



Takoma Park City Council Meeting – February 26, 2020 Agenda Item 1

Work Session

Presentation and update on Library renovation by Greg Lukmire of RR/MM Lukmire Architects, and continued discussion of the floodplain, Library renovation, designs, contract and timetable.

Recommended Council Action

Hear the update and consider the proposed recommendations.

Context with Key Issues

On July 31, 2019 the Takoma Park City Council passed Ordinance #2019-26 which authorized a contract with RR/MM Lukmire Architects to perform the first phase of work toward a replacement Library. This was to involve “approximately seven months of schematic design, design development work, independent cost estimate, and additional flood plain analysis...” after which time the City Council will consider specific information on construction cost estimates, leading to “project continuation as planned or modification of the design and costs.”

On August 26, 2019 a new contract was submitted and signed between the City of Takoma Park and RR/MM Lukmire for the first phase of work toward a replacement Library, as described above. On October 8, 2019, Greg Lukmire met with Library staff to propose and discuss concept designs for a new Library interior.

On January 22, 2020, Greg Lukmire and engineers met with City management, City and Library staff to present and discuss design options for the exterior of a replacement Library. These designs, as well as a preferred interior design, are on display in the City Library and will soon be available on the Project Page of the City web site.

During this time, it has taken longer than originally expected for the architect to get the needed second flood plain report from the civil engineer. The flood plain work that is required by the County is first a flood plain study to assess current conditions and, once accepted, a new flood plain study with the expanded building footprint to determine the impact of the added building area on the height of the flood plain. The first report was accepted by the County. The second flood plain report has just been completed and shows that the expanded Library footprint causes minimal impact on the height of the flood plain. While this second report needs to be submitted to the County for acceptance, the findings of the report mean that substantial regrading or other additional costly work is not required for the new library.

At the Work Session, the Council will hear the presentation by Greg Lukmire. The presentation will include a review of the work done to date by both the architect and civil engineer, and will discuss cost estimates and timing of next steps.

Council Priority

A Livable Community for All: The local public library serves residents of all ages, including a significant number of school and day care classes. It offers free programs by noted authors and illustrators, reading readiness for ESL parents, book discussion groups for adults, extensive collections of print and digital resources, Spanish and French programs, and public access computer

use with dedicated staff. A larger, more comfortable building will enable us to address the needs of more community residents with evolving and up to date resources for years to come.

Environmental Impact of Action

Elimination of the health and/or potential safety hazards for Library users posed by: fiberglass insulation, asbestos in the library foyers, mold where ceiling has leaked, wood roof framing, frequent loss of functioning HVAC during hot or cold weather, and leaking of HVAC equipment. and apertures for birds, small rodents or insects to enter the building. Green building standards would be incorporated into a new building.

Racial Equity Considerations

The resources of the Takoma Park Library are free to all Takoma Park and Montgomery County residents, and are used heavily by children and seniors of all racial and ethnic backgrounds, including immigrants in the community. Library programs are free to all, regardless of jurisdiction. The Library and Computer Center are open 7 days/week and are within walking distance of five schools. A recent automatic renewal policy reduces the need to impose fines on overdue materials. The Library Friends and staff work with the ESL teacher at PBES to co-sponsor an immigrant family book club, and staff participate in the 'Books and Breakfast' program for ESL parents at PBES. The Library presents: "Books to Action: a Social Justice Book Club for Kids and Families." A program room will enable us to provide more programs that address equity issues without limiting family and after-school use of our children's room. A new building will enable the provision of family and transgender restrooms. Also it will enable us to provide dedicated shelves and study space for young adults – a group that is currently underserved in our small library.

Fiscal Impact of Action

A new Library is a significantly less costly action than raising the level of the parking lot relative to the Library, in order to meet flood plain study requirements. Taking no action will result in further deterioration of the building, to a point where it will eventually become unusable as a public space. Funding has already been allocated for the Library project, through borrowing and Capital Grants. Funds that have been borrowed cannot be returned; they would need to be paid back with interest per the bonding documents, and Grant funds can only be used for Library design and construction work. A "discontinued" City Library would be an inestimable loss to all residents of Takoma Park, and would greatly increase the number of Takoma Park residents who would need to pay for transportation to a County library for services, books and computer access.

Attachments and Links

- Ordinance 2019-26 Authorizing a Contract with RR/MM Lukmire Architects
- [Preliminary Library Flood Plain Conditions Report](#)
- [Library Renovation Project Page](#)

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2019-26

**AUTHORIZING A CONTRACT WITH RR/MM LUKMIRE ARCHITECTS
FOR PROFESSIONAL SERVICES TO CONTINUE DESIGN WORK FOR LIBRARY
RENOVATION FOR THE CITY OF TAKOMA PARK**

- WHEREAS, in FY15, the Takoma Park City Council adopted Ordinance 2015-36, “Authorizing a Contract with the Lukmire Partnership for Continued Concept Design and Potential Detailed Design and Engineering for Library Renovation,” in recognition that the existing Library building was inadequate to meet community needs and Council goals; and
- WHEREAS, in FY16, the Takoma Park City Council adopted Ordinance 2016-34, “Providing for Proceeding to Detailed Design Development Based on the June 2016 Concept Design for Library Renovation;” and
- WHEREAS, in FY17, the Takoma Park City Council adopted Ordinance 2017-27, which authorized the borrowing of \$7 million to be used for renovations to the Takoma Park Library and Community Center, including, but not limited to, Library build-out and renovation, detail design, construction, and relocation of the Takoma Park Library; and
- WHEREAS, the Library lies in a 100 year floodplain, and since the renovations would change the footprint of the library a new floodplain delineation study was required and a preliminary study was undertaken in 2018; and
- WHEREAS, the preliminary floodplain delineation study showed that the floor of the Library is low compared to the flood elevation and several options were identified by RR/MM Lukmire Architects that could allow for a Library with an expanded footprint to meet requirements for construction in a floodplain; and
- WHEREAS, RR/MM Lukmire Architects noted that a replacement library built with a higher floor level will meet the required elevation criteria at a lower cost than changing the parking lot elevation, which was the next best approach to meet floodplain requirements; and
- WHEREAS, RR/MM Lukmire Architects submitted a contract to the City on April 16, 2019 to continue work on the design, engineering and construction administration of a replacement Library, at a cost of \$798,545 for professional services; and
- WHEREAS, approximately seven months of schematic design, design development work, independent cost estimate, and additional floodplain analysis, at a cost not to

exceed \$300,000, would get to a point where specific information on construction cost estimates would be able to be obtained for Council consideration of next steps on the Library project including continuation as planned or modification of the design and costs; and

WHEREAS, at that time, the Council would consider an Ordinance for the balance of the \$798,545 for continued engineering design, permit application preparation, construction document preparation and construction administration; and

WHEREAS, \$800,000 in funds are specified in the FY20 City budget for professional design and engineering services for the Library project; and funding for this contract and the Library project overall is available through the State Infrastructure Loan Program, Maryland Capital Grants, and City Cable Grant funds.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

SECTION 1. The City Manager or her designee is authorized to enter into an agreement with RR/MM Lukmire Architects for services related to the design, engineering, cost estimating, and construction administration of a replacement Library for the City of Takoma Park.

SECTION 2. This contract amount is \$300,000.

SECTION 3. This Ordinance shall become effective upon adoption.

Adopted this 31st day of July, 2019 by roll-call vote as follows:

AYE:	Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy
NAY:	None
ABSTAIN:	None
ABSENT:	None