

MEMORANDUM

February 15, 2011

TO: Health and Human Services Committee

FROM: Vivian Yao, Legislative Analyst 

SUBJECT: **Worksession – FY12 Capital Budget and Amendments to the FY11-16 Capital Improvement Program (CIP) for the Department of Public Libraries**

The Health and Human Services (HHS) Committee is scheduled to review the County Executive's recommended FY12 Capital Budget and amendments to the FY11-16 Capital Improvements Program (CIP) for the Department of Public Libraries. Representatives from the departments of Public Libraries, General Services, and the Office of Management and Budget are expected to participate in the worksession.

PUBLIC LIBRARIES FY11-16 CIP

The FY11-16 CIP for the Department of Public Libraries includes six active projects. Four library projects have been recommended by the County Executive for amendment: Davis Library Renovation, Potomac Library Renovation, Olney Library Renovation and Addition, and Silver Spring Library. In addition, the Executive is recommending a new Wheaton Library and Community Recreation Center project that is scheduled for joint review by the PHED and HHS Committees. Responses to Council staff questions on the Executive's proposed amendments are attached at ©11-14.

Project Updates

The following two projects were not recommended for amendment to the FY11-16 CIP.

- **Clarksburg Library:** The project is scheduled to begin design in FY14. There is no recommended appropriation for the project in FY12.
- **Gaithersburg Library:** Executive staff reports that drawings for building permits have been submitted. A Request for Expressions of Interest (REOI) was issued, and four contractors were pre-qualified. Construction is expected to start in late spring 2011. Although the library is currently closed, the interim library opened on December 19, 2010 and is being well-used. The recommended FY12 Capital appropriation is \$1.659 million.

Facility Planning

The Shady Grove Library project is currently in facility planning. Executive staff reports that the project is on hold pending refinement of project need and site determination.

RECOMMENDED AMENDMENTS TO FY11-16 PUBLIC LIBRARIES CIP

Davis Library Renovation (©1-2)

Expenditure Schedule (\$000)

	Total	Total 6 years	FY11	FY12	FY13	FY14	FY15	FY16
<i>Approved PDF</i>	1,714	1,714	0	487	1,227	0	0	0
<i>Recommended PDF</i>	1,714	1,714	0	0	487	1,227	0	0

Recommended funding source: \$1.714 million in G.O. Bonds

Requested FY12 appropriation: (\$1.714 million)

This project provides for the renovation of the existing 25,750 square foot facility and 9,300 square feet of additional space. The renovation will replace mechanical, electrical and other systems in order to address system deficiencies and problems including indoor air quality, temperature, humidity, and mildew growth.

The Executive previously explored the possibility of co-locating the Davis Library with the North Bethesda Recreation Center but did not move forward with this concept. Executive staff explains that the community only supports a recreation center of, at most, half the size described in the standard recreation POR. In addition, the Executive determined that a full-size recreation center is provided for in the White Flint Sector plan and would be able to fulfill the needs of the North Bethesda community.

In the amended PDF, the Executive recommends delaying the Davis project schedule one year in order to make room for other projects in the CIP. Council staff notes that apart from spending affordability purposes, any potential operating budget impact from the Davis Library Renovation would also provide justification for delaying the project. Postponing the impact of operating budget increases into later years provides time for the economy to rebound and the Department to recover from operating budget reductions experienced in recent years. Although it is premature to assess the extent of any operating budget impact resulting from the renovation, some impact appears likely given the size of the renovation and the proximity of the Davis Library to future White Flint Sector development.

DGS has only developed a cost for a joint library and recreation center at this time. As of August 1, 2009, the Division of Building Design and Construction prepared an estimate of \$17.856 million for the library renovation based on a mid-construction date of August 2012.

Council staff recommendation: Concur with the Executive.

Potomac Library Renovation (©3-4)

Expenditure Schedule (\$000)

	Total	Total 6 years	FY11	FY12	FY13	FY14	FY15	FY16
<i>Approved PDF</i>	1,246	1,246	0	0	827	419	0	0
<i>Recommended PDF</i>	1,246	1,246	0	0	0	827	419	0

Recommended funding source: \$1.246 million in G.O. Bonds

No recommended FY12 appropriation

This project provides for a full interior renovation of the existing Potomac Library and a 5,476 square foot addition. The project includes HVAC replacement, bringing all building systems to applicable building and energy codes, replacement of the building's storefront and windows, related pedestrian safety and walkway improvements, and exterior light and stormwater management improvements.

The Executive recommended delaying the Davis project schedule by one year. Executive staff explains that because the Davis and Potomac Libraries have overlapping service areas, the Department does not want both libraries to be out of service at the same time. The plan is to delay the Potomac project for one year after the Davis Library renovation is scheduled to avoid construction overlap.

Council staff recommendation: Concur with the Executive.

Olney Library Renovation and Addition (©5-6)

Expenditure Schedule (\$000)

	Total	Total 6 years	FY11	FY12	FY13	FY14	FY15	FY16
<i>Approved PDF</i>	12,909	11,939	4,971	6,968	0	0	0	0
<i>Recommended PDF</i>	12,909	11,939	4,971	6,933	35	0	0	0

*Recommended funding sources: \$12.659 million in G.O. Bonds and \$250,000 in current revenue
Requested FY12 appropriation: \$1.200 million*

The project provides for a 5,000 square foot addition and full interior renovation. The project includes HVAC replacement, updating all building systems according to applicable building and energy codes, replacement of the building's storefront and windows, related pedestrian safety and walkway improvements, and exterior lighting and stormwater management improvements.

Construction and Design Update

Executive staff reports that drawings for building permits have been submitted. A REOI was issued, and four contractors were pre-selected. Construction is scheduled to start in early summer 2011. The library was closed in December 2010.

Recommended Amendment

The amended PDF provides for \$250,000 in current revenue to upgrade the library's collection and bring it in line with the community's needs and interests. The amended PDF

defers \$35,000 in current revenue from FY12 to FY13 because of fiscal constraints. This funding will be available for purchases closer to or after the library reopens. The February 2011 Building CIP report currently shows an opening date projected in January 2013.

Council staff recommendation:

- *Concur with the Executive*

Because of the need to appropriate current revenue in FY12 for this project, the Committee may want to revisit how much current revenue to appropriate during FY12 Operating Budget discussions, particularly in the context of reviewing recommendations relating to Department's collections budget.

Silver Spring Library (©7-10)

Expenditure Schedule (\$000)

	Total	Total 6 years	FY11	FY12	FY13	FY14	FY15	FY16
<i>Approved PDF</i>	63,747	45,164	17,909	11,248	10,007	6,000	0	0
<i>Recommended PDF</i>	63,747	45,164	12,909	11,248	15,007	6,000	0	0

*Recommended funding sources: \$49.446 million in G.O. Bonds
 \$13.354 million in PAYGO
 \$716,000 in State Aid
 \$172,000 in Current Revenue
 \$59,000 in Rental Income-General*

Requested FY12 appropriation: \$3.060 million

The project provides for the design and construction of a mixed use facility in the Central Business District at Wayne Avenue and Fenton Street, which includes 65,000 square feet for a library, 10,000 square feet of office space for Health and Human Services, and 20,000 square feet for an art gallery and classrooms.

Council staff notes that the PDF reflects operating budget impact for program staff, other program costs, and offset revenue in FY14, but does not carry forward the anticipated operating budget impact into FY15 or FY16.

Construction and Design Update

Construction on the facility is proposed in two phases -- utility relocation and building package. The utility relocation phase of construction is ongoing; the wet utilities are proceeding on schedule, and the dry utilities are in design. The utility work is expected to be completed in late fall 2011. Building construction is scheduled to begin in summer 2012.

The design for the building has been reduced in size by (1) relocating meeting rooms to a lower floor to minimize size and the number of exit stairs; (2) reconfiguring escalators with a smaller footprint; (3) reducing the HHS office space; and (4) changing the nature of the design of the glass wall at the entry pavilion.

Building Occupants

A solicitation will be issued in 2011 to identify an operator for the coffee bar. In the interim, A/E will provide all utilities to the site with a more detailed plan for the space to be developed after a vendor is selected. Pyramid Atlantic was selected pursuant to a solicitation conducted in late 2008/early2009 to occupy the "art" space on the first, sixth, and basement floors.

Recommended Amendment

The County Executive proposes a change to the expenditure schedule by shifting \$5 million for construction from FY11 to FY13. Total expenditures for the project remain constant with FY11-16 CIP approved amounts. Executive staff explains that the Public Libraries and DGS received community input in the late summer and fall of 2010. The schedule of public meetings and redesign work responding to community suggestions extended the timeframe for the design phase and ultimately extended the construction bid date to 2012. The amended PDF reflects the current implementation plan.

Council staff recommendation:

- **Concur with the Executive on shifting amounts in FY11 to FY13 consistent with the project's construction implementation schedule.**
- **Update Operating Budget Impact figures for FY15 and FY16.**

Recommended
Davis Library Renovation -- No. 710703

Category
 Subcategory
 Administering Agency
 Planning Area

**Culture and Recreation
 Libraries
 General Services
 Bethesda-Chevy Chase**

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

**January 07, 2011
 No
 None.
 Preliminary Design Stage**

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,714	0	0	1,714	0	0	487	1,227	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,714	0	0	1,714	0	0	487	1,227	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,714	0	0	1,714	0	0	487	1,227	0	0	0
Total	1,714	0	0	1,714	0	0	487	1,227	0	0	0

DESCRIPTION

The Davis Library located at 6400 Democracy Boulevard, Bethesda, Maryland, is a two-level, 25,750 square foot structure and was built in 1963. The project includes renovation of 25,750 square feet of existing facility and 9,300 square feet of additional space. The architectural and the mechanical/electrical systems in the building are 46 and 25 years old, respectively, and therefore, have exhausted their economic life expectancies. These renovations will not only extend the life of the building significantly, but replacement of old mechanical and electrical and other systems with state-of-the-art equipment and components will save energy and, therefore, reduce the operating cost as well.

ESTIMATED SCHEDULE

The design phase will commence late fall 2012 and is estimated to last for twenty months.

JUSTIFICATION

The building mechanical and electrical systems were renovated in 1984. Upon receiving numerous complaints from the occupants, the indoor air quality study was performed in 1999, and the report indicates that the building has chronic air quality problems which need to be addressed with major renovations. Findings from the study indicate several deficiencies exist in the systems; these deficiencies can only be addressed by redesigning and replacing all systems in their entirety. The Division of Facility Maintenance, Department of General Services has noticed that the number of complaints from the building occupants has increased in terms of indoor air quality, temperature, humidity, mildew growth, and discomfort in recent years resulting in higher maintenance costs and downtime. Responding to the complaints is becoming more complex and even critical for the Division of Facility Maintenance as the compatible spare parts are not readily available in the market. In the life of a building, the HVAC, control, electrical, fire protection, and communication systems require replacement at least once every 20 years. The Department of Libraries also recommends an additional 9,300 gross square feet be added to the existing structure to address the Department's current space needs, which require the addition of a HVAC system to the main system to meet the additional heating and cooling loads.

OTHER

The Davis Library will be closed during construction.

FISCAL NOTE

Final construction costs will be determined during the design development stage. Expenditures and funding were shifted out one year to reflect current implementation plan.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP																																																
<table border="1"> <tr> <td>Date First Appropriation</td> <td>FY10</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td>FY10</td> <td>1,714</td> </tr> <tr> <td>Current Scope</td> <td></td> <td></td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>1,714</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td>FY12</td> <td>-1,714</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td>1,714</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td>0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td>1,714</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td>FY09</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY10</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table>	Date First Appropriation	FY10	(\$000)	First Cost Estimate	FY10	1,714	Current Scope			Last FY's Cost Estimate		1,714				Appropriation Request	FY12	-1,714	Supplemental Appropriation Request		0	Transfer		0				Cumulative Appropriation		1,714	Expenditures / Encumbrances		0	Unencumbered Balance		1,714				Partial Closeout Thru	FY09	0	New Partial Closeout	FY10	0	Total Partial Closeout		0	Department of General Services Department of Public Libraries Department of Permitting Services	
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Approved
Davis Library Renovation -- No. 710703

Category
 Subcategory
 Administering Agency
 Planning Area

Culture and Recreation
 Libraries
 General Services
 Bethesda-Chevy Chase

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

May 20, 2010
 No
 None.
 Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,714	0	0	1,714	0	487	1,227	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
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FUNDING SCHEDULE (\$000)

G.O. Bonds	1,714	0	0	1,714	0	487	1,227	0	0	0	0
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DESCRIPTION

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ESTIMATED SCHEDULE

The design phase will commence late fall 2011 and is estimated to last for twenty months.

JUSTIFICATION

The building mechanical and electrical systems were renovated in 1984. Upon receiving numerous complaints from the occupants, the indoor air quality study was performed in 1999, and the report indicates that the building has chronic air quality problems which need to be addressed with major renovations. Findings from the study indicate several deficiencies exist in the systems; these deficiencies can only be addressed by redesigning and replacing all systems in their entirety. The Division of Facility Maintenance, Department of General Services has noticed that the number of complaints from the building occupants has increased in terms of indoor air quality, temperature, humidity, mildew growth, and discomfort in recent years resulting in higher maintenance costs and downtime. Responding to the complaints is becoming more complex and even critical for the Division of Facility Maintenance as the compatible spare parts are not readily available in the market. In the life of a building, the HVAC, control, electrical, fire protection, and communication systems require replacement at least once every 20 years. The Department of Libraries also recommends an additional 9,300 gross square feet be added to the existing structure to address the Department's current space needs, which require the addition of a HVAC system to the main system to meet the additional heating and cooling loads.

OTHER

The Davis Library will be closed during construction.

FISCAL NOTE

Final construction costs will be determined during the design development stage.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP												
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New Partial Closeout	FY09	0												
Total Partial Closeout		0												

Recommended
Potomac Library Renovation -- No. 710701

Category
 Subcategory
 Administering Agency
 Planning Area

**Culture and Recreation
 Libraries
 General Services
 Potomac-Travilah**

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

January 06, 2011
**No
 None.
 Planning Stage**

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,246	0	0	1,246	0	0	0	827	419	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,246	0	0	1,246	0	0	0	827	419	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,246	0	0	1,246	0	0	0	827	419	0	0
Total	1,246	0	0	1,246	0	0	0	827	419	0	0

DESCRIPTION

The Potomac community has grown considerably since the library at 10101 Glenolden Drive was built and circulation grows steadily at this library at a rate higher than most of the other libraries in the system. Potomac ranks sixth in circulation per square foot, an indicator that the library is very busy for its size. The project provides for a 5,476 square foot addition and full interior renovation of the existing interior space. The renovation and addition includes HVAC replacement, bringing all building systems to applicable building and energy codes, replacement of the building's storefront and windows, related pedestrian safety and walkway improvements, and exterior light and stormwater management improvements.

ESTIMATED SCHEDULE

The design phase will commence late fall 2013 and is estimated to last for twenty months.

JUSTIFICATION

The Department of Public Libraries Strategic Facilities Plan states that the Potomac Library should be considered for renovation in 2005, 20 years after it opened to the public. The library circulates approximately 500,000 items per year and has about 300,000 visits by the public each year. The library is in need of additional space to supplement linkage to the Internet, provide space for children's materials, and seating for customers of all ages. The existing facility is in need of an addition, space rearrangement, functional, mechanical, safety, and building code modifications.

A study was done by a qualified consultant to determine how and where best to add space to the library.

OTHER

The Potomac Library will be closed during construction.

FISCAL NOTE

This project is estimated to cost approximately \$13 to \$15 million. Final construction costs will be determined during the design development stage. Expenditures and funding were shifted out one year to reflect the current implementation plan.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

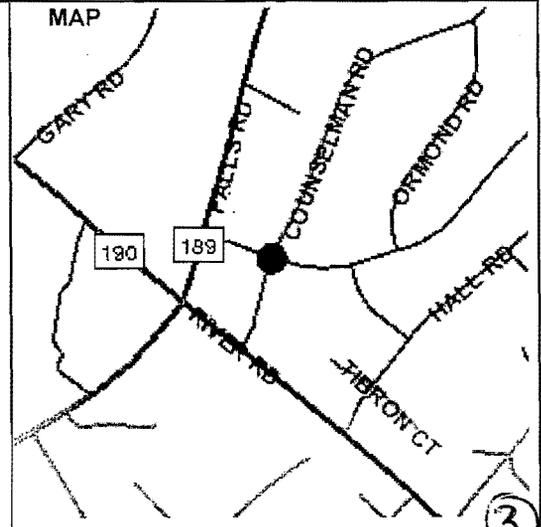
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate		
Current Scope	FY07	1,246
Last FY's Cost Estimate		1,246
Appropriation Request	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

Department of Public Libraries
 Department of General Services
 Department Technology Services
 Department of Permitting Services
 M-NCPPC
 Bethesda/Chevy Chase Regional Services Center

MAP



Approved

Potomac Library Renovation -- No. 710701

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Libraries
General Services
Potomac-Travilah

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 09, 2010
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
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Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	1,246	0	0	1,246	0	0	827	419	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,246	0	0	1,246	0	0	827	419	0	0	0
Total	1,246	0	0	1,246	0	0	827	419	0	0	0

DESCRIPTION

The Potomac community has grown considerably since the library at 10101 Glenolden Drive was built and circulation grows steadily at this library at a rate higher than most of the other libraries in the system. Potomac ranks sixth in circulation per square foot, an indicator that the library is very busy for its size. The project provides for a 5,476 square foot addition and full interior renovation of the existing interior space. The renovation and addition includes HVAC replacement, bringing all building systems to applicable building and energy codes, replacement of the building's storefront and windows, related pedestrian safety and walkway improvements, and exterior light and stormwater management improvements.

ESTIMATED SCHEDULE

The design phase will commence late fall 2012 and is estimated to last for twenty months.

COST CHANGE

This project provides for only the design phase of the library. The decreased cost is due to the removal of construction supervision costs previously included.

JUSTIFICATION

The Department of Public Libraries Strategic Facilities Plan states that the Potomac Library should be considered for renovation in 2005, 20 years after it opened to the public. The library circulates approximately 500,000 items per year and has about 300,000 visits by the public each year. The library is in need of additional space to supplement linkage to the internet, provide space for children's materials, and seating for customers of all ages. The existing facility is in need of an addition, space rearrangement, functional, mechanical, safety, and building code modifications.

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OTHER DISCLOSURES

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APPROPRIATION AND EXPENDITURE DATA			COORDINATION		MAP
Date First Appropriation	FY	(\$000)	Department of Public Libraries Department of General Services Department Technology Services Department of Permitting Services M-NCPPC Bethesda/Chevy Chase Regional Services Center		
First Cost Estimate					
Current Scope	FY07	558			
Last FY's Cost Estimate		1,952			
Appropriation Request	FY11	0			
Appropriation Request Est.	FY12	1,246			
Supplemental Appropriation Request		0			
Transfer		0			
Cumulative Appropriation		0			
Expenditures / Encumbrances		0			
Unencumbered Balance		0			
Partial Closeout Thru	FY08	0			
New Partial Closeout	FY09	0			
Total Partial Closeout		0			

Recommended
Olney Library Renovation and Addition -- No. 710301

Category
 Subcategory
 Administering Agency
 Planning Area

**Culture and Recreation
 Libraries
 General Services
 Olney**

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

**January 12, 2011
 No
 None.
 Final Design Stage**

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,680	518	447	715	333	382	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,355	0	0	1,355	1,136	219	0	0	0	0	0
Construction	8,209	0	0	8,209	2,837	5,372	0	0	0	0	0
Other	1,665	5	0	1,660	665	960	35	0	0	0	0
Total	12,909	523	447	11,939	4,971	6,933	35	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	250	0	0	250	0	215	35	0	0	0	0
G.O. Bonds	12,659	523	447	11,689	4,971	6,718	0	0	0	0	0
Total	12,909	523	447	11,939	4,971	6,933	35	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				432	0	48	96	96	96	96
Energy				310	0	34	69	69	69	69
Net Impact				742	0	82	165	165	165	165

DESCRIPTION

The project provides for a 5,000 square foot addition and full interior renovation of the existing interior space to the Olney Library, 3500 Olney-Laytonsville Road, Olney, Maryland. The renovation and addition include HVAC replacement, updating all building systems according to applicable building and energy codes, replacement of the building's storefront and windows, related pedestrian safety and walkway improvements, and exterior lighting and stormwater management improvements.

ESTIMATED SCHEDULE

The project is currently in the design development phase. Design completion is scheduled for Winter 2010-11, followed by six months for bidding, with a construction period of approximately eighteen months.

JUSTIFICATION

The Department of Public Libraries' Strategic Facilities Plan identified the Olney Library for renovation in 2002, 20 years after it opened to the public. The Olney community has grown considerably since the construction of this 16,825 square foot facility in 1981. The library circulates approximately 525,000 items per year and has about 425,000 visits by the public each year. The library is in need of additional space to continue to provide a full range of public library services, such as, reference information, an increasingly popular adult circulation, enrichment and children's programs, supplemental school curriculum materials, a homework center, linkage to the internet, and other resources. The existing facility is in need of space re-arrangement, functional, mechanical, safety, and building code modifications.

OTHER

A new right turn only lane to MD108 is provided. Signalization is not included; if necessary, would be funded by the State.

FISCAL NOTE

Defer current revenue of \$35,000 in FY12 to FY13 for fiscal capacity

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

APPROPRIATION AND EXPENDITURE DATA			COORDINATION		MAP
Date First Appropriation	FY07	(\$000)	Department of General Services		
First Cost Estimate			Department of Technology Services		
Current Scope	FY11	12,909	Department of Public Libraries		
Last FY's Cost Estimate		12,909	M-NCPPC		
Appropriation Request	FY12	1,200	WSSC		
Supplemental Appropriation Request		0	Department of Permitting Services		
Transfer		0	Upcounty Regional Services Center		
Cumulative Appropriation		11,674	Special Capital Projects Legislation [Bill No. 25-10] was adopted by Council June 15, 2010.		
Expenditures / Encumbrances		1,102			
Unencumbered Balance		10,572			
Partial Closeout Thru	FY09	0			
New Partial Closeout	FY10	0			
Total Partial Closeout		0			

Recommended

Approved
Olney Library Renovation and Addition -- No. 710301

Category
 Subcategory
 Administering Agency
 Planning Area

Culture and Recreation
 Libraries
 General Services
 Olney

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

June 15, 2010
 No
 None.
 Final Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	1,685	170	800	715	333	382	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,355	0	0	1,355	1,136	219	0	0	0	0	0
Construction	8,209	0	0	8,209	2,837	5,372	0	0	0	0	0
Other	1,660	0	0	1,660	665	995	0	0	0	0	0
Total	12,909	170	800	11,939	4,971	6,968	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	250	0	0	250	0	250	0	0	0	0	0
G.O. Bonds	12,659	170	800	11,689	4,971	6,718	0	0	0	0	0
Total	12,909	170	800	11,939	4,971	6,968	0	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				432	0	48	96	96	96	96
Energy				310	0	34	69	69	69	69
Net Impact				742	0	82	165	165	165	165

DESCRIPTION

The project provides for a 5,000 square foot addition and full interior renovation of the existing interior space to the Olney Library, 3500 Olney-Laytonsville Road, Olney, Maryland. The renovation and addition include HVAC replacement, updating all building systems according to applicable building and energy codes, replacement of the building's storefront and windows, related pedestrian safety and walkway improvements, and exterior lighting and stormwater management improvements.

ESTIMATED SCHEDULE

The project is currently in the design development phase. Design completion is scheduled for June 2010, followed by six months for bidding, with a construction period of approximately eighteen months.

COST CHANGE

Cost increase is due to the addition of the book and media collection.

JUSTIFICATION

The Department of Public Libraries' Strategic Facilities Plan identified the Olney Library for renovation in 2002, 20 years after it opened to the public. The Olney community has grown considerably since the construction of this 16,825 square foot facility in 1981. The library circulates approximately 525,000 per year and has about 425,000 visits by the public each year. The library is in need of additional space to continue to provide a full range of public library services, such as, reference information, an increasingly popular adult circulation, enrichment and children's programs, supplemental school curriculum materials, a homework center, linkage to the internet, and other resources. The existing facility is in need of space re-arrangement, functional, mechanical, safety, and building code modifications.

OTHER

Traffic studies may require signalization across MD 108. Signalization cost is not included; if necessary, would be funded by the State.

FISCAL NOTE

Project schedule amended to reflect current implementation plan.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.

<p>APPROPRIATION AND EXPENDITURE DATA</p> <table border="1" style="width: 100%;"> <tr> <td>Date First Appropriation</td> <td>FY07</td> <td>(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td>FY11</td> <td>12,909</td> </tr> <tr> <td>Current Scope</td> <td></td> <td></td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td>12,659</td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td>Appropriation Request</td> <td>FY11</td> <td>1,709</td> </tr> <tr> <td>Appropriation Request Est.</td> <td>FY12</td> <td>1,235</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td>0</td> </tr> <tr> <td>Transfer</td> <td></td> <td>0</td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td>Cumulative Appropriation</td> <td>9,965</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td>524</td> </tr> <tr> <td>Unencumbered Balance</td> <td>9,441</td> </tr> </table> <table border="1" style="width: 100%;"> <tr> <td>Partial Closeout Thru</td> <td>FY08</td> <td>0</td> </tr> <tr> <td>New Partial Closeout</td> <td>FY09</td> <td>0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td>0</td> </tr> </table>	Date First Appropriation	FY07	(\$000)	First Cost Estimate	FY11	12,909	Current Scope			Last FY's Cost Estimate		12,659	Appropriation Request	FY11	1,709	Appropriation Request Est.	FY12	1,235	Supplemental Appropriation Request		0	Transfer		0	Cumulative Appropriation	9,965	Expenditures / Encumbrances	524	Unencumbered Balance	9,441	Partial Closeout Thru	FY08	0	New Partial Closeout	FY09	0	Total Partial Closeout		0	<p>COORDINATION</p> <p>Department of General Services Department of Technology Services Department of Public Libraries M-NCPPC WSSC Department of Permitting Services Upcounty Regional Services Center</p> <p>Special Capital Projects Legislation [Bill No. 25-10] was adopted by Council June 15, 2010.</p>	<p>MAP</p>
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Recommended

Silver Spring Library -- No. 710302

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Libraries
General Services
Silver Spring

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 12, 2011
No
None.
Preliminary Design Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY10	Rem. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	5,224	1,203	1,048	2,973	1,296	519	719	439	0	0	0
Land	16,012	16,006	6	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,682	24	41	3,617	2,412	637	568	0	0	0	0
Construction	34,552	253	0	34,299	9,201	8,188	12,084	4,826	0	0	0
Other	4,277	2	0	4,275	0	1,904	1,636	735	0	0	0
Total	63,747	17,488	1,095	45,164	12,909	11,248	15,007	6,000	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	172	0	0	172	0	0	172	0	0	0	0
G.O. Bonds	49,446	3,609	1,095	44,742	12,659	11,248	14,835	6,000	0	0	0
PAYGO	13,354	13,354	0	0	0	0	0	0	0	0	0
Rental Income - General	59	59	0	0	0	0	0	0	0	0	0
State Aid	716	466	0	250	250	0	0	0	0	0	0
Total	63,747	17,488	1,095	45,164	12,909	11,248	15,007	6,000	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				1,113	0	0	0	223	445	445
Energy				495	0	0	0	99	198	198
Program-Staff				772	0	0	0	772	0	0
Program-Other				186	0	0	0	186	0	0
Offset Revenue				-22	0	0	0	-22	0	0
Net Impact				2,544	0	0	0	1,258	643	643

DESCRIPTION

This project provides for the design and construction of a mixed use facility at Wayne Avenue and Fenton Street which includes the new 65,000 square feet, more comprehensive library, designed to better serve its demographically and ethnically diverse residents, and its growing business community; 10,000 square feet of office space for Health and Human Services (HHS), and a 20,000 square feet art gallery and classrooms. The library will be built within the Central Business District and is centrally located for the entire community.

The project includes the relocation of a storm water line, a sewer line and other utilities, and reconstruction of part of Wayne Avenue and Fenton Street to allow for the construction of the library and the Purple Line transit system.

ESTIMATED SCHEDULE

The project is in design development and will be bid in two packages. The site and utility package was bid in summer 2010, and the building package will be bid in early 2012. Construction of site work is underway, to be followed by building construction, for a total of forty-two months.

JUSTIFICATION

The existing Silver Spring Community Library is the oldest community library in the Montgomery County Library System. It is the second smallest community library and has the smallest collection of non-periodical materials of any community library. Silver Spring is growing in terms of the size and diversity of its residential population, and is experiencing significant expansion of its business community, all of which place greater demands on library services.

OTHER

Project No. 508768, "Facility Planning: MCG," included \$50,000 each year in FY03 and FY04 to examine the issues associated with placement of the Silver Spring Library in a mixed use facility. A Program of Requirements was prepared by the Department of Public Libraries and the site has been selected. Land acquisition is complete. The Mobile Services Unit was moved to the Davis Library.

The current design estimate is based on a concept design developed during the early schematic design phase, with costs based on historic cost per square foot of similar projects. A revised project cost will be developed and provided during the Design Development phase.

Based on Council action, it was determined that a pedestrian bridge over Wayne Avenue would not be included.

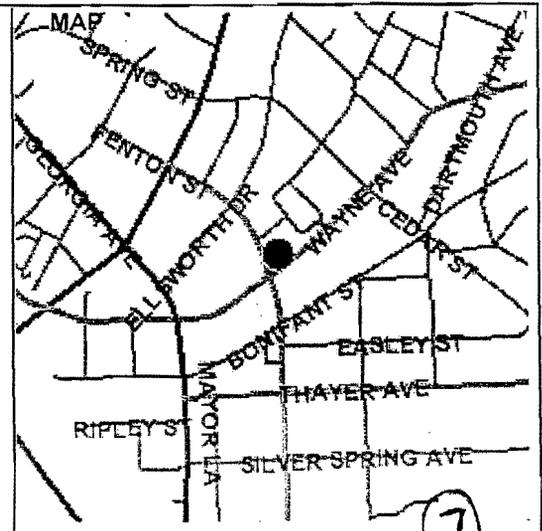
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	(\$000)
First Cost Estimate		
Current Scope	FY12	63,747
Last FY's Cost Estimate		63,747
Appropriation Request	FY12	3,060
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		56,590
Expenditures / Encumbrances		20,073
Unencumbered Balance		36,517
Partial Closeout Thru	FY09	0
New Partial Closeout	FY10	0
Total Partial Closeout		0

COORDINATION

M-NCPPC
Department of General Services
Department of Technology Services
Department of Permitting Services
Department of Public Libraries
Silver Spring Regional Services Center
Facility Planning: MCG
WSSC

Special Capital Projects Legislation [Bill No. 24-06] was adopted by Council June 13, 2006.



Recommended
Silver Spring Library -- No. 710302 (continued)

The library site was selected as the location of the first Purple Line Transit stop east of the Silver Spring Transit Center for the light rail option, which was selected as the locally preferred alternative. As such, the site and the building are being designed and constructed to allow the construction and operation of the Purple Line once the library is constructed and open for operation.

FISCAL NOTE

Shift expenditures and funding from FY11 to FY13 to reflect current implementation plan.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

Approved
Silver Spring Library -- No. 710302

Category
 Subcategory
 Administering Agency
 Planning Area

Culture and Recreation
 Libraries
 General Services
 Silver Spring

Date Last Modified
 Required Adequate Public Facility
 Relocation Impact
 Status

May 06, 2010
 No
 None.
 Preliminary Design Stag.

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	5,887	354	2,560	2,973	1,296	519	719	439	0	0	0
Land	15,398	15,398	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	3,666	22	27	3,617	2,412	637	568	0	0	0	0
Construction	34,519	220	0	34,299	14,201	8,188	7,084	4,826	0	0	0
Other	4,277	2	0	4,275	0	1,904	1,636	735	0	0	0
Total	63,747	15,996	2,587	45,164	17,909	11,248	10,007	6,000	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	172	0	0	172	0	0	172	0	0	0	0
G.O. Bonds	49,446	2,452	2,252	44,742	17,659	11,248	9,835	6,000	0	0	0
PAYGO	13,354	13,354	0	0	0	0	0	0	0	0	0
Rental Income - General	59	59	0	0	0	0	0	0	0	0	0
State Aid	716	131	335	250	250	0	0	0	0	0	0
Total	63,747	15,996	2,587	45,164	17,909	11,248	10,007	6,000	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				1,526	0	0	218	436	436	436
Energy				679	0	0	97	194	194	194
Net Impact				2,205	0	0	315	630	630	630

DESCRIPTION

This project provides for the design and construction of a mixed use facility at Wayne Avenue and Fenton Street which includes the new 65,000 square foot, more comprehensive library, designed to better serve its demographically and ethnically diverse residents, and its growing business community; 15,000 square feet of office space for Health and Human Services (HHS), and a 20,000 square foot art gallery and classrooms. The library will be built within the Central Business District and is centrally located for the entire community.

The project includes the relocation of a storm water line and a sewer line, and other utilities, and reconstruction of part of Wayne Avenue and Fenton Street to allow for the construction of the library and the Purple Line transit system.

ESTIMATED SCHEDULE

The project is in schematic design and will be bid in two packages: site and utility package due spring 2010, and building package due fall 2010. Construction of site work is scheduled to begin summer 2010, followed by building construction, for a total of thirty-seven months.

COST CHANGE

The cost increase is due to an increase in the scope of the project to include a larger library, offices for HHS, and an art center. In addition, increase in cost is due to relocation of storm water lines and sanitary lines, and rebuilding of the roadways. These roadway changes are necessary for construction of the library and the Purple Line track and station.

JUSTIFICATION

The existing Silver Spring Community Library is the oldest community library in the Montgomery County Library System. It is the second smallest community library and has the smallest collection of non-periodical materials of any community library. Silver Spring is growing in terms of the size and diversity of its residential population, and is experiencing significant expansion of its business community, all of which place greater demands on library services.

OTHER

Project No. 508768, "Facility Planning: MCG," included \$50,000 each year in FY03 and FY04 to examine the issues associated with placement of the Silver Spring Library in a mixed use facility. A Program of Requirements was prepared by the Department of Public Libraries and the site has been selected. Land acquisition is complete. The Mobile Services Unit was moved to the Davis Library.

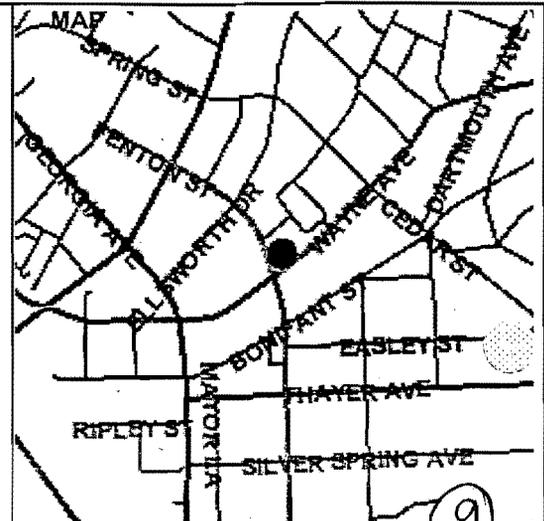
The current design estimate is based on a concept design developed during the early schematic design phase, with costs based on historic cost per square foot of similar projects. A revised project cost will be developed and provided during the Design Development phase.

Based on Council action, it was determined that a pedestrian bridge over Wayne Avenue would not be included at this time.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY03	(\$000)
First Cost Estimate		
Current Scope	FY11	63,747
Last FY's Cost Estimate		58,367
Appropriation Request	FY11	36,314
Appropriation Request Est.	FY12	3,060
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		20,276
Expenditures / Encumbrances		16,504
Unencumbered Balance		3,772
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION
 M-NCPPC
 Department of General Services
 Department of Technology Services
 Department of Permitting Services
 Department of Public Libraries
 Silver Spring Regional Services Center
 Facility Planning: MCG
 WSSC

Special Capital Projects Legislation [Bill No. 24-06] was adopted by Council June 13, 2006.



Approved
Silver Spring Library -- No. 710302 (continued)

The library site was selected as the location of the first Purple Line Transit stop east of the Silver Spring Transit Center for the light rail option, which was selected as the locally preferred alternative. As such, the site and the building are being designed and constructed to allow the construction and operation of the Purple Line once the library is constructed and open for operation.

FISCAL NOTE

Project schedule amended to reflect current implementation plan.

OTHER DISCLOSURES

- A pedestrian impact analysis has been completed for this project.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

10

Library CIP Questions

Please provide responses no later than Thursday, February 10.

Davis

1. In the past year, Executive staff had considered combining the Davis Library renovation and the North Bethesda Community Recreation Center into a single project, similar to what is proposed in Wheaton. However, the Davis Library PDF does not include a recreation component. Why didn't the Executive move forward with this proposal?
 - a. The community supported just the library function or, at most, a combined library/recreation center, where the recreation center would be less than half the size described in the standard Recreation POR for a community recreation center. They requested that the rest of the POR functions be located at another site.
 - b. The approved White Flint sector plan locates a full Recreation POR at the MAC swim center site.
 - c. Recreation determined that the MAC site was able to fulfill the area needs of the North Bethesda community. They were also concerned about maintaining the two separate buildings for the Recreation programs that the community suggested.

2. The recommended PDF amendment for this project shows that the design phase will be delayed for one year until the fall of 2012. What were the specific reasons for the delay in the implementation plan (e.g., affordability purposes, site or service considerations, etc.)?
 - a. The project was delayed one year for fiscal need.

3. What is the current "ballpark" estimate for this project?

DGS has developed a cost for the combined facility only at this time. As of 1 Aug 09, DBDC had prepared a PDF cost for the renovation of Davis Library for \$17,856,000 which is based upon a mid construction date of Aug 2012.

Potomac

1. The recommended PDF amendment for this project shows that the design phase will be delayed for one year until the late fall of 2013. What were the specific reasons for the delay in the implementation plan (e.g., affordability purposes, site or service considerations, etc.)?
 - a. Because Davis and Potomac service overlapping areas, DPL does not want both libraries out of service at the same time. By delaying Potomac a year after the Davis Library is scheduled, the plan is that there will be little or no overlap of construction.

Gaithersburg

1. Please provide an update on the status of this project. When is construction anticipated to begin and be completed?
 - a. Drawings are in for building permit
 - b. Library is now closed
 - c. Interim library at Lake Forest Mall up and running and is being well used.
 - d. An REOI was issued and 4 contractors were pre qualified
 - e. Construction should start late spring 2011

Olney

1. Please provide an update on the status of this project.
 - a. Drawings are in for building permit
 - b. Library is now closed – as of end of December 2010.
 - c. An REOI was issued and 4 contractors were preselected
 - d. Construction should start in early summer 2011

2. The amended PDF defers \$35,000 in current revenue from FY12 to FY13. Is current revenue in this project to be used to for collection/materials purposes? When are materials typically purchased during the course of a Library renovation or construction project?

The current revenue amount will provide funds to upgrade the collection in the same way that the building has been upgraded. Because the community's needs and interests have changed over the 20 years of the building's existence, the collection needs a "face-lift" to bring it in line with those needs and interests (for example materials of interest to teens and expanded literacy material for preschoolers and parents). The \$250,000 will be spent over the two years with $\frac{1}{2}$ to $\frac{3}{4}$ of the funding used to purchase materials in FY 11 and 12 and a small portion of the budget retained for purchases closer to or after opening day (in response to community feedback).

Silver Spring

1. Please provide an update on the status of this project including:
 - progress on Phase I site and utility work;
 - i. Work is ongoing – wet utilities (storm and sewer) are proceeding on schedule. Dry utilities (PEPCO, Comcast, Verizon, County Fiber and Washington Gas) are still in design phase and will follow.
 - the current design plans including cost reduction options and the extent to which community preferences are being incorporated;
 - i. The design has been reduced in size by relocating meeting rooms to a lower floor to minimize size and number of exit stairs; escalators have been kept (as the community requested) but have been reconfigured in a smaller footprint, further reducing size of the building. DGS has worked with HHS to reduce the program for their office space component of the project, and a change in the nature of the design of the glass wall at the entry pavilion has been made. Overall building cost may still be over the CIP amount – though it is anticipated that construction market may be favorable enough to bring this project cost within the CCAP. Deduct alternates have been identified and can be implemented if the building is not within the budget.
 - the current plans for identifying the occupants of space in the building;
 - i. A solicitation will be issued in 2011 to identify an operator for the coffee bar. In the interim, the A/E will provide all utilities to the site, with a more detailed plan of the space to be developed after a vendor is selected.
 - ii. Per a solicitation conducted in late 2008/early 2009, Pyramid Atlantic was selected to occupy the “arts” space on first, sixth and basement floors.
 - The anticipated construction schedule for the project.
 - i. Utility work will complete in late Fall 2011.
 - ii. Building construction will begin in Summer 2012.
2. The recommended amended PDF for this project shows \$5 million being shifted in the expenditure schedule from FY11 to FY13 and suggests that the bidding for the building packet will be delayed from the fall of 2010 to early 2012. What are the reasons for the shifting of amounts in the expenditure schedule and the delay in the building construction schedule?
 - The Library Department and DGS received valuable input from the community during multiple meetings in the late summer and fall of 2010. The schedule of public meetings and the redesign needed to respond to community suggestions made at those meetings, while being mindful of the budget, extended the timeframe for the design phase. This has pushed the bid date out to 2012. Funding was shifted to reflect the current implementation plan.
3. Why are program operating budget revenue offset impacts quantified in only FY14 and not subsequent years?

- This is being researched.

Wheaton

1. Why is this project proposed as a stand-alone CIP project if a feasibility study has not yet been completed? How much is estimated to be used on the feasibility study, and why has PAYGO been prospectively assumed to be the source of funds for the feasibility study?
 - a. This project was presented at a community meeting in October 2010. The attendees at that meeting were very supportive of the proposed joint library/recreation center project. There is a need to examine its parameters and quantify its costs for the reasons given below.
 - b. PAYGO is assumed to provide flexibility, although it is fully expected that a project will result.
2. Why is the Executive recommending the transfer of property from M-NCPPC?
 - a. The current Wheaton Recreation Center is on MNCPPC land and the intention of the combined Library and Recreation center would be to combine the current library site and the recreation center site into one property, realigning roads as needed, to create one larger site to serve both uses. In exchange for this property, the County would “trade” another County property with MNCPPC which they could develop as a park.
3. What is the current “ballpark” estimate for this project?
 - a. There is no estimate – that is why the feasibility study must be done. See next response for further information.
4. What total amount of funding is anticipated for the design of the project?
 - a. The feasibility study will determine what is required. If there are land transfer and new roads and intersections required, this could affect the consultant costs.

Facility Planning: MCG

1. Please provide the expenditure schedule and timeline for completion of the Library projects in Facility Planning including the Shady Grove Library.
 - a. Shady Grove: This is on hold pending refinement of project need and site determination.
2. Has the Wheaton Library study in Facility Planning been completed? If not, will it continue to be a project in the Facility Planning -MCG project given that the Executive has recommended as a stand-alone project the Wheaton Library and Community Recreation Center?