

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

January 08, 2012
No
None.
Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	8,011	0	191	7,820	0	0	2,430	3,000	0	2,390	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,170	0	0	2,170	0	0	0	0	0	2,170	0
Construction	23,070	0	0	23,070	0	0	0	0	0	23,070	0
Other	2,732	0	0	2,732	0	0	0	62	0	2,670	0
Total	35,983	0	191	35,792	0	0	2,430	3,062	0	30,300	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	300	0	0	300	0	0	0	0	0	300	0
G.O. Bonds	35,683	0	191	35,492	0	0	2,430	3,062	0	30,000	0
Total	35,983	0	191	35,792	0	0	2,430	3,062	0	30,300	0

DESCRIPTION

This project will provide for the development of a combined facility to include a new Wheaton Library and Wheaton Community Recreation Center. Included in the scope is the development of a Program of Requirements (POR) and conceptual design followed by full design services and construction of the facility.

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, 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.

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

Facility concept study is being planned and expected to be completed in FY12. Design phase estimated to start in late summer 2014 (FY15) and last 18 months.

COST CHANGE

Project budget is based on the past historical costs for a Community Recreation Center and Library project. These costs may change as more is learned regarding the implications of a shared use facility as well as the completion of the Libraries Strategic Facilities and Information Technology Plans.

JUSTIFICATION

The Wheaton Library is one of the busiest libraries in Montgomery County, with over 535,000 items circulated and more than 410,000 visits by the public in FY11. 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 reconfiguration 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

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY12	(\$000)
First Cost Estimate	FY12	35,983
Current Scope		
Last FY's Cost Estimate		250
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		250
Expenditures / Encumbrances		0
Unencumbered Balance		250
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Department of General Services
Department of Libraries
Department of Recreation
Department of Transportation
M-NCPPC
State Highways
Mid-County Regional Services Center
WSSC
Pepco



Wheaton Library and Community Recreation Center -- No. 361202 (continued)

M-NCPPC. The issues associated with the transfer of the property will be identified during the planning phase.

Other cost includes \$300,000 for the collection.

OTHER DISCLOSURES

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