

CITY OF TAKOMA PARK

LIBRARY



September 4, 2024

Library & Community Center Redevelopment Project Update

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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

What's been done since our last update?

Work completed to date:

- Removal and storage of solar panels
- Reconnection of gas and water utilities at the construction site
- Hazardous materials abatement
- Structural demolition
- Relocation of Community Center Utilities
- Tree removal and relocation to Treincarnation
- Excavation for utilities and deep foundation work
- Installation of footings
- Removal of abandoned water line
- Concrete foundation poured and set
- Placement of structural steel framing



*Above: From the site report dated August 29, 2024
Left: From the site report dated August 29, 2024*

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- Expenditure to date is 40.62% of total available funds (15.225 mil)
- The funding sources are 20.5% Grants (3.125 mil), 29.6% ARPA (4.5 mil), 4% General Fund (600k), and 46% bond funding (7 mil)
- \$144,000 of contingency funds remain. Staff are currently working to identify additional sources of funding should they be necessary.
- A breakdown of contingency fund allocations and expenditures:

Funds and Expenditures	Contingency Amount	Notes
Original contingency fund	\$461,000	5% of the total contract amount with Doyle Construction
Additional funds allocated from ARPA in FY2025	\$500,000	
Additional funds allocated from the General Fund in FY2025	\$600,000	Sources include Library Bond interest (\$577k), ARPA fund interest (\$205k), and unallocated ARPA funds (\$1.073 mil)
Total of current change orders and change directive	(\$1,427,000)	Results in a funding gap of approximately \$846,000 before additional funds
Net funds	\$144,000	Amount remaining with added contingency funds to absorb any future inflation and/or cost escalations and complete the project

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- The original contingency recommended and adopted in the project budget was approximately \$461,000 or 5% of hard costs.
- Projects of this type and size usually include a contingency of at least 5% - 10%. The contingency is intended to account for errors/omissions in the design and unforeseen conditions.
- Permit changes from DPS resulted in substantial cost increases, while costs increases intended to be managed by the initial 5% contingency are currently within the expected range.

Contributing Factors	Notes	Costs
DPS Permit Changes	<ul style="list-style-type: none"> • Transformer Relocation • Floodplain Revisions 	\$906,869.07
Delay in full Notice to Proceed	Delay Due to Revisions Required for Permits	\$269,617.57
Error/Omissions and Unforeseen Conditions	Including: <ul style="list-style-type: none"> • Encountering Bedrock • Inclement Weather and Resulting Conditions • Structural Steel Modifications • Minor Design and Elevation Changes 	\$275,372.55

What can we expect to see in the imminent future?

The current, short-term timeline:

- **Fall 2024:**
 - Completion of the new stormwater infrastructure along Philadelphia Avenue
 - Completion of the utility work, including:
 - Stormwater pipes along Philadelphia Avenue
 - WSSC water main connection in the back parking lot
 - Completion of the Pepco duct bank
 - Completion of the roof and clerestory
 - Completion of interior framing
 - This includes a modified Teen Room to increase the amount of shelving for the growing Young Adult collection
 - Commencement of the Community Center renovations, closing additional portions of the City building at 7500 Maple Avenue for construction.
 - The Recreation Department will finish relocating so that work can be completed on the areas below. This is not expected to cause service interruptions. Areas affected include:
 - Restrooms
 - Recreation spaces
 - Hydrangea Room

And beyond the immediate future:

After Fall:

- **Winter 2024 and Spring 2025:** Work will move inside the new Library structure to install critical systems and finishes. This will include installation of all the fixtures required of the library. Work inside the Community Center will proceed concurrently, starting with demolition, followed by framing and trades to complete the interior refit in a similar path of critical to final finishes.
- **Summer 2025:** 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 students' parents. The City's Safe Routes to School Coordinator has been consulted 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 at the time.



THANK YOU

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