

Wheaton Library Renovation -- No. 710503

Category: Culture and Recreation
 Agency: Public Libraries
 Planning Area: Kensington-Wheaton
 Relocation Impact: None.

Date Last Modified
 Required Adequate Public Facility

May 18, 2006
 NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	2,028	0	0	2,028	0	0	578	1,019	231	200	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	1,251	0	0	1,251	0	0	0	251	1,000	0	0
Construction	8,001	0	0	8,001	0	0	0	0	4,001	4,000	0
Other	786	0	0	786	0	0	0	0	586	200	0
Total	12,066	0	0	12,066	0	0	578	1,270	5,818	4,400	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	11,866	0	0	11,866	0	0	578	1,270	5,818	4,200	0
Current Revenue: General	200	0	0	200	0	0	0	0	0	200	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project will provide for a complete renovation of the existing building system to address serious problems, including water proofing various parts of the building, re-configuring the central stairwell system, upgrading the elevator to current standards and re-routing the parking lot traffic pattern to prevent building impact damage. Also, the renovation/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.

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 735,000 items per year and has about 737,000 visits by the public each year. The Wheaton Library is one of the busiest libraries in Montgomery County, in FY03 ranking second in number of annual visits, and third in circulation. The Friends of the Library book sale is located on the lower level as is the Literacy Council (scheduled to move to the new Rockville Library in 2006). 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 The mechanical, elevator and HVAC systems are outdated and worn, and they are not energy efficient.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.

Plans and Studies

A study was done to determine how to solve a number of building problems, including the moisture problem. A pedestrian impact analysis has been completed for this project.

Cost Change

Cost increase is due to construction cost escalation.

STATUS

Planning stage.

OTHER

Cost under "Other" includes eighty percent of the furniture replacement. Before construction begins, furniture will be evaluated and costs may be adjusted. The total project cost is estimated to be between \$23 and \$26 million. Final construction cost will be determined during the design stage.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
Initial Cost Estimate		11,866
First Cost Estimate		
Current Scope	FY05	11,866
Last FY's Cost Estimate		11,866
Present Cost Estimate		12,066
Appropriation Request	FY07	0
Appropriation Request Est.	FY08	0
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		0
Expenditures/Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

M-NCPPC

Department of Public Works and Transportation
 Department of Technology Services
 Department of Permitting Services
 WSSC
 Mid-County Regional Services Center
 Department of Public Libraries

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

MAP

