



Takoma Park City Council Meeting – November 16, 2016 Agenda Item 2

Work Session

Discussion of Proposal to Request Letters of Interest Regarding the New Hampshire Avenue Recreation Center, 7315 New Hampshire Avenue

Recommended Council Action

To discuss proposal and provide direction to staff

Context with Key Issues

The Council, having identified as a priority the advancement of the City's economic development efforts, is asked to provide guidance to staff on a proposal to secure ownership of the Takoma Park Recreation Center and begin exploring potential redevelopment opportunities for the site.

The 2012 Takoma Langley Sector Plan, endorsed by Council Resolution 2011-20, recommends the "replace(ment of) the Takoma Park Recreation Center with an expanded and updated facility independently or as a mixed-use facility" (Page 66). With the adoption of the Council's economic development goals, staff has renewed its efforts to secure control of the facility, working with the County's Parks Department to learn more about the process of transferring ownership of the property to the City and what restrictions may be placed on the site if it were to be redeveloped by the City or a private entity following its transfer.

County staff have stated that M-NCPPC would convey the property to the City subject only to the condition that it be used for a "recreation purpose." In the event the property were sold, the City would be required to spend the proceeds on capital improvement projects which further the park and recreation offerings provided to the community. The City would, in exchange for the Recreation Center, transfer ownership of an unimproved lot located in the Long Branch Stream Valley Park to M-NCPPC, subject only to the condition that it be used for park and recreation purposes. Title to the property would be conveyed back to the City in the event it was not used by M-NCPPC for park and recreation purposes.

Additionally, staff has proposed the issuance of a request for Letters of Interest to gauge how responsive the private sector may be to partnering with the City in a variety of scenarios including, but not limited to, the development and/or operation of a single purpose recreational facility on the current site, construction of a mixed-use facility which would include a recreational component, development of a new commercial facility on the site with a "replacement" recreational facility constructed at a new, unidentified location which addresses the recreational needs of the community. The proposed process would allow the City to explore possible partnership opportunities and evaluate potential financing options. It is not intended to oblige the City to develop the site; circumvent the participation of the community in the development of a possible project; or prohibit the City from partnering with another entity.

Council Priority

Advance Economic Development Efforts; Attract new businesses and prepare for economic development in the City and region.

Environmental Impact of Action

N/A

Fiscal Impact of Action

The cost of maintaining the existing facility, currently the responsibility of the County, would be assumed by the City in the event the Council accepted ownership of the property and would continue until such time as a decision is made regarding the renovation, redevelopment or possible relocation of the facility.

Attachments and Links

- [Takoma Park Recreation Center Studies](#)
- Takoma Park Recreation Center – Maintenance Costs and Projected Expenses

Fiscal Year	Type of Work	Sum of Labor Cost	Sum of Material Cost
Fiscal Year 2012	Carpentry	\$99.69	
	Electric	\$3,673.50	\$1,764.00
	HVAC	\$3,864.80	\$354.94
	Landscaping/Signage/Other Tree and Turf Maintenance	\$536.82	
	Leaf Removal	\$490.20	
	Litter (from ground) Removal	\$2,095.17	
	Locks/Doors	\$432.00	\$172.00
	Mowing	\$1,618.08	
	Plumbing	\$399.00	
	Snow Prep and Removal	\$370.17	
	Trash (from cans) Removal	\$1,165.42	
Fiscal Year 2012 Total		\$14,744.84	\$2,290.94
Fiscal Year 2013	Alarms/Security	\$1,869.00	\$45.00
	Carpentry	\$1,229.51	\$126.33
	Electric	\$5,281.50	\$2,454.00
	HVAC	\$2,227.17	\$80.00
	Landscaping/Signage/Other Tree and Turf Maintenance	\$486.39	
	Leaf Removal	\$156.90	
	Litter (from ground) Removal	\$1,905.66	
	Locks/Doors	\$480.00	
	Mowing	\$1,752.12	
	Plumbing	\$1,428.00	\$239.78
	Snow Prep and Removal	\$1,931.04	
	Trash (from cans) Removal	\$792.32	
Fiscal Year 2013 Total		\$19,539.60	\$2,945.11
Fiscal Year 2014	Alarms/Security	\$2,898.00	\$407.99
	Carpentry	\$3,600.54	\$663.74
	Electric	\$2,572.50	\$2,290.00
	HVAC	\$1,615.79	
	Landscaping/Signage/Other Tree and Turf Maintenance	\$1,519.35	
	Leaf Removal	\$364.68	
	Litter (from ground) Removal	\$993.96	
	Locks/Doors	\$1,280.00	\$588.00
	Mowing	\$1,768.88	
	Plumbing	\$252.00	
	Snow Prep and Removal	\$4,553.76	
	Trash (from cans) Removal	\$685.23	
Fiscal Year 2014 Total		\$22,104.68	\$3,949.73
Fiscal Year 2015	Alarms/Security	\$642.67	
	Carpentry	\$244.94	
	Electric	\$449.35	
	HVAC	\$1,458.04	
	Landscaping/Signage/Other Tree and Turf Maintenance	\$129.11	
	Litter (from ground) Removal	\$757.21	
	Locks/Doors	\$296.17	
	Mowing	\$1,297.56	
	Plumbing	\$194.24	
	Snow Prep and Removal	\$788.81	
	Trash (from cans) Removal	\$86.48	
Fiscal Year 2015 Total		\$6,344.56	
Fiscal Year 2016	Alarms/Security	\$980.51	\$38.45
	Carpentry	\$343.23	\$780.00
	Electric	\$2,487.16	\$488.99
	HVAC	\$1,604.40	\$1,427.84
	Landscaping/Signage/Other Tree and Turf Maintenance	\$142.85	
	Leaf Removal	\$287.18	
	Locks/Doors	\$995.50	\$893.00
	Masonry	\$502.20	
	Mowing	\$1,397.81	
	Plumbing	\$1,177.06	\$1,364.01
	Snow Prep and Removal	\$931.95	
	SWM	\$90.27	
Fiscal Year 2016 Total		\$10,940.10	\$4,992.29

Fiscal Year 2015
(and into Fiscal
Year 2016) Labor
Tracking software
changes resulted
in missing data.

PROPOSED MAINTENANCE COSTS VIA CONSULTANT IN 2005



PLANNED WORK REQUESTS FOR TAKOMA-LANGLEY COMMUNITY CENTER M58



<u>WORK DESCRIPTION</u>	<u>LABOR COST</u>	<u>MATERIAL COST</u>	<u>TOTAL EQUIP</u>	<u>OTHER COST</u>	<u>TOTAL COST</u>
TAKOMA-LANGLEY COMMUNITY CENTER M58					
2007					
EXTERIOR					
PREPARE AND PAINT EXTERIOR DOORS	720.00	80.00	0.00	0.00	800.00
CONCRETE REPAIRS -- REPLACEMENT ALLOWANC	720.00	540.00	180.00	0.00	1,440.00
EXTERIOR	1,440.00	620.00	180.00	0.00	2,240.00
INTERIOR					
PERFORM ELECTRICAL INSPECTION AND TESTIN	500.00	0.00	0.00	0.00	500.00
DOMESTIC WATER TESTING	500.00	0.00	0.00	0.00	500.00
REPLACE CARPET IN OFFICE	1,500.00	1,000.00	0.00	0.00	2,500.00
PREPARE AND PAINT INTERIOR WALLS	3,750.00	500.00	0.00	0.00	4,250.00
INTERIOR	6,250.00	1,500.00	0.00	0.00	7,750.00
UNDERGRD					
CLEAN WASTE LINES	700.00	0.00	0.00	0.00	700.00
UNDERGRD	700.00	0.00	0.00	0.00	700.00
2007	8,390.00	2,120.00	180.00	0.00	10,690.00
2008					
EXTERIOR					
PREPARE AND PAINT WOOD EXTERIORS	825.00	110.00	0.00	0.00	935.00
EXTERIOR	825.00	110.00	0.00	0.00	935.00
INTERIOR					
PREPARE AND PAINT INTERIOR CEILINGS	9,200.00	800.00	0.00	0.00	10,000.00
REPLACE SUSPENDED CEILING TILES	2,250.00	2,250.00	0.00	0.00	4,500.00
REPLACE DRINKING FOUNTAIN	400.00	1,100.00	0.00	0.00	1,500.00
PREPARE AND PAINT INTERIOR DOORS	700.00	80.00	0.00	0.00	780.00
INTERIOR	12,550.00	4,230.00	0.00	0.00	16,780.00
MECH RM					
REPLACE DOMESTIC WATER HEATER	400.00	450.00	0.00	0.00	850.00
MECH RM	400.00	450.00	0.00	0.00	850.00
2008	13,775.00	4,790.00	0.00	0.00	18,565.00

<u>WORK DESCRIPTION</u>	<u>LABOR COST</u>	<u>MATERIAL COST</u>	<u>TOTAL EQUIP</u>	<u>OTHER COST</u>	<u>TOTAL COST</u>
TAKOMA-LANGLEY COMMUNITY CENTER M58					
2009					
MENS RR					
MEN'S RESTROOM RENOVATION	875.00	4,000.00	0.00	0.00	4,875.00
MENS RR	<u>875.00</u>	<u>4,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,875.00</u>
WOMEN RR					
WOMEN'S RESTROOM RENOVATION	1,025.00	4,650.00	0.00	0.00	5,675.00
WOMEN RR	<u>1,025.00</u>	<u>4,650.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,675.00</u>
2009	1,900.00	8,650.00	0.00	0.00	10,550.00
2010					
EXTERIOR					
BRICK REPAIRS -- TUCKPOINTING AND BRICK	87,000.00	5,800.00	5,800.00	0.00	98,600.00
REPLACE EXTERIOR LIGHTING	800.00	3,200.00	0.00	0.00	4,000.00
EXTERIOR	<u>87,800.00</u>	<u>9,000.00</u>	<u>5,800.00</u>	<u>0.00</u>	<u>102,600.00</u>
INTERIOR					
ALLOWANCE FOR PLUMBING REPAIRS	3,170.00	1,810.00	0.00	0.00	4,980.00
ALLOWANCE FOR ELECTRICAL REPAIRS	5,430.00	3,620.00	0.00	0.00	9,050.00
INTERIOR	<u>8,600.00</u>	<u>5,430.00</u>	<u>0.00</u>	<u>0.00</u>	<u>14,030.00</u>
2010	96,400.00	14,430.00	5,800.00	0.00	116,630.00
2012					
INTERIOR					
REFINISH BASKETBALL COURT	8,000.00	8,000.00	0.00	0.00	16,000.00
REPLACE VINYL TILE FLOOR	3,500.00	3,500.00	0.00	0.00	7,000.00
INTERIOR	<u>11,500.00</u>	<u>11,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>23,000.00</u>
KITCHEN					
KITCHEN RENOVATION	1,450.00	3,150.00	0.00	0.00	4,600.00
KITCHEN	<u>1,450.00</u>	<u>3,150.00</u>	<u>0.00</u>	<u>0.00</u>	<u>4,600.00</u>
2012	12,950.00	14,650.00	0.00	0.00	27,600.00



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TAKOMA-LANGLEY COMMUNITY CENTER M58					
2013					
INTERIOR					
REPLACE TERMINAL PACKAGE UNITS	145.00	1,055.00	0.00	0.00	1,200.00
REPLACE TERMINAL PACKAGE UNITS	145.00	1,055.00	0.00	0.00	1,200.00
INTERIOR	290.00	2,110.00	0.00	0.00	2,400.00
ROOF					
REPLACE CONDENSING UNIT (4 TON)	925.00	1,700.00	0.00	0.00	2,625.00
REPLACE ROOFTOP PACKAGE UNIT	1,550.00	7,800.00	0.00	0.00	9,350.00
REPLACE ROOFTOP PACKAGE UNIT	1,550.00	7,800.00	0.00	0.00	9,350.00
REPLACE CONDENSING UNIT (2.5 TON)	600.00	1,050.00	0.00	0.00	1,650.00
ROOF	4,625.00	19,350.00	0.00	0.00	22,975.00
2013	4,915.00	20,460.00	0.00	0.00	25,375.00
2014					
INTERIOR					
REPLACE SECURITY SYSTEM	1,600.00	1,660.00	0.00	0.00	3,260.00
REPLACE FIRE ALARM SYSTEM	27,120.00	9,040.00	0.00	0.00	36,160.00
INTERIOR	28,720.00	10,700.00	0.00	0.00	39,420.00
2014	28,720.00	10,700.00	0.00	0.00	39,420.00
2015					
INTERIOR					
REPLACE INTERIOR DOORS	2,000.00	6,000.00	0.00	0.00	8,000.00
INTERIOR	2,000.00	6,000.00	0.00	0.00	8,000.00
2015	2,000.00	6,000.00	0.00	0.00	8,000.00
2016					
INTERIOR					
PLUMBING RENOVATIONS	63,280.00	36,160.00	0.00	0.00	99,440.00
ELECTRICAL RENOVATIONS	54,240.00	36,160.00	0.00	0.00	90,400.00
INTERIOR	117,520.00	72,320.00	0.00	0.00	189,840.00
MECH RM					
REPLACE FURNACE AND COOLING COILS (80,00	600.00	1,175.00	0.00	0.00	1,775.00
REPLACE FURNACE AND COOLING COILS (100,0	600.00	1,350.00	0.00	0.00	1,950.00
MECH RM	1,200.00	2,525.00	0.00	0.00	3,725.00
2016	118,720.00	74,845.00	0.00	0.00	193,565.00



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TAKOMA-LANGLEY COMMUNITY CENTER M58					
2017					
EXTERIOR					
REPLACE ALUMINUM EXTERIOR WINDOWS	2,400.00	19,560.00	0.00	0.00	21,960.00
EXTERIOR	2,400.00	19,560.00	0.00	0.00	21,960.00
2017					
	2,400.00	19,560.00	0.00	0.00	21,960.00
2018					
ROOF					
REPLACE MODIFIED BITUMINOUS ROOF	39,560.00	29,670.00	0.00	0.00	69,230.00
ROOF	39,560.00	29,670.00	0.00	0.00	69,230.00
2018					
	39,560.00	29,670.00	0.00	0.00	69,230.00
2039					
MECH RM					
REPLACE PANELBOARD (225-AMP)	700.00	860.00	0.00	0.00	1,560.00
REPLACE PANELBOARD (800-AMP)	1,600.00	3,900.00	0.00	0.00	5,500.00
MECH RM	2,300.00	4,760.00	0.00	0.00	7,060.00
2039					
	2,300.00	4,760.00	0.00	0.00	7,060.00
TAKOMA-LANGLEY COMMUNITY CENTER M58					
	332,030.00	210,635.00	5,980.00	0.00	548,645.00