



## Takoma Park City Council Meeting – November 8, 2023 Agenda Item 2

### Presentation

Library Construction Update

### Recommended Council Action

Receive presentation.

### Context with Key Issues

Construction on the Library and Community Center Redevelopment Project has been underway since September 2022 the City and our General Contractor, Doyle Construction, have completed the following work to date:

- Removal and storage of solar panels
- Disconnection of gas and water utilities at the construction site
- Hazardous materials abatement
- Selective structural demolition
- Relocation of Community Center Utilities

All building and agency permits are in hand. We are currently using the following timetable:

- **October 2023:** Exterior demolition and tree removal will be the first major impacts that residents will see
- **November 2023 – Spring 2025:** Construction will be underway and will proceed with the foundations and site utility work, followed by the structural steel and roof. Goal of a dry building site early 2024.
- **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.

**Funding:** Current funding sources are the \$7 million Bond (2015), \$3.6 million from Grants, \$4 million from ARPA (2022). We are currently budgeted to remain below this funding allocation. However we project inflation and site conditions will exceed the initial funded amounts by 4%, and it may increase depending on site demands.

**Project Costs:** The existing project funding can support \$900,000 of the costs, requiring and additional \$500,000 in costs to complete this project. This may increase as economic inflation continues and our construction team is challenged on our small, occupied site. Site and permit requirements have driven much of the projected cost escalation we anticipate. In light of continuing inflation, staff continues to explore funding options in the interest of having a safety net for anything that may arise over the course of construction, whether it be changing economic conditions, or natural disasters that have the ability to complicate a project of this scale. It is important this project maintain its design that is responsive to the needs and vision communicated by City Council, City staff, and residents.

**Council Priority**

Advancing a Community of Belonging  
Environmentally Sustainable Community  
Community Development for an Improved & Equitable Quality of Life

**Environmental Considerations**

This project incorporates the sustainability values of Takoma Park and will be seeking LEED Gold certification.

**Fiscal Considerations**

This project is currently accounted for in the budget through FY25.

**Racial Equity Considerations**

The redeveloped Library and Community Center will be better equipped to serve the community more inclusively. Improvements include new HVAC systems to better circulate and clean the air, more flexible spaces to study and work with personal devices, a new Computer Center classroom, and new rooms specifically for Teens and programs in the Library. In the interim, the Library and Computer Center are temporarily relocated to a space in Ward 6 where we have closer proximity to residents who have historically had less access to Library services, especially residents who are culturally and linguistically Latino/a/x/e.

**Attachments and Links**

Presentation