November 20, 2019

Mayor Tarter and City of Falls Church Council Members
City Hall
300 Park Avenue
City of Falls Church, Virginia 22046

Dear Mayor Tarter and Council Members:

The Village Preservation and Improvement Society (VPIS) Board of Directors thanks your long support for the Mary Riley Styles Public Library renovation and expansion project and strongly encourages you to provide the funding needed to meet the Guaranteed Maximum Price and proceed to construction of this critical project as planned early next year.

The Library is one of the most important services that the City of Falls Church offers. City residents of all ages rely on the Library for learning, information, and entertainment. After a careful and extensive planning and public engagement process, the City determined that the Library needed to be renovated and expanded if it is to continue to meet the needs of the rapidly growing Falls Church community.

In 2016, voters approved a referendum by a wide margin to provide for renovation of the existing building and a badly needed 6,600 square foot addition. The project will also address critical systems upgrades to the existing building, including HVAC, elevator, and bathrooms, as well as bring the building into full ADA compliance. Other improvements include dramatic expansion of the space for children and teens, new public meeting and workspaces, and an upgraded local history room. Engineering and design work supporting the project is complete and a Guaranteed Maximum Price is expected in December.

As you know, steady annual increases in the regional cost of labor and materials have increased construction costs beyond initial estimates. In addition, the project includes streetscape improvements that were not part of the initial budget as well as design elements needed to comply with the most recent, upgraded LEED design standards. Fortunately, the cost of financing the project will be substantially less than estimated at the time of the referendum, generating a significant savings somewhat offsetting construction cost increases.

We look forward to working with you on this critical project for Falls Church.

Sincerely,

Lisa Varouxis
President

cc. Library Board
Planning Commission
City Manager