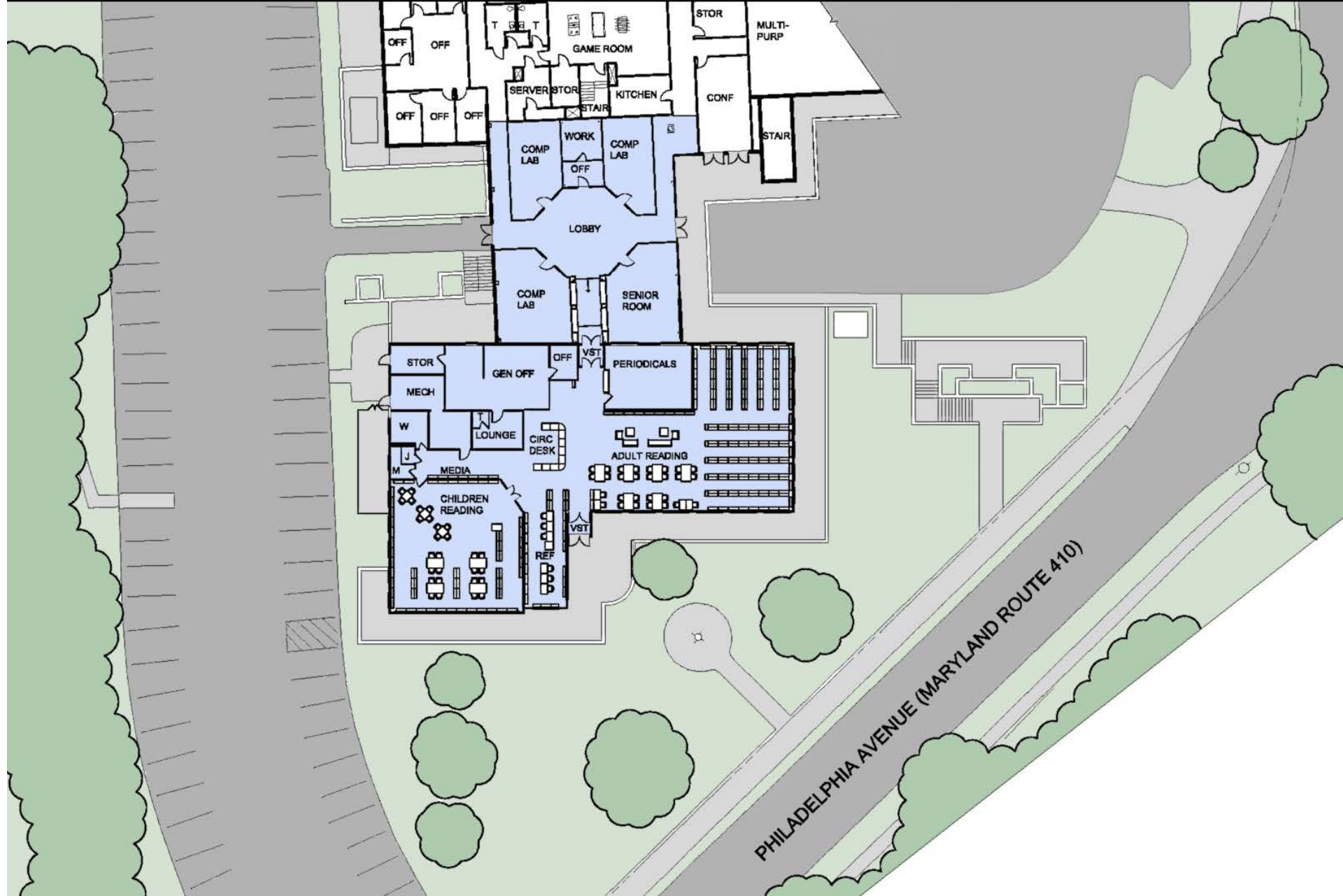


# Takoma Park Maryland Library



Council Meeting – July 24, 2019





## 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.

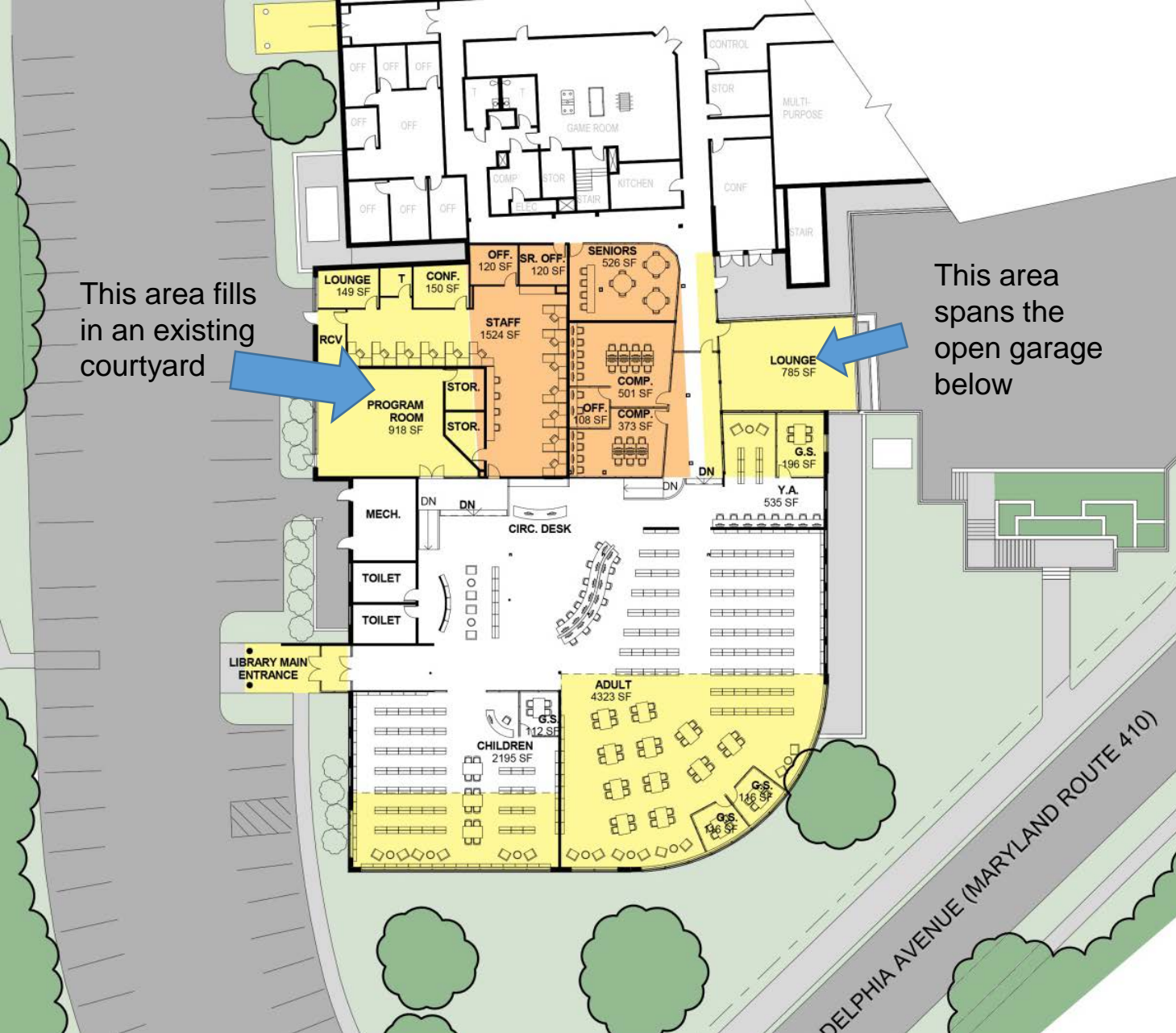


## Building Conditions - Exterior



- 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- Outdated HVAC system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- Outdated electrical system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.



## Regulations

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

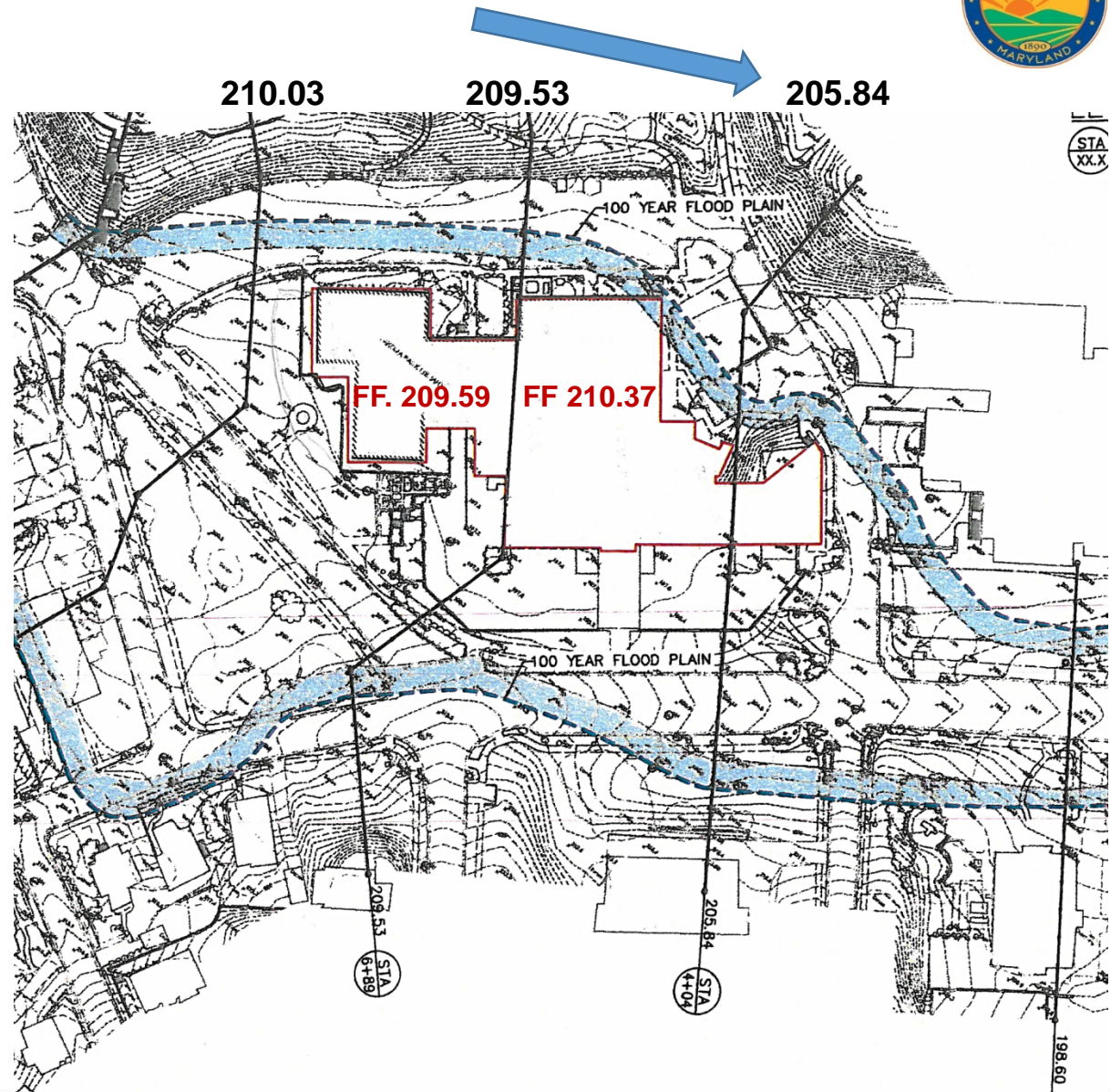
## Existing Conditions

- Current Top of Flood Wall is El 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, and 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

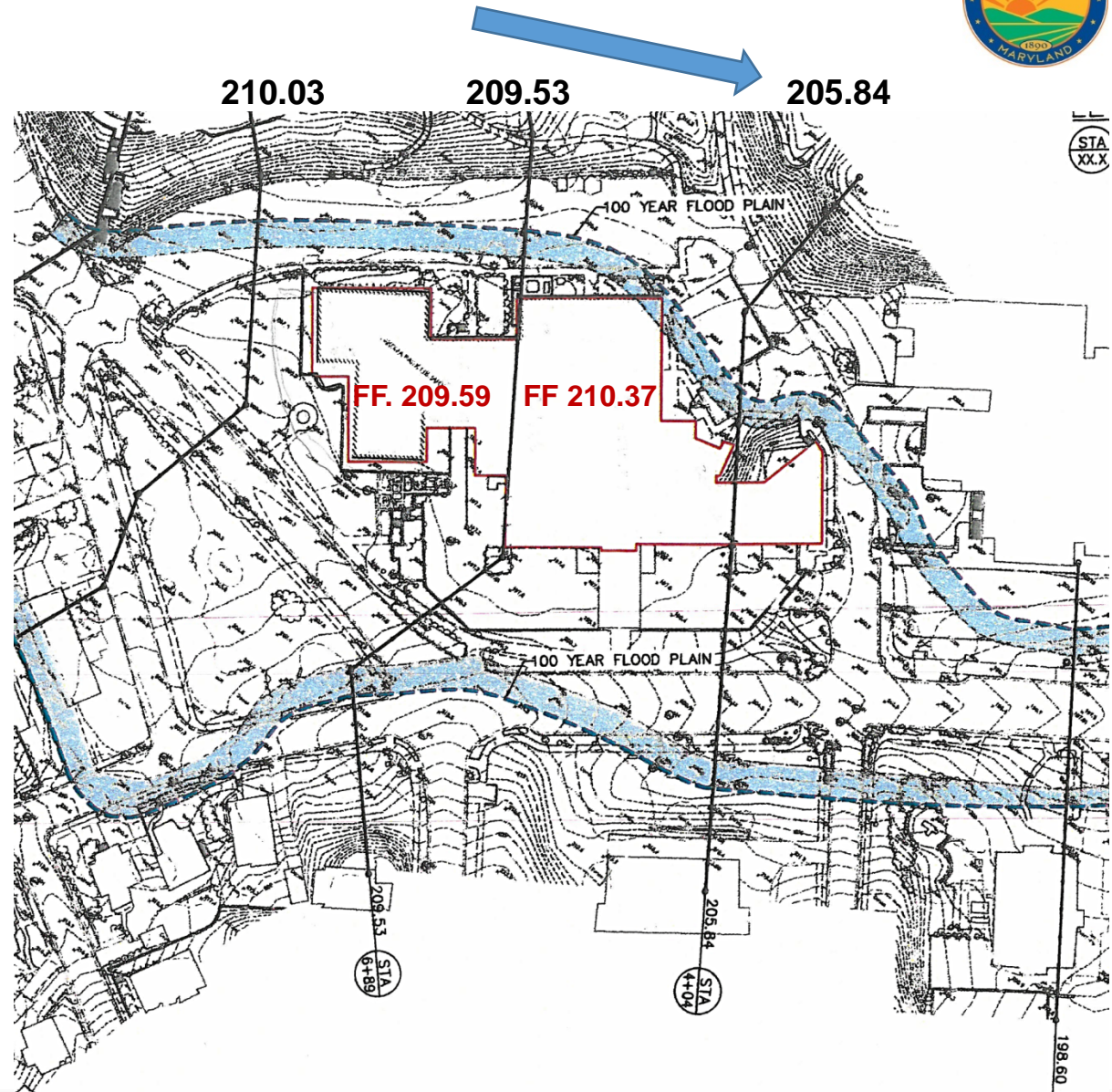
Note : Flood plain elevation is lower as it goes downhill



## 100 Year Flood Plain



Note : Flood plain elevation is lower as it goes downhill



### Finding

- Study established the current extent and level above sea level of the existing flood plain

### Next Step

- Determine the impact to the flood plain of an expanded library, ie., does the flood plain rise when 8,000 SF is added to the ground floor?
- Whether or not it does, what is the architectural and engineering response?





## Option 3

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

### Implications

- Library will be 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 – allows for ductwork, sprinkler piping & lighting
- Entire 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	\$1,500,000	\$200,000	\$2,850,000	\$3,093,750	\$405,000	\$8,048,750
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

## Design Options



- 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



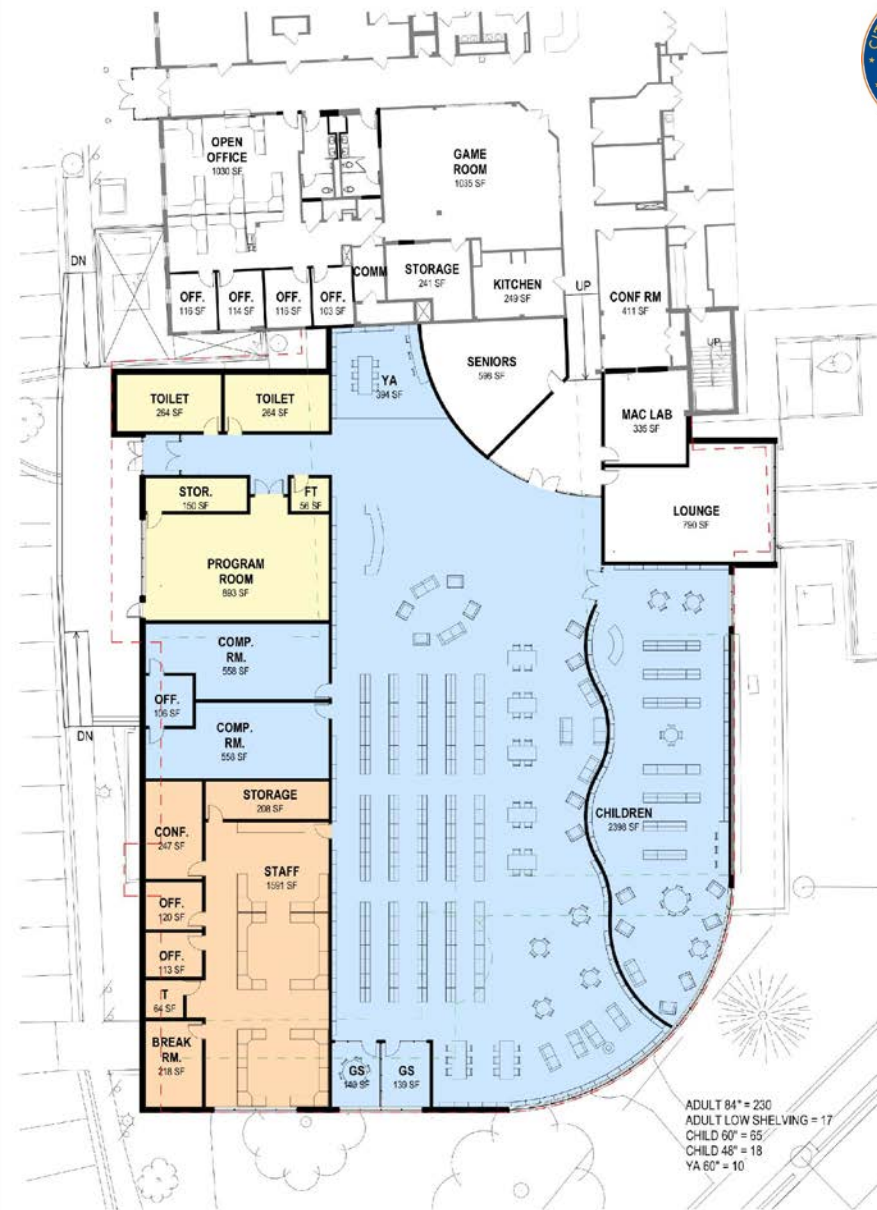
OPTION 2

## Design Option for Replacement Library



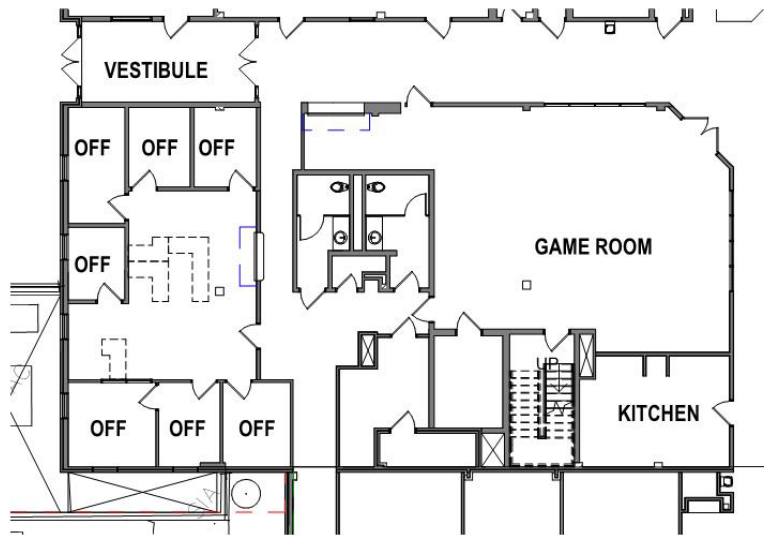


- Entrance move to lowest possible flood level elevation
- Shortest distance from community center to library
- Interior entry focuses patrons on service desk
- Moves computer rooms into library
- Combines all administrative & support functions together
- Children access collection without walking through 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

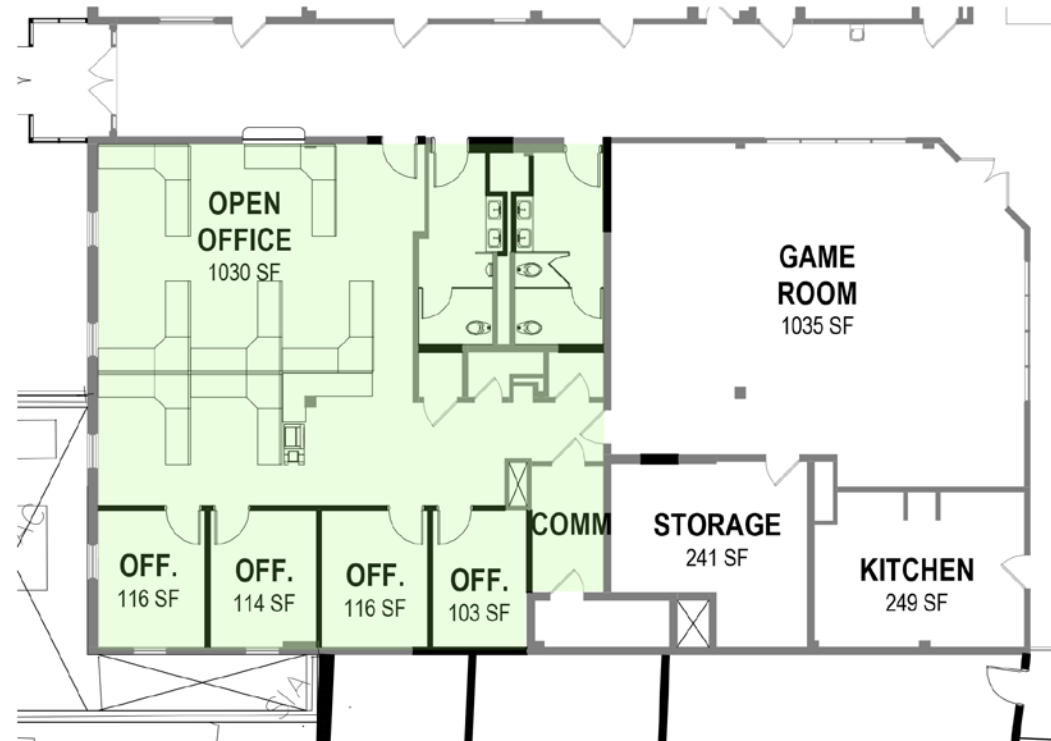


OPTION 3

## Design Option for Replacement Library



Existing



Proposed Renovation

- Eliminates corridor
- Eliminates “stair to nowhere”
- Easier access for public
- Increases staff space
- Increases toilet count and relocates near other restrooms

## Renovation of Recreation Dept. & Public Restroom





## **Design Services** ( approximately 12-13 months)

- Architectural Design
- Interior Design
- Structural Design
- Civil Engineering Design including Flood Plain implications
- Mechanical, Plumbing, Electrical, Fire Protection Design
- Geotechnical Engineering ( Borings & a Report)
- Independent Cost Estimator

## **2. Permit** ( Site- approximately 9 months concurrent with Design)

- Apply for Site and Building Permits
- Respond to and resolve any Permit comments

## **3. Bid Phase** ( approximately 3 months)

- Assist the City Procurement to prepare bid documents
- Attend pre-bid meeting
- Respond to any questions and issue clarifications
- Attend bid opening and assist in evaluating bids

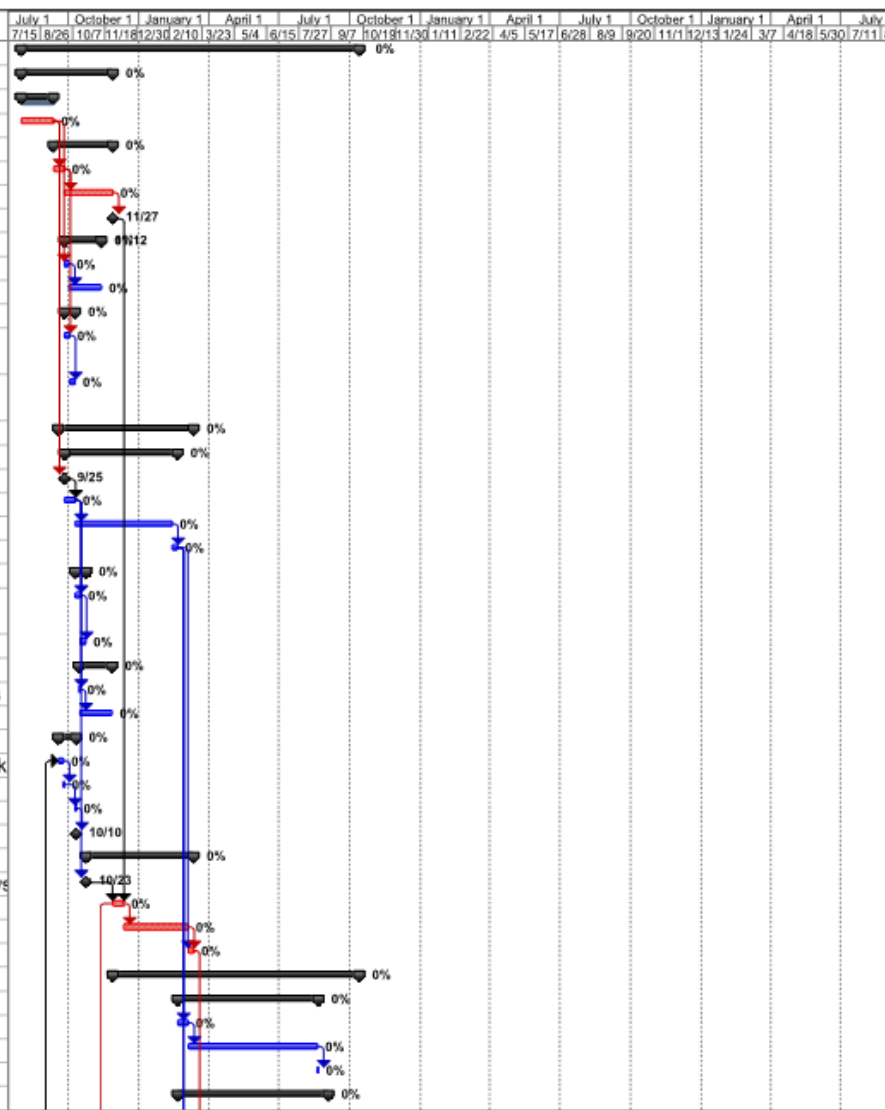
## **4. Construction Administration** ( assume 15 mos)

- Progress meeting every 2 weeks
- Respond to contractor questions and issue sketches to resolve if required
- Review shop drawings of all products
- Visit site when required to work out a specific problem
- Review any change proposals requested by City or Contractor
- Review Payment requisitions each month

**Proposed Contract Includes**

# Takoma Park Library Project Schedule

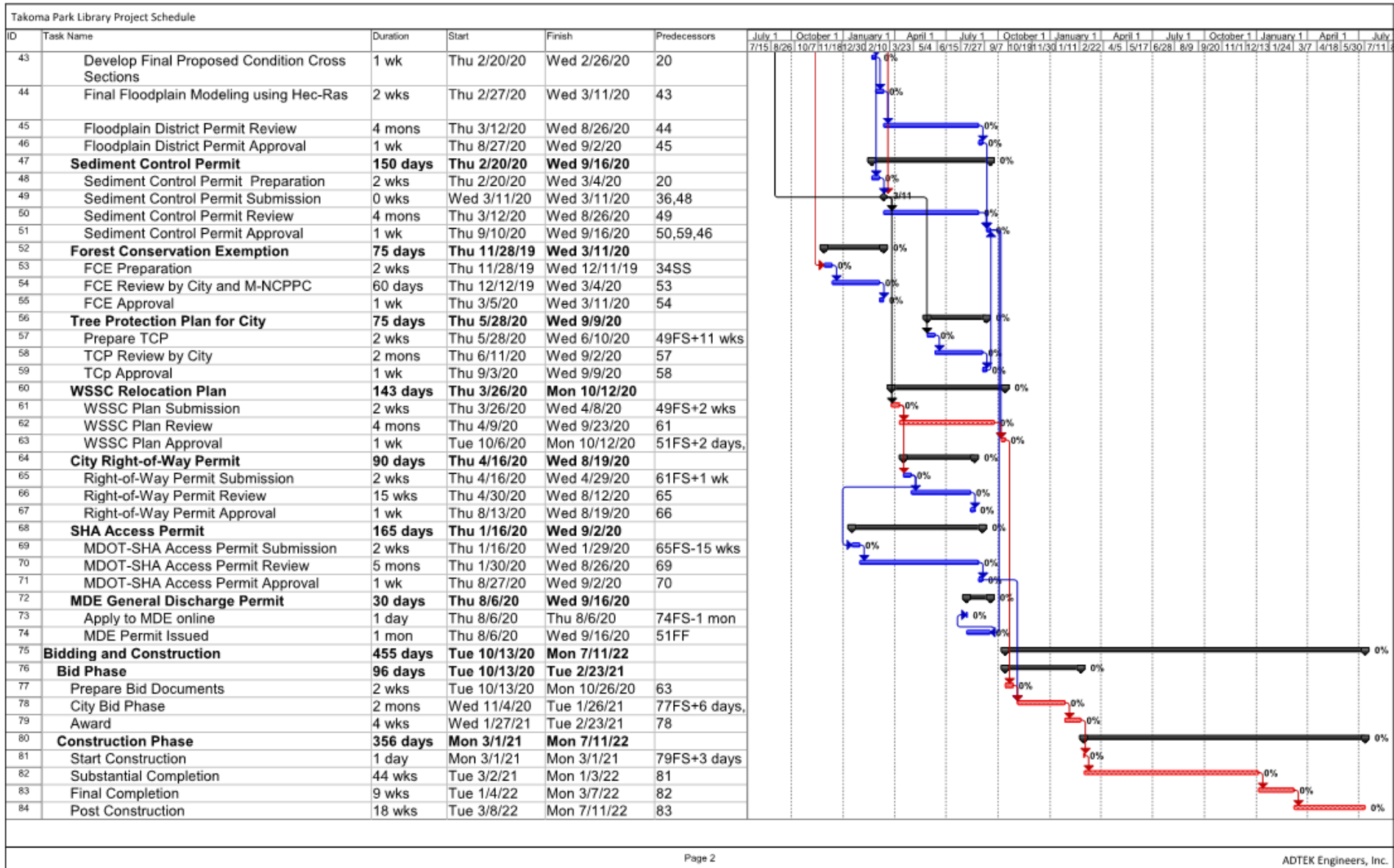
ID	Task Name	Duration	Start	Finish	Predecessors	July 1 7/15/18	October 1 10/7/18	January 1 1/15/19	April 1 4/2/19	July 1 7/15/19	October 1 10/7/19	January 1 1/15/20	April 1 4/2/20	July 1 7/15/20	October 1 10/7/20	January 1 1/15/21	April 1 4/2/21	July 1 7/15/21
1	<b>Design and Permitting</b>	<b>313 days</b>	<b>Thu 8/1/19</b>	<b>Mon 10/12/20</b>														
2	<b>Schematic Design</b>	<b>85 days</b>	<b>Thu 8/1/19</b>	<b>Wed 11/27/19</b>														
3	<b>Survey</b>	<b>30 days</b>	<b>Thu 8/1/19</b>	<b>Wed 9/11/19</b>														
4	Field Run Survey	6 wks	Thu 8/1/19	Wed 9/11/19														
5	<b>NRI/FSD</b>	<b>55 days</b>	<b>Thu 9/12/19</b>	<b>Wed 11/27/19</b>														
6	NRI/FSD Preparation	2 wks	Thu 9/12/19	Wed 9/25/19	4													
7	NRI/FSD Review	45 days	Thu 9/26/19	Wed 11/27/19	6													
8	NRI/FSD Approval	0 days	Wed 11/27/19	Wed 11/27/19	7													
9	<b>Geotechnical Investigation</b>	<b>34 days</b>	<b>Thu 9/26/19</b>	<b>Tue 11/12/19</b>														
10	Drilling for Borings	4 days	Thu 9/26/19	Tue 10/1/19	4FS+2 wks													
11	Soil Testing and Report Preparation	1 mon	Wed 10/2/19	Tue 11/12/19	10													
12	<b>Floodplain Hydrologic Modeling</b>	<b>10 days</b>	<b>Thu 9/26/19</b>	<b>Wed 10/9/19</b>														
13	Develop Proposed Concept Condition Cross Sections	1 wk	Thu 9/26/19	Wed 10/2/19	6													
14	Preliminary Floodplain Modeling using Hec-Ras	1 wk	Thu 10/3/19	Wed 10/9/19	13													
15	<b>Design Development Phase</b>	<b>126 days</b>	<b>Wed 9/18/19</b>	<b>Wed 3/11/20</b>														
16	<b>Stormwater Management Concept Plan</b>	<b>105 days</b>	<b>Wed 9/25/19</b>	<b>Wed 2/19/20</b>														
17	SWM Concept Meeting	0 wks	Wed 9/25/19	Wed 9/25/19	4FS+2 wks													
18	SWM Concept Preparation	2 wks	Thu 9/26/19	Wed 10/9/19	17													
19	SWM Concept Review	3 mons	Thu 10/10/19	Wed 2/12/20	18													
20	SWM Concept Plan Approval	1 wk	Thu 2/13/20	Wed 2/19/20	19													
21	<b>Floodplain Hydrologic Modeling</b>	<b>10 days</b>	<b>Thu 10/10/19</b>	<b>Wed 10/23/19</b>														
22	Develop Proposed Condition Cross Sections	1 wk	Thu 10/10/19	Wed 10/16/19	18													
23	Floodplain Modeling using Hec=Ras	1 wk	Thu 10/17/19	Wed 10/23/19	22													
24	<b>Fire Flow Test</b>	<b>31 days</b>	<b>Tue 10/15/19</b>	<b>Tue 11/26/19</b>														
25	Apply with WSSC	1 day	Tue 10/15/19	Tue 10/15/19	18FS+3 days													
26	WSSC provides Results	1 mon	Wed 10/16/19	Tue 11/26/19	25													
27	<b>Fire Access Plan</b>	<b>17 days</b>	<b>Wed 9/18/19</b>	<b>Thu 10/10/19</b>														
28	Fire Access Plan Preparation	1 wk	Wed 9/18/19	Tue 9/24/19	49SS-25.2 wk													
29	1st Mtg with Marie LaBaw	1 day	Wed 9/25/19	Wed 9/25/19	28													
30	2nd Mtg with Marie LaBaw	1 day	Thu 10/10/19	Thu 10/10/19	29FS+2 wks													
31	Fire Access Plan Approval	0 days	Thu 10/10/19	Thu 10/10/19	30													
32	<b>Mandatory Referral Process</b>	<b>100 days</b>	<b>Wed 10/23/19</b>	<b>Wed 3/11/20</b>														
33	Pre-Mand. Ref. Meeting	0 wks	Wed 10/23/19	Wed 10/23/19	18FS+10 days													
34	Mandatory Referral Preparation	2 wks	Thu 11/28/19	Wed 12/11/19	33,8													
35	Mandatory Referral Review	60 days	Thu 12/12/19	Wed 3/4/20	34													
36	Mandatory Referral Hearing	1 wk	Thu 3/5/20	Wed 3/11/20	35,20													
37	<b>Construction Document Phase</b>	<b>228 days</b>	<b>Thu 11/28/19</b>	<b>Mon 10/12/20</b>														
38	<b>Stormwater Management Permit</b>	<b>131 days</b>	<b>Thu 2/20/20</b>	<b>Thu 8/20/20</b>														
39	SWM Permit Preparation	2 wks	Thu 2/20/20	Wed 3/4/20	20													
40	SWM Permit Review by City	4 mons	Thu 3/5/20	Wed 8/19/20	39													
41	SWM Permit Approval	1 day	Thu 8/20/20	Thu 8/20/20	40													
42	<b>Floodplain District Permit</b>	<b>140 days</b>	<b>Thu 2/20/20</b>	<b>Wed 9/2/20</b>														



## Proposed Schedule







# Proposed Schedule