

What type of HVAC system is installed on the basement, 1st, 2nd floor spaces?

R: The system is a forced air heating and cooling system.

The facility is heated, ventilated and air conditioned by two custom engineered, factory built variable air volume air handlers mounted on the roof, one of which is dedicated to the tenant space and will be on a separate electric sub-meter.

The supply air ducts are located in a vertical shaft running from the roof to the 2nd floor. The ductwork will offset in the second floor ceiling space to serve the tenant on the first floor and the basement.

The same vertical shaft will also serve for the return air ductwork from every floor to the return air plenums located below the air handlers.

VAV terminals with hot water reheat coils are used throughout the tenant spaces, however the VAV boxes, distribution ductwork, inlet/outlet devices, and controls, are not included in the base building construction.

Was there any extra soundproofing construction techniques used between floors?

R: The floor is 6" deep and is made up of a metal deck with concrete. There was no other specific soundproofing.

Are all utilities and exhaust systems are currently in place and available?

R: They are not all installed. The exhaust fan for the core toilets are in place.

There is an exhaust louver with a capped plenum for other future exhaust system (not a restaurant hood exhaust) on the 2nd floor along the west wall.

In the basement there will be capped exhaust ducts for future tenant requirements (not restaurant commercial hood system.)

There are capped duct on the toilet exhaust system on the 2nd, 1st, and basement levels for future tenant toilets (not part of the base building).

Note: that there are no provisions for a restaurant grade commercial hood system.

How is access provided after hours or during non-library operation hours?

R: Library staff and the library public will utilize both the Wayne Ave entrance and the Fenton Street/Pavilion entrance. Other Tenants will use only the Wayne Ave entrance

Access to the available space will be controlled by the tenant(s) and is not required to be consistent with library hours. The library will not be accessible to tenant(s) during off hours. DPL anticipates the hours of operation for the library to be 9-9 M-Th, 10-6 Fri/Sat, 1-5 Sun. Tenant staff will be issued County security cards to allow entry into the building and access to the elevator when building is closed to the public.

Will train noise (Purple Line) be audible in the available space?

R: The Purple Line will operate directly outside the available space. The trains will be light rail and electric powered and traveling at slow speeds. The level of audibility is not known at this time but the County does not anticipate disruptive levels of noise.

The Library structure is not connected to the PL structure, and so no vibration should be directly transmitted.

Please provide more information on the senior housing project next door.

R: More information is available here: <http://thebonifant.com/> and http://www6.montgomerycountymd.gov/apps/News/press/PR_details.asp?PrID=13822

Is the available space restricted to arts organizations only?

R: No. The space is not restricted to arts organizations only. While the space was constructed for the purposes of arts uses, other organizations are encouraged to submit proposals.

How will the space be delivered?

R: The County will deliver a warm lit shell. All interior build out and finishes would be the responsibility of the proposer and all applicable code requirements would apply.

Is the space ADA accessible?

R: The available space as provided by the County will meet all ADA accessibility requirements.

Is the space sub-metered for utility billing?

R: Yes. The space is sub-metered. The tenant air handling unit is provided with BTU meters on both the chilled and hot water supplies.

BTU meters will also be utilized on the hot water supply to the tenant areas on the basement, 1st and 2nd levels. These meters will be monitored through the Building Automation System. Separate electric meter is provided for the tenant space.

Would tenant improvements be required to meet LEED or sustainability requirements?

R: Tenant improvements must maintain and be consistent with the building's LEED Silver rating.

Would the County allow tenants to access the County FiberNet system?

R: The County may consider requests from tenants within the Silver Spring Library to make County fiber infrastructure available for local-loop or other services.

Are offerors required to be non-profit or not for profit?

R: No, this is not a requirement.

Please confirm any power systems upgrades for each floor as well as any ventilation systems upgrades.

R: There are no specific power upgrades. See question re exhaust systems for description of ventilation provisions.

What lighting will be permitted in the basement level?

R: the County will provide a warm, lit shell. Tenants would be responsible for installation of any additional lighting fixtures. Modifying the basement space for exterior day lighting is not possible.

What are the County's expectations for rent rates?

R: The County will evaluate all proposals based on the criteria listed in the RFP. Rent rates, services in lieu of rent and all other considerations will be negotiated terms after selection(s).

Will the County require one lead organization to manage the entire space if there are multiple tenants?

R: While one lead organization is desirable to manage the available space, it is not required.

Will the library space be available for programming?

R: Yes, the DPL will coordinate use of the library space with successful offerors.

Could the County provide more information on the 3rd, 4th and 5th floors?

R: The project page on the County DGS website has been updated to include floor plans for the 3rd, 4th and 5th floors.

Is there a green roof ?

R: Yes there are two green roofs. One is at the roof of the Pavilion – this is a decorative “intensive” green roof and is visible from the 5th floor of the Library. There is also an “extensive” green roof on the top of the building. Neither is accessible to the public.

Can you describe further what is planned for the Maker Space on the third floor in the Teen Area that was identified by Libraries as one service for which respondents could help the Library deliver programming?

R: Respondents who want to see the I Studio maker space currently in operation in the Library Department can visit the Long Branch Library at 8800 Garland Avenue. Please contact James Donaldson, Library Manager, if you are interested in seeing the space (240-777-0911). Current equipment planned for the Silver Spring I Studio space include at least 1 3-D printer, 3 Macintosh computers and 3 PCs. No theme has been chosen for the software that will be loaded on the machines, although the concept of Creating Memories has been discussed (digital scrapbooks as one example).

The 3D printer in this I Studio will be the first provided in the Department and proposals to help us deliver service to residents using that equipment would be welcome (the Digital Commons in Martin Luther King Library in Washington DC is a much grander example of a maker space and also provision of 3D printer services). We are looking for the space to be used by teens, but also residents of all ages, and welcome the respondents ideas about how they might help us deliver “programming” for this space.

Can you describe further what the intent of the Computer Lab on the fourth floor will be?

R: The Computer Lab on the fourth floor will have 12 PCs and an LCD projector with laptop connection capacity for training purposes. The Library Department is interested in providing training for residents on subjects of interest – could be anything from how to use a mouse, to how to use the Internet, to how to use a specific piece of loaded software, etc. When not in use as a training lab, the computers will be opened up for the public to use as regular Internet PCs. Again the Library is interested in how organizations can help us deliver identified training to the public with minimal staff involvement.

How will provision of programming/services be handled by the Library Department if there are multiple tenants?

R: This will be determined through the MOU process once the Request for Proposal for space is awarded.

Will the County/Libraries be providing a person to coordinate tenant services if multiple tenants are selected?

R: Neither the County nor the Library Department are planning to provide a person or service.

What are the heights of the ceilings?

R: For the basement, 1st and 2nd floors the floor to floor height is 15ft. Based on piping and units hung in the spaces the heights are: Basement - 8'-10"; 1st. Fl. - 11'-6"; 2nd. Fl. - 9'-0".