



Takoma Park City Council Meeting – June 5, 2024

Agenda Item 6

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
- Removal of abandoned water line
- Concrete foundation poured and set
- Placement of structural steel framing
- Stormwater trench work to prepare for new pipes

All building and agency permits are in hand. The majority of sub-grade work has been completed, and progress is visible from pedestrian areas. A Topping Out ceremony was held on May 21, 2024 to commemorate the completion of the steel framing installation, which was attended by many elected officials and stakeholders.

We are currently using the following timetable:

- Summer 2024:
 - Utility work, including:
 - Stormwater pipes along Philadelphia Avenue
 - Electrical trench work
 - WSSC water main connection in the back parking lot
 - Completion of the Pepco duct bank
 - Installation of roof and clerestory
 - Completion of exterior framing
 - Laying the brick veneer
 - Beginning of interior framing
- August/September 2024: Recreation will finish relocating so that work can be completed on Recreation staff offices and public restrooms. This will occur after the conclusion of Summer Camps. The majority of Recreation staff have already relocated to facilities on New Hampshire Avenue, and this is not expected to cause service interruptions. All efforts will be made to mitigate any disruption to Recreation and other City services.
- 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
- 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: Approximately 35% of the allocated funding for the project has been spent. The original \$14 million budget includes a contingency allocation of \$461,347, or 5% of the contract amount with Doyle Construction. An additional \$1.1 million in new contingency funds have been added to the FY2025 budget to account for change orders and cost escalations that exceeded the existing contingency funds. A total of \$500k will come from ARPA funds, and \$600k will come from the General Fund. The General Fund costs can be supported by existing sources that include the Library Bond interest (\$577k), ARPA interest (\$205k), and other unallocated ARPA funds (\$1,073,000).

The cost overages are the result of the delayed issue of the full Notice to Proceed, change orders largely reflecting new requirements from permitting agencies, and the actual 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.

There have been 17 executed change orders to date, as well as one change directive. The most significant items are:

- Change directive for the transformer relocation: \$530,000
- Change order for the delay of the full Notice to Proceed: \$270,000
- Change order for floodplain modifications: \$256,000
- Change order for raising existing conduits: \$23,000
- Change order for structural steel modifications: \$15,000

Staff continue to explore additional funding options in the interest of controlling costs assumed by the City; this includes 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.

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

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LIBRARY



June 5, 2024

Library & Community Center Redevelopment Project Update

Jessica Jones and Carlos Iraheta



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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
- 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
- Removal of abandoned water line
- Concrete foundation poured and set
- Placement of structural steel framing



*Above: The steel beam signed by elected officials and stakeholders has been installed.
Left: The site photographed from the parking lot on May 30, 2024*

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- Expenditure to date is 34.59% of total budgeted cost (14 mil)
- The funding sources are 21% Grants (3 mil), 28.5% ARPA (4 mil), and 50% bond funding (7 mil)
- A breakdown of contingency fund allocations and expenditures:

Funds and Expenditures	Contingency Amount	Notes
Existing contingency fund	\$461,000	5% of the total contract amount with Doyle Construction
Total of current change orders and change directive	(\$1,142,000)	Results in a funding gap of approximately \$680,000 before additional funds
Additional funds allocated from the General Fund in FY2025	\$600,000	Sources on the following slide
Additional funds allocated from ARPA in FY2025	\$500,000	
Net funds	\$419,000	Amount remaining with added contingency funds to absorb any future inflation and/or cost escalations and complete the project

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Of the \$1.15 million in recommended additional project funding:

Proposed sources readily available

- | | |
|---------------------------|-------------|
| • Library bond interest: | \$577,000 |
| • ARPA fund interest: | \$205,000 |
| • Unallocated ARPA funds: | \$1,073,000 |

Other potential sources

- Inflation Reduction Act: Sustainability grants
- Other grant opportunities

What can we expect to see in the imminent future?

The current, short-term timeline:

- **Summer 2024:**
 - New stormwater infrastructure will be installed along Philadelphia Avenue
 - Utility work, including:
 - Stormwater pipes along Philadelphia Avenue
 - WSSC water main connection in the back parking lot
 - Completion of the Pepco duct bank
 - Installation of roof and clerestory
 - Completion of exterior framing
 - Laying the brick veneer
 - Beginning of interior framing

And beyond the immediate future:

After Summer:

- **Fall 2024:** Community Center renovations will begin, closing additional portions of the City building at 7500 Maple Avenue for construction. Recreation will finish relocating so that work can be completed on the areas below. This will occur after the conclusion of Summer Camps. This is not expected to cause service interruptions. Areas affected include:
 - Restrooms
 - Recreation spaces
- **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)

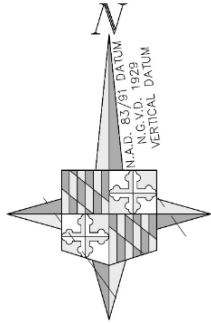
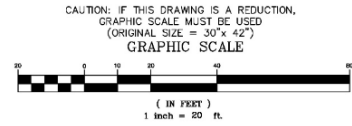
Programs and Service Continuity

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.

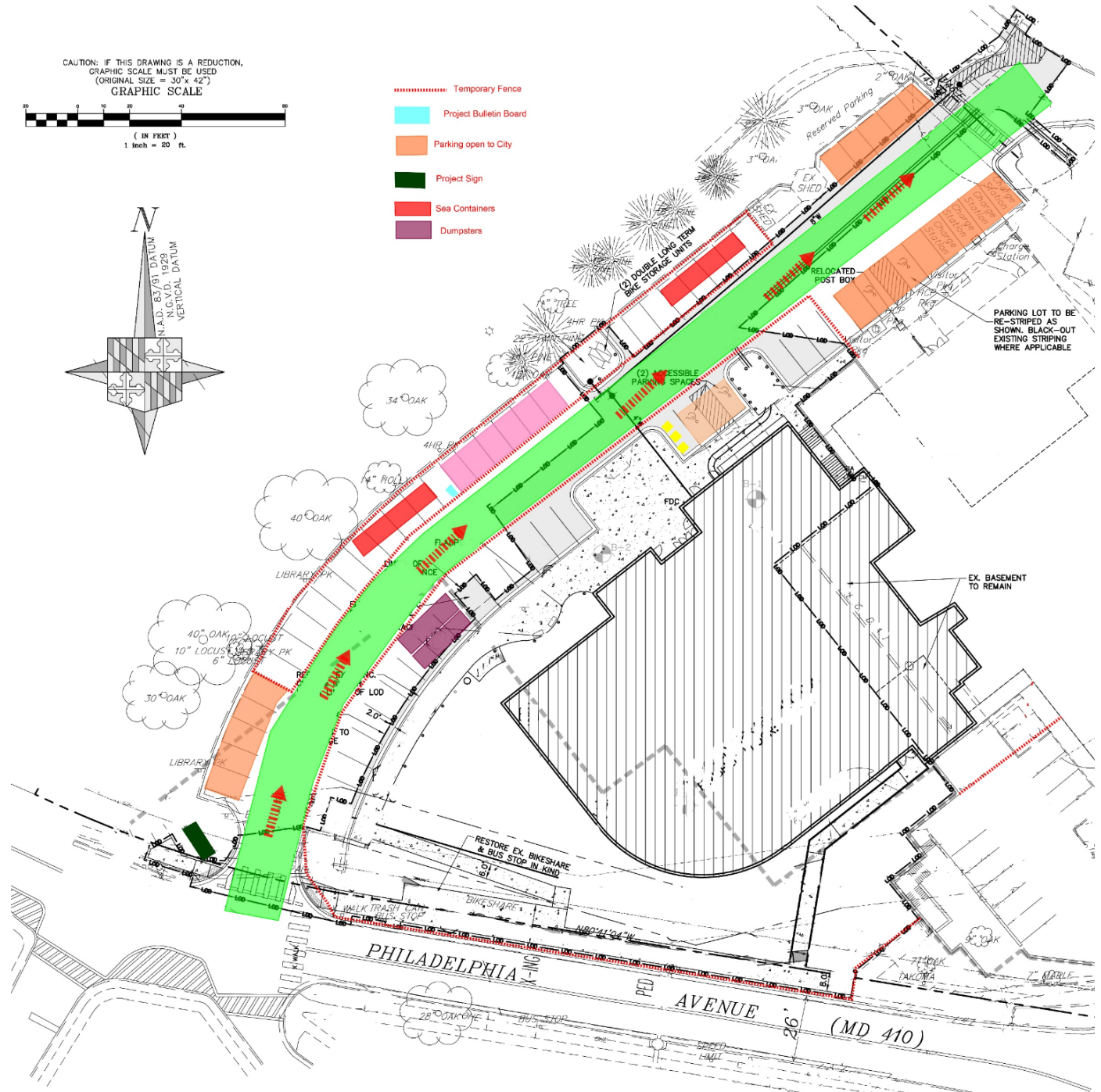
Some Recreation programs may move off site, depending on circumstances at the time.

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



- Temporary Fence
- Project Bulletin Board
- Parking open to City
- Project Sign
- Sea Containers
- Dumpsters





THANK YOU

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