



## Takoma Park City Council Meeting – September 4, 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. 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

All building and agency permits are in hand. The majority of sub-grade work has been completed, and the building is visibly progressing with many items in progress, including the roof, pipe placement in the stormwater trench, electrical infrastructure, and interior framing.

We are currently using the following timetable:

- Fall 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
  - Completion of roof and clerestory
  - Completion of interior framing
  - Laying the brick veneer
- Also in Fall 2024: Recreation will finish relocating so that work can be completed on Recreation staff offices and public restrooms. 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. This move is expected to be finished by late September so that work may commence in the aforementioned areas.

- 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
  - Reopening to the public

Current Funding Sources: Current funding sources are the \$7 million municipal bond (2015), \$3.125 million from Grants, \$4.5 million from ARPA (2022), and \$600k from the General Fund in FY2025.

Project Costs: Approximately 40.62% 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.

Since the last update, an additional \$125,000 has been secured in grant funding to support the rooftop solar component.

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 original 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 23 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 order to address necessary changes in the slab elevation: \$78,000
- Change order for footing changes in the Pepco ductbank: \$66,000

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