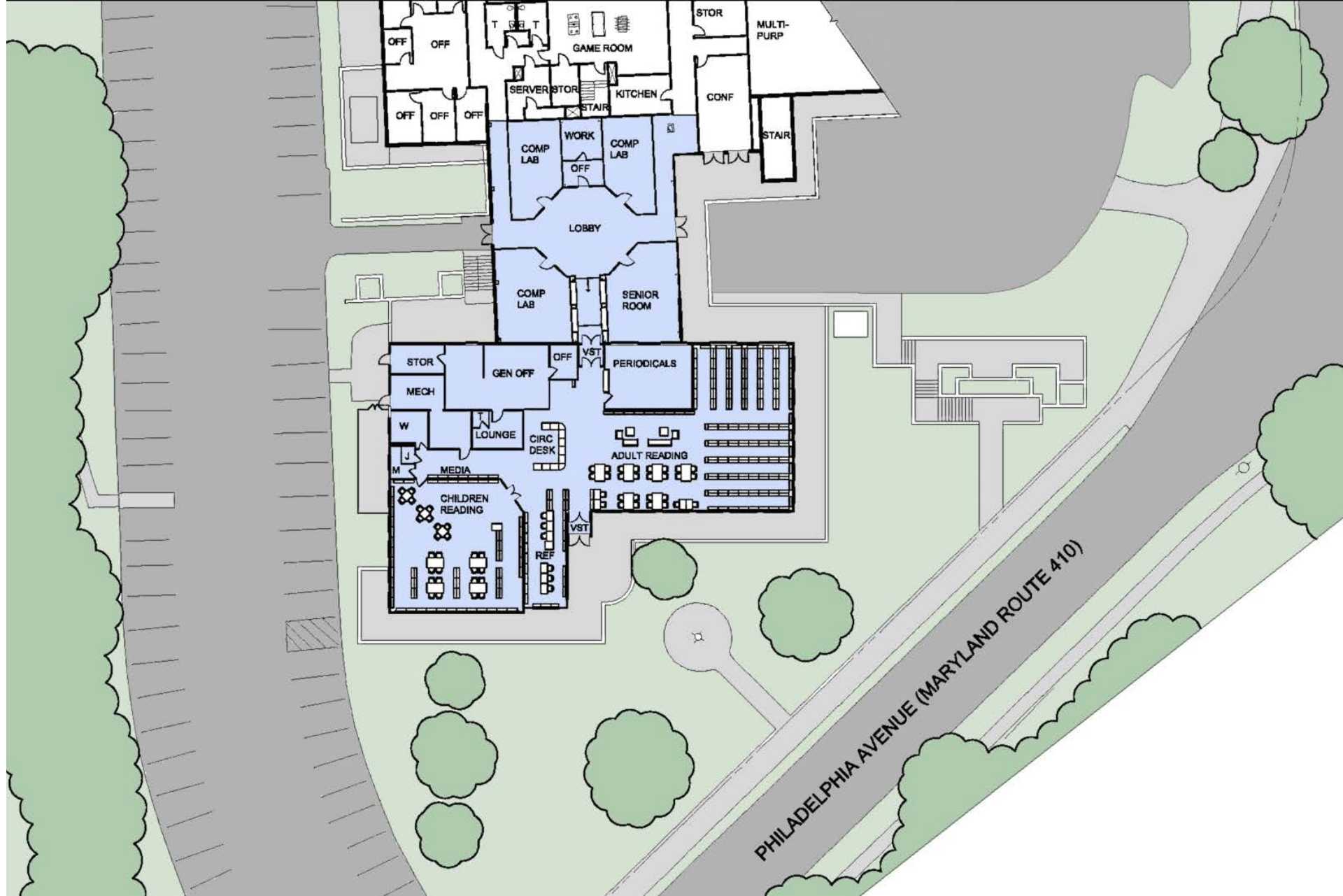


Takoma Park Maryland Library

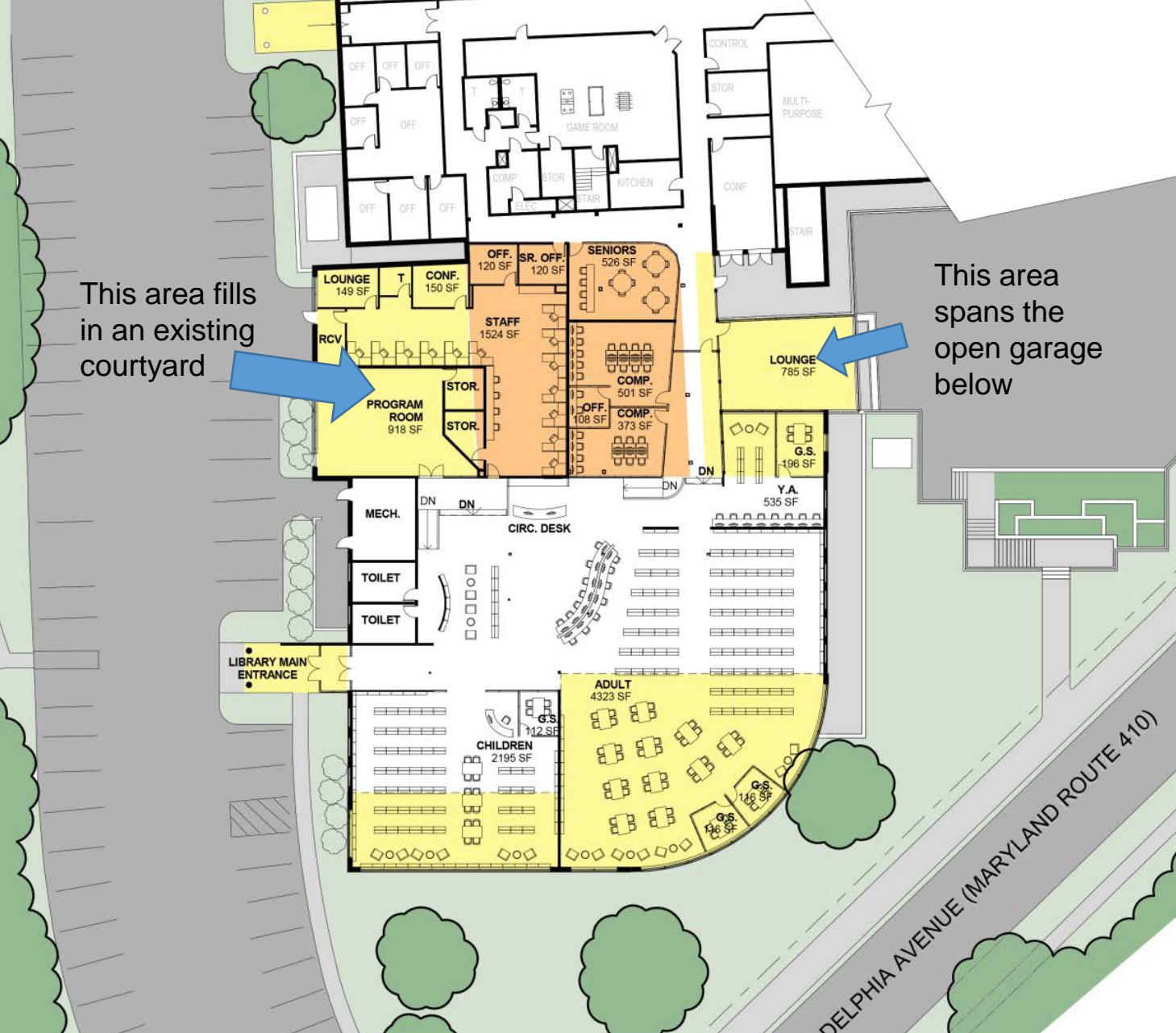


Council Meeting – February 26, 2020





Existing Floor Plan



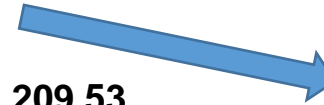
Explore enlarging the Library by:

- 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

Design Approach— 19,000 S.F.



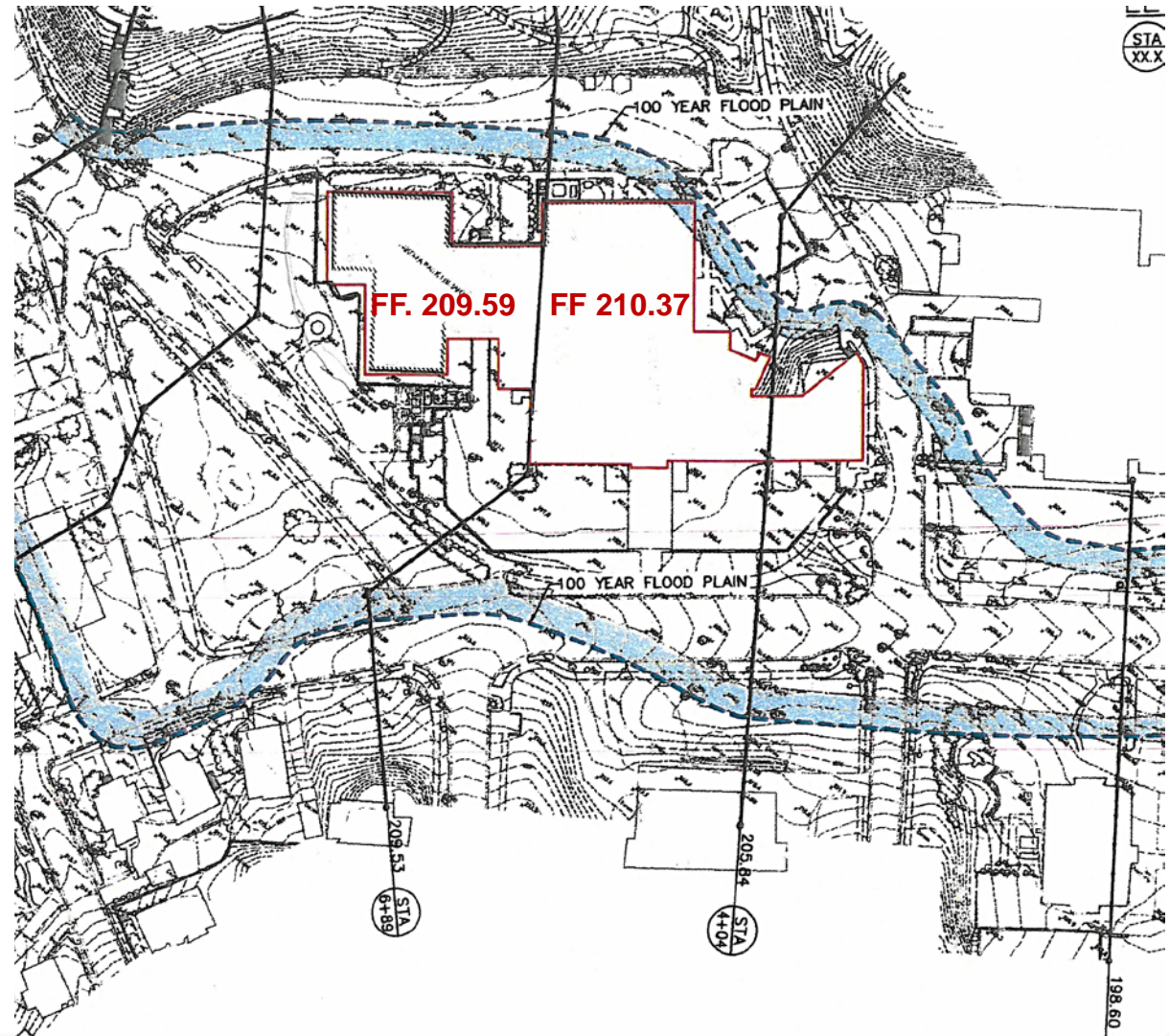
Note : Flood plain elevation is lower as it goes downhill



210.03

209.53

205.84

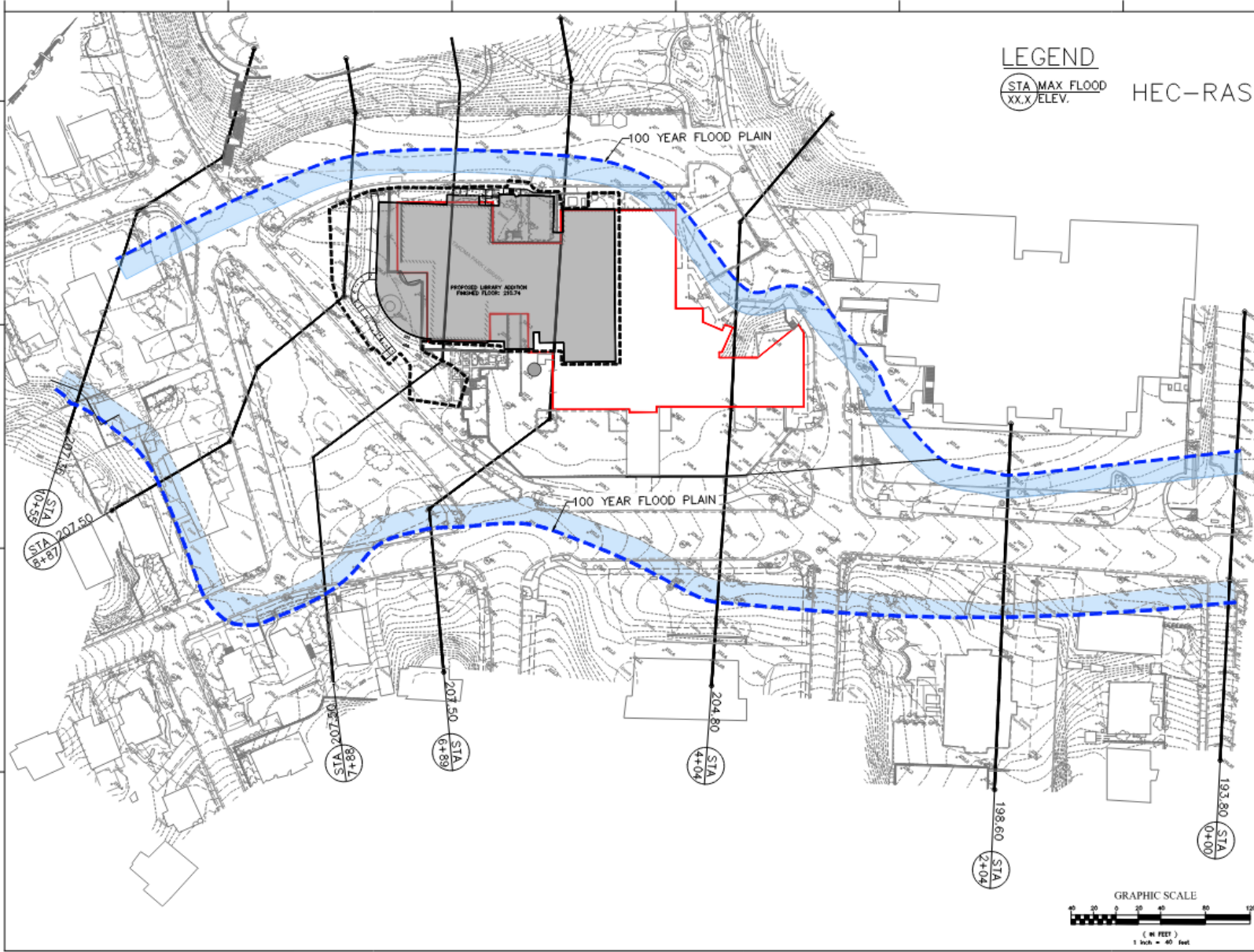


Finding

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

Next Step

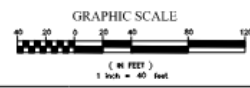
- Determine the impact to the flood plain of an expanded library, ie., does the flood plain rise when 4,400 SF is added to the ground floor?
- Whether or not it does, what is the architectural and engineering response?



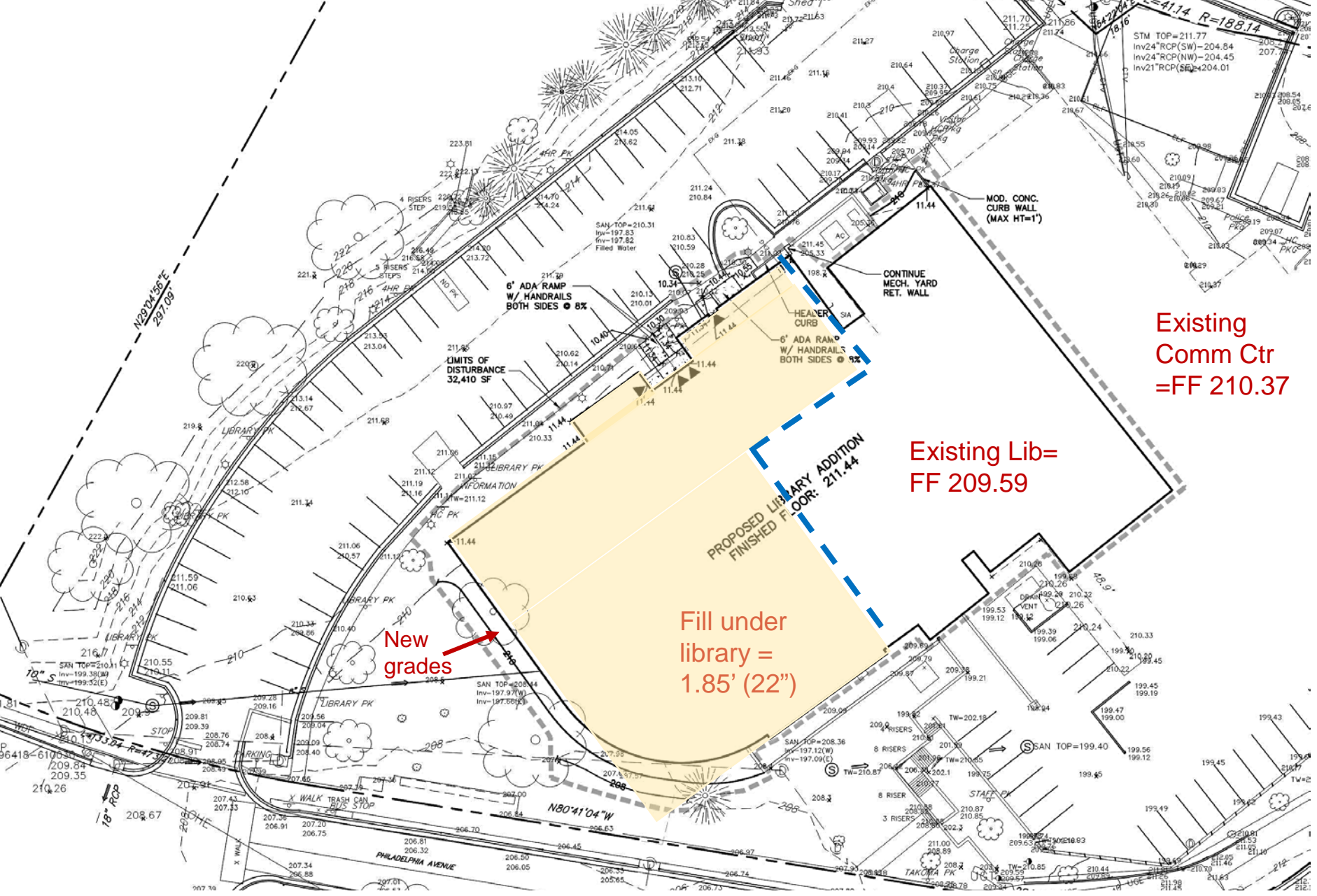
LEGEND
 (STA MAX FLOOD) (ELEV.)

HEC-RAS CROSS SECTION

NO.	DESCRIPTION	BY	DATE
PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE CALCULATIONS AND PREPARATION OF APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. EXPIRATION DATE:			
TAKOMA PARK LIBRARY ADDITION DRAINAGE STUDY 101 PHILADELPHIA AVE. TAKOMA PARK, MD 20912			
100-YEAR FLOOD PLAIN PLAN PROPOSED CONDITION			
SCALE	AS SHOWN	ENHANC	GGHA
INTERSECTION			
DATE			JUNE 20, 2018
DESIGNED BY			
CHECKED BY			
DATE FILED			
			DRAWING NO. N/A SHEET NO. N/A



Flood Plain Study- Proposed Plan



Existing
Comm Ctr
=FF 210.37

Existing Lib=
FF 209.59

New
grades

Fill under
library =
1.85' (22")

Grading Study (based on topo survey)



1. The addition has minimal impact on the previous flood plain investigation
2. Based on the different datums used by the flood plain study and the topographic surveyor, the amount of fill under the building is about 6" more than expected (worth approximately \$35 K).



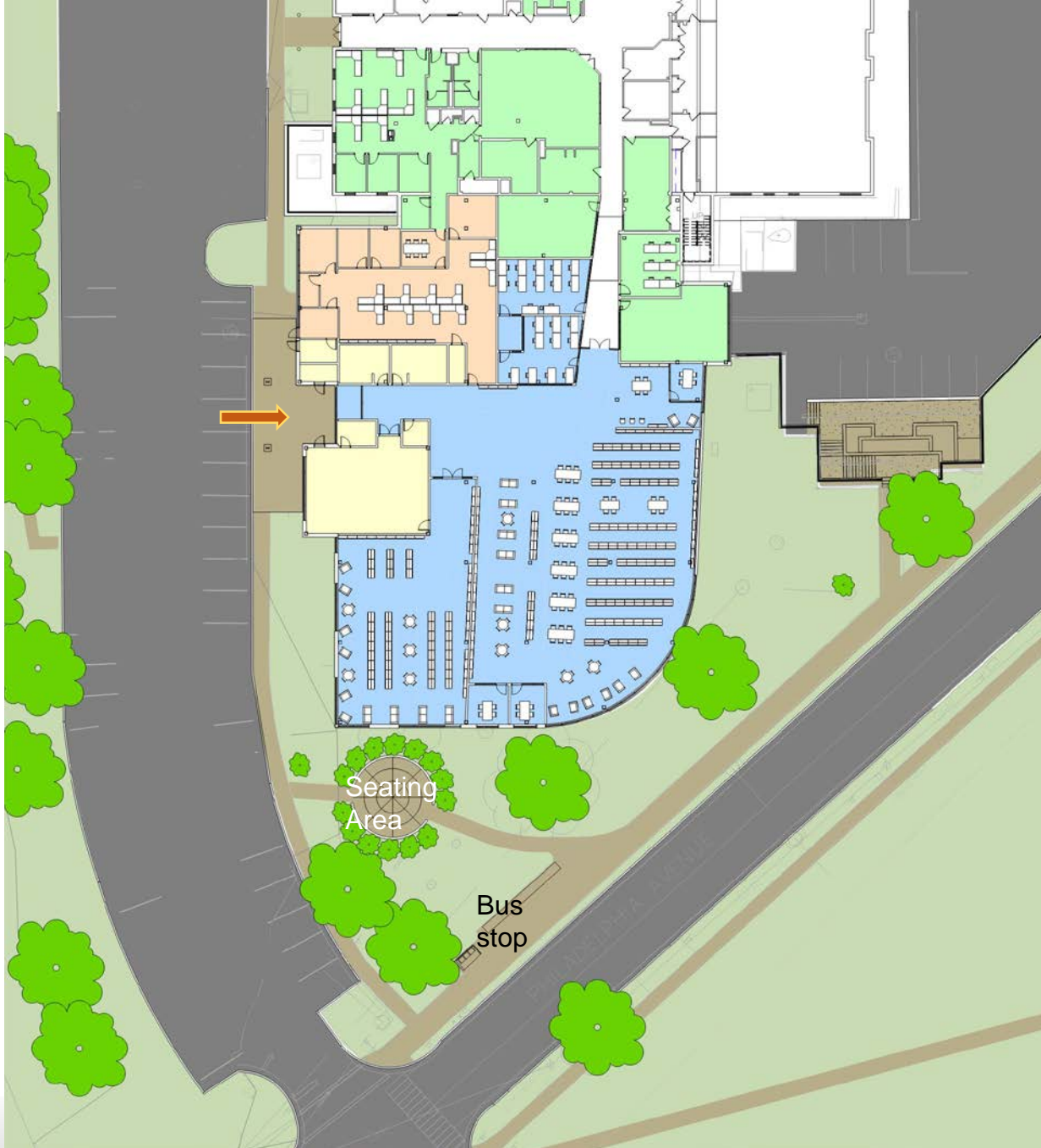
3. The existing area around the octagon will need to be raised to the same level as the rest of the library. It will be achieved with light gauge framing and new subfloor (raised floor). (worth approximately \$25 K)



4. The paving adjacent to the entrance will need to be modified slightly to accommodate the new entry elevation. (worth approximately \$15K)
5. Grading around the library will require minimal changes – basically it will slope up about 1.5' to the library



Implications of Flood Study



Illustrative Site Plan



1st QUARTER 2020 MARKET WATCH

LABOR SHORTAGES & MATERIALS PRICE INCREASES CONTINUE

The Public Sector construction market in the Mid-Atlantic Region (and across most of the US) continues to see significant increases in project costs. As we alerted our clients last year and have been suggesting for many months, inflation pressures are building significantly in both materials and labor costs. Policy decisions of the current administration to place tariffs on imported materials had an immediate and severe impact to market materials pricing. Our Municipal clients across the Commonwealth of Virginia are struggling with high construction costs and these increases have strained many fixed Capital Budgets to the breaking point.



All eyes are on the price of metals (up nearly 15% in one year), and labor (up over 12% in one year) as prices continue to rise. Labor shortages continue in addition to manufacturing and material prices increases continue upward

movement. Price pressures and further increase are expected through the first quarter 2020.

- Skilled trade and labor shortages continue (in most specialty trades) and has caused significant increases in labor costs – increased 10 – 20% in the past year
- Steel material – increased an average of 15% in the past year, with further increases expected
- Aluminum products – increased an average of 3.5% in the past year, with further increases expected
- Electrical wiring & cable materials – increased an average of 4% in the past year, with further increases expected
- Fabricated metal products – increased an average of 7% in the past year, with further increases expected
- Concrete & cement products – increased an average of 2.5% in the past year, with further increases expected
- Lumber and wood products - increased an average of 1.5% in the past year, with further increases expected
- Crude Oil – decreased 5% in the past year with spikes in commodity pricing for 1st quarter 2020 expected. Expect the price of diesel and fossil fuels used in construction equipment to increase after Jan 1, 2020
- Asphalt – Increased 1% in the past year

In summary, the market is overheated and there is a surplus of large projects that are consuming the limited labor forces. Many firms are struggling to keep up with schedules, and as a result some projects are seeing bids coming in significantly over budget. Competition is diminished while certain materials and labor costs have increased as the market struggles to keep up with demand.

In House Cost Estimate
August 2019 = \$7.533 mil

Independent Professional Cost Estimator

Revision 1									
Report:	Schematic Design Cost Estimate	<i>Prepared by: Downey & Scott, LLC</i>			Status:	Schematic Design	PM:	bd	
Project:	Tacoma Park Library	6799 Kennedy Road, Suite F			Client:	RRMM / Lukmire	Chckd by:	ja/dd/lsm	
Location:	Tacoma Park, MD	Warrenton, Virginia 20187			Submissn:	Feb 25, 2020	Job no:	202028	
Documents Received:	February 20, 2020	Ph 540.347.5001 Fax 540.347.5021			Run Date:	See footer			
					Revised:	Feb 25, 2020			
					www.downeyandscott.com				

LOC REF	SYS #	UNIFORMAT SYSTEM	SPECIFICATION	QUANTITY	U/M	UNIT COST	EXTENSION
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PROJECT HARD CONSTRUCTION COST SUMMARY'S

Tacoma Park Library

Addition SF	19,025.00
Renovation SF	4,200.00
Total SF	23,225.00

HARD CONSTRUCTION COSTS

Addition		<i>Carried forward</i>	<i>Cost per SF</i>	\$5,835,698
Renovation		<i>Carried forward</i>	\$306.74	\$553,402
Sitework		<i>Carried forward</i>	\$131.76	\$679,508
			N/A	
Subtotal				\$7,068,608
Escalation to construction mid point	Assumed Start Date Fall 2020 - mid point Summer 2021	7.25%		\$512,474
Subtotal				\$7,581,082
Design / Estimate Contingency for unknown scope		10.00%		\$758,108
Total Hard Construction Costs Base Bid			\$359.06	\$8,339,190

Excludes all Soft Costs

Includes:
 Allowance for Asbestos removal if necessary

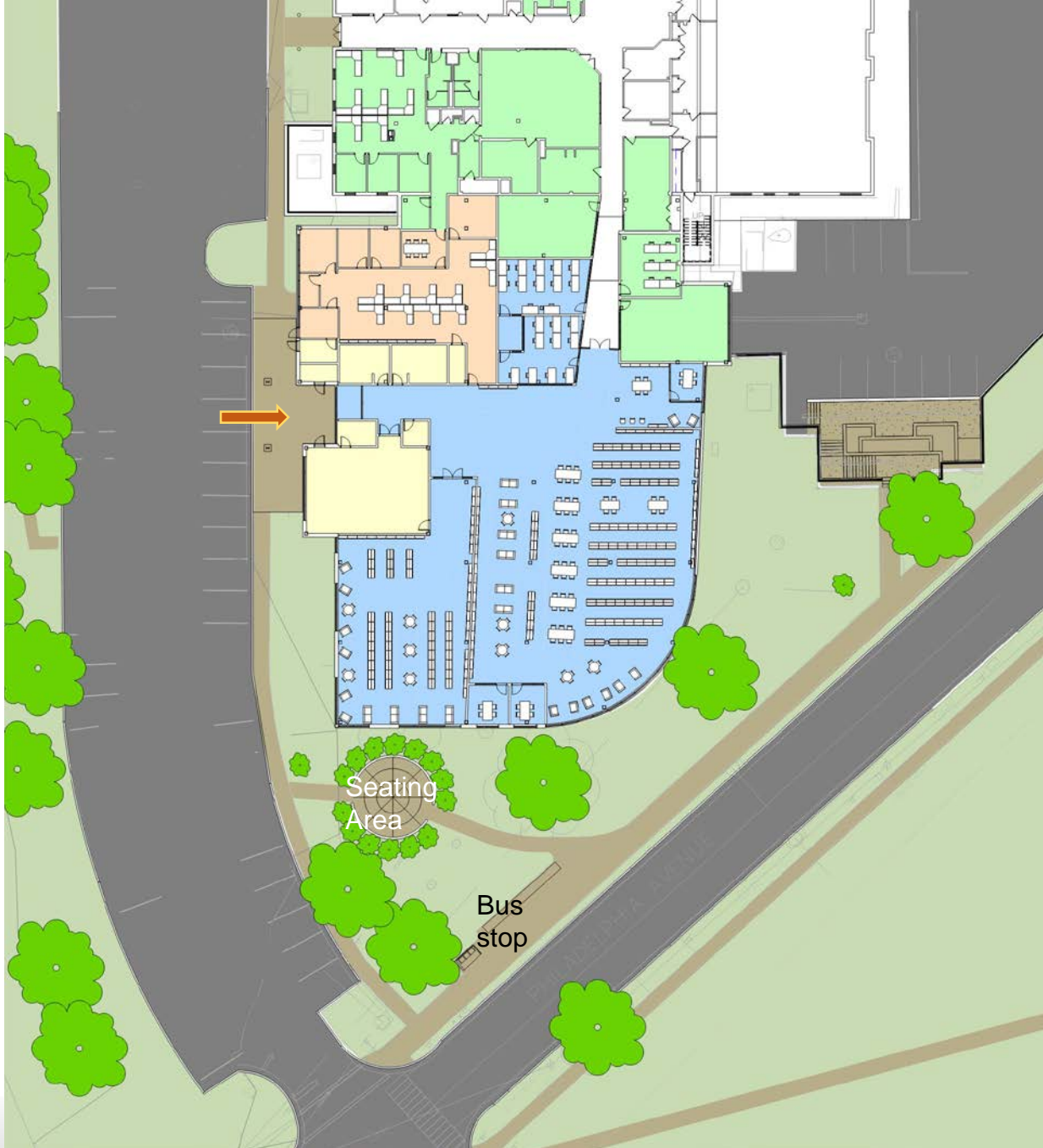
Estimated Construction Cost



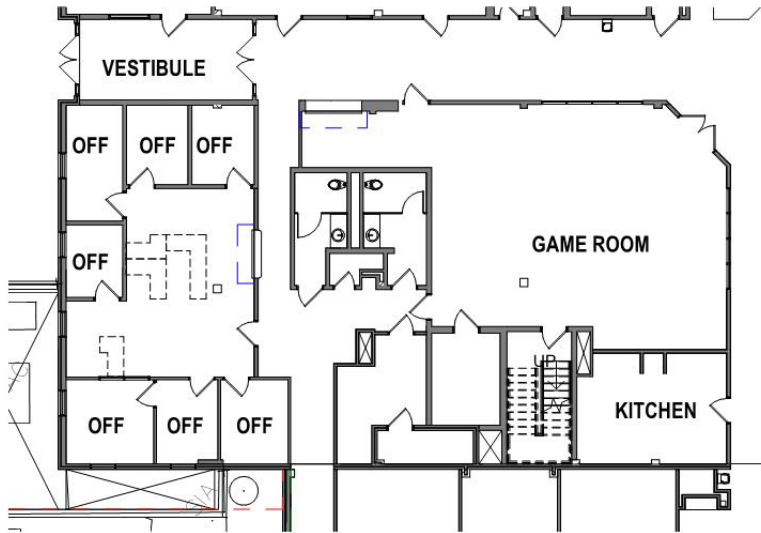
- Entrance move to low flood level elevation
- Distance from community center to library not an issue
- Interior entry focuses patrons on service desk
- Moves computer rooms into library
- Combines all administrative & support functions together
- Children access collection without walking through adult area
- Children have direct access to Program Room
- Flexible layout. All library functions are seen from both service desk and entry
- Patrons see into the library from Parking Lot



Plan Approach



Illustrative Site Plan

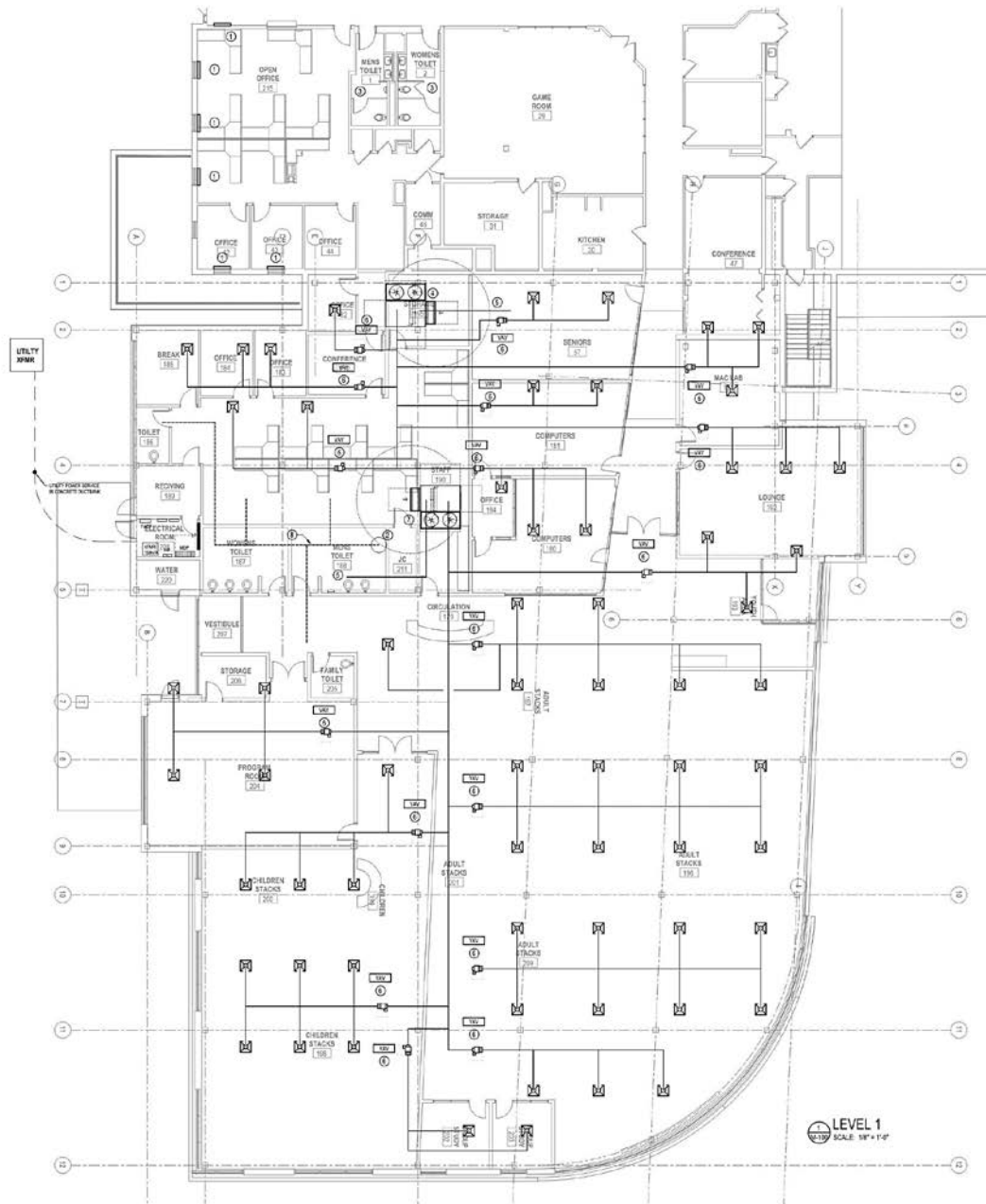


Existing



- 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



HVAC Distribution Plan



EAST



SOUTH



OPTION 1 WEST

Exterior Design Concept 1



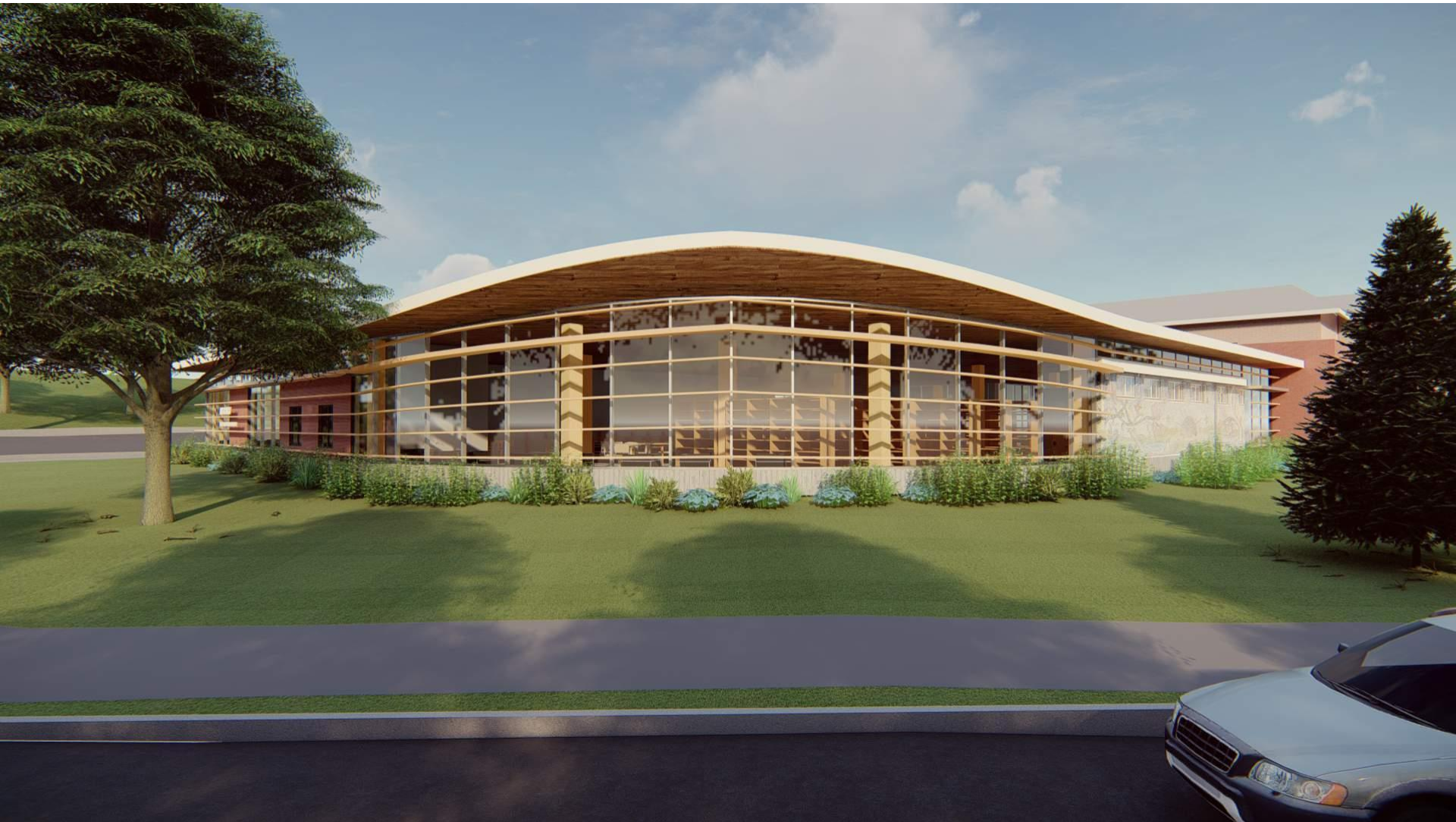
Exterior Design Concept 1



Exterior Design Concept 1



Exterior Design Concept 1



Exterior Design Concept 1



Exterior Design Concept 1



EAST



SOUTH



OPTION 2 WEST

Exterior Design Concept 2



Exterior Design Concept 2



Exterior Design Concept 2



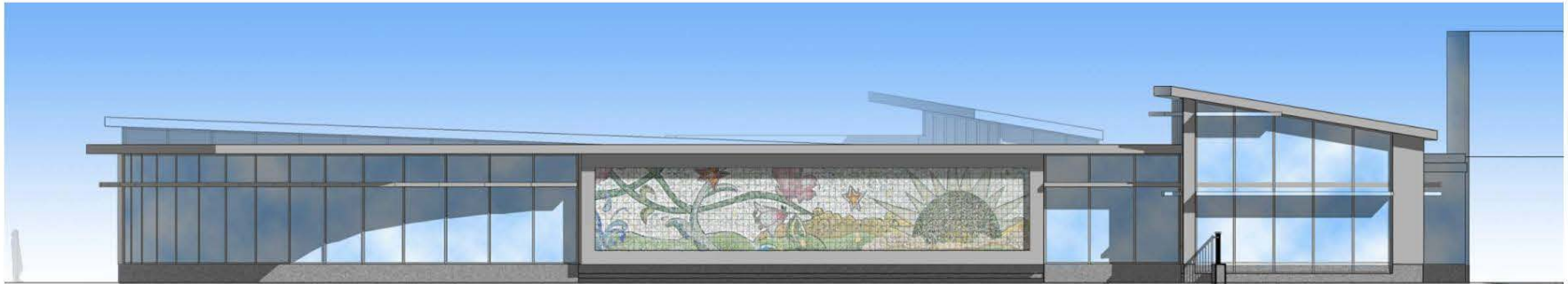
Exterior Design Concept 2



Exterior Design Concept 2



Exterior Design Concept 2



EAST



SOUTH



OPTION 3 WEST

Exterior Design Concept 3



Exterior Design Concept 3



Exterior Design Concept 3



Exterior Design Concept 3



Exterior Design Concept 3



Exterior Design Concept 3

1



2



3



Comparison- Massing



1



2



3



Comparison- Entries



1



2



3



Comparison- From Philadelphia Ave

1



2



3



Comparison Lounge & Mosaic



1



2



3



Comparison- from Philadelphia Ave.



Option 1 Video



Option 2 Video



Option 3 Video



Option 4 Video

Design DevelopmentJan- May 2020
Independent Cost EstimateMay 2020
Construction DocumentsJune- Sept 2020
Bid and Award.....Oct- Nov 2020
ConstructionJan 2021- Mar 2022



Proposed Schedule