



## Takoma Park City Council Meeting – July 31, 2019 Agenda Item 4

### **Voting Session**

Single Reading Ordinance Awarding a Contract for Architectural Design Services for the Library

### **Recommended Council Action**

Approve the Ordinance Awarding a Contract for Architectural Design Services for the Library

### **Context with Key Issues**

Last week, the Council heard a presentation by Greg Lukmire of RR/MM Lukmire Architects that detailed the work to be done regarding a floodplain delineation study and other work included in a contract for architectural and engineering services for designing the Library. At the meeting, the Council asked for clarification regarding next steps and decision points for Council, as well as time estimates for each step.

The first step would be approval of the contract with the architect so that site plan work for the completion of the flood study can be done and design work that will provide key information for Council on plans and cost estimates can begin.

In identifying key decision points, Greg Lukmire recommends that the Council review information about the project at a number of specified points throughout the design process. The first would be after about 90 days of work, reviewing the floodplain/site plan/schematic design work. The next major Council review point would be about 120 days later, reviewing design work to date, including a revised cost estimate.

Obtaining a good cost estimate at this approximately seven month point marks a key decision point for Council. For that reason, I recommend that the Ordinance be for an amount not to exceed \$300,000 for work up to this point. If the Council elects to proceed with the Library project, an Ordinance for \$498,545 can be considered by Council for the remaining work to be done by the architect and team, which would include additional engineering work, permit application preparation, construction document preparation and construction administration. Additional decision points for Council would occur during the remaining design work, again primarily at cost estimating points and upon receiving construction bids.

The City has the following funds available for the Library project:

\$7,000,000 from the Library Bond (borrowed funds that can be used for the Library and Community Center)

\$300,000 from State Bond Bills (two grants of \$150,000 that can only be used for the Library project)

Up to about \$2,800,000 from the \$3,000,000 Cable Grant Funds (for areas and equipment related to City TV, Audio/Video activities and programming, Computer access, and communications wiring infrastructure)

Total Funds Available: \$10,100,000

In reviewing the cost information provided on July 24, questions were raised by the column labeled "Recreation" in the budget slide. Mr. Lukmire used this label to represent improvements outside the Library/Computer Center footprint. These costs are primarily for changes to, and an increase in, the number of restroom stalls in the Community Center. The Community Center/Library complex right now does not meet Code for the number of restrooms. Reorientation and enlargement of the restrooms near the Recreation office, and related elimination of the narrow hallway that runs past the Recreation offices, helps address the Code requirements and better organizes the space for the Library. Entrances for the Recreation offices and Community Center restrooms would be moved to the Community Center hallway between the back parking lot and the main lobby. It should be noted that normal improvement of the restroom finishes had been put on hold while the discussions of the Library project were underway, knowing that we needed additional restroom stalls.

Of the costs labeled "Recreation" on the information previously provided by Mr. Lukmire, only about \$80,000 would be for finishes within the reoriented offices.

At the meeting on July 24, Council asked for information on costs previously spent on the Library project. Those costs are:

\$5,000 for 21<sup>st</sup> Century Library (preceded Council action as to whether or not to borrow funds to expand and renovate the Library)

\$9,988 in Legal Costs (reviewing contracts)

\$76,774 for the Flood Plain Study

\$46,549 for Conceptual Design Work

Total: \$138,311

### **Council Priority**

A Livable Community for All: The local public library serves residents of all ages, including a significant number of school and day care classes. It offers free programs by noted authors and illustrators, reading readiness for ESL parents, book discussion groups for adults, extensive collections of print and digital resources, Spanish and French programs, and public access computer use with dedicated staff. A larger, more comfortable building will enable us to address the needs of more community residents with evolving and up to date resources for years to come.

### **Environmental Impact of Action**

Elimination of the health and/or potential safety hazards for Library users posed by: fiberglass insulation, asbestos in the library foyers, mold where ceiling has leaked, wood roof framing, frequent loss of functioning HVAC during hot or cold weather, and apertures for birds, small rodents or insects to enter the building. Green building standards would be incorporated into a new building.

### **Racial Equity Considerations**

The resources of the Takoma Park Library are free to all Takoma Park and Montgomery County residents, and are used heavily by children and seniors of all racial and ethnic backgrounds, including immigrants in the community. Library programs are free to all, regardless of jurisdiction. The Library and Computer Center are open 7 days/week and are within walking distance of five schools. A recent automatic renewal policy reduces the need to impose fines on overdue materials. The Library Friends and staff work with the ESL teacher at PBES to co-sponsor an immigrant family

book club, and staff participate in the 'Books and Breakfast' program for ESL parents at PBES. The Library presents "Books to Action: a Social Justice Book Club for Kids and Families." A program room will enable us to provide more programs that address equity issues without limiting family and after-school use of our children's room. A new building will enable the provision of family and transgender restrooms. Also it will enable us to provide dedicated shelves and study space for young adults – a group that is currently underserved in our small library.

### **Fiscal Impact of Action**

This contract would be for \$300,000, to get to a point in the design where more specific cost estimates for the project could be determined. A new Library is a significantly less costly action than raising the level of the parking lot relative to the Library, in order to meet flood plain study requirements. Taking no action will result in further deterioration of the building, to a point where it will eventually become unusable as a public space. Funding has already been allocated for the Library project, through borrowing and Capital Grants. Funds that have been borrowed cannot be returned; they would need to be paid back with interest per the bonding documents, and Grant funds can only be used for Library design and construction work. A "discontinued" City Library would be an inestimable loss to all residents of Takoma Park, and would greatly increase the number of Takoma Park residents who would need to pay for transportation to a County library for services, books and computer access.

### **Attachments and Links**

- Single Reading Ordinance Authorizing a Contract with RR/MM Lukmire Architects

Introduced by:

Single Reading

**CITY OF TAKOMA PARK, MARYLAND**

**ORDINANCE NO. 2019-**

**AUTHORIZING A CONTRACT WITH RR/MM LUKMIRE ARCHITECTS  
FOR PROFESSIONAL SERVICES TO CONTINUE DESIGN WORK FOR LIBRARY  
RENOVATION FOR THE CITY OF TAKOMA PARK**

- WHEREAS, in FY15, the Takoma Park City Council adopted Ordinance 2015-36, [“Authorizing a Contract with the Lukmire Partnership for Continued Concept Design and Potential Detailed Design and Engineering for Library Renovation,”](#) in recognition that the existing Library building was inadequate to meet community needs and Council goals; and
- WHEREAS, in FY16, the Takoma Park City Council adopted Ordinance 2016-34, [“Providing for Proceeding to Detailed Design Development Based on the June 2016 Concept Design for Library Renovation;”](#) and
- WHEREAS, in FY17, the Takoma Park City Council adopted [Ordinance 2017-27](#), which authorized the borrowing of \$7 million to be used for renovations to the Takoma Park Library and Community Center, including, but not limited to, Library build-out and renovation, detail design, construction, and relocation of the Takoma Park Library; and
- WHEREAS, the Library lies in a 100 year floodplain, and since the renovations would change the footprint of the library a new floodplain delineation study was required and a preliminary study was undertaken in 2018; and
- WHEREAS, the preliminary floodplain delineation study showed that the floor of the Library is low compared to the flood elevation and several options were identified by RR/MM Lukmire Architects that could allow for a Library with an expanded footprint to meet requirements for construction in a floodplain; and
- WHEREAS, RR/MM Lukmire Architects noted that a replacement library built with a higher floor level will meet the required elevation criteria at a lower cost than changing the parking lot elevation, which was the next best approach to meet floodplain requirements; and
- WHEREAS, RR/MM Lukmire Architects submitted a contract to the City on April 16, 2019 to continue work on the design, engineering and construction administration of a replacement Library, at a cost of \$798,545 for professional services; and
- WHEREAS, approximately seven months of design development work and additional floodplain analysis, at a cost not to exceed \$300,000, would get to a point where

specific information on construction cost estimates would be able to be obtained for Council consideration of next steps on the Library project including continuation as planned, modification of the design or, as can happen at any point, a decision not to proceed with the project; and

WHEREAS, if the Council decides to continue with the Library project, the Council would consider an Ordinance for the balance of the \$798,545 for continued engineering design, permit application preparation, construction document preparation and construction administration; and

WHEREAS, \$800,000 in funds are specified in the FY20 City budget for professional design and engineering services for the Library project; and funding for this contract and the Library project overall is available through the State Infrastructure Loan Program, Maryland Capital Grants, and City Cable Grant funds.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

SECTION 1. The City Manager or her designee is authorized to enter into an agreement with RR/MM Lukmire Architects for services related to the design, engineering, cost estimating, and construction administration of a replacement Library for the City of Takoma Park.

SECTION 2. This contract amount is \$300,000.

SECTION 3. This Ordinance shall become effective upon adoption.

Adopted this \_\_\_\_ day of , 2019 by roll-call vote as follows: