

CITY OF TAKOMA PARK

LIBRARY



November 08, 2023

# Library & Community Center Redevelopment Project Update

Jessica Jones and Ian Chamberlain



What's been done  
already?

**Work completed to date:**

- Removal and storage of solar panels, disconnection of utilities
- Hazardous materials abatement
- Selective demolition of most of the structure and new connection to the Community Center
- Relocation of the Library and Computer Center to 7505 New Hampshire Avenue to provide continuity of service throughout the construction process

What has held up the project to date?

### **Significant delays with the County Department of Permitting Services (DPS)**

- The DPS has been understaffed and delayed on many projects; we are not the only organization that has been affected.
- They made some recommendations for design changes that required bringing the architects and engineers back in with significant back and forth communication between organizations, which can be time-intensive. The City's contractors have been responsive as part of the collective effort to move things along. The most significant design changes were related to stormwater drainage and moving the transformer.
- We did everything we could to simultaneously abide by the DPS's rules and procedures and exert pressure where possible without adverse impact.

### **We have now received all agency and building permits for the Library project!**

From October 2022 to the present, the City has had all other necessary components to this project ready to go. November 3<sup>rd</sup> 2023 we received our last outstanding permit.

## CITY OF TAKOMA PARK

What is the current cost expenditure?

- Expenditure to date is 20% of total budgeted cost
- The funding sources are 25% Grants (3.6 mil), 27% ARPA (4 mil), and 48% bond funding (7 mil)
- Expected escalated costs of an additional 10% of total budgeted cost
- The existing project funding can support \$900,000 of the costs, **requiring an additional \$500,000** to complete the build

Project Impacts	Projected cost
Permit Processing	\$560,000
Site Utility Conflicts	\$110,000
Flood Plain Requirements	\$725,000
Current Total Escalated costs	\$1.39 million

What can we expect to see in the imminent future?

The current, short-term timeline:

- **November, 2023:** Full demolition of the building, footings and subgrade concrete
- **December, 2023:**
  - Doyle Construction may begin work to move the transformer to its new location at the rear parking lot
  - Grading of the building site
  - Tree harvest
- **Early 2024:** New utility connections in place below grade. New footings, slabs and building related site concrete will be completed. Steel superstructure will climb from the completed concrete.

And beyond the  
immediate future:

After exterior demolition:

- **Fall 2023 – Spring 2024:** Below grade utility work, structural steel work and electrical service relocation will need to be completed.
- **Spring 2025:** 18 months from the start date, construction and renovation of the Library and Community Center spaces should be completed. This will be followed by relocation of Library and relevant Recreation Department equipment and services back to the site at Maple and Philadelphia Avenues, and then reopening to the public. The New Hampshire Avenue site lease is set to expire after the relocations are completed with some expansion of the timeline before renewal is required.

## CITY COORDINATION AND PROGRAM INFORMATION

### **Coordination with Schools**

We are in contact with the neighboring schools who have also been in contact with parents.

The City's **Safe Routes to School Coordinator** has been sitting in on the weekly City staff/departmental coordination meetings to ensure that relevant knowledge is shared and passed along as necessary.

### **Services at the Community Center**

The following services remain at the Community Center:

- City administration
- Housing and Community Development (HCD)
- Finance window
- IT
- Main reception desk (including Passport appointments)

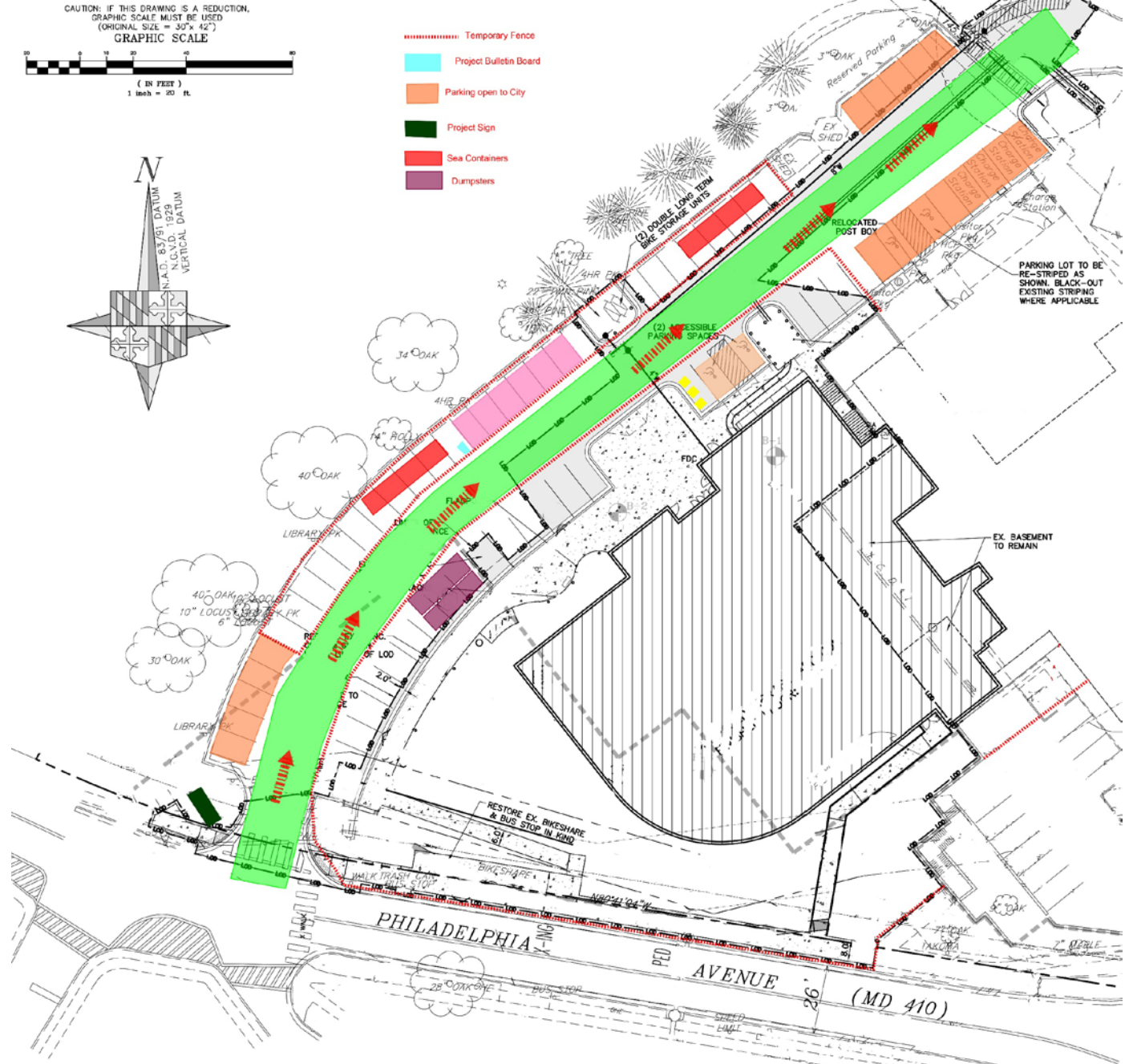
### **Programs and Service Continuity**

Continuity of services will be maintained. At times construction activity may close a building entrance but the remaining three will be open. Entrances are 7500 Maple, Police Lobby, Grant Avenue, and Rear parking lot.

Some Recreation programs may move off site, depending on circumstances.

# SITE USE PLAN

- **Parking will be limited**, especially during contractor work hours
  - 7am-5pm
  - Monday-Saturday
- The Community Center parking lot will be one-way from Philadelphia Ave to Maple Ave with pedestrian walkway
- Please consider walking or using public transit when visiting the Community Center





## CITY OF TAKOMA PARK

What can we look forward to when construction is completed?



- Updated infrastructure: HVAC, electrical, plumbing, additional solar panels, energy efficient window and finishes, etc.
- More space and a floorplan better suited to the way patrons interact with libraries today, including:
  - Dedicated program room
  - Teen Room
  - Independent study spaces (2)
  - More comfortable furniture
  - More opportunities for charging personal devices
  - Additional restrooms that are gender inclusive
  - New reservable meeting room
  - Staff areas that are more conducive to modern workflows and practices



**THANK YOU**

**TAKOMAPARKMD.GOV**

**Jessica Jones, Library Director | Library  
JessicaJ@takomaparkmd.gov**

**Ian Chamberlain, Deputy Director of Public Works | Public Works  
IanC@takomaparkmd.gov**