

Davis Library Renovation -- No. 710703

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Libraries
General Services
Bethesda-Chevy Chase

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

January 08, 2012
No
None.
Preliminary Design 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	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 (\$000)

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

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.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY	(\$000)
First Cost Estimate	FY12	1,714
Current Scope		
Last FY's Cost Estimate		1,714
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		0
Expenditures / Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

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

MAP

