



Takoma Park City Council Meeting – December 11, 2024 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, with the concept development, design, and engineering beginning in 2013. The resulting plans are the culmination of several years of open and inclusive conversations that were used to generate innovative and responsive design solutions.

Project Progress:

Since the partial Notice to Proceed was issued in 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 and 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
- Stormwater trench work to prepare for new pipes
- Roof deck placement
- Conduit work placement
- Philadelphia avenue stormwater temporary bypass has been installed and the large diameter pipe work has begun
- Community Center demolition is complete, save for two important building systems that are slated for relocation
- New spaces inside of the Community Center and Recreation offices are framed, insulated, and have some drywall mounted
- Trees harvested from the site have been milled and planed by Treincarnation

All building and agency permits are in hand. The building is visibly progressing with many items underway, including: exterior finishes, clerestory, pipe placement in the stormwater trench, electrical infrastructure, building systems equipment and interior walls. The majority of sub-grade work has been completed; however, the remaining sub-grade work still in progress includes: work on stormwater infrastructure and the parking garage. Substantial changes to either as a result of unforeseen conditions could impact projected costs.

Timeline to Completion:

We are currently using the following schedule:

- Winter 2024 and Spring 2025:
 - Work will continue inside the new Library structure and existing Community Center structure to install critical systems and finishes. This will include:
 - Installation of all the fixtures required of the Library
 - Trades to complete the interior refit of the Community Center in a similar path of critical to final finishes
 - Subgrade work will also continue:
 - Stormwater infrastructure completion that includes placement of new pipe, a sewer main relocation, and the removal of the bypass pipe. This work is slated to be finished in January 2025, however, winter weather may necessarily force schedule updates.
 - The parking garage is also scheduled for a gravel backfill, which is also expected to be completed in early 2025, pending resolution of water issues below the PEPCO duct.
- Summer 2025: Construction and renovation of the Library and Community Center spaces should be completed. This will be followed by:
 - Cabling and networking by in-house IT
 - Relocation of Library and relevant Recreation Department equipment and services back to the site at Maple and Philadelphia Avenues
 - Shifting the stacks to create comprehensive collection areas with intuitive wayfinding
 - Reopening to the public

Current Funding Sources:

- Municipal Bond: \$7M
- Grants: \$3.125M
- ARPA: \$4.5M
- Bond Interest Transfer from General Fund: \$600K
- Total Current Project Cost: \$15.2M

The current project total cost of \$15.2M includes \$1.1M in new contingency funds that were added to the FY2025 budget to account for change orders and cost escalations that exceeded the original contingency funds. A total of \$500K was allocated from ARPA funds, and \$600K was allocated from the General Fund. The General Fund allocation to the project was made possible due to an accumulation of interest from the Library Bond and ARPA funds. The remainder of the added contingency was supported by other unallocated ARPA funds.

Project Costs:

Approximately 55% of the allocated funding for the project has been spent, or \$8.3M of the total project budget of \$15.2M. The original \$14M budget includes a contingency allocation of \$461,347, or 5% of the contract amount with Doyle Construction.

The cost overages are the result of the delayed issue by Montgomery County of the full Notice to Proceed; change orders largely reflecting new requirements from permitting agencies, including Montgomery County, WSSC, and SHA; 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 32 fully executed change orders to date, as well as one change directive. The most significant items are:

- Change directive for the transformer relocation: \$639,000
- Change order for the delay of the full Notice to Proceed: \$270,000
- Change order for floodplain modifications: \$256,000
- Change orders (2) for footing changes in the Pepco duct bank and around the relocated transformer: \$141,000
- Change order to address necessary changes in the slab elevation: \$78,000

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

CITY OF TAKOMA PARK

LIBRARY



December 11, 2024

Library & Community Center Redevelopment Project Update

Ian Chamberlain & Jessica Jones



Introduction and Timeline

2013—2025

A contracted firm conducts community conversations and an online survey that results in a recommendation for additional or renovated space and re-design of the Library building.

2013

Additional design options were provided to City Council in February with options including a second story or entirely new structure. In July, the options were narrowed to two and presented to Council again. Both options required a new structure. Cost estimates were provided and totalled approximately \$5.3 million.

2016

2018: Initial permit application submitted to Montgomery County.

2019: City Council authorized a contract with Lukmire and RRMM to begin detailed design necessary to determine cost estimates for construction.

2020: City Council voted to allow City staff to proceed with construction document preparation, permit application preparation, and competitive bidding while continuing to explore design modifications that would eventually be added for sustainability

2018-2020

Arcadis is selected as the Construction Manager for the project. Value engineering study and updated cost estimates completed. An RFP was issued for a General Contractor, and Doyle Construction was selected at a bid of \$9.2 million. The Library relocated to New Hampshire Ave in anticipation of construction commencement. A partial Notice to Proceed is issued in October while final permits are secured.

2022

Construction has been underway in earnest. Demolition was completed. A Topping Out Ceremony for the completion of the structural steel frame was held. The facility is being closed in for interior work, and underground utility work is close to complete. Substantial completion is expected in May 2025 and reopening in the summer.

2024-2025



1955

The original Library building at the 101 Philadelphia Avenue site opens to the public

2015

Lukmire is contracted to draw up initial design needs and the concept for the Library facility, presented to City Council in February. Those discussions resulted in recommendations to expand the scope of the project and incorporate more space and features in new and existing structures. A modified and responsive concept design was presented to City Council in October.

2017

Initial funding is secured in the form of \$150,000 in State Capital Grant funds (later doubled to \$300,000) for design and engineering costs, and \$7 million borrowed through the Maryland State Infrastructure Loan Program

2021

Library staff continue to finalize design plans with RRMM. New cost estimates come in at \$8.4 million reflecting inflation and pandemic economy challenges. The Montgomery County Planning Board approved the mandatory referral application for this project in October. Interviews are conducted to find a Construction Manager.

2023

Significant delays are experienced in the permitting process with the Montgomery County Department of Permitting Services, WSSC, Pepco, and the State Highway Administration. The full Notice to Proceed is issued in the Fall of 2023.

CITY OF TAKOMA PARK

What can we look forward to when construction is completed?



- A new Community Anchor facility for residents to connect with each other and enjoy lifelong learning
- Updated infrastructure:
 - Stormwater infrastructure
 - Accessible facilities
 - New 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:
 - Program room
 - Children's room
 - Teen room
 - Independent study spaces (2)
 - More comfortable furniture and natural light
 - More power outlets for charging personal devices
 - New Computer Center spaces better suited to instruction
 - Additional restrooms that are gender inclusive
 - New reservable meeting room
 - Staff areas that are more conducive to modern workflows and practices
 - Color and character in the spirit of Takoma Park

The new Library and Community Center Redevelopment Project Floor Plan



What has been done since our last update?

Work completed as of the September 2024 update:

- Final installation of Maple Ave stormwater trench
- Roof membrane has been installed
- Community Center 3rd floor window replacements
- Most of the exterior masonry work has been completed
- Most of the library windows have been installed
- Most of the library spaces have been framed and insulated and are in the process of being inspected for close in
- Electrical utilities have been moved out of the floodplain and installed in their permanent positions
- Recreation department has been fully relocated to the 7505 New Hampshire Library site during construction

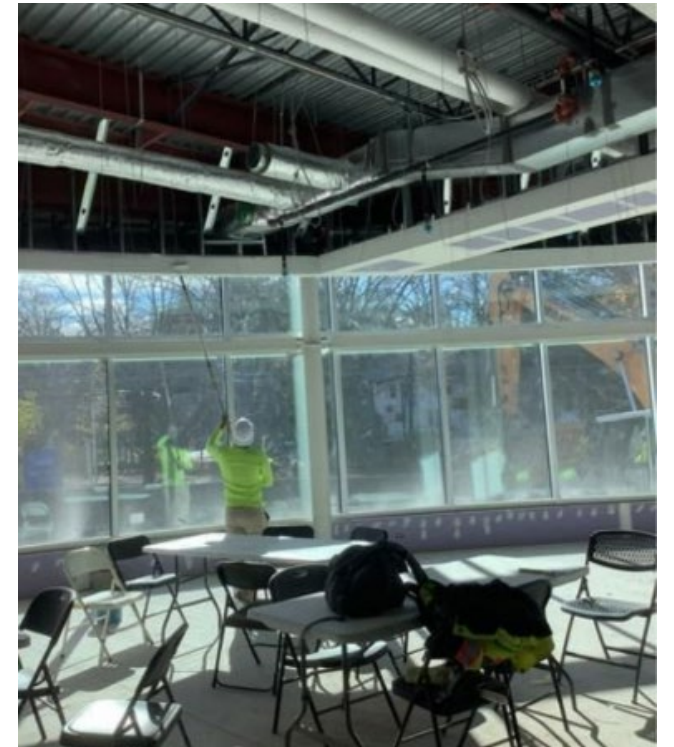
Work completed between September and December 2024:

- Philadelphia avenue stormwater temporary bypass has been installed and the large diameter pipe work has begun
- Community Center demolition is complete save for two important building systems that are slated for relocation
- New spaces inside of the Community Center and Recreation offices are framed, insulated, and have some drywall mounted



Left: The clerestory is framed in and letting in beautiful natural light.

Right: Exterior windows facing Philadelphia Avenue are installed



What is the latest on the trees that were removed from the site?



Three trees, including the Martin Luther King, Jr. memorial oak, had to be removed from the site for construction to commence. The site has a very limited footprint, and additionally, the roots were tied up in the extensive network of utility infrastructures.

While it was a difficult decision to make, the staff and community were committed to making this sacrifice meaningful. We elected to work with a local organization, Treincarnation, to reclaim as much wood from the trunks as possible.

Since our last update in September, those trunks have been processed.

- Treincarnation estimates that between 1000 and 1100 board feet were reclaimed from the three willow oak trunks
- The quality of the material is very good, and the grain is lovely
- Approximately 50 board feet are required to build a large table
- We are optimistic that these trees will contribute significantly to the furnishing of the new facility, and they will provide residents with comfort and utility for many years to come

Left: A close-up of the woodgrain in the reclaimed materials

Right: A trunk before planing and processing at Treincarnation's work site



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- Expenditure to date is 54.66% of total available funds (8.3 mil of 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)
- 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 in FY2023	\$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, ARPA fund interest, and unallocated ARPA funds
Total of current change orders	(\$1,500,000)	
Net funds for contractor expenses	\$61,000	Amount remaining with added contingency funds to absorb future inflation and/or cost escalations and complete the project build. Funds for furnishing and other outfitting costs are separate from this amount.

CITY OF TAKOMA PARK

- 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 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
Montgomery County 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 by Montgomery County for Permits	\$269,617.57
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:

Winter 2024/2025:

- Completion of the new stormwater infrastructure along Philadelphia Avenue
- Completion of the utility work, including:
 - Stormwater pipes along Philadelphia Avenue
 - WSSC sewer main relocation near Philadelphia Avenue
- Completion of the roof and clerestory exterior detailing with final finishes
- Close in of interior framing and final drywall finishes
 - This includes a modified Teen (Young Adult) Room to increase the amount of shelving for the growing Young Adult collection
- Installation of the renovated Community Center spaces.
- Areas included in the refit:
 - Second floor restrooms
 - Removal of the old Vault and improvements to storage spaces
 - New recreation office layout improved recreation customer service window

And beyond the immediate future:



After Winter:

- **Spring 2025:** Work will shift to more critical systems installation and testing. The focus will be on Heating and Cooling followed by safety systems. Work inside the Community Center is expected to match the work in the Library finishing critical systems, testing and finally commissioning the spaces for final delivery to the City.
- **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 with the schools and passed along to families 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

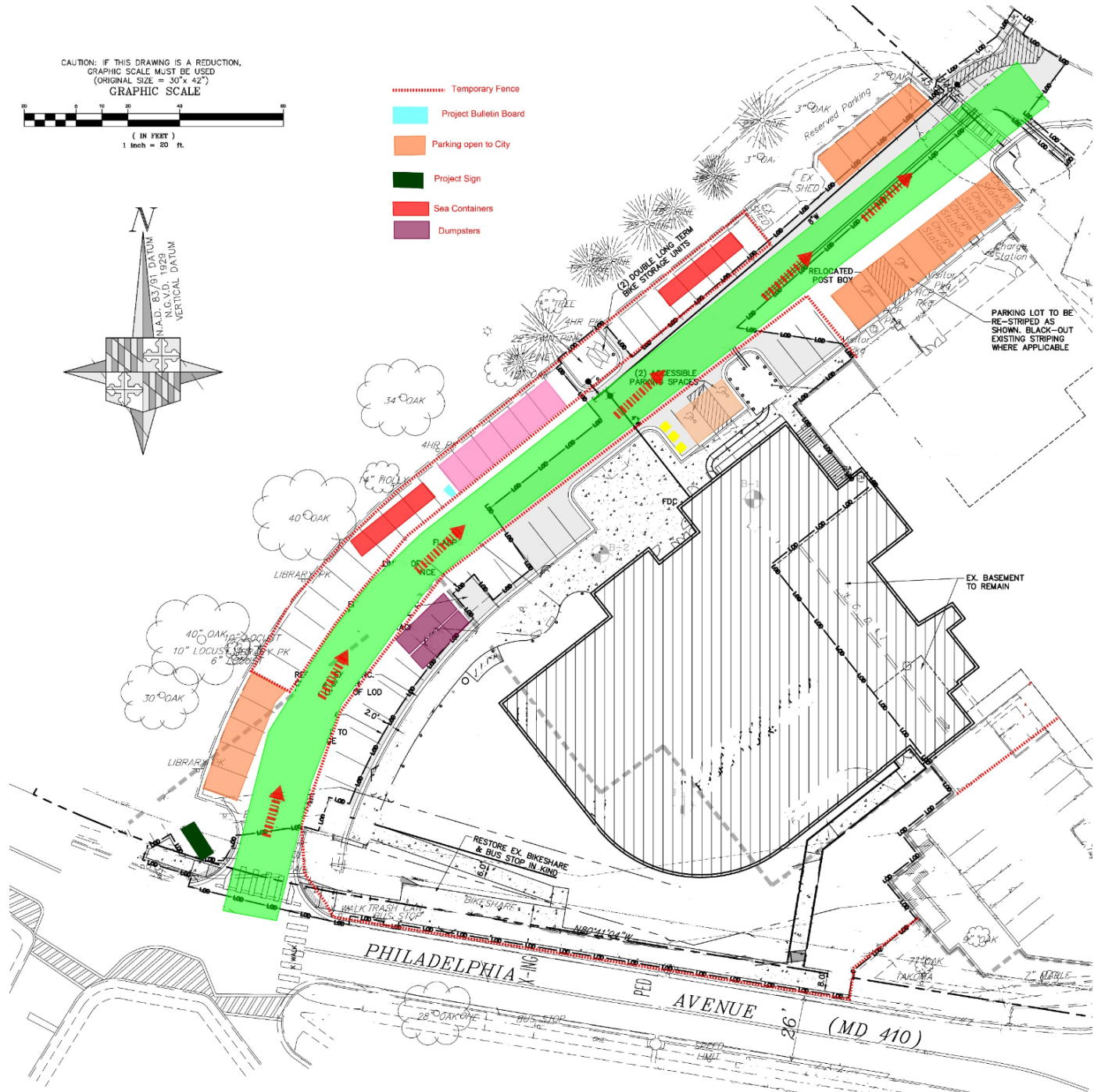
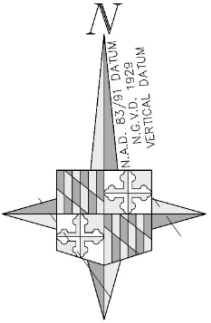
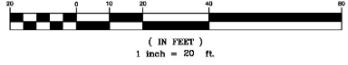
Continuity of services will be maintained. At times construction activity may close a building entrance but the remaining three will be open. Entrances are 7500 Maple, Police Lobby, Grant Avenue, and Rear parking lot.

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

SITE USE PLAN

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

CAUTION: IF THIS DRAWING IS A REDUCTION,
GRAPHIC SCALE MUST BE USED.
(ORIGINAL SIZE = 30" x 42")
GRAPHIC SCALE





THANK YOU

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