



Council Briefing Report

DATE: April 19, 2021

TO: City Council

FROM: Jessica Clarke, Deputy City Manager

SUBJECT: Update to City Council on the Library Renovation Project

BACKGROUND: Since staff's [last presentation](#) to Council, the Library project team has progressed steadily through final Design Development decisions with a focus on LEED requirements and energy efficiency to the Construction Documents phase. The Library Director and the Deputy City Manager meet bi-weekly with the RRMM team to keep the ball rolling. Over the past couple months, staff worked with RRMM on the following items:

Staff Design Changes

- The design adjustments requested by staff have been incorporated into the final design. These included adding solatubes and sidelights in the Library staff area, soundproofing and enclosing the Young Adult room, adding a transaction window for the Recreation Department, COVID-19 enhancements to the HVAC system, and a new door between the Library staff area and the computer room. the layout of the separate City TV control room entrance through the dance studio was also confirmed. These adjustments add an estimated \$26,000 to the construction cost.

LEED Gold Design

- RRMM has added \$42,000 in design fees to achieve LEED Gold per [Council Resolution 2020-30](#). Those fees include completing a LEED pre-certification per the City's request.
- RRMM is now working with a USGBC LEED coach (free of charge) to facilitate the process.

- We are still investigating costs and feasibility of green education spaces and signage, educational energy meters displays, or other opportunities for public interaction with sustainable aspects of the building and its landscaping that could count toward LEED innovation points.

Energy Efficiency Improvement

- The enhanced and envelope commissioning process proposed in the last presentation to Council will be underway soon and includes a detailed building envelope review and thorough evaluation of building systems.
- RRMM completed further energy optimization research and confirmed costs and feasibility of additional cavity and roof insulation.
- We organized a follow-up meeting between RRMM and the Committee on the Environment (COE) as part of RRMM's research into energy efficiency optimization. At the Committee's recommendation, RRMM researched the possibility of using a heat pump rooftop unit. The heat pump turned out to be the same cost but more energy efficient than the previously proposed rooftop unit upgrade.
- Based on their research, we have decided to move forward with the rooftop unit upgrade to heat pump and triple pane glazing. The total cost of the energy efficiency improvements - plus the added LEED research and design fees - is \$236,564. This investment stays within the \$407,324 estimate included in the last presentation to Council in December 2020 for green design improvements.

Solar Panel Reconfiguration

- Our solar vendor has provided a solar panel layout of what is possible based on the new roof surface area and associated costs/KwH with several options for storage during construction. Over the past few weeks, we have been meeting with RRMM engineers and our solar vendor to discuss the electrical panel upgrades that would be needed to support various panel configurations.
- RRMM has confirmed that our existing solar panel system combined with the energy efficiency improvements outlined above will already ensure maximum LEED points in the energy performance category. For now, we have budgeted for the cost of moving and storing the existing panels (\$73,997), and will make a decision on spending for new panels later in the process.

Soft Costs Estimation

- Thanks to the storage space that is now available to us on the Washington Adventist Hospital campus, we expect savings on moving and storage from reduced reliance on

commercial services. The \$100,000 estimate for moving and storage presented to Council in December continues to be within range of our estimates.

- Our Library staff are in the process of estimating what portion of our book collection will fit into that space, and how staff and/or the public can make use of the space.
- They are also preparing a Request for Proposals for a Construction Manager for the project to join us this summer.

Tree Preservation Options

- As specified in Council Resolution 2020-30, we have been working with RRMM and the Urban Forest Manager to explore possible options for preserving the mature trees on site and developing a landscaping plan that ensures full restoration of the tree canopy.
- The Commemoration Commission has been asked to make recommendations on how we might creatively preserve the trees, e.g. tree trunk re-use for a commemorative bench or other purpose.

Community Garden Preservation

- A new location for the community garden has been identified in the green space between Philadelphia Avenue, Maple Avenue, and Old Philadelphia Avenue

Project Timeline

- The application for Mandatory Referral has been submitted to the Montgomery County Planning Department, application number MR2021018.
- As part of the Mandatory Referral process, we will be notifying all adjacent property owners and community associations within a half-mile of the property according to County code requirements for posting and written notification of development projects.
- We are meeting next week with RRMM to discuss finish options for the interior, with samples of the various materials, which is perfect timing for our new Library Director, Jessica Jones, who just joined our team.
- Barring any delays in the permit process, we expect the bid documents to be available at the end of August. Construction should be able to begin in November after bidding and award.