



Takoma Park City Council Meeting – December 9, 2020 Agenda Item 1

Voting Session

Resolution Authorizing City Staff and RRMM Lukmire Architects to Advance to the Construction Documentation and Bidding Phases of the Library Renovation for the City of Takoma Park

Recommended Council Action

Approve the Resolution

Context with Key Issues

The Takoma Park, Maryland Library is a vital resource and community hub that serves residents of all ages and backgrounds. The library building does not meet ADA requirements, has significant problems with its heating, ventilation and air conditioning systems and does not meet space needs for collections, programming or young adult services. For this reason, the Library renovation project was begun in 2015 and public discussions and concept design work has proceeded since then.

On July 31, 2019, the City Council passed Ordinance #2019-26 which authorized a contract with RRMM Lukmire Architects to perform the first phase of detailed design work toward a replacement Library at a cost not to exceed \$300,000. This involved approximately seven months of schematic design, design development work, independent cost estimate, and additional flood plain analysis. On February 26, architect Greg Lukmire presented the Council with new information on floodplain findings and independent construction cost estimates. Additional information was presented and discussed at the Council Work Session on March 11, 2020, which confirmed that raising the floor of the building would be sufficient to meet flood plain requirements and that the total estimated costs of the project would fit within funds available (\$9.8 million).

On April 15, 2020, the City Council considered and voted unanimously on Ordinance 2020-8 to authorize the City Manager or her designee to enter into a contract with RRMM Lukmire Architects for continued concept design, engineering design, permit application preparation, and construction document preparation for the Library renovation at a cost of \$499,835. That is the balance of the contract amount for design services totaling \$799,835. In June 2020, an online resident survey was conducted of several proposed exterior building designs. The survey results and exterior design options were presented on July 8, with a discussion of the key points and attributes of the different designs presented by the architect that resulted in a clear winning design. On September 24th, RRMM Architects presented the draft LEED Scorecard and building design to the Committee on the Environment for feedback.

RRMM Architects sent the full design development submittal package to City staff to review during the second week of October. That package included the hard construction costs estimate report, building drawings, civil, mechanical, and structural narratives, energy model report, mechanical calculations, product cut sheets, and technical specifications. The Library, Public Works, Recreation staff and other staff commented on the design package in detail, which has resulted in design adjustments to fit the desired user experience. Design documents were also circulated by the City Sustainability Manager to residents with green construction expertise for comment.

This iteration of the library design is the culmination of five years of public discussion and feedback. It reflects the architect's effort to balance community and staff input with sustainability objectives, budgetary constraints, and site conditions. The architect has filled in cost factors that were previously unknown and costed out various components of the project for a total estimated cost that fits within the project budget. With the imminent retirement of the Library Director and the pandemic preventing in-person services in the

existing building, there are significant advantages to proceeding with the project in this fiscal year to minimize the timeframe that City residents are deprived of a library building. City staff hope to move forward with final construction documents and send the project out to bid this spring, in order to start construction of the new building in summer or early fall.

Council Priority

A Livable Community for All: Our 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 Considerations

Green building standards are incorporated into the new building design to the extent that the project budget allows. The new Library building floor will be raised to withstand increased flood potential due to climate change. The replacement library will eliminate the health and 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.

Fiscal Considerations

There is \$9.8 million available for an approximately \$9.8 million project. The available funds are not easily used for other uses or as savings to taxpayers. Not spending the \$7 million Library Bond for the Library project will not save the City money, but would need to be used for a similar capital building project. The \$7 million Library Bond requires payment of approximately \$388,683 each year through 2047. That amount includes \$3,941,933 in total interest payments, similar to mortgage interest payments on a residential property. The amount of total City debt is well within the City's and GFOA's financial guidelines. Bonds allow for the spread of payments over time, with costs borne by current and future users of the Library. The architect has detailed information on project components to be considered by Council in making design and spending decisions. One of the costs of the project is for a specialist to oversee the construction activities and to review invoices and change orders, as was done successfully in the Auditorium, Public Works, and Phase II Community Center projects, to keep the project on budget.

Racial Equity Considerations

The resources of the Takoma Park Library 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 within walking distance of five schools and many multifamily buildings. 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 gender neutral 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.

Attachments and Links

Library Renovation October Blog Post

<https://takomaparkmd.gov/news/update-on-the-library-renovation-project/>

Library Renovation Project Page

<http://takomaparkmd.gov/initiatives/project-directory/library-renovation/>

CITY OF TAKOMA PARK, MARYLAND

DRAFT RESOLUTION

**AUTHORIZING CITY STAFF AND RRMM LUKMIRE ARCHITECTS
TO ADVANCE TO THE CONSTRUCTION DOCUMENTATION
AND BIDDING PHASES OF THE 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, RRMM 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 \$799,835 for professional services; and
- WHEREAS, the schematic design, design development work, independent cost estimate, and additional floodplain analysis, at a cost not to exceed \$300,000, provided specific information on construction cost estimates for Council consideration of next steps on the Library project including continuation as planned or modification of the design and costs; and
- WHEREAS, in Ordinance 2019-26, the Takoma Park City Council authorized this work at a cost not to exceed \$300,000; and
- WHEREAS, additional design work, flood plain study results and cost estimates were presented and discussed at the work sessions of February 26 and March 11, 2020; and
- WHEREAS, the flood plain findings were consistent with earlier projections that raising the floor of the building would be sufficient to meet current Montgomery County flood plain requirements without substantial redesign of the site, and the estimated

total hard and soft costs of the project are slightly below the \$9.8 million amount of funds available for the project; and

WHEREAS, consistent with Ordinance 2019-26, the Takoma Park City Council authorized Ordinance 2020-8 for use of the balance of the \$799,835 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; and

WHEREAS, City staff completed significant design review, engineering plans review, and staff workshops, with community input and best practices consultation with neighboring libraries during the Design Development Phase of the Library project; and

WHEREAS, information presented at the Council Work Session on December 2, 2020 included options to enhance environmental aspects of the Library project; and

WHEREAS, the plans for a replacement Takoma Park Library meet the goals of race equity, ADA accessibility, and providing library services for children, young adults, immigrants, seniors and others; and, with the environmental refinements discussed at the December 2 Work Session, will meet the environmental goals of the project, all while keeping within a fiscally-responsible budget

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT: the City Manager or her designee and RRMM Lukmire Architects will proceed with construction document preparation, permit application preparation, and competitive bidding for a replacement Library for the City of Takoma Park.

BE IT FURTHER RESOLVED THAT the City Manager or her designee will continue to work with the architect on design modifications related to energy efficiency and green design within the parameters of the proposed design as set forth in the Design Development documents, targeting LEED Gold or higher while recognizing the fiscal constraints, before closing out the Design Development Phase and advancing to construction document preparation.

BE IT FURTHER RESOLVED THAT after incorporating any final design adjustments to move the building closer to net zero and LEED Platinum design goals to the extent that the budget, site constraints, time constraints, and other design considerations allow, RRMM Architects will prepare construction documents for competitive bidding.

BE IT FURTHER RESOLVED THAT although WSSC infrastructure and utility requirements for this project impede tree preservation, the City Manager or her designee and the Urban Forest Manager will work with the architect on a landscaping plan that ensures full restoration of the

tree canopy and creation of an educational green space around the bioretention areas between the new library and Philadelphia Avenue.

BE IT FURTHER RESOLVED THAT once bids are received, the City Council will further discuss cost considerations as part of the Procurement Phase of the Library project.

Adopted this xx day of _____ by a roll-call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT: