



Takoma Park City Council Meeting – April 15, 2020 Agenda Item 2

Voting Session

Ordinance Authorizing Remaining \$499,835 Under Contract with RR/MM Lukmire Architects for Design Services for Takoma Park Library Renovation

Recommended Council Action

Approve Ordinance for Balance of Funds for Architectural Design Services

Context with Key Issues

The Takoma Park, Maryland Library does not meet ADA requirements, has significant problems with its heating, ventilation and air conditioning systems and does not meet space needs for programming and young adult services. For this reason, the Library renovation project was begun in 2015 and public discussions and concept design work has proceeded since then as detailed on the attachment.

On July 31, 2019, the City Council passed Ordinance #2019-26 which authorized a contract with RR/MM Lukmire Architects to perform the first phase of detailed design work toward a replacement Library. This was to involve “approximately seven months of schematic design, design development work, independent cost estimate, and additional flood plain analysis” after which time the City Council would consider specific information on construction cost estimates, leading to “project continuation as planned or modification of the design and costs.” The first phase of the work was for a cost not to exceed \$300,000.

The complete contract for design services totaled \$799,835 and \$800,000 is in the current FY20 budget for this work. Under Ordinance #2019-26, after receiving the information on construction cost estimates, “the Council would consider an Ordinance for the balance” of the contract amount for continued engineering design, permit application preparation, construction document preparation and construction administration.

On February 26, architect Greg Lukmire presented the Council new information on floodplain findings and independent construction cost estimates. Additional information was presented and discussed at the Council Work Session of March 11, 2020.

In sum, the floodplain findings were consistent with earlier projections that raising the floor of the building would be sufficient to meet flood plain requirements without substantial redesign of the site. And, the estimated total hard and soft costs of the project are very close to the amount of funds available for the project - \$9.8 million.

The \$9.8 million available are funds that are designated for Library construction or are from the Cable Capital Grant fund. None of these funds can be easily used for other City projects. The \$7 million bond are capital project funds the City borrowed to pay for the Library project. Two \$150,000 State Capital Grants (“bond bills”) are specifically for Library construction. Cable Capital Grant funds may only be spent on capital projects related to facilities that can be used for CityTV programming, telecommunications, wiring for the City operations and public safety. Several areas of the library project meet the strict criteria for use of the Cable Capital Grant funds. If the \$9.8 million funds are not used for the Library project, there would be no savings to the taxpayer.

If the remaining design funds are authorized, the architect can continue to get information on the costs of various components of the project and report back to the Council. Such estimates could be used to modify, delay or eliminate components if the Council determined the action would be in the interest of the City.

Moving forward on the design work is advantageous to the City in this time of economic uncertainty for two major reasons:

- 1) It is possible that construction costs could decline in the coming months and having construction documents ready for bidding in such an environment would allow the City of Takoma Park to benefit from those lower costs. A delay in completing the design work could mean the City would miss this opportunity.
- 2) Spending the funds for the project from the \$7 million bond reduces City monies that are set aside in the bond reserve. Spending the bond funds then reduces the bond reserve. The restricted bond reserve funds are then released to the unappropriated reserve fund which the City may need.

Council Priority

A Livable Community for All: Our 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 Considerations

The new building floor will be raised to withstand increased flood potential due to climate change. 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 leaking of HVAC equipment, and apertures for birds, small rodents or insects to enter the building. Green building standards would be incorporated into a new building.

Fiscal Considerations

As identified in the Context information above, there is \$9.8 million available for an approximately \$9.8 million project. The available funds are not easily used for other uses or as savings to taxpayers. Not spending the \$7 million Library Bond will mean the bond reserve will not be able to be released to the unappropriated reserve. The architect has been asked to have detailed information on project components to be considered by Council in making design and spending decisions. One of the costs of the project is for a specialist to oversee the construction activities and to review invoices and change orders, as was done successfully in the Auditorium, Public Works, and Phase II Community Center projects, to keep the project on budget.

Racial Equity Considerations

The resources of the Takoma Park Library 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 within walking distance of five schools and many multifamily buildings. 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 gender neutral 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.

Attachments and Links

- [Background and Cost Comparisons of the Library Project](#) (March 11, 2020, see Agenda Item 6)
- Draft Ordinance
- [Library Project Page](#)

Introduced by:

Single Reading

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2020-XX

**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, 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 \$799,835 for professional services; and
- WHEREAS, approximately seven months of schematic design, design development work, independent cost estimate, 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 or modification of the design and costs; and
- WHEREAS, in Ordinance 2019-26, the Takoma Park City Council authorized this work at a cost not to exceed \$300,000; and
- WHEREAS, additional design work, flood plain study results and cost estimates were presented and discussed at the work sessions of February 26 and March 11, 2020; and
- WHEREAS, the flood plain findings were consistent with earlier projections that raising the floor of the building would be sufficient to meet flood plain requirements without

substantial redesign of the site, and the estimated total hard and soft costs of the project are very close to the \$9.8 million amount of funds available for the project; and

WHEREAS, consistent with Ordinance 2019-26, the Takoma Park City Council is now considering an Ordinance for the balance of the \$799,835 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 continued engineering design, permit application preparation, construction document preparation and construction administration of a replacement Library for the City of Takoma Park.

SECTION 2. This contract amount is \$499,835.

SECTION 3. This Ordinance shall become effective upon adoption.

Adopted this xx day of _____ by roll-call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT: