



# Takoma Park City Council Meeting - February 28, 2024

## Agenda Item 3

### Work Session

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 its General Contractor, Doyle Construction, have engaged in the following work to date:

- Removal and storage of solar panels
- Disconnection 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

All building and agency permits are in hand. Most of the current work is sub-grade, so progress may be difficult to observe from the street level, but work is well underway. We are currently using the following timetable:

- Winter 2023 - Spring 2024:
  - o Site utility work and foundations.
  - o Structural steel placement, to include a "Topping Out" commemoration for the placement of the last piece of structural steel, expected in May 2024.
  - o There will be an impact to some third floor offices in Housing and Community Development and Human Resources, expected to occur from late March through mid- May. In order to attach the new structural steel to the existing building, windows in the adjacent third floor offices will need to be moved, so staff will be temporarily relocated. This is not expected to adversely impact services to residents, and staff will be working to ensure continuity of service throughout.
- August 2024: Recreation will relocate so that work can be completed on Recreation staff offices and public restrooms.
- Summer 2025: Construction and renovation of the Library and Community Center spaces should be completed. This will be followed by:
  - o Relocation of Library and relevant Recreation Department equipment and services back to the site at Maple and Philadelphia Avenues.
  - o Reopening to the public.

Current Funding Sources: Current funding sources are the \$7 million municipal bond (2015), \$3.6 million from Grants, and \$4 million from ARPA (2022). Inflation, delays, and change orders are likely to exceed this amount.

Project Costs: The project is currently about \$650,000 overbudget. To account for potential future cost and inflationary changes, at least an additional \$500,000 in contingency is recommended. The contingency will be reevaluated when the foundation and ground work is completed. The project fund balance presently is such that a Budget Amendment is not needed at this time, but adjustments to address any funding shortfall will eventually need to be brought before the Mayor and Council for action. Current cost overages are the result of a significant delay in the Full Notice to Proceed and sizable change orders, both largely reflecting new and unanticipated requirements from various outside permitting agencies, as well as the actual site conditions encountered by the general contractor as excavation proceeds. The City's construction manager, Arcadis, has been providing excellent oversight of the requested change order figures, of which the most significant items are:

- Delay of the Full Notice to Proceed: \$270,000
- Floodplain modifications: \$260,000
- Transformer relocation: \$450,000

Staff continue to explore additional funding options in the interest of addressing unavoidable new expenses encountered by the City. This includes potential use of unspent ARPA funding, interest from ARPA and bond funds, and new federal monies available through the Inflation Reduction Act (IRA) for projects that prioritize sustainability, for which, as a project seeking LEED Gold certification, the City may be eligible. Strong project oversight by staff and our retained construction manager, Arcadis, will continue to be conducted in the interest of our containing costs to be within the project scope and budget.

### **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**

- Slide deck