

Wheaton Library and Community Recreation Center -- No. 361202

Category
Subcategory
Administering Agency
Planning Area

**Culture and Recreation
Libraries
General Services
Kensington-Wheaton**

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

**May 17, 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 | 250 | 0 | 0 | 250 | 0 | 250 | 0 | 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 | 250 | 0 | 0 | 250 | 0 | 250 | 0 | 0 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|--------------------------|------------|----------|----------|------------|----------|------------|----------|----------|----------|----------|----------|
| Current Revenue: General | 36 | 0 | 0 | 36 | 0 | 36 | 0 | 0 | 0 | 0 | 0 |
| G.O. Bonds | 214 | 0 | 0 | 214 | 0 | 214 | 0 | 0 | 0 | 0 | 0 |
| Total | 250 | 0 | 0 | 250 | 0 | 250 | 0 | 0 | 0 | 0 | 0 |

DESCRIPTION

This project will provide for the development of a Program of Requirements and conceptual design for a combined facility to include a new combined Wheaton Library and Wheaton Community Recreation Center.

The Library and the Recreation Center will be comparable to libraries and recreation centers of similar service needs. These building sizes will be analyzed in greater detail to see what efficiencies of area and program can be made due to the shared use of some spaces. These could include lobbies, meeting rooms, restrooms, a coffee bar and parking which could reduce the overall space requirements and the operational costs.

Other issues to be studied include the transfer of the Wheaton Recreation Community Center property from M-NCPPC to the County, providing road access to the residences by relocating existing roads and access, determining how storm water management can be provided, and preparing concept layouts for the building and parking on the new combined site.

ESTIMATED SCHEDULE

The work will take between six months and one year, with the goal being to have sufficient information in summer 2012 to prepare an accurate CIP submission in the FY13-18 cycle.

JUSTIFICATION

The Department of Public Libraries strategic facilities plan identified the Wheaton Library for renovation in 2005, 20 years after the last renovation. The library circulates approximately 432,000 items per year and has about 585,000 visits by the public each year. The Wheaton Library is one of the busier libraries in Montgomery County. The Friends of the Library book sale is located on the lower level as is a satellite office of the Gilchrist Center. There are serious moisture problems and the building does not meet current mechanical, safety and building codes. The mechanical, elevator and HVAC systems are outdated and worn, and they are not energy efficient. The facility was opened in 1960 and was renovated in 1985. It is in need of space rearrangement to meet current library information needs.

The Department of Recreation has operated the existing Wheaton Recreation Center, owned by the M-NCPPC, for many years. As early as 1997, this facility was designated for replacement with a larger full service facility, originally included in Facility Planning and Site Evaluation projects as the Kemp Mill (later Wheaton/Kemp Mill) Community Recreation Center. In the 2005 update to the Department's facility plan and in the FY07-12 CIP, a "Wheaton Area Recreation Facilities" study was included in the MCG Facility Planning Project #508768 for this purpose. That study included site and structure, stabilization and design development for future renovation, remodeling, and expansion of the Wheaton Community Recreation Center - Rafferty to provide an additional recreation facility to complement the existing facility. After review of the Rafferty component, space limitations, utility and plumbing challenges did not make it feasible to complete the project on its current site. A decision was made to pursue an alternative combined facility.

FISCAL NOTE

The site for the present Wheaton Library is presently owned by the County. The site of the present Wheaton Recreation Community Center is owned by M-NCPPC. The issues associated with the transfer of the property will be identified during the planning phase. The Program of Requirements will be funded with Current Revenue.

OTHER DISCLOSURES

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

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| <p>APPROPRIATION AND EXPENDITURE DATA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Date First Appropriation</td> <td style="text-align: center;">FY12</td> <td style="text-align: right;">(\$000)</td> </tr> <tr> <td>First Cost Estimate</td> <td></td> <td style="text-align: right;">250</td> </tr> <tr> <td>Current Scope</td> <td style="text-align: center;">FY12</td> <td style="text-align: right;">250</td> </tr> <tr> <td>Last FY's Cost Estimate</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Appropriation Request</td> <td style="text-align: center;">FY12</td> <td style="text-align: right;">250</td> </tr> <tr> <td>Supplemental Appropriation Request</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Transfer</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Cumulative Appropriation</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Expenditures / Encumbrances</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td>Unencumbered Balance</td> <td></td> <td style="text-align: right;">0</td> </tr> <tr> <td colspan="3"> </td> </tr> <tr> <td>Partial Closeout Thru</td> <td style="text-align: center;">FY09</td> <td style="text-align: right;">0</td> </tr> <tr> <td>New Partial Closeout</td> <td style="text-align: center;">FY10</td> <td style="text-align: right;">0</td> </tr> <tr> <td>Total Partial Closeout</td> <td></td> <td style="text-align: right;">0</td> </tr> </table> | Date First Appropriation | FY12 | (\$000) | First Cost Estimate | | 250 | Current Scope | FY12 | 250 | Last FY's Cost Estimate | | 0 | | | | Appropriation Request | FY12 | 250 | 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 | <p>COORDINATION</p> <p>Department of General Services Department of Libraries Department of Recreation Department of Transportation M-NCPPC State Highways Mid-County Regional Services Center WSSC Pepco</p> | |
| Date First Appropriation | FY12 | (\$000) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| First Cost Estimate | | 250 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Current Scope | FY12 | 250 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Last FY's Cost Estimate | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Appropriation Request | FY12 | 250 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Supplemental Appropriation Request | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transfer | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Cumulative Appropriation | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Expenditures / Encumbrances | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unencumbered Balance | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Partial Closeout Thru | FY09 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| New Partial Closeout | FY10 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Partial Closeout | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |