

Howard County Library System

Downtown Branch Update

WORK SESSION

MAY 2021



HCLS Capital Projects

Howard County, MD
FY2022 HCLS Board Proposed Capital Budget (\$000)
Program: LIBRARIES

Project Information	Funding Source	PRIOR Appropriation	Fiscal 2022 Budget	TOTAL	Fiscal 2023 Budget	Fiscal 2024 Budget	Fiscal 2025 Budget	Fiscal 2026 Budget	Fiscal 2027 Budget	Fiscal 2028 Budget	Total
L0019 FY2018 HCLS SOUTHWEST BRANCH											
A project to conduct a site survey and feasibility assessment for a new HCLS Branch in Howard County's Southwest region.											
	B	-	0	-	0		285	5,211	32,960	2,575	41,031
	G	-	-	-	0	0	0	0	0	0	-
	Total	-	-	-	-	-	285	5,211	32,960	2,575	41,031
L0020 FY2021 NEW HCLS CENTRAL BRANCH & BUSINESS/ARTS EDUCATION CENTER											
Relocation of HCLS Central Branch due to Downtown Columbia Redevelopment plans. The funding will enable the full planning process to proceed as planned.											
	B	488	500	988	1,166	2,600	20,719	9,090	-	-	35,551
	G	-	250	250	333	866	1,500	1,500			4,449
	Total	488	750	1,238	1,499	3,466	20,719	9,090	-	-	40,000
	Total	488	750	1,238	1,499	3,466	21,004	14,301	32,960	2,575	81,031

March 15, 2021

Howard County, MD

Version: Revised HCLS Board Approved Budget



History of Central Branch



Built in 1981

Refreshed in 2000

Limited Remodel in 2012, completed 2016

Total Public Square feet: 47,417

Key Spaces: 2 meeting rooms, Children's Classroom (2016) Enlarged Project Literacy (2016) , HiTech STEM Education Center (2016)

FY2012 - Central Branch Renovation (and East Columbia)

- ▶ **Project commenced in FY2012 – Completed in 2016 with principal construction on Central Branch 2014-2015**
- ▶ 35% of budget assigned to Central (interim solution) key expenses:
 - ▶ **Maintenance Expenses** (*carpet replacement, lights, paint, secured server room, building flood repair and prevention, conversion of work space.*)
 - ▶ **Utilization Expenses** (*worn & broken furniture and expanded collection items and support*)



Central Branch: Current Challenges

- Class **space is insufficient** (waitlist or left unscheduled)
- Current space **does not meet MD State minimum library per capita space guides**
- Significant **population growth downtown will increase demand on branch and the current building (47,000) is inadequate with Howard County's existing population.**
- Currently **300% increase** in available community space demands
- Current development plans and construction will create an even bigger and more diverse population center in downtown Columbia than was forecast in 2004. Along with millions of square feet of retail, commercial, and hospitality space, **a new mix of market-rate and affordable housing is anticipated to create a vibrant new metropolitan area in the heart of Howard County.**



New Downtown Branch

- ▶ **Howard County has grown faster than was anticipated** in 2004; by 2018, the population had already exceeded the previous projection for 2030. It has been the fastest growing county in Maryland over the past eight years, according to the Baltimore Sun (Nocera, 2019).
- ▶ Recent projections predict that Howard County could grow by as much as 16 % over the next decade. **The growth will place additional requirements on HCLS facilities and increase demand for service.**



A Centralized Library:

- ✓ **Central to the life** activities of large numbers of people
- ✓ Important space in which **public culture is constructed and lived**, and thus has a deep sense of place attachment for its users.
- ✓ **Attracts all ages and linguistic groups, has a well-educated clientele, and is regarded as a safe and appropriate destination for women, children, and men.**
- ✓ Successful public place and **serve as important resources in the increasingly information-driven, knowledge-based economy**

New Downtown Branch

Area 3 at Buildout

- Office: 1,100,000 sf
- Residential: 1,100 units
- Retail: 200,000 sf
- Hotel: 210 rooms
- Library: 100,000 sf
- Park/Plaza: 1 acre
- Total Development: 2,800,000 sf



Merriweather District – Area 3

At Full Buildout:

- Office: 1.1M SF
- Residential: 1.1K units
- Retail: 200K SF
- Hotel: 210 rooms
- Library: 100K SF
- Park/Plaza: 1 acre
- Total Development: 2.8M SF



FY20 Funding



Funding:

- FY20 \$488K allocation enabled the initial project planning and scope
- FY20 *Encumbered Expense* – Approx. \$150K
- FY20 Remaining - \$338K

Team's Key Accomplishments:

- ✓ **Completed competitive bid process in accordance with HUD procurement procedures.** Evaluated 8 development teams and selected finalist.
- ✓ **Confirmed the location of the library and housing site** & completed preliminary site test(s).
- ✓ **Analyzed and completed preliminary parking scenarios**
- ✓ **Confirmed** project scope and **library footprint** based on community input and business requirements.
- ✓ **Completed timeline projects and preliminary budget.**
- ✓ **Developed high level conceptual designs.**



Project Team



- **Howard County Housing Commission:** Leading new housing development
- **Howard County Library System:** Leading new downtown branch development
- **Department of Public Works:** Advisory new downtown branch development
- **Enterprise Community Development:** Selected to manage new housing development process, and library design and construction
- **Grimm + Parker:** Architect for project (library, housing, garage)
- **Harkins Builders:** General contractor for housing portion of project
- **Costello Construction:** General contractor for library and garage



High Level Conceptual Model of Library

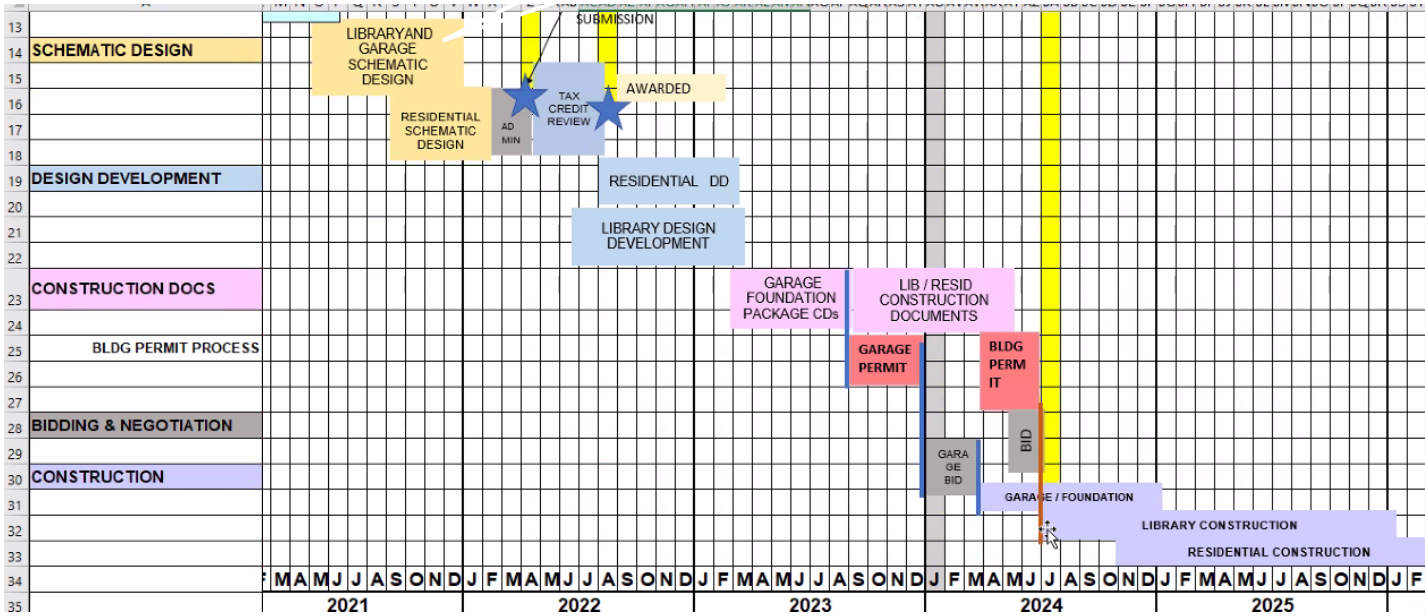
Key considerations for the new branch - based on industry research, data, and preliminary customer surveys.

- Increased footprint to address space limitations
- Expanded collections and stacks
- Increased classrooms for current and anticipated increased community demand
- Flexible and accessible community spaces for all community members' diverse needs
- Increased digital access areas inclusive of computing and software access, expansive digital printing, etc.



Preliminary Project Timeline

FY22 funding will enable the schematic design process to begin



Contingent on updated TIF Funding Scenarios

Preliminary Cost Estimates

		LIBRARY	RESIDENTIAL	HOWARD HUGHES PARKING	TOTAL
CONSTRUCTION	Building	\$55,730,000	\$33,000,000	\$0	\$88,730,000
	Garage	\$5,418,000	\$3,898,000	\$4,616,000	\$13,932,000
	Contingency (10%)	\$6,718,425	\$3,717,300	\$461,600	\$10,897,325
	Subtotal	\$67,866,425	\$40,615,300	\$5,077,600	\$113,559,325
EQUIPMENT	FF+E	\$5,861,250	\$275,000	\$0	\$6,136,250
	Security / AV,IT	\$0	\$0	\$0	\$0
	Library Equipment & Books	\$675,000	\$0	\$0	\$675,000
	Subtotal	\$6,536,250	\$275,000	\$0	\$6,811,250
PLANNING & SOFT COSTS	Arch./ Eng. Design Fees	\$5,665,055	\$2,992,043	\$821,020	\$9,478,118
	Other Soft Costs	\$0	\$595,000	\$0	\$595,000
	Permits & Fees	\$335,702	\$866,478	\$83,578	\$1,285,758
	Subtotal	\$6,000,757	\$4,453,521	\$904,598	\$11,358,876
ADDITIONAL COSTS	Developer Fee	\$2,412,103	\$5,152,370	\$179,466	\$7,743,939
	Reserves	\$0	\$1,000,000	\$0	\$1,000,000
	Financing Fee	\$0	\$3,300,000	\$0	\$3,300,000
	Subtotal	\$2,412,103	\$9,452,370	\$179,466	\$12,043,939
TOTAL COST:		\$82,815,535	\$54,796,191	\$6,161,664	\$143,773,390

Comprehensive Costs per Square Feet	\$ 733.93
Base Cost Per Square Foot	\$ 538.97



Comparison of Other Building Projects and Other Library Systems



Bureau of Facilities, DPW

Comprehensive Costs Per SF

May 1, 2021

PROJECT	Area		Year		Total Project Cost		Escalation	
	SF	Bid/ Est.	Constr.	Cost	Cost/ Bldg. SF	Esc. Factor	01/2021 Cost	
Miller Library [LG]	57,550	2010	2011	\$27,774,118	\$482.61	1.377	\$664.52	
Elkridge Library/ 50+ [LG]	43,243	2015	2017	\$24,619,292	\$569.32	1.225	\$697.57	
Elkridge Fire St. [LG]	34,052	2016	2018	\$18,253,384	\$536.04	1.196	\$640.94	
Bain 50+ [R]	14,100	2019	2020	\$3,443,330	\$244.21	1.080	\$263.78	
Circuit Courthouse [LG]	237,240	2018	2021	\$162,448,006	\$684.74	1.132	\$775.18	
Tubman [R]	27,000	2018 - 2021	2021	\$9,168,893	\$339.59	1.000	\$339.59	
Waterloo Fire St. [LG]	14,600	2021	2022	\$9,552,580	\$654.29	1.000	\$654.29	
Cultural Arts Center [LS]	131,004	2021	TBD	\$64,949,723	\$495.78	1.000	\$495.78	
Cultural Arts Center Project Costs by others	47,572	2021	TBD	\$3,089,000	\$64.93	1.000	\$64.93	
E. Columbia 50+ [LG]	29,600	2021	2022	\$18,975,000	\$641.05	1.000	\$641.05	

[R] RENOVATION
[LG] LEED GOLD
[LS] LEED SILVER



Based Cost Per SF Similar Library Systems

Year	Avg Rate of Inflation for Construction	Approx. Costs of SF	Library Site
2022	4.50%	\$502/sf	Kingstowne Library, VA
2020	4.50%	\$435/SF	Riviera Beach Library, MD
2016	5%	\$444/SF	Wheaton Library, MD
2014	5-20%	\$442/SF	Laurel Library, MD
2013	3.36-5%	\$403/SF	Silver Spring, MD
2015	5	\$512/SF	Route 9 Library, DE

Estimate

Comprehensive Costs per Square Feet

\$733.93

Base Cost Per Square Foot

\$538.97

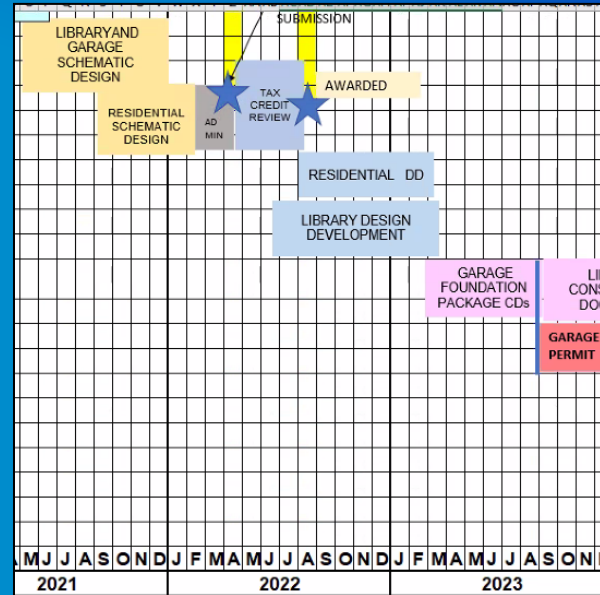


FY22 Project Forecast

- ▶ Continue with design process
- ▶ Plan community design charettes
- ▶ Prepare for possible state or federal grants, as applicable.

Benefits of continuing the planning process

- ▶ Housing Commission will prepare state tax credit applications.
- ▶ Collective team collaboration with County to confirm funding outlook, scope and timing



Contingent on updated TIF Funding Scenarios



Library Flats



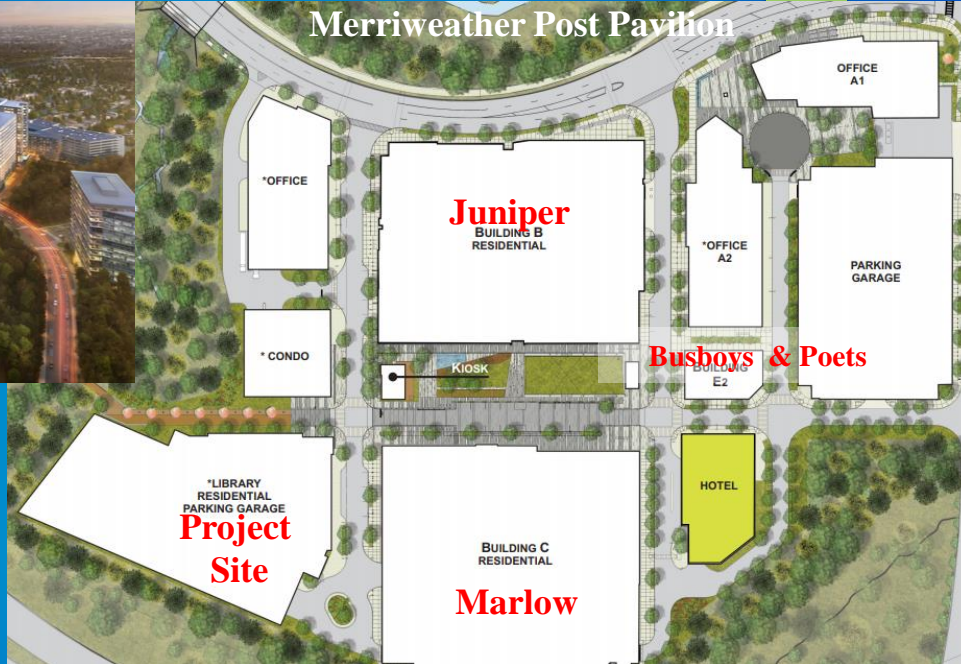
- **2.65 acre site** at southwest corner of Merriweather District.
- **~150 units** of mixed-income housing. Half will be market-rate and half will be affordable.
- **100,000+ sq ft** Central Branch Library
- Parking garage to service residential building, library, and adjacent uses.

Merriweather District – Area 3 Development Plan

Library Flats



- 2 apartment buildings
- Condo building
- 100,000+ SF retail
- Busboys and Poets
- 3 office buildings
- Hotel
- Central Park
- Library + apartments



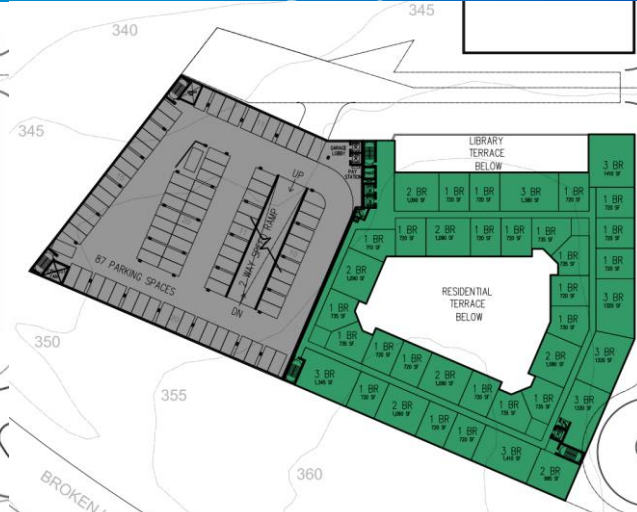
Library Flats

Building Layout

Library on Levels 1-2
Garage underground and adjacent



Residential on Levels 3-6
Garage adjacent





Sample Rendering – Looking Southwest





Sample Rendering – Looking West



Development Program

- **Housing: 150 units, range of income levels. Mix of studio, 1, 2 and 3 BRs.**
 - ~75 Low Income Units (Below 60% AMI)
 - ~75 Market-Rate Units
 - **Amenity Space: Fitness center, co-working space, clubhouse**
- **Library: ~100,000 SF, more than double size of current central library.**
 - Will include new programming for children, teens, and adults.
 - Auditorium flex space, meeting rooms, maker spaces, outdoor terrace.
- **Garage: Library and housing will require ~ 560 spaces. Garage may include additional spaces to serve adjacent retail, office, and condo buildings.**



Residential Financing

- Total project cost estimated to be \$55 million. To be funded through the following sources:
 - Maryland DHCD - LIHTC Equity: Twin 4% and 9%
 - Maryland DHCD - Rental Housing Works
 - Maryland DHCD - Partnership Rental Housing Program
 - Columbia Downtown Housing Corp.
 - First Mortgage
 - Baltimore Metropolitan Council Vouchers



Q & A





Thank You