

TOWNSHIP OF LOWER MERION
Library Committee

Issue Briefing

Topic: Belmont Hills Library Renovation and Expansion Project

Prepared By: Director of Libraries, David Belanger

Date: October 13, 2016

I. Action To Be Considered By The Board: Authorize staff to proceed from the 50% to the 100% design phase and bidding of the Belmont Hills Library Renovation and Expansion Project.

II. Why This Issue Requires Board Consideration: The project is part of the Township's Capital Improvement Plan (Project No. 4082).

III. Current Policy Or Practice (If Applicable): In 2008, the Board adopted the resolution for the *Building Renovation Program for Lower Merion Township Libraries*. The project is part of the master library facilities plan to upgrade all six township library buildings. The Belmont Hills Library is the sixth and final library to be renovated.

IV. Other Relevant Background Information: The roughly 4,000 square foot, one story Belmont Hills Library was built in 1969. The original 2008 renovation and expansion design concept for the Library consisted of renovating and redesigning the front entrance and ramp for accessibility, and constructing an 1,800 square foot addition with rear entrance to the parking lot. The date for construction in the original project program was planned for 2012.

By the time this work is scheduled for construction, it will have been over ten years since the original design concept was prepared. Since the original design concept, various building components and systems have experienced repeated operational and maintenance problems with some reaching the end of their expected service life. This warranted an updated evaluation of the building. The following items are recommended to be included in the project and were not included in the original scope developed in 2008:

1. HVAC Replacement: The existing HVAC system has been experiencing performance and maintenance issues with increasing frequency and cost. The system is approximately 19 years old and is beyond the industry projected service life of 15 years for this type and size of equipment. In lieu of installing a new standalone HVAC system for the building addition, it was recommended to replace the existing system with a new system with sufficient capacity to serve both the existing building and new addition.
2. Lighting Replacement: The existing lighting is outdated and inefficient. Many of these lights are also beginning to fail. Since replacement parts are no longer available, it was recommended to replace the lights with new energy efficient LED types.
3. Windows Restoration / Replacement: The existing windows have various deficiencies, including broken hardware, deteriorated gaskets, and are not properly closing and

opening. It was recommended to include the restoration of the windows with the base bid and an alternate to replace the windows in lieu of restoration.

4. Toilet Room Renovation: It was recommended to upgrade the two existing toilet rooms to meet current ADA accessibility requirements.
5. Parking Lot Repairs and Expansion: The paving is worn with cracks and pot holes. Furthermore, the lot is heavily used for the various activities at the Library and neighboring McMoran Park and Belmont Hills Pool Complex. It was recommended to repair the parking lot and expand it to provide additional parking spaces, including handicapped accessible spaces closer to the proposed accessible front library entrance.
6. Asbestos Abatement: Testing was performed and confirmed that there is asbestos containing building materials (ie floor tiles) at select areas. It is recommended to abate these items.
7. Finishes Upgrade: The finishes are worn. It is recommended to upgrade the finishes, including replacement of the carpet and repainting. It should be noted that the proposed building materials are modest. No premium finishes are specified.
8. Furniture Upgrade: The furniture, including shelving, is worn. It was recommended to refurbish and/or replace, where needed.

V. Impact On Township Finances: The original 2008 cost estimate of \$1.6M was escalated for inflation and updated each year that the project was delayed and is currently listed as \$2.4M in the CIP 2016-2021, adopted December 16, 2015. As described above, the evaluation this year identified various recommendations, which expanded the scope of the project to include additional improvements to the existing building. The updated cost estimate to include the aforementioned recommendations is \$3.0M. Please note that the above mentioned additions to the scope of work addressing the deferred maintenance in the existing building are required even if the Renovation and Expansion Project was not planned and would most likely have been funded through the Facilities Maintenance budget.

VI. Staff Recommendation: To authorize to proceed to the 100% design phase and bidding of the Belmont Hills Library Renovation and Expansion Project. With the improving economy, construction costs are likely to increase and add to the cost of the project if delayed. Moving forward would allow the project to be ready to meet the tight schedule requirements of the Keystone Grant program, if the project is awarded the grant.