

HHS COMMITTEE #2
March 12, 2009
Worksession

MEMORANDUM

March 10, 2009

TO: Health and Human Services Committee

FROM: Essie McGuire, Legislative Analyst *McGuire*

SUBJECT: **Worksession – Silver Spring Library**

Today the Health and Human Services (HHS) Committee will continue its review of the Silver Spring Library project. Representatives from the departments of Public Libraries, General Services, and the Office of Management and Budget will be present to discuss this issue with the Committee.

The HHS Committee reviewed the site plans for the multi-use project that includes the Silver Spring Library on February 12. At that meeting, the Committee:

- Recommended that the Executive initiate the process of amending the Silver Spring Urban Renewal Plan so that the Council can determine whether to permit the pedestrian bridge proposed by the Executive;
- Discussed pedestrian and disability access issues for the site, and recommended that the Executive include in the site plan design additional on-site disability access options, including on-site priority parking and on-site drop-off; and
- Requested updated cost and expenditure information using current projections to amend the project description form (PDF) if necessary.

The purpose of today's worksession is to review the Silver Spring Library PDF and determine what amendments are necessary to reflect the additional information provided by the Executive and the Committee's concerns regarding design options for disability access.

Update: Process to amend the Silver Spring Urban Renewal Plan

Council staff understands the following process to be required to amend the Silver Spring Urban Renewal Plan. The Executive will transmit an amendment for the plan per the Council’s request. When the Council receives the amendment, it must transmit it to the Planning Board. The Planning Board has 60 days for “review and recommendation”. Once the Council receives the Planning Board recommendation, the Council must advertise for a public hearing with at least 15 days notice. Following the public hearing, the amendment would follow a Council schedule of Committee and full Council review.

Silver Spring Library PDF

A. Funding

The table below shows the approved Silver Spring project, the revised cost estimates provided by the Executive at the Committee’s request, and the difference in each year.

	Total	Total 6 years	FY09	FY10	FY11	FY12	FY13	FY14
Approved	30,039	12,165	335	11,830	0	0	0	0
Revised Est.	58,367	42,943	2,259	961	15,284	19,376	5,063	0
Difference	28,328	30,778	1,924	-10,869	15,284	19,376	5,063	0

The approved PDF is attached on circle 1 and the revised information provided by the Executive is on circle 2. **Council staff recommends that the PDF should be amended to accurately reflect the current cost and schedule.** There are two options for the Committee’s consideration.

- **Option 1: Program all funds shown in the Executive’s revised estimate.** This approach would continue the Council’s past practice of including funds for this project to signal intent and reserve capacity to move forward, even in the absence of firm construction cost estimates.
- **Option 2: Program design funds only pending further design and revised construction estimates available for the full CIP submission next year.** This approach would be consistent with the Council’s recent approach to other projects in the early stages of design and preliminary cost information.

As the current PDF does not preserve fiscal capacity for the project past FY10, reserve capacity would not be lost if design funds only are programmed. **However, given the cost of this project and the intense interest on the part of both the Executive and the Council in moving forward, Council staff supports programming the full known cost estimates at this time (option 1).** In either case, the project and the cost estimates will be updated in the context of the full CIP next year.

Technical note: The Executive's revised PDF accurately reflects FY09 expenditures; however, in doing so it may double count funds that were previously accounted for under Spending Affordability Guidelines. Council staff has annotated the Executive's revised PDF in consultation with the Deputy Staff Director (circle 2). If the Council programs all funds for this project under option 1 above, Council staff recommends that the annotated amounts for FY07-10 be used to account for previous Spending Affordability assumptions.

B. Language

The Council added language to the approved PDF last spring that required the Executive to conduct a community process and develop multiple site plan options for review prior to design. This process has been completed, and a site plan has been agreed upon, with the exception of the pedestrian bridge issue.

Council staff recommends that the PDF text under "Other" be amended to:

- Remove reference to the required (now completed) concept design option process;
- Add reference to the pending Silver Spring Urban Renewal Plan amendment process, and its relationship to the proposed pedestrian bridge; and
- Add language requiring design to include additional on-site disability access options, including on-site parking and on-site drop-off, reflecting the Committee's concerns discussed on February 12.

If the Committee agrees, Council staff proposes the following language to replace the second paragraph under "Other":

Funds appropriated for this project may be used to design a pedestrian bridge over Wayne Avenue only if the Council amends the Silver Spring Urban Renewal Plan to permit such a pedestrian bridge.

Funds appropriated for this project for design of the Silver Spring Library site must include additional design options for disability access to the library. Options must include but not be limited to on-site parking for individuals with disabilities and drop-off access. Conceptual designs for these additional options must be received by the Council prior to the Council's final action on the Silver Spring Urban Renewal Plan amendment.

Silver Spring Library -- No. 710302

Category	Culture and Recreation	Date Last Modified	May 15, 2008
Subcategory	Libraries	Required Adequate Public Facility	No
Administering Agency	General Services	Relocation Impact	None.
Planning Area	Silver Spring	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,677	1	1,074	602	335	267	0	0	0	0	0
Land	16,006	4,815	11,191	0	0	0	0	0	0	0	0
Site Improvements and Utilities	2,128	0	628	1,500	0	1,500	0	0	0	0	0
Construction	8,263	0	0	8,263	0	8,263	0	0	0	0	0
Other	1,965	0	165	1,800	0	1,800	0	0	0	0	0
Total	30,039	4,816	13,058	12,165	335	11,830	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	172	0	0	172	0	172	0	0	0	0	0
G.O. Bonds	24,585	0	12,927	11,658	0	11,658	0	0	0	0	0
State Aid	466	0	131	335	335	0	0	0	0	0	0
Rental Income - General	34	34	0	0	0	0	0	0	0	0	0
PAYGO	4,782	4,782	0	0	0	0	0	0	0	0	0
Total	30,039	4,816	13,058	12,165	335	11,830	0	0	0	0	0

DESCRIPTION

This project provides for the design and construction of a 41,550 square foot library for the community of Silver Spring with a new, expanded, more comprehensive library designed to better serve its demographically and ethnically diverse residents and its growing business community. The library will be built within the CBD and centrally located for the entire community.

COST CHANGE

Add funds for land acquisition.

JUSTIFICATION

The existing Silver Spring Community Library is the oldest community library in the Montgomery County Library System. It is the second smallest community library and has the smallest collection of non-periodical materials of any community library. The Mobile Services Unit is also in this facility. Silver Spring is growing in terms of the size and diversity of its residential population and is experiencing significant expansion of its business community, all of which place greater demands on library services.

OTHER

Project No. 508768, "Facility Planning: MCG", included \$50,000 each year in FY03 and FY04 to examine the issues associated with placement of the Silver Spring Library in a mixed use facility. A Program of Requirements was prepared by the Department of Public Libraries and the site has been selected. Land acquisition is ongoing. The Mobile Services Unit will be moved to Davis Library.

Funds appropriated for this project must be used to develop multiple concept designs for mixed use of the complete parcel of land purchased through this PDF for the Silver Spring Library. Alternative concepts must include a single mixed-use building that includes the library, affordable housing, retail, arts, and community use; at least one option that maximizes density under current zoning; and options for use of any remaining space, such as park or green space, public plaza, and retail. Concepts must also accommodate future development of the Purple Line with alternatives for the relationship of the building or buildings to the Purple Line. Each concept must show how it integrates with the sector plan vision for Fenton Village. Concepts must be developed through a charrette process for seeking and incorporating community input into the designs. The Executive must provide written progress reports to the Council by September 15, 2008, January 15, 2009, and March 15, 2009, and once at the end of conceptual design.

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	(\$000)
First Cost Estimate	FY07	25,039
Current Scope		
Last FY's Cost Estimate		25,039
Appropriation Request	FY09	0
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		5,000
Transfer		0
Cumulative Appropriation		13,226
Expenditures / Encumbrances		7,805
Unencumbered Balance		5,421
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

M-NCPPC
 Department of General Services
 Department of Technology Services
 Department of Permitting Services
 Department of Public Libraries
 Silver Spring Regional Services Center
 Facility Planning: MCG
 WSSC

Special Capital Projects Legislation [Bill No. 24-06] was adopted by Council June 13, 2006.

MAP



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Silver Spring Library

710302

DBDC

Category Libraries, Culture and Recreation
 Subcategory Libraries
 Administrating Agency DGS
 Planning Area Silver Spring, MD

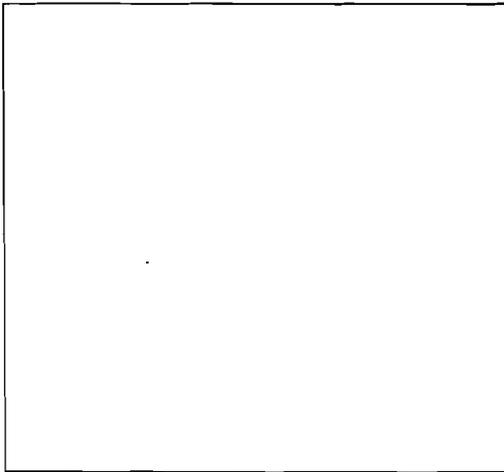
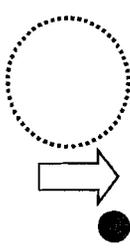
Date last modified February 27, 2009
 Required adequate public facility No
 Relocation Impact None
 Status Ongoing

Cost Element	Total	EXPENDITURE SCHEDULE (\$000)									
		Thru FY-0 7	Estimate FY-0 8	Total 6 Years	FY-0 9	FY-0 10	FY-0 11	FY-0 12	FY-0 13	FY-0 14	Beyond 6 Years
PDS	4,755		24	4,731	2,259	961	574	614	323		
Land	15,400		15,400								
Site + Utilities	5,499			5,499			2,742	2,205	551		
Construction	31,914			31,914			11,968	15,957	3,989		
Other	800			800				600	200		
Total	58,367	0	15,424	42,943	2,259	961	15,284	19,376	5,063	0	0

FUNDING SCHEDULE (\$000)											
G.O. Bonds	58,367		15,424	42,943	2,259	961	15,284	19,376	5,063	0	0
CR General			13,053		335	335					
Federal Aid											
State Aid											

ANNUAL OPERATING BUDGET IMPACT (\$000)											
Months need budget		0	0		0	0	0	0	9	12	12
Months in design or con.			1		12	12	12	12	3		
Maintenance	763			763					208	278	278
Energy	340			340					93	124	124
Program-Staff											
Program-Other											
Cost Savings											
Offset Revenue											
Net Impact	1103			1103					301	401	401
Work years											

APPROPRIATION AND EXPENDITURE DATA		
Date First Appropriation	FY03	0
First Cost Estimate Current Scope	FY07	25,039
Last FY's Cost Estimate		30,039
Appropriation Request	Fy10	2,050
Supplemental Approp Request		0
Transfer		0
Cumulative Appropriation		18,226
Expenditures/		15,764
Unencumbered Balance		2,462
Partial Closeout Through	FY07	0
New Partial Closeout	FY08	0
Total Partial Closeout		0



Building Type	Deduct for		NOTES:	COORDINATION
	Renovation	Util+Energy Cost /SF		
Renovation		\$ -	PDF Assumptions Library: 63,000 GSF Art Center: 20,000 GSF Offices: 15,000 GSF	Department of Public Works & transportation
Offices	-0.35	\$ 2.85		Department Technology Services
Service Center	-0.33	\$ 1.94		Department of Libraries
Recreation	-0.33	\$ 1.94		M-NCPPC
Indoor Pools	-0.92	\$ 9.24		MTA
Outdoor Pools	-0.33	\$ 1.94		Department of Permitting Services
Police Station	-0.40	\$ 3.30		Silver Spring Regional Services Center
Fire Station	-0.40	\$ 3.30		-
Health Centers	-0.40	\$ 3.30		WSSC
24H Residential	-0.40	\$ 3.30		Washington Gas
Library	-0.33	\$ 1.94		PEPCO
Depot	-0.33	\$ 1.94		
Court	-0.33	\$ 2.85		

	Area GSF	Energy \$/SF	Maint. \$/SF	Energy \$K	Maint. \$K	Total imp. \$K
New construction area	63,666	\$ 1.94	\$ 4.36	\$ 124	\$ 278	\$ 401
Renovation area	-	\$ (0.33)	\$ -	\$ -	\$ -	\$ -
Total	63,666			\$ 124	\$ 278	\$ 401

Version 2007.8