

MEMORANDUM

March 12, 2010

TO: County Council

FROM: Essie McGuire, Legislative Analyst *EMcGuire*

SUBJECT: **Worksession – Recommended FY11-16 Capital Improvements Program and FY11 Capital Budget, Public Libraries**

HEALTH AND HUMAN SERVICES COMMITTEE RECOMMENDATION

The Health and Human Services Committee unanimously recommends approval of the County Executive's recommended FY11-16 Capital Improvements Program for the Department of Public Libraries. The HHS Committee reviewed the CIP and capital budget on February 25 and did not make any changes to the recommended projects.

Today the County Council will review the Recommended FY11-16 Capital Improvements Program (CIP) and the FY11 Capital Budget for the Department of Public Libraries. Parker Hamilton, Director, Department of Public Libraries (DPL) will be present to discuss the CIP with the Council. In addition, other Executive branch representatives will attend, including staff from DPL, the Office of Management and Budget (OMB), and the Department of Public Works and Transportation (DPWT).

OVERVIEW

For FY11-16, the Executive recommends a total of \$84.5 million for the Public Libraries, an increase of \$5.3 million, or 6.7 percent, from the amended FY09-14 CIP. The Executive states in his recommended budget that the increase is due mainly to scope increases in the Silver Spring Library project and expenditures previously anticipated beyond the six-year period moving into this CIP.

The CIP includes six ongoing projects, and does not add or delete any projects. The recommendation continues funding for the projects already in progress, and delays planning funds for some projects not yet underway. The table below shows the recommended projects with the requested FY11 appropriation amount and the recommended totals for the six-year period.

Project Name	Rec. FY11 Approp. (\$000)	Rec. 6-year total (\$000)	Budget Page	Circle
Clarksburg Library	0	1,694	27-3	3
Davis Library Renovation	0	1,714	27-4	4
Gaithersburg Library Renovation	19,946	22,712	27-5	5
Olney Library Renovation and Addition	1,834	11,939	27-6	6
Potomac Library Renovation	0	1,246	27-7	7
Silver Spring Library	36,314	45,164	27-8	8

In addition, the Planned Lifecycle Asset Replacement: MCG project includes funding for a refurbishment of the Wheaton Library (PDF at circle 10).

- Of the six projects:
- Three consist of planning funds in the later years of the CIP (Clarksburg, Davis, and Potomac); and
 - Three are completing design and will enter construction in 2010 (Gaithersburg, Olney, and Silver Spring).

State Aid: Two of the projects (Gaithersburg and Silver Spring) reflect State Aid as a funding source. In 2006 the State Legislature required that beginning in FY08 the Governor must include \$5 million annually in either the State capital or operating budget for library capital projects. Grants from the program require a match from any combination of county, municipal, or private sources. State grants may not pay more than 50 percent of the total cost of the project and may not be less than \$20,000.

REVIEW OF PROJECTS

I. PLANNING PROJECTS

1. Clarksburg Library (page 27-3, circle 3)

Clarksburg Library	6 Years	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
- FY11-16 Executive Rec	1,694			-	-	-	208	353	1,133
- FY09-14 Approved	208			-	-	-	208		
change from approved	1,486			-	-	-	-		
percent change from approved	714%								

Source of funds is GO Bonds.

HHS Committee recommendation: Concur with the County Executive.

The Executive's recommendation adds design costs for this project in FY14-FY16. Executive staff reports (circle 11) that a site has been agreed on and included in the revised developer's site plan. The plan calls for the library in the Town Square with a parking lot on an adjacent street. The current estimate for this project is \$21-\$23 million.

2. Davis Library Renovation (page 27-4, circle 4)

Davis Library Renovation	6 Years	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
- FY11-16 Executive Rec	1,714			-	487	1,227	-	-	-
- FY09-14 Approved	1,714		665	1,049	-	-	-		
change from approved	-			(1,049)	487	1,227	-		
percent change from approved	0%								

Source of funds is GO Bonds.

HHS Committee recommendation: Concur with the County Executive.

The Executive's recommendation shifts the planning funds from the previously approved FY10-11 to FY12-13. The PDF states that this two year delay is to "ensure coordination with the White Flint Master Plan". The Planning, Housing, and Economic Development (PHED) Committee agreed that the White Flint Master Plan will include multiple options for a library site, and also that the plan will delete the previous reference to an "express" library, leaving open the possibility of a larger facility. The decisions that are eventually made regarding a library in White Flint could affect the timing and scope of the Davis Library Renovation. This delay is appropriate to ensure that the two library facilities complement and coordinate with each other, given their proximity.

3. Potomac Library Renovation (page 27-7, circle 7)

Potomac Library Renovation	6 Years	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
- FY11-16 Executive Rec	1,246			-	-	827	419	-	-
- FY09-14 Approved	1,699			-	716	983	-		
change from approved	(453)			-	(716)	(156)	419		
percent change from approved	-27%								

Source of funds is GO Bonds.

HHS Committee recommendation: Concur with the County Executive.

The Executive's recommendation shifts planning out one year to begin in FY13 instead of FY12, and reduces the total amount of planning and design funds in the project by removing construction supervision costs that were previously included. Executive staff explains (circle 12) that the one year shift is due to overall sequencing of the library construction program, to avoid having two libraries closed at the same time. The current estimate for this project is \$13-\$15 million.

II. PROJECTS COMPLETING DESIGN, NEARING CONSTRUCTION

1. Gaithersburg Library Renovation (page 27-5, circle 5)

Gaithersburg Library Renovation	6 Years	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
- FY11-16 Executive Rec	22,712			8,712	6,000	8,000	-	-	-
- FY09-14 Approved	23,020	920	60	13,040	9,000	-	-	-	-
change from approved	(308)			(4,328)	(3,000)	8,000	-	-	-
percent change from approved	-1%								

Source of funds is GO Bonds and State Aid.

HHS Committee recommendation: Concur with the County Executive.

The Executive's recommendation continues funding for this project, which is anticipated to begin construction in the fall of this year and scheduled for completion and occupancy in the late spring of 2012. Executive staff states (circle 11) that the shift in expenditures shown in FY13 does not represent a change in the construction schedule but reflects the final payment schedule.

The PDF references the need for costs associated with the added collections when the library reopens. The recommendation does not include any current revenue, which would be needed as materials are not eligible for bond funding. **OMB staff states that the material costs will need to be added to the project in the future.**

The Gaithersburg library will be closed during construction, beginning as soon as this summer. **The Committee discussed with Executive staff potential options for interim space and the level of services that may be maintained during the facility closure.** Department Director Hamilton stated that the County is in negotiations to secure an interim site for the library; while the interim facility will be considerably smaller than the full library, it will provide a valuable continuation of services in the same area for Gaithersburg residents. In addition, Ms. Hamilton discussed that materials and information will be made available to the public and to current library patrons regarding what other facilities may be convenient to visit for full library services, and what resources are available online.

The Committee asked Ms. Hamilton to ensure that the community is fully aware of this information, and also to make formal communications or presentation to the City of Gaithersburg and the Montgomery Village Board.

2. Olney Library Renovation and Addition (page 27-6, circle 6)

Olney Library Renov/Addition	6 Years	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
- FY11-16 Executive Rec	11,939			5,096	6,843	-	-	-	-
- FY09-14 Approved	12,061	980	641	6,440	4,000	-	-	-	-
change from approved	(122)			(1,344)	2,843	-	-	-	-
percent change from approved	-1%								

Source of funds is GO Bonds and Current Revenue.

HHS Committee recommendation: Concur with the County Executive.

The Executive’s recommendation continues funding for this project, which is completing the design development phase. Construction is anticipated to begin by the end of this year, with completion scheduled in June of 2012. The PDF reflects a six-year total of \$250,000 in current revenue funding for books and materials.

The library will be closed during construction, beginning as soon as this fall. There are no plans for an interim site for the Olney Library. Patrons will be referred to online services and other branches nearby (circle 12). In response to Councilmember Navarro’s question, Ms. Hamilton indicated that it is standard practice to refer patrons to other existing library resources, and that the interim Gaithersburg site is an exception that has not been done before.

3. Silver Spring Library (page 27-8, circle 8)

Silver Spring Library	6 Years	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16
- FY11-16 Executive Rec	45,164			17,909	11,248	10,007	6,000	-	-
- FY09-14 Approved	40,493	335	263	12,456	11,376	10,063	6,000	-	-
change from approved	4,671			5,453	(128)	(56)	-	-	-
percent change from approved	12%								

Source of funds is GO Bonds, Current Revenue, and State Aid.

HHS Committee recommendation: Concur with the County Executive. The Committee also recommended that going forward, OMB should track costs specifically associated with the Purple Line. The Committee received an update on plans to facilitate access to the library for individuals with disabilities. Executive branch staff reported that the number of disability reserved parking spaces in the Wayne Avenue Garage has been increased, and that some of the spaces will be relocated to the garage exit closest to the library. In addition, the library design has relocated the library entrance closer to the garage to reduce the walking distance between parking and the entrance. The library design will allow for a covered, ADA accessible drop-off spot behind the library as another option. Finally, Executive staff reports that the library design will allow for a bridge to be constructed in the future, if necessary.

The Executive’s recommendation adds funds for construction and other costs for this ongoing project. The current schedule is to complete construction in two phases, with the initial site and utility work beginning this summer, building construction to begin in the spring of 2011, and project completion anticipated in spring of 2013.

Residential component: The County has issued a Request for Qualifications (RFQ) for a developer to build housing on the lot adjacent to the Silver Spring Library. The RFQ was issued on February 1 and responses are due by March 26. These responses are Phase I responses. A short-list of candidates will then be asked for a Phase 2 response that will be due in late May. Interviews of those who make the short-list will occur in June. The Department of Housing and Community Affairs is handling this project (additional details on circles 14-15).

Some highlights of the RFQ include:

- The site is about 0.75 acres and currently consists of several small parcels that must be subdivided later. The county plans to make the site available via a 99 year ground lease.
- The county expects the site to be approved for about 120,000 square feet of development that will allow for about 120 housing units.
- The housing development may be required to provide space for street level parking.
- 30% of the units must have rents affordable to households meeting the income requirements for the MPDU program (generally 70% or less than AMI); 30% of units must have rents affordable to households meeting guidelines for workforce housing (less than 120% of AMI); 40% of the units may have market rate rents.
- The project must, “provide some on-site parking for the housing units. It is the County’s desire to minimize the number of on-site parking spaces to the greatest extent possible. Respondents are encouraged to consider shared parking, flex car programs, participate in the Silver Spring Parking District, and other transportation management efforts.”
- It is noted that the development of the library will precede the development of this mixed use housing development.

A respondent must discuss its approach and methods to ensure a project that creates high-quality places, including design excellence, is sensitive to adjacent neighborhoods, includes green building design and construction methods, and is sensitive to the needs of special populations such as the disabled. The response must also include an approach to involve stakeholders in the design of the project, an approach to phasing, construction, marketing, and leasing, and an approach for including small and minority business enterprises in the project. Respondents should also demonstrate coordination with the Maryland Transit Authority regarding the Purple Line.

Cost increases: The Executive recommends an increase of \$4.671 million over the six-year period. This six-year increase consists largely of a net \$2.385 million increase in construction and a net increase of \$3.3 million in the “other” category. The

“site improvements” category has a net decrease of \$1.881 million. OMB staff clarified that the increase in the “Other” category is primarily attributable to furniture and equipment. OMB also stated that some of the expenses are specific to the large size of the library, including some signage and security measures.

Purple Line: The PDF states that some cost increases are related to eventual construction of the Purple Line, including the need for some work on roadways, and storm water and sanitary lines. Executive staff listed additional cost elements on circle 13 related to site and building design, and stated that these elements are reflected in the construction cost increase.

The HHS Committee recommended that going forward, OMB should track costs specifically associated with the Purple Line. These costs may be relevant to future discussions with the State regarding local cost contributions to the project.

4. PLAR PROJECT: WHEATON LIBRARY *(page 7-19, circle 10)*

HHS Committee recommendation: Concur with the County Executive’s recommended PLAR funding for the Wheaton Library.

The Executive recommends \$100,000 in FY11 and FY12 for refurbishment of the Wheaton Library. Executive staff states that “This project will provide for keeping major building systems operative until the renovation is begun” (circle 13). The Executive has announced his intent to renovate the Wheaton Library on its current site; previously he had considered whether to relocate the library to the central business district as part of redevelopment efforts. In a January 29 letter to the public, the Executive indicated his intent to develop a renovation plan for the Wheaton Library on its current site for inclusion in the next CIP (circle 16).

The Committee has previously discussed the need for maintenance at the Wheaton Library in the interim to sustain the building until future renovation.

Public Libraries

PROGRAM DESCRIPTION AND OBJECTIVES

The Public Library offers free and equal access to services and resources to assist the people of Montgomery County in finding ideas and information to sustain and enrich their lives.

The Department of Public Libraries provides library services throughout the County in 21 full service libraries, which range in size from the Rockville Library (102,670 gross square feet (gsf) on three stories with 64,285 gross square feet dedicated to the library itself) to the leased storefront at Poolesville (6,250 gsf). In addition, the Library Department provides service in an historic landmark building at the Noyes Library for Young Children. The Department also offers services targeted to special communities through the Disability Resource Center in the Rockville Library, the Corrections Library in the Montgomery County Correction Facility in Clarksburg, and the Mobile Services Liaison Van, operating out of the Davis Library (beginning in the first quarter of 2008).

The larger libraries—Bethesda, Gaithersburg, Rockville, and Wheaton—are open 59 hours per week. Fifteen libraries—Aspen Hill, Chevy Chase, Damascus, Davis, Fairland, Germantown, Kensington Park, Little Falls, Long Branch, Olney, Potomac, Quince Orchard, Silver Spring, Twinbrook, and White Oak are open 54 to 56 hours per week, with schedules tailored to meet local community needs. The Poolesville Library is open 46 hours per week. Eight libraries (Bethesda, Fairland, Gaithersburg, Germantown, Olney, Rockville, Silver Spring, and Wheaton) are open Sunday afternoons from 12:00 to 5:00 p.m. during the school year.

Collections range from more than 250,000 volumes at the largest library to 53,000 at the smallest library. Collection size for each library is determined by user demand and the physical size of the building.

HIGHLIGHTS

- Renovate and add on to the Olney Library.
- Begin construction of a new library in downtown Silver Spring.
- Renovate the Gaithersburg Library.
- Design a new Clarksburg Library.
- Design renovations of the Davis and Potomac Libraries.
- Funding for refurbishment of the Wheaton Library is in #509514: Planned Lifecycle Asset Replacement: MCG, pending final project decision.

PROGRAM CONTACTS

Contact Rita Gale at 240.777.0022 of the Department of Public Libraries or Bruce Meier of the Office of Management and

Budget at 240.777.2785 for more information regarding this department's capital budget.

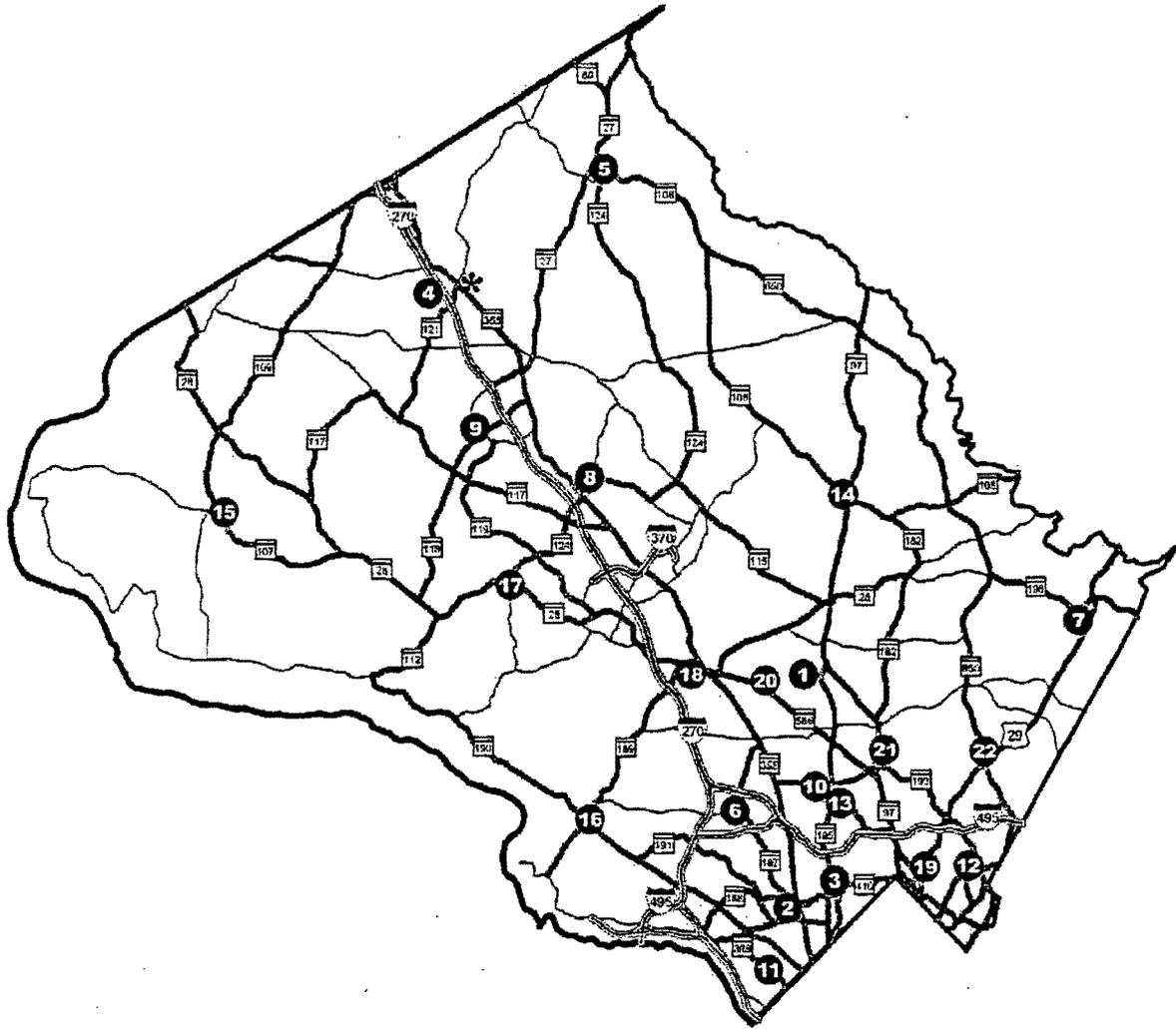
CAPITAL PROGRAM REVIEW

Seven ongoing projects totaling \$84.5 million, comprise the six-year capital improvements program for Public Libraries. This represents an increase of \$5.3 million, or 6.7 percent, from the amended FY09-14 program. The cost increase results from scope changes in the Silver Spring library project and from expenditures previously programmed beyond the six-year program progressing into the FY11-16 period.

The Public Libraries FY11-16 Capital Improvements Program is funded primarily by general obligation bonds. Current revenue is used for the acquisition of library materials at new and expanded libraries.

The schedule of library construction and renovation is derived from the *MCPL Strategic Facilities Plan – 2004 to 2009* (March 2004).

Montgomery County, Maryland Public Libraries



BRANCHES

- | | | | |
|-----------------------|--------------------------|-----------------------|----------------------------|
| 1. Aspen Hill | 7. Marilyn J. Praisner * | 13. Noyes Library for | 18. Rockville Memorial * |
| 2. Bethesda * | 8. Gaithersburg * | Young Children | 19. Silver Spring * |
| 3. Chevy Chase | 9. Germantown * | 14. Olney * | 20. Twinbrook |
| 4. Corrections Center | 10. Kensington Park | 15. Poolesville | 21. Wheaton * |
| 5. Damascus | 11. Little Falls | 16. Potomac | 22. White Oak |
| 6. Davis | 12. Long Branch | 17. Quince Orchard | * Clarksburg
(proposed) |

* These eight libraries are open on Sunday from Labor Day through Memorial Day.

Clarksburg Library -- No. 710500

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Libraries
General Services
Clarksburg

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
Planning, Design, and Supervision	1,694	0	0	1,694	0	0	0	208	353	1,133	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	1,694	0	0	1,694	0	0	0	208	353	1,133	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	1,694	0	0	1,694	0	0	0	208	353	1,133	0
Total	1,694	0	0	1,694	0	0	0	208	353	1,133	0

DESCRIPTION

This project provides for the design and construction of a 25,000 – 27,000 gross square foot library, of no more than two levels, and associated parking located in the Clarksburg Town Center. The option to build a new free-standing library, with 120 parking spaces, with a collection of 110,000 items (space to shelve 75,000 items: 36,000 Adult, 4,000 Young Adult, 30,000 Children, and 5,000 Reference) to serve the population was outlined in the Clarksburg Master Plan.

ESTIMATED SCHEDULE

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

COST CHANGE

Add full project design costs.

JUSTIFICATION

The Department's Strategic Facilities Plan (1998-2003) recognizes the need for library services for the residents of Clarksburg. The Clarksburg population is expected to be 18,000 in 2010 and grow to 37,000 by 2025. The closest library is the Germantown facility that opened in 2007. The Clarksburg Master Plan refers several times to the desirability of a library to serve as a "community magnet" in the Town Center. In addition to being a place for lifelong learning for the entire community, it can be the technological nerve center of the community. Perceived as a safe public place, a library promotes social interaction and provides public meeting space.

A Needs Assessment for the Clarksburg Library was completed by Public Libraries in September 2001.

OTHER

The County Council approved programmed expenditures for design of the library pending resolution of site and scope negotiations.

FISCAL NOTE

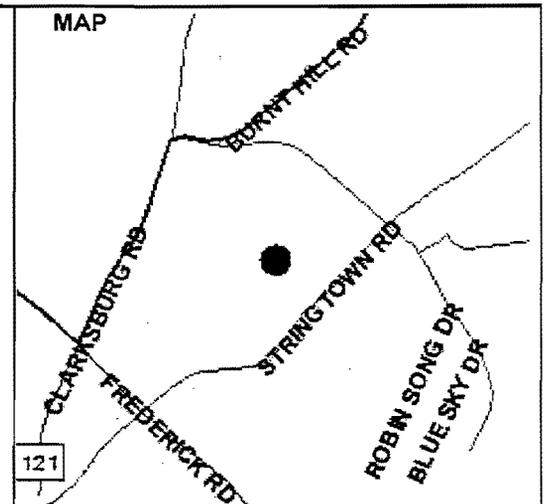
Dedication of 19,000 square feet of land for a library plus an area for parking is a M-NCPPC subdivision requirement of the Town Center developer. The County Council approved the use of G.O. bonds for this project. This project is estimated to cost \$21 to \$23 million. Final construction costs will be determined during the design development stage.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY	(\$000)
First Cost Estimate	FY11	1,694
Current Scope		
Last FY's Cost Estimate		208
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
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

COORDINATION
M-NCPPC
Department of General Services
Department of Technology Services
Department of Permitting Services
WSSC
Clarksburg Town Center Development District
Department of Public Libraries
Upcounty Regional Services Center



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 09, 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
Total	1,714	0	0	1,714	0	487	1,227	0	0	0	0

FUNDING SCHEDULE (\$000)

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

Design is delayed to ensure coordination with the White Flint Sector Plan. The Davis Library will be closed during construction.

FISCAL NOTE

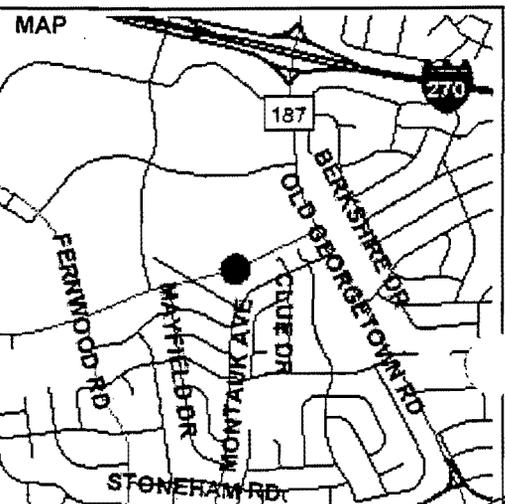
Final construction costs will be determined during the design development stage.

OTHER DISCLOSURES

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

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY10	(\$000)
First Cost Estimate	FY10	1,714
Current Scope		
Last FY's Cost Estimate		1,714
Appropriation Request	FY11	0
Appropriation Request Est.	FY12	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		1,714
Expenditures / Encumbrances		0
Unencumbered Balance		1,714
Partial Closeout Thru	FY08	0
New Partial Closeout	FY09	0
Total Partial Closeout		0

COORDINATION
Department of General Services
Department of Public Libraries
Department of Permitting Services



Gaithersburg Library Renovation -- No. 710300

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Libraries
General Services
Gaithersburg

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 09, 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	3,041	905	1,151	985	365	300	320	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	465	0	0	465	178	123	164	0	0	0	0
Construction	19,164	0	0	19,164	7,453	4,985	6,726	0	0	0	0
Other	2,969	0	871	2,098	716	592	790	0	0	0	0
Total	25,639	905	2,022	22,712	8,712	6,000	8,000	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	400	0	400	0	0	0	0	0	0	0	0
G.O. Bonds	24,229	815	1,302	22,112	8,112	6,000	8,000	0	0	0	0
State Aid	1,010	90	320	600	600	0	0	0	0	0	0
Total	25,639	905	2,022	22,712	8,712	6,000	8,000	0	0	0	0

OPERATING BUDGET IMPACT (\$000)

Maintenance				598	0	0	85	171	171	171
Energy				227	0	0	32	65	65	65
Net Impact				825	0	0	117	236	236	236

DESCRIPTION

This project calls for a major renovation and redesign of the Gaithersburg Library, 18330 Montgomery Village Avenue, Gaithersburg, Maryland, a 36,814 square foot structure opened in 1981. Renovation of this 28 year old facility will include replacement of HVAC, lighting, electrical, plumbing, security, fire alarm, communications, roof, and windows; reconfiguration of the library interior including a 22,000 square foot addition for expansion of the children's room; a second floor that will hold the elevator, meeting rooms, mechanical rooms, storage, and a satellite office of the Gilchrist Center; redesign of bathrooms to meet accessibility requirements; masonry work to correct on-going cracking of the exterior walls; re-paving of the parking lot; other site work; and furniture replacement.

ESTIMATED SCHEDULE

The design phase commenced during fall 2007 and is estimated to be completed in March 2010, followed by approximately four months for bidding, with a construction period of approximately eighteen months.

COST CHANGE

Cost is based on design development phase cost estimate and additional cost for collections.

JUSTIFICATION

The Department of Public Libraries' Strategic Facility Plan identified the Gaithersburg Library for renovation in 2001, 20 years after it opened to the public. The Gaithersburg Library continues to be the busiest in the County with a circulation of more than one million items and about 700,000 visits by the public each year. Staff provide more than 300 public programs per year and the meeting rooms are booked by more than 100 groups per month.

OTHER

The remaining space will be added to the main level of the current structure along the front, back, and sides without impacting the number of current parking spaces.

FISCAL NOTE

Project schedule amended to reflect current implementation plan resulting from the increase in project scope.

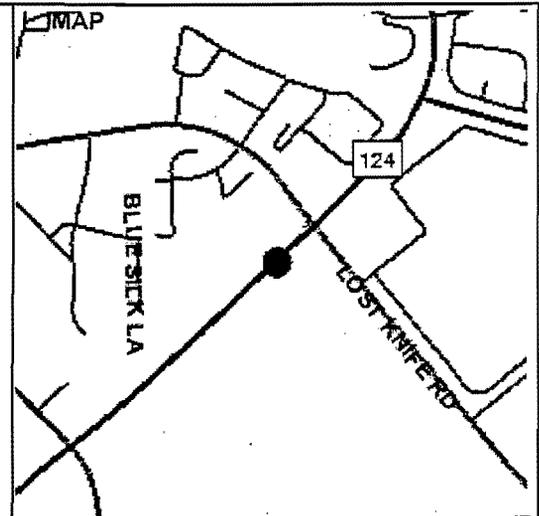
OTHER DISCLOSURES

- 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.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY07	(\$000)
First Cost Estimate	FY09	25,639
Current Scope		
Last FY's Cost Estimate		25,639
Appropriation Request	FY11	19,948
Appropriation Request Est.	FY12	1,659
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,714
Expenditures / Encumbrances		1,804
Unencumbered Balance		1,910
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
Upcounty Regional Services Center
WSSC

Special Projects Legislation was approved
May 25, 2006 (Bill No. 11-06)



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 09, 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	790	870	0	0	0	0	0
Total	12,909	170	800	11,939	5,096	6,843	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	250	0	0	250	125	125	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	5,096	6,843	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 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

Special Capital Projects Legislation will be proposed by the County Executive. 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.

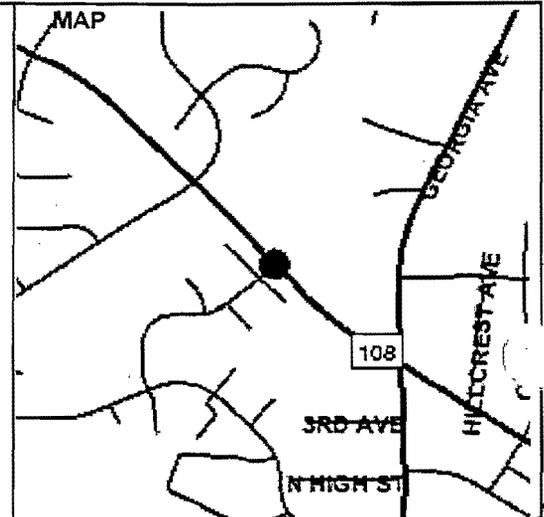
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY07	(\$000)
First Cost Estimate	FY11	12,909
Current Scope		
Last FY's Cost Estimate		12,659
Appropriation Request	FY11	1,834
Appropriation Request Est.	FY12	1,110
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

COORDINATION

Department of General Services
Department of Technology Services
Department of Public Libraries
M-NCPPC
WSSC
Department of Permitting Services
Upcounty Regional Services Center

MAP



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
Planning, Design, and Supervision	1,246	0	0	1,246	0	0	827	419	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	1,246	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.

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.

OTHER DISCLOSURES

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

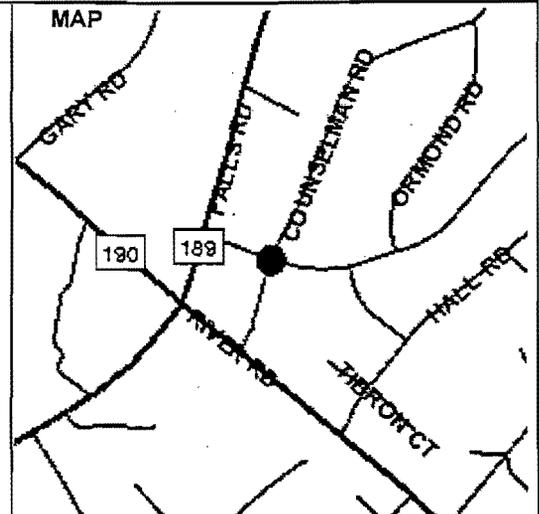
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate		
Current Scope	FY07	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

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



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 09, 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	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.

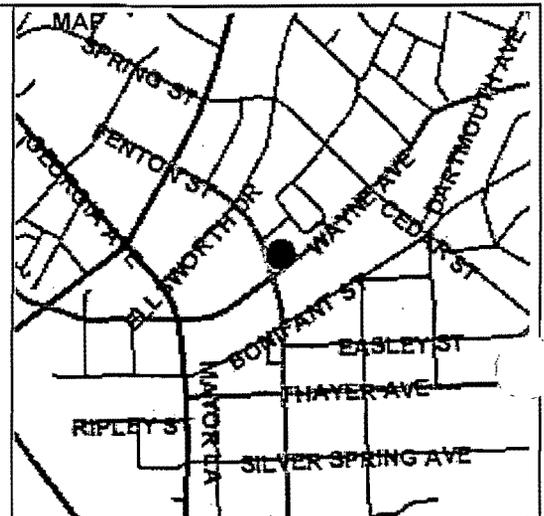
Based on Council action, it was determined that a pedestrian bridge over Wayne Avenue would not be included at this time.

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY03	(\$000)
First Cost Estimate	FY11	63,747
Current Scope		
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		18,504
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.



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.

Planned Lifecycle Asset Replacement: MCG -- No. 509514

Category
Subcategory
Administering Agency
Planning Area

General Government
County Offices and Other Improvements
General Services
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 11, 2010
No
None.
On-going

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	332	0	9	323	35	52	56	60	60	60	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	4,683	0	856	3,827	415	698	644	690	690	690	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	5,015	0	865	4,150	450	750	700	750	750	750	*

FUNDING SCHEDULE (\$000)

	Total	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Current Revenue: General	15	0	15	0	0	0	0	0	0	0
G.O. Bonds	5,000	0	850	4,150	450	750	700	750	750	0
Total	5,015	0	865	4,150	450	750	700	750	750	0

DESCRIPTION

This project provides for a comprehensive lifecycle replacement program to protect the County's investment in facilities and to sustain efficient and reliable facility operation. The project is targeted at slowing the deterioration of key facility and site components based on an inventory of their age and condition. The project includes: mechanical/plumbing equipment; lighting system replacement not covered under the Energy Conservation CIP program; building structural and exterior envelope refurbishment; and reconstruction of sidewalks and curbs adjacent to County facilities. The scope of this project parallels approved CIP projects of Montgomery County Public Schools, Montgomery College, and the Maryland-National Capital Park and Planning Commission.

COST CHANGE

Cost increase is due to the addition of FY15 and FY16 to this ongoing project. Also, \$100,000 is included in FY11 and FY12 for the refurbishment of the Wheaton Library.

JUSTIFICATION

The County currently has a significant backlog of facility and site components that result from facility age and past deferrals of deficiencies. Various components are outdated, inefficient, and costly to repair. The replacement of components significantly extends the useful life of County facilities. In FY05, FY06 and FY07, the Department of Public Works and Transportation engaged a consultant to conduct a comprehensive facility condition assessment survey of 73 County facilities, or approximately 30 percent of the County's facility inventory. Based upon the age and condition of each component and industry-accepted component lifetimes, a priority listing of component replacement was developed.

The results of the facility condition assessment of 73 County facilities have been used to prioritize the six-year program.

OTHER

PLAR replacements are scheduled to take place at the following County facilities in FY11 and FY12: Little Falls Library, Wheaton Library, and Holiday Park Senior Center.

OTHER DISCLOSURES

- * Expenditures will continue indefinitely.

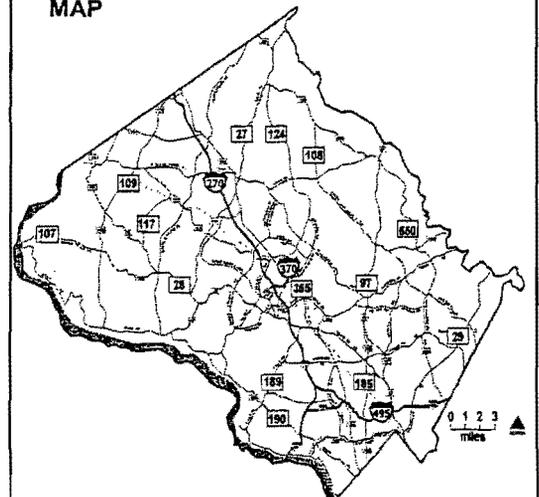
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY95	(\$000)
First Cost Estimate	FY11	5,015
Current Scope		
Last FY's Cost Estimate		3,715
Appropriation Request	FY11	450
Appropriation Request Est.	FY12	750
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		865
Expenditures / Encumbrances		665
Unencumbered Balance		200
Partial Closeout Thru	FY08	8,214
New Partial Closeout	FY09	150
Total Partial Closeout		8,364

COORDINATION

Asbestos Abatement: MCG
Department of General Services
Energy Conservation: MCG
Facility Planning: MCG
HVAC/Electrical Replacement: MCG
Roof Replacement: MCG
Department of Recreation

MAP



Council Staff Questions Libraries FY11-16 CIP

Clarksburg

1. Please provide an update on the status of this project. Has a site been finalized? MNCPPC approved the developer's site plan for the Town Center at their January 14 Board meeting. The plan outlines the location for the library in the Town Square with a parking lot off an adjacent street. DPL and DGS agreed on that location as well as the size of the lot needed to build the library and this has been accommodated in the revised developer's site plan.

Davis

No questions at this time.

Gaithersburg

1. Please provide an update on the status of this project. Are there still outstanding design issues to resolve?
The Library is in the final construction document phase. Current plans are to submit the project for permits in late February 2010 and to select a construction contractor using a two-part pre-qualified contractor solicitation process. Construction is tentatively scheduled to begin in October 2010. There are no outstanding design issues to resolve.
2. The estimated schedule provided by Executive staff last year called for construction beginning at the very end of FY10 with completion of the library in March 2012 (FY12). The schedule stated in the recommended PDF appears to be the same; however, the expenditure schedule shows significant construction and other funds in FY13. Does this represent a delay in the schedule? Please explain the shift in expenditures. The project is currently scheduled to be ready for occupancy in late spring/early summer 2012. Usually, final punch list items, and therefore final bills, are not completed until several months afterwards, therefore expenditures have been slipped into FY13.
3. The cost change section of the PDF references additional cost for collections, however there is no current revenue listed in the PDF. How are the materials budgeted? **Current revenue needs and timing are under consideration.**
4. What is the estimated timeframe for closing the library, and what are the current plans for the interim? The Library Department expects to close the current library in the summer of 2010. The Library Department is working with the County Leasing office to identify potential interim space. Once a suitable location is found, Building Design and Construction will work with Libraries to develop a draft floor plan and cost estimates will be done. Leasing expects it will take about 3 months to finalize a lease contract. The opening date for the interim facility will be dependent on the lease negotiation and the amount of build out and setup the space will require.

Olney

1. Please provide an update on the status of this project.
The project is in the Design Development Phase. The architects will begin drafting construction documents in early March. Library staff and the architect are working with the interior designer to specify the furniture, shelving, and other interior finishes.
2. What is the estimated timeframe for closing the library, and what are the current plans for the interim? The projected timetable has the library closing in Fall of 2010 and construction beginning in December 2010. There are no funds for an interim facility; residents will be asked to use online services and to visit nearby branches.
3. Is the current revenue to fund the books and materials? Yes

Potomac

1. What is the reason for the one year delay in design?

In reviewing the overall Library program, sequencing led to delaying Potomac one year to avoid the potential of having two libraries closed at the same time.

Silver Spring

1. Please provide an update on the status of this project. The project is in the Schematic Design Phase. The architects are working on the permits necessary to do utility site work. The current plan is that the project will be done in two phases with site utility work to begin in the Summer of 2010 and the actual building construction to begin in the Spring of 2011.
2. The cost increase section of the PDF cites increased costs for storm, sanitary lines, and roadway work. However, the Site Improvements expenditures reflect a decrease and increased costs are primarily in "construction" and "other". Are these improvements reflected in "other"? If not, what is budgeted in the \$3.3 million "other" increase?

DGS: As the details of the project have become clearer, we have been able to identify where many of the specific costs should be assigned. We have determined that we do not need to do Re-forestation and so have deleted that amount from the Site Improvement number. We have a better understanding of the extent of the water and utility relocations that are included in the Site Improvement number and which will be part of the first package of work. The costs associated with the Purple Line are included in the Construction number because much of that cost is part of the building structure and the finished plaza.

The Other category was increased primarily to provide a more accurate furniture cost based on actual bids received on other projects.

3. Please itemize the cost elements of roadway (or other) changes directly related to the Purple Line track and station.

The direct costs due to the Purple Line are not being quantified separately. However, they include:

- a. Loss of efficiency for the building footprint
- b. Structure required to span the ROW for the tracks
- c. Escalator and entry pavilion to provide entry from Fenton Village
- d. Platform and paving design to accommodate future rails
- e. Supports for overhead cables
- f. Ramping and other site design to accommodate the elevation required for the platform

Wheaton

1. What is the proposed scope of work in the PLAR project for the Wheaton Library? The project will provide for keeping major building systems operative until the renovation is begun.
2. Will the library be closed or open during the work period? Closed for short periods.
3. What is the status of the decision on whether to relocate the library? Please provide an update on this process. The County Executive decided last week to keep the Wheaton Library in its current location and renovate it. The renovation will be considered for inclusion in the next CIP cycle. Correspondence from the County Executive outlining his decision was sent to the County Council members.

Department of General Services

Director's Office

Department Home
Organization Chart

Real Estate &
Management Services

Office of
Procurement

Building Design &
Construction

Fleet Management
Services

Facilities
Management

Request for Qualifications
Montgomery County, Maryland Seeks a Development Partner
for the
Design, Construction and Financing
of a
Mixed-Income Rental Housing Project
Abutting the Site of the Silver Spring Library
in the
Silver Spring Central Business District

[Click here to view the to RFQ](#)

Release Date: February 1 2010

Pre-Solicitation Meeting: February 19, 2010 10:30 a.m. (Optional tour immediately following)

Location: Silver Spring Regional Center, 8435 Georgia Avenue

RFQ Due Date: March 26, 2010 2:00 p.m

- Site in downtown Silver Spring zoned CBD-1 with Fenton Village Overlay
- Adjacent to the new Silver Spring Library - currently in design
- Potential for 120 mixed-income apartment units - 30 % MPDUs, 30 % Workforce Housing, 40% Market Rate
- Adjacent to a future Purple Line (light rail) Station
- Prefer street level retail to activate the street

Two Step Request for Qualifications:

- April 2010, Short Listing and 2nd Phase Solicitation
- Late May 2010 Phase 2 submittals due (no proposal)
- June 2010, Selection and Initiation of Partnership

Contact:

For General questions on the RFQ and Process -
SSLRFQ@montgomerycountymd.gov

For Housing Issues -

Joseph Giloley

Chief, Division of Housing and Code Enforcement

Montgomery County, Department of Housing and Community Affairs

Fax: 240-777-3691

Division of Building Design and Construction
Fax: 240-777-6003
don.scheuerman@montgomerycountymd.gov

Link to background materials:

1. Silver Spring Library Project Design
2. Purple Line Transit Project
3. Silver Spring Library Residential Development

Director's Office - Department of General Services
9th floor, 101 Monroe Street Rockville MD 20850

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OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Isiah Leggett
County Executive

January 29, 2010

Dear Friend:

Thank you for taking the time to inquire about the status of the Wheaton Library project and to question why it does not appear on the new “neighborhood projects” website.

The new Wheaton Library project is not currently listed on the website in question, because it is not part of the Capital Improvements Program (CIP) 2011-2016 that I just sent to the County Council.

I said from the start that my decision on where to site the Wheaton library would be based on six factors:

- 1) The wishes of the current library customers;
- 2) The future needs of the library in its current location versus selecting another site and constructing a new building;
- 3) Comparative costs of the two options;
- 4) How the project fits into the broader needs of the Wheaton community in general;
- 5) Potential future use of the current library building; and
- 6) The suitability of the current site to the needs of the community.

Having received a wealth of feedback – pro and con – and having reviewed the factors above, I believe the County and the community will be best served by leaving the Wheaton library right where it is.

I will work to include a timetable for planning, design, and construction in the next Capital Improvements Program.

Thank you for your email – and for your passion for libraries, a passion I share.

Sincerely,

Isiah Leggett
County Executive