

Davis Library Renovation (P710703)

Category	Culture and Recreation	Date Last Modified	12/28/12
Sub Category	Libraries	Required Adequate Public Facility	No
Administering Agency	General Services (AAGE29)	Relocation Impact	None
Planning Area	Bethesda-Chevy Chase	Status	Preliminary Design Stage

Total	Thru FY15	Est FY16	Total 6 Years	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	Beyond 6 Yrs
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EXPENDITURE SCHEDULE (\$000s)

Planning, Design and Supervision	2,263	0	0	2,263	0	0	0	0	593	1,670	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	2,263	0	0	2,263	0	0	0	0	593	1,670	0

FUNDING SCHEDULE (\$000s)

G.O. Bonds	2,263	0	0	2,263	0	0	0	0	593	1,670	0
Total	2,263	0	0	2,263	0	0	0	0	593	1,670	0

APPROPRIATION AND EXPENDITURE DATA (000s)

Appropriation Request	FY 18	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditure / Encumbrances		0
Unencumbered Balance		0

Date First Appropriation	
First Cost Estimate	
Current Scope	FY 12 1,714
Last FY's Cost Estimate	2,263

Description

The Davis Library located at 6400 Democracy Boulevard, Bethesda, Maryland, is a two-level, 25,750 square foot structure that 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 48 and 27 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, electrical and other systems with state-of-the-art equipment and components will save energy and therefore reduce the operating cost as well. New Strategic Plans for Library Facilities and Information Technology will be completed by Summer of 2012. These plans will shape the key programmatic and design planning documents for this facility. These plans will recognize the need to adjust to how to best deliver library services given the rapid changes in technology.

Estimated Schedule

The design phase will commence late fall 2016 (FY17) and is estimated to last for twenty six months.

Cost Change

Project start has been deferred due to fiscal capacity.

Justification

The building mechanical and electrical systems were renovated in 1984. Upon receiving numerous complaints from the occupants, a 1999 indoor air quality study indicated 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 anticipated population growth in the service area, including the White Flint Sector Plan, anticipated space needs and the addition of a HVAC system to the main system to meet the additional heating and cooling loads.

Other

During the concept design phase, the feasibility of a building replacement instead of a total renovation will be explored due to the many inherent problems with the existing building. 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 four years to reflect current implementation plan.

Coordination

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Department of General Services , Department of Public Libraries, Department of Permitting Services, Bethesda-Chevy Chase Regional Services