

AGENDA ITEM #5
May 4, 2009
Worksession

M E M O R A N D U M

April 30, 2009

TO: County Council

FROM: Essie McGuire, Legislative Analyst *EMcGuire*

SUBJECT: **Worksession – FY10 Capital Budget and Amendments to the FY09-14 CIP, Silver Spring Library Project**

Today the County Council will continue its review of the FY10 Capital Budget and Amendments to the FY09-14 CIP for Public Libraries. The Council has reviewed all of the Executive's recommended CIP projects for libraries, with the exception of the Silver Spring Library project. **The purpose of today's worksession is to review the Silver Spring Library PDF and the HHS Committee's recommendations to reflect the additional cost and implementation information provided by the Executive and the Committee's concerns regarding design options for disability access.**

Representatives from the departments of Public Libraries, General Services, and the Office of Management and Budget will be present to discuss this issue with the Council.

HHS COMMITTEE DISCUSSION AND RECOMMENDATIONS

The HHS Committee has held several worksessions to review the site plans for the multi-use project that includes the new Silver Spring Library. At this juncture, there are three primary outstanding design and funding issues to be addressed in the amended PDF for the FY09-14 CIP.

1. Pedestrian bridge

The Executive's recommended site plan includes a pedestrian bridge connecting the new library with the Wayne Avenue Garage. This recommendation is currently prohibited under the Silver Spring Urban Renewal Plan. On March 12, the HHS Committee recommended that the Executive initiate the process of amending the Silver Spring Urban Renewal Plan so that the Council can determine whether to permit the pedestrian bridge as proposed by the Executive.

On March 19, the Executive transmitted an amendment for the plan per the Council's request. As required in the law, the Council transmitted the amendment to the Planning Board. The Planning Board has 60 days (until May 19) for "review and recommendation". Once the Council receives the Planning Board recommendation, the Council must advertise for a public hearing with at least 15 days notice. Following the public hearing, the amendment would follow a Council schedule of Committee and full Council review.

2. Disability access

Much of the Committee's discussion has focused on the issues of pedestrian and disability access issues for the site. The Committee recommended that the Executive include in the site plan design additional on-site disability access options, including on-site priority parking and on-site drop-off. The Committee also recommended that these options be received prior to the Council's review of the Silver Spring Urban Renewal Plan amendment, so that decisions about the necessity of a pedestrian bridge would be fully informed by a wide range of access options.

HHS COMMITTEE RECOMMENDATION:

To accomplish the Committee's recommendations for these two issues, the Committee recommended that text outlining these requirements be added to the PDF for the Silver Spring Library. The text below reflects the Committee's recommendations, and also incorporates suggestions and clarifications received from Executive staff since the Committee worksession. This text would replace the current PDF reference to the required (and now completed) concept design option process.

Funds appropriated for this project may be used to design a pedestrian bridge over Wayne Avenue only if the Council amends the Silver Spring Urban Renewal Plan to permit such a pedestrian bridge.

The Council has requested design options for the Silver Spring Library site that include additional design options for disability access to the library. At least one option must include on-site parking for individuals with disabilities and at least one option must include drop-off access. Conceptual designs for these additional disability access options must be received by the Council prior to the Council's public hearing on the Silver Spring Urban Renewal Plan amendment.

The current design estimate is based on the building massing studies developed during the Site Master Plan (pre-building design), 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.

3. Funding

The approved PDF for the Silver Spring Library is attached on circle 1; it shows total project expenditures of \$30 million, with \$11.8 million expenditures in FY10. Clearly, the PDF does not reflect the current cost estimates or a realistic timeframe. The Executive recommends an FY10 appropriation of \$2.050 million to continue design and planning. This is \$9 million less than currently programmed.

HHS COMMITTEE RECOMMENDATION:

At the HHS Committee's request, Executive staff provided a revised cost estimate and implementation schedule. **Given the cost of this project and the intense interest on the part of both the Executive and the Council in moving forward, the HHS Committee recommends programming the full known cost estimates at this time.**

A revised and annotated PDF is attached on circle 2 that reflects the Committee's recommendation. The table below shows the difference in each year from the approved.

	Total	Total 6 years	FY09	FY10	FY11	FY12	FY13	FY14
Approved	30,039	12,165	335	11,830	0	0	0	0
Revised Est.	58,367	40,493	335	263	15,456	19,376	5,063	0
Difference	28,328	28,328	0	-11,567	15,456	19,376	5,063	0

Two technical notes about this recommendation:

- a. Expenditures in FY09 and FY10 are adjusted to not double count funds that were previously accounted for under Spending Affordability Guidelines.
- b. The Executive recommended an amendment to shift \$172,000 in Current Revenue from FY10 to FY11. This amendment is incorporated into the Committee's recommendation.

Executive staff emphasized that these cost estimates are preliminary and not based on final design development. These concerns are reflected in the text recommended above.

Silver Spring Library -- No. 710302

Category Culture and Recreation
 Subcategory Libraries
 Administering Agency General Services
 Planning Area Silver Spring

Date Last Modified May 15, 2008
 Required Adequate Public Facility No
 Relocation Impact None
 Status Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,677	1	1,074	602	335	267	0	0	0	0	0
Land	16,006	4,815	11,191	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,128	0	628	1,500	0	1,500	0	0	0	0	0
Construction	8,263	0	0	8,263	0	8,263	0	0	0	0	0
Other	1,965	0	165	1,800	0	1,800	0	0	0	0	0
Total	30,039	4,816	13,058	12,165	335	11,830	0	0	0	0	0

FUNDING SCHEDULE (\$000)

	Total	FY07	FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Current Revenue: General	172	0	0	172	0	172	0	0	0	0	0
G.O. Bonds	24,585	0	12,927	11,658	0	11,658	0	0	0	0	0
State Aid	466	0	131	335	335	0	0	0	0	0	0
Rental Income - General	34	34	0	0	0	0	0	0	0	0	0
PAYGO	4,782	4,782	0	0	0	0	0	0	0	0	0
Total	30,039	4,816	13,058	12,165	335	11,830	0	0	0	0	0

DESCRIPTION

This project provides for the design and construction of a 41,550 square foot library for the community of Silver Spring with a new, expanded, more comprehensive library designed to better serve its demographically and ethnically diverse residents and its growing business community. The library will be built within the CBD and centrally located for the entire community.

COST CHANGE

Add funds for land acquisition.

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. The Mobile Services Unit is also in this facility. 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 ongoing. The Mobile Services Unit will be moved to Davis Library.

Funds appropriated for this project must be used to develop multiple concept designs for mixed use of the complete parcel of land purchased through this PDF for the Silver Spring Library. Alternative concepts must include a single mixed-use building that includes the library, affordable housing, retail, arts, and community use; at least one option that maximizes density under current zoning; and options for use of any remaining space, such as park or green space, public plaza, and retail. Concepts must also accommodate future development of the Purple Line with alternatives for the relationship of the building or buildings to the Purple Line. Each concept must show how it integrates with the sector plan vision for Fenton Village. Concepts must be developed through a charrette process for seeking and incorporating community input into the designs. The Executive must provide written progress reports to the Council by September 15, 2008, January 15, 2009, and March 15, 2009, and once at the end of conceptual design.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- 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.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	(\$000)
First Cost Estimate	FY07	25,039
Current Scope		
Last FY's Cost Estimate		25,039
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		5,000
Transfer		0
Cumulative Appropriation		13,226
Expenditures / Encumbrances		7,805
Unencumbered Balance		5,421
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	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.

MAP



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REVISED - COMMITTEE RECOMMENDATION

Silver Spring Library -- No. 710302

Category: Culture and Recreation
 Subcategory: Libraries
 Administering Agency: General Services
 Planning Area: Silver Spring

Date Last Modified: April 29, 2009
 Required Adequate Public Facility: No
 Relocation Impact: None.
 Status: Planning Stage

April 29, 2009
 No
 None.
 Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY08	Rem. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	3,184	11	1,064	2,109	335	263	574	614	323	0	0
Land	16,006	12,152	3,854	0	0	0	0	0	0	0	0
Site Improvements and Utilities	5,942	20	424	5,498	0	0	2,742	2,205	551	0	0
Construction	32,098	184	0	31,914	0	0	11,968	15,957	3,989	0	0
Other	1,137	2	163	972	0	0	172	600	200	0	0
Total	58,367	12,369	5,505	40,493	335	263	15,456	19,376	5,063	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	172	0	0	172	0	0	172	0	0	0	0
G.O. Bonds	45,360	0	5,374	39,986	0	263	15,284	19,376	5,063	0	0
PAYGO	12,310	12,310	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	466	0	131	335	335	0	0	0	0	0	0
Total	58,367	12,369	5,505	40,493	335	263	15,456	19,376	5,063	0	0

DESCRIPTION

This project provides for the design and construction of a 41,550 square foot library for the community of Silver Spring with a new, expanded, more comprehensive library designed to better serve its demographically and ethnically diverse residents and its growing business community. The library will be built within the CBD and centrally located for the entire community.

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FISCAL NOTE

Shift current revenue and related expenditures from FY10 to FY11 due to current implementation plan.

OTHER DISCLOSURES

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First Cost Estimate	FY07	25,039
Current Scope		
Last FY's Cost Estimate		30,039
Appropriation Request	FY10	4,070 10,500
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		18,226
Expenditures / Encumbrances		15,764
Unencumbered Balance		2,462
Partial Closeout Thru	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0

COORDINATION

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 Department of General Services
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 Department of Public Libraries
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