



Wheaton Library and Community Recreation Center

(P361202)

Category	Culture and Recreation	Date Last Modified	04/10/19
SubCategory	Libraries	Administering Agency	General Services
Planning Area	Kensington-Wheaton	Status	Under Construction
Required Adequate Public Facility	Yes		

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Planning, Design and Supervision	11,662	8,219	3,071	372	372	-	-	-	-	-	-
Site Improvements and Utilities	738	92	646	-	-	-	-	-	-	-	-
Construction	54,181	23,582	29,099	1,500	1,500	-	-	-	-	-	-
Other	4,278	596	3,682	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	70,859	32,489	36,498	1,872	1,872	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Current Revenue: General	677	-	677	-	-	-	-	-	-	-	-
G.O. Bonds	43,178	5,685	35,821	1,672	1,672	-	-	-	-	-	-
PAYGO	26,804	26,804	-	-	-	-	-	-	-	-	-
State Aid	200	-	-	200	200	-	-	-	-	-	-
TOTAL FUNDING SOURCES	70,859	32,489	36,498	1,872	1,872	-	-	-	-	-	-

OPERATING BUDGET IMPACT (\$000s)

Impact Type	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24
Maintenance	2,800	175	525	525	525	525	525
Energy	2,021	126	379	379	379	379	379
Program-Staff	155	-	31	31	31	31	31
Program-Other	385	-	109	69	69	69	69
Offset Revenue	(234)	-	(34)	(50)	(50)	(50)	(50)
NET IMPACT	5,127	301	1,010	954	954	954	954
FULL TIME EQUIVALENT (FTE)		-	0.7	0.7	0.7	0.7	0.7

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 20 Approp. Request	-	Year First Appropriation	FY12
Cumulative Appropriation	70,859	Last FY's Cost Estimate	70,859

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Expenditure / Encumbrances	61,382
Unencumbered Balance	9,477

PROJECT DESCRIPTION

This project provides for a combined facility to include the new Wheaton Library, a used book store run by a non-profit, with proceeds benefiting Montgomery County Public Libraries, and the Wheaton Community Recreation Center. Included in the scope is the development of the Program of Requirements (POR) and conceptual design followed by full design services and construction of the facility. The Library and the Recreation Center are comparable to libraries and recreation centers of similar service needs with efficiencies of area and program made possible due to the shared use of spaces such as lobbies, meeting rooms, restrooms, and parking which reduces the overall space requirements and provides for greater efficiencies and reduced operational costs. The Department of General Services (DGS) and Maryland-National Capital Park and Planning Commission (M-NCPPC) have developed a Memorandum of Understanding (MOU) for the combined use of the Library/Recreation Center building, and the Park. The services formally provided at the existing Wheaton Neighborhood Recreation Youth Center, will be replaced by the new Community Recreation Center. The demolition of the structure allows full use of the Park green space to support the community programs to be offered by the M-NCPPC and the Department of Recreation. The project provides for a new road access from the relocated Hermitage Avenue.

LOCATION

Located at the corner of Georgia and Arcola Avenues, Wheaton, MD

ESTIMATED SCHEDULE

The facility concept study was completed in 2013. Design started in 2013 and completed in Spring of 2016. Construction started in Fall of 2016 and is expected to be completed in Spring of 2019.

PROJECT JUSTIFICATION

The Wheaton Library is one of the busiest libraries in Montgomery County, with over 490,000 items circulated and more than 381,000 visits by the public in FY13. The used book sale, operated by the Friends of the Library, and a satellite office of the Gilchrist Center are located on the lower level. 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 Recreation 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 Neighborhood 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

Other cost includes \$300,000 for the library collection. FY19 Funding switch, with increase in State Aid of \$200,000 and decrease in

GO Bonds of \$200,000.

DISCLOSURES

A pedestrian impact analysis has been completed for this project. The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

COORDINATION

Department of General Services, Department of Libraries, Department of Recreation, Department of Transportation, Maryland-National Capital Park and Planning Commission, State Highways, Mid-County Regional Services Center, Washington Suburban Sanitary Commission, Pepco. Special Projects Legislation [Bill No. 34-14] was adopted by Council June 17, 2014.