

CITY OF TAKOMA PARK

LIBRARY



June 5, 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
- 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.

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)

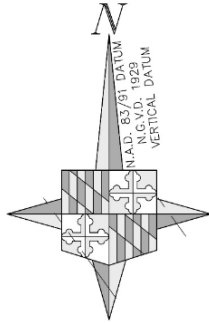
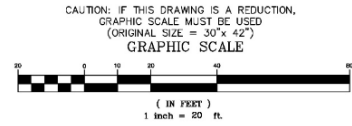
Programs and Service Continuity

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.

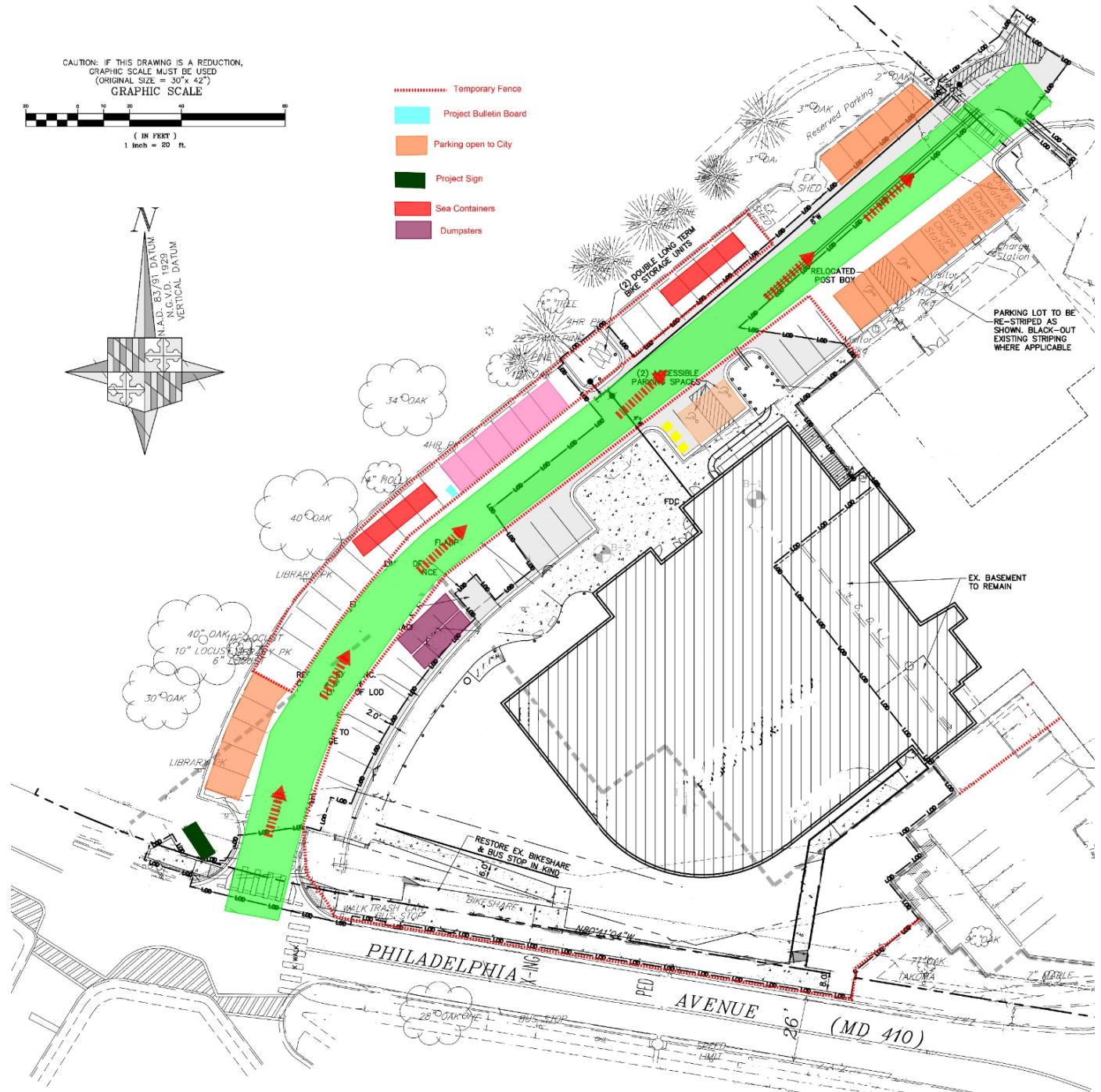
Some Recreation programs may move off site, depending on circumstances at the time.

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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