create a flexible library to have the ability to respond to the changing role of the library in the community
- Provide appropriate space for children, young adults and adults including the collection, reading choices, group study rooms and ability to use contemporary electronic media
- Provide a Program / Meeting room with AV capability that may be available outside library hours
- Include the computer rooms as part of the library
- Meet all ADA & code requirements
- Use sustainable design principals in the design and operation of the library – LEED Certified
- Visually, and physically connect the library to the community center
- Maintain the mosaic
- Enable staff to monitor all activity in the library for a safe & secure environment
- Maintain the largest trees on site



Design Goals for a Replacement Library



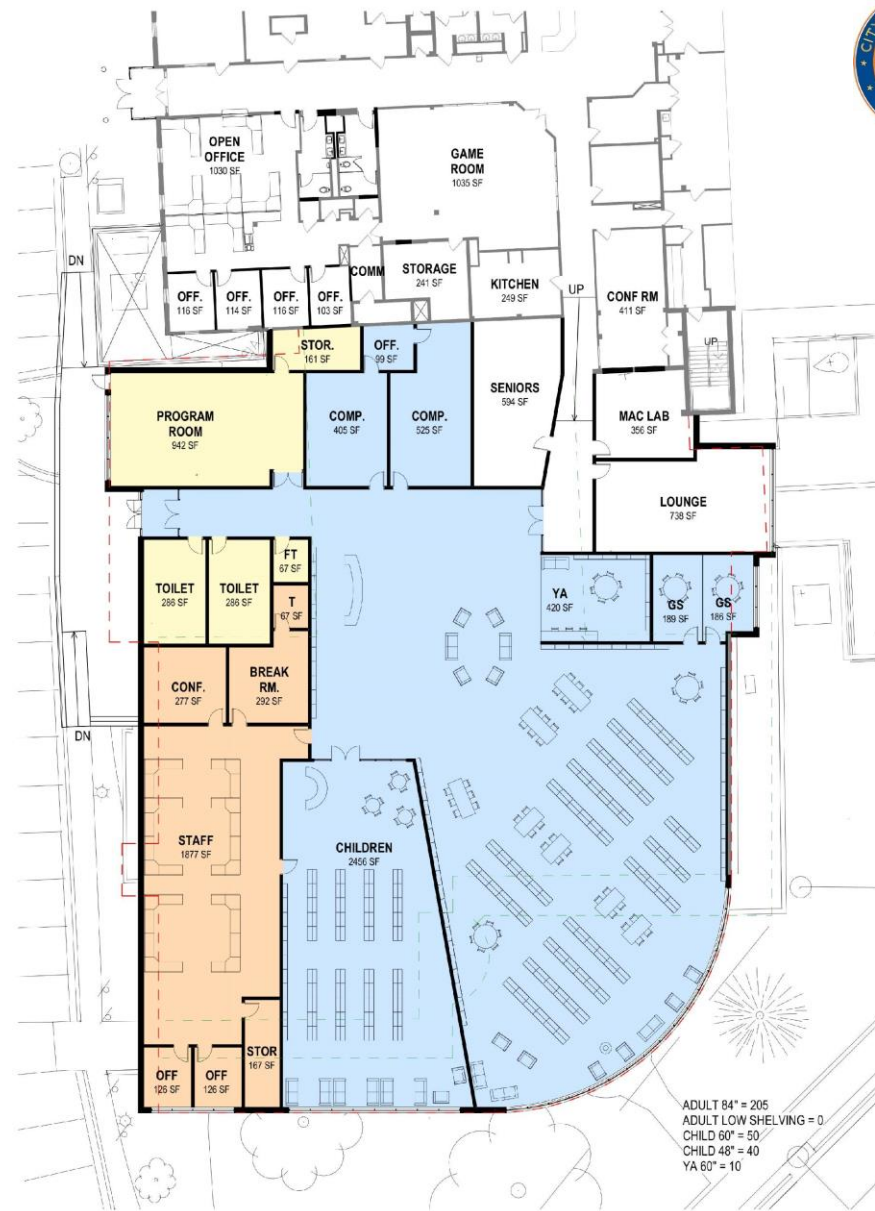
- Retains relationships previously illustrated
- Staff & Circ desk directly related
- Computer rooms are bridge between library and community center & are not “in” the library
- Program room relates directly to children
- Flexible layout between children & adults
- Patrons look into public area of library from parking lot
- Program room “hides” space behind it from front entry



Design Option for Replacement Library



- Entrance moved to lower flood level elevation
- Shortens distance from community center to library
- Interior entry focuses patrons on service desk
- Moves computer rooms into library
- Relocates staff to parking lot side
- Shifts all public areas into view from entry
- Flexible layout. All library functions are seen from both service desk and entry
- Patrons look into administrative area from parking lot
- Potential for interesting architectural character



OPTION 2

Design Option for Replacement Library

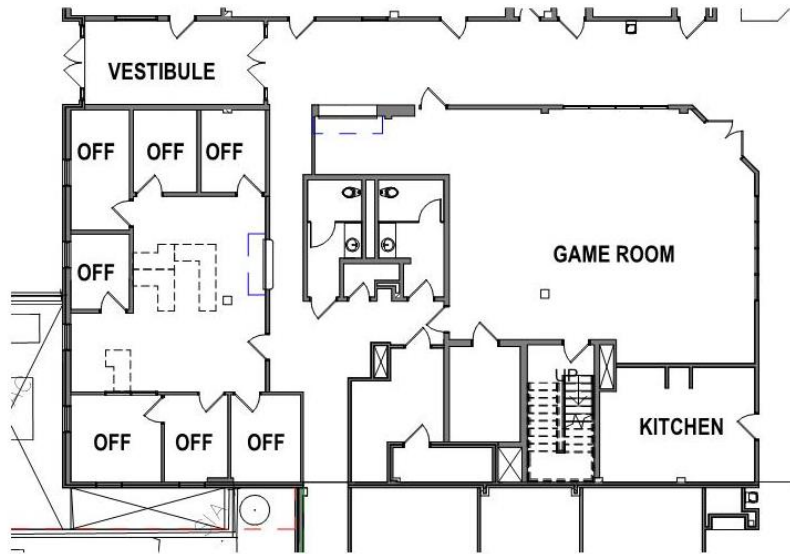


- Entrance move to lowest possible flood level elevation
- Shortest distance from community center to library
- Interior entry focuses patrons on service desk
- Moves computer rooms into library
- Combines all administrative & support functions together
- Children access collection without walking through adult area
- All public areas into view from entry
- Flexible layout. All library functions are seen from both service desk and entry
- Potential for interesting architectural character

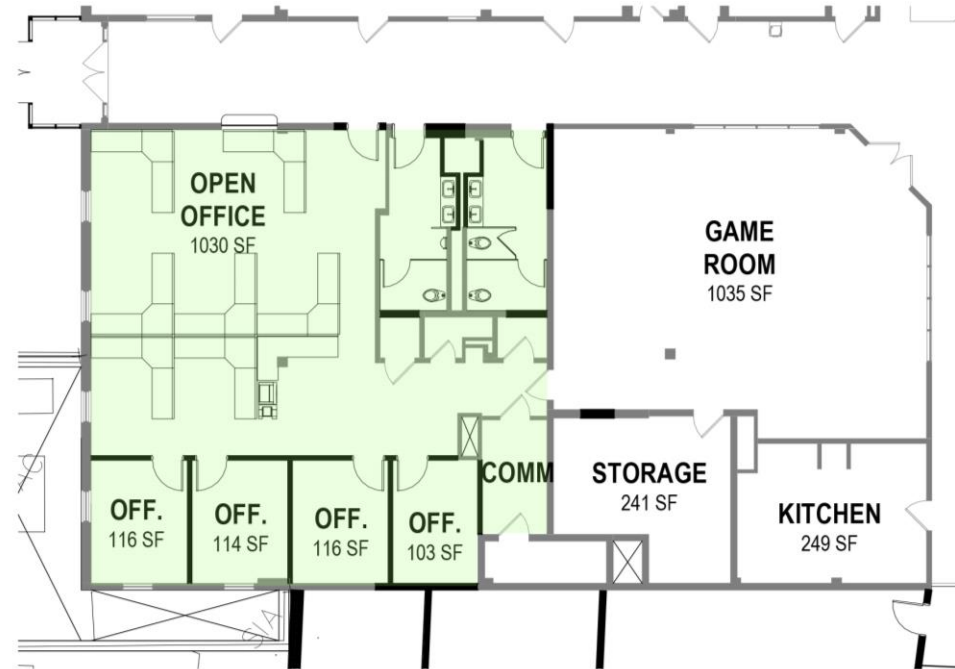


OPTION 3

Design Option for Replacement Library-3



Existing



Proposed Renovation

- Eliminates corridor
- Easier access for public
- Increases staff space
- Increases toilet count and relocates them near other restrooms

Renovation of Recreation Dept. & Public Restroom





- The Plan is not dependent on existing mechanical, electrical or plumbing locations
- It eliminates the wood roof
- It enables a higher ceiling height to accommodate the high stacks used in the library
- It allows a more flexible layout of the library
- It enables the exterior wall & roof construction to be of more energy efficient construction
- It enables the HVAC system to be more energy efficient
- It enables a larger structural span providing column free space
- It enables the library to become a more integral component of the community center
- It enables additional architectural design options
- It will result in a much better & flexible Library that reflects the significant investment by the City



Why a new Library ?

A photograph of the Takoma Park Maryland Library building. The building is a single-story structure with a brick facade and a flat roof. A sign above the entrance reads "TAKOMA PARK MARYLAND LIBRARY". The building is surrounded by lush green trees and a well-maintained lawn. A paved walkway leads to the entrance. The text "QUESTIONS / COMMENTS ?" is overlaid in large white letters across the center of the image.

QUESTIONS / COMMENTS ?