

CITY OF TAKOMA PARK

LIBRARY



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# Library & Community Center Redevelopment Project Update

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## CITY OF TAKOMA PARK

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:

- A refresh of the hanging banner at the relocated Library and Computer Center to 7505 New Hampshire Avenue
- Site utility relocation work to remove critical infrastructure out of the floodplain is 15% complete
- Deep footings are 40% complete, and interior pier footings are underway
- New lower garage access door has been cut and the original door has been poured solid



A concrete boom truck pouring the void space inside newly stacked cinder block walls solid (above). Stacked cinder block walls and rebar wait for additional formwork and concrete (right).



What has held up the project to date?

- Significant delays with permitting, some requiring resubmission with discovery of underground conflicts
- Footing conflicts with subgrade stone outcroppings, unobserved by previous soil borings hidden by previously existing stairs or the old library itself
- Design changes to fulfill permitting requirements. The most significant design changes were related to stormwater drainage and moving the transformer.
  - An adjustment to the project's Stormwater Management Plan to raise/modify grades such that the Floodplain would not touch the building. This change modified the size of the two stormwater facilities and required the addition of a dividing wall between them to satisfy the MCDPS comment.
  - Inclusion of a channel adjacent to the existing flood wall to reduce water flow around the corner, so it would not spill over the existing flood wall.
  - Removal and installation of a new transformer on the frontside of the building, outside the extents of the floodplain.
  - Upsizing of a 48" RCP to a 66" RCP to provide the required flow rates.

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- Expenditure to date is 29.8% of total budgeted cost
- The funding sources are 21% Grants (3 mil), 28.5% ARPA (4 mil), and 50% bond funding (7 mil)
- Expected escalated costs of an additional 10% of total budgeted cost
  - Delay of the full Notice to Proceed, due to delayed permits
  - Floodplain modifications, due to additional MCDPS requirements
  - Transformer relocation, due to additional MCDPS requirements
- Current total value of change orders is \$777,000
- The project is currently approximately \$650,000 over budget. To account for potential future cost and inflationary changes, at least an additional \$500,000 in contingency funds is recommended for a total of \$1.15 million in additional funds that may be needed to complete the project.

## CITY OF TAKOMA PARK

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
  - Other grant opportunities

What can we expect to see in the imminent future?

The current, short-term timeline:

- **Spring 2024:** New utility connections in place below grade (electricity, water, sewer, and stormwater connections). New footings, slabs and building related site concrete will be completed.
- **Late Spring 2024:** Steel superstructure should be completed and a Topping Out ceremony will be had to celebrate the achievement.
- **Summer 2024:** New stormwater infrastructure will be installed along Philadelphia Avenue. Work on the roof structure will begin.

And beyond the immediate future:

After footings and utilities:

- **Summer 2024:** Structural steel and stormwater work should be completed
- **Fall 2024:** Community Center renovations will begin, closing additional portions of 7500 Maple Avenue for construction, this includes bathrooms, recreation space and more
- **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)

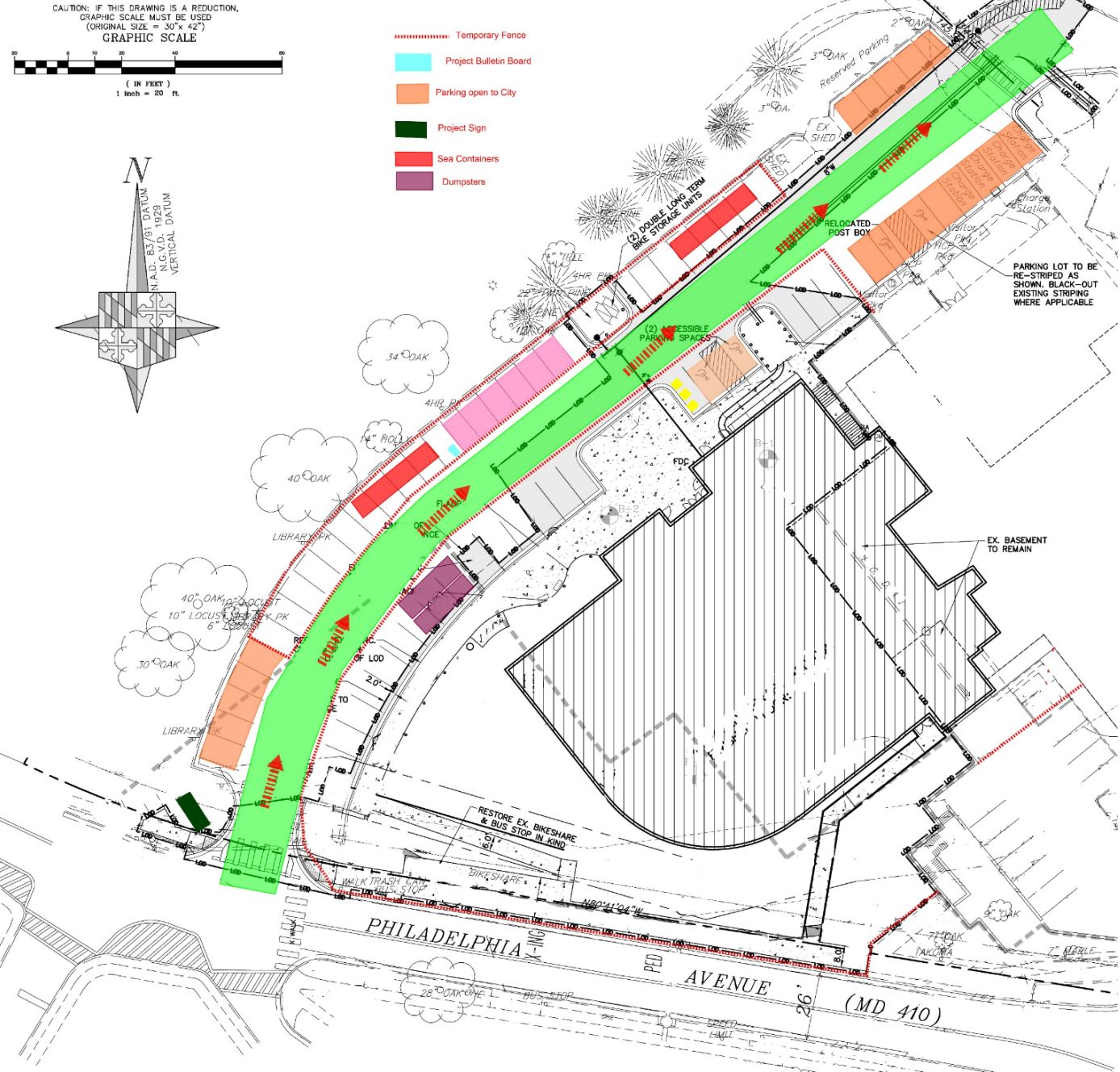
### **Programs and Service Continuity**

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





**THANK YOU**

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