

American Rescue Plan Act (ARPA) Proposal for
Takoma Park Maryland Library Construction Funding

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FAQ:

- **Can you provide an update on the status of the Library expansion project?**
 - Arcadis is now under contract as our Construction Manager, and we are working with them to obtain updated cost estimates and schedules. Arcadis has hit the ground running and is working well with the City, architect, and engineering team to produce this documentation. The next steps are the constructability review, value engineering study, developing the risk register and conducting a risk workshop, and then finalizing construction documents so that we can solicit RFQ/RFPs and go to bid -- the latter of which is dependent on the approval of funding the remainder of the project.
- **Can you provide updated cost estimates?**
 - We should be receiving an updated cost estimate soon from Arcadis; the most recent data available are from RRMM's estimate in Summer 2021, calling for a construction estimate of approximately \$8.4 million. This number, combined with design and soft costs (permitting, fees, moving and relocation, furnishings, landscaping, etc.), and minus the available funds from the Library Infrastructure Bond, State Capital Grants, and Cable Capital Grants, the funding gap is approximately \$1.67 million.
- **Are there places to trim the budget if needed?**
 - It is possible that the funding gap may have increased since last summer. In terms of trimming the budget, Arcadis's value engineering study will identify areas in which it is possible to trim, but it is also likely that significant opportunities for this will be limited due to the impact it could have on delaying the permitting and bidding process. Delays would likely result in further negative impacts from inflation and supply/materials cost escalation.
- **How does this proposal fit in with the goals of ARPA?**
 - We believe that this project satisfies the requirements posited by ARPA Category 1: "Public Health/Negative Economic Impacts," which is described as "Programs and services that provide assistance to households, small businesses, and nonprofits and address disparities in public health exacerbated by the pandemic" and includes "Capital Expenditures that support COVID-19 public health or economic recovery efforts." A new building assists with bridging the Digital Divide

and also supports economic recovery by making technological and educational resources reliably available to residents in need, while also making staff available to assist in navigating them successfully. Additionally, we need more space to operate more safely in our new normal. We need a program room, individual study rooms, and reading areas that are spacious enough to spread out.

- **Why is it important to fund this proposal now?**

- Project delays are a major contributing factor to the funding gap in which we currently find ourselves. Inflation and the costs of supplies and labor are the driving force behind the current cost estimates, and further delays will only exacerbate those issues. Not funding this proposal will prevent us from going to bid, which will delay the project further, as will redesigning, repermitting, etc. While City and Library staff have diligently searched for more capital funding opportunities, ARPA is the most viable option, as well as an opportunity to proceed without further delay.

- **What is different about this capital project compared to previous projects?**

- There have been many references to the previous Community Center capital project from around 2010. However, while the Library project has increased in costs as the Community Center did, the management surrounding this project is very different. Lessons were learned in the Community Center project that have been applied to the approach that the City is taking with the Library. Instead of relying solely on internal staff to manage this project, we have hired a Construction Manager, Arcadis, a firm that has a wealth of experience with projects like these, and who know what pitfalls, risks, and problems to look for and avoid. The Library project will be managed very differently from previous City endeavors.

Budget:

Current sources of funding and latest cost estimate:

Funding Source	October Budget	Notes
Library Infrastructure Bond Reserve Balance	\$ 6,535,194	
Library Infrastructure Bond FY22 Activity	\$ (159,718)	Tyler report as of 10/4, included invoice #55759 amount
State Capital Grants	\$ -	Submitting for full reimbursement in FY22
Cable Capital Grants	\$ 2,500,000	Current reserve balance is \$3,575,818 - Tyler report 10/4
Total Funds Available	\$ 8,875,476	
Cost Category	Cost Estimate	
RRMM Contract Balance Remaining	\$ 275,497	Based on most recent invoice #56681 on 2/1
Construction Estimate	\$ 8,409,620	Includes design contingency 2.5%
Green Design & Energy Efficiency Improvements	NA	now included in construction estimates
Solar Panels	\$ 73,997	only moving and storage cost; additional panels quantity TBD
Soft Costs	\$ 1,365,890	
Total Cost	\$ 10,125,004	
Construction Contingency Advised	\$ 420,481	5% of total construction cost
Funding Required	\$ (1,670,009)	

Timeline:

Project Timeline, past:

- **2013, November:** Providence Associates conducted seven “community conversations” with Library and City Management staff, City Council members, and 35 residents who were Library users and representative of the demographics of Takoma Park. An online survey was also conducted and elicited 252 responses, with 212 open-ended comments. Planning for additional and/or renovated space and re-design of the Library building was recommended [in the report](#), dated January 2014.
- **2015, February:** Lukmire Partnership presented original design needs and concept to City Council. City Council discussions resulted in recommendations to expand the scope of the project and incorporate more space and features in new and existing structures.
- **2015, October:** Lukmire Partnership presented a modified concept design to the City Council, which incorporated their recommendations.
- **2016, February:** New design options were provided to City Council, varying from adding a second story to the existing structure to building an entirely new structure.
- **2016, July:** The design options were narrowed down to two and were presented to City Council. Both of the designs required constructing a new building on the existing site. Cost estimates were provided and totalled approximately \$5.3 million.
- **2017, March:** City officials participated in a Maryland Bond Bill Hearing to secure a \$150,000 State Capital Projects grant. This amount would later be doubled to \$300,000. These funds primarily went towards design and engineering costs.
- **2017, June:** Following two public hearings on the Budget, the City Council voted unanimously to approve funding for the Library Renovation, and the subsequent borrowing of \$7,000,000. through the Maryland State infrastructure Loan Program.
- **2018, August:** A permit application was submitted to Montgomery County.
- **2019, July:** City Council authorizes a contract with Lukmire and RRMM to begin detailed design necessary to determine cost estimates for construction. This phase was originally expected to last until late winter of 2020.
- **2020, July:** A [public survey](#) was conducted to solicit opinions on the three designs put forth by RRMM Lukmire. 577 responded, resulting in a recommendation for the exterior design of the new building.
- **2020, December:** RRMM Lukmire Architects presented updates to the building plans and construction costs, which were adjusted after building code analysis, technical documentation, and staff and public feedback on design development. 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 the green aspects of the design.
- **2021, April:** The Library staff continued to work with RRMM to finalize designs for the interior of the building, conveying to RRMM the need to emphasize the aspects of the current building that residents enjoy, as well as negative feedback from residents about the nearby Montgomery Council Public Libraries branch in downtown Silver Spring.

- **2021, August:** New cost estimates from RRMM come in at approximately \$8.4 million, which reflect both inflation and significantly increased costs for raw materials and labor.
- **2021, October:** The Montgomery County Planning Board approved the mandatory referral application for this project on October 28. Interviews are conducted to find a Construction Manager for the project in anticipation of the project's progression.

Project Timeline, present and future:

- **2022, January:** After a thorough review of qualifications, the City selected Arcadis and now have them under contract to oversee the construction process of the new Library. They have provided an updated schedule for the process.
- **2022, February:** We expect completion of the constructability review, value engineering study, risk workshop, and risk register. The Request for Qualifications may be issued before the end of February.
- **2022, March:** We expect the risk register to be finalized, along with other construction documents. RFQ proposals will be accepted to determine eligibility for the RFP process.
- **2022, April:** We expect that contractors who respond to the RFQ will be notified of their eligibility for RFP submission, and RFP proposals will be accepted.
- **2022, May:** Qualified contractors will prepare their bids.
- **2022, June:** Review of bids will occur, and approval of the contractor and budget by City Council will occur.
- **2022, July:** Notice to proceed and groundbreaking will occur.
- **2023, December:** Approximate date for expected completion of the new Library building. This date, and the outlined dates preceding in 2022 may change once the constructability review has been completed.