



# The Library Redevelopment Project

CITY OF TAKOMA PARK

HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT

LIBRARY DEPARTMENT

# The Library Redevelopment Project



- ❑ Demolition of the existing 9,400 square foot Library and Computer Center.
- ❑ Construction of 19,000 square foot Library and Computer Center.
- ❑ Renovation of the Recreation Department and City TV.

# The Impact

---

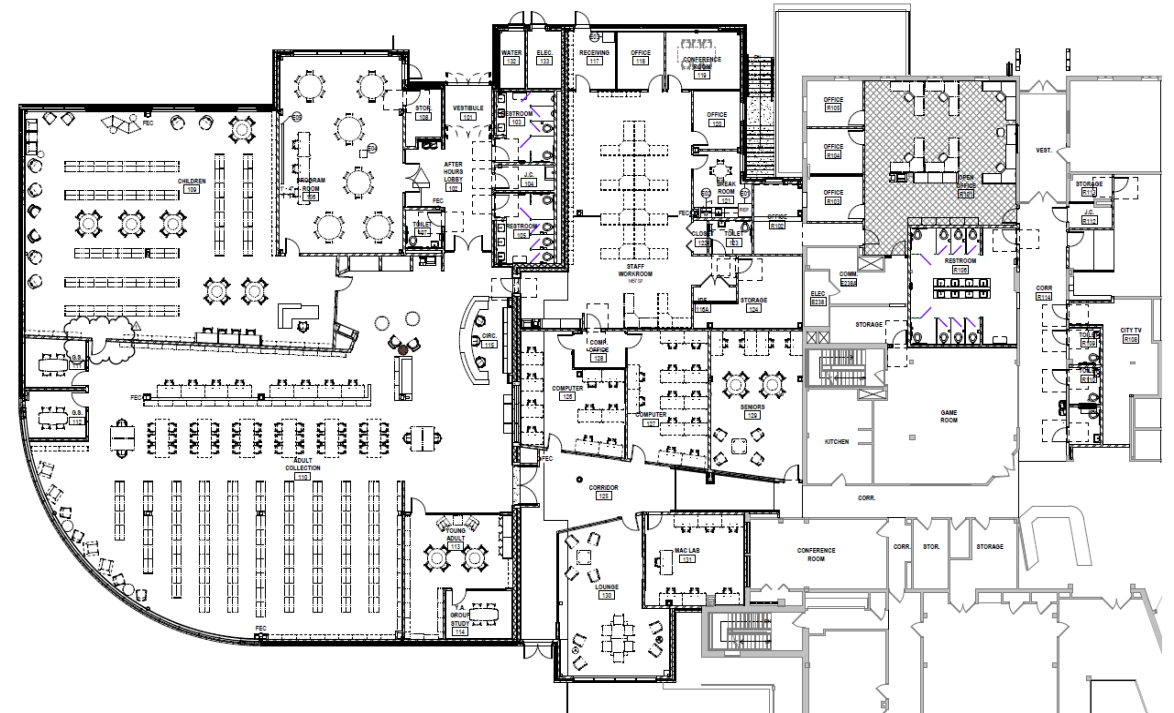
## ☐ Welcoming

## ☐ Modern and Functional

- ☐ Program Room, Children's Room and Teen Room
- ☐ Private Study Rooms, Updated Computer Room
- ☐ New Work Staff Area

## ☐ Sustainable

- ☐ Built to LEED Gold Standards
- ☐ 160 New Solar Panels
- ☐ Energy Efficient Building Components (insulation, shades, overhangs, natural light, triple-pane glazing)



# The Cost

---

Sources	
Bond Reserve	\$ 7,000,000
State Grant	\$ 300,000
Cable Capital Grants	\$ 2,500,000
ARPA	\$ 4,000,000
<b>Total Funds Available</b>	<b>\$ 13,800,000</b>
Uses	
Cost Category	Cost Estimate
Construction Related Costs (+5% Contingency)	\$ 9,688,287
Solar Panel Installation	\$ 214,787
Soft Costs	\$ 3,896,926
<b>Total Cost</b>	<b>\$ 13,800,000</b>
GAP/Surplus	\$ (0)

# The Soft Costs

- ❑ Architects, engineers and construction manager will provide support throughout construction.
- ❑ Inspection and material testing contract required by DPS.
- ❑ Construction manager to assist with relocation coordination.
- ❑ Commercial lease for three years.
- ❑ Soft cost contingency of \$185,000.

Item	
Architect and Engineering (RRMM)	\$ 865,035
Construction Administration (Arcadis)	\$ 387,798
Inspection and Material Testing	\$ 100,000
LEED Gold Requirements / Green Education Signage	\$ 15,000
<b>Furniture, Fixtures and Equipment</b>	
<i>Tree Trunk Reuse &amp; Plaques</i>	\$ 6,225
<i>Mosaic Disassembly, Storage and Reassembly</i>	\$ 7,000
<i>Library Furniture</i>	\$ 650,000
<i>Security Cameras &amp; Telecommunications Installation</i>	\$ 50,000
<i>Library Shelving</i>	\$ 372,000
<b>Relocation</b>	
<i>Relocation Assistance / Project Management (Arcadis)</i>	\$ 20,000
<i>Moving / Storage Costs (Single Location)</i>	\$ 176,904
<i>Commercial Lease for Library Staff (3 Years)</i>	\$ 654,412
<i>Lease Space Outfitting</i>	\$ 200,000
<b>Building Fees and Permits</b>	\$ 182,067
<b>Misc.</b>	
<i>Additional Landscaping</i>	\$ 25,000
<i>Soft Cost Contingency</i>	\$ 185,485
<b>TOTAL</b>	<b>\$ 3,896,926</b>

# Inspection and Material Testing

---

- ❑ The Montgomery County Department of Permitting Services will require the City to contract with a inspection and testing firm.
- ❑ The inspection and testing firm is require by County Building Code and the International Building Code when structural – specific inspections are necessary.
- ❑ The City must contract with the Special Inspector directly.
- ❑ The City intends to ride on an existing time and material Montgomery County Contract
  - Interviewed two existing vendors, received cost proposals
  - Compared pricing with a common scope of work
- ❑ Most competitive pricing from Hillis-Carnes and Associates, Inc.
- ❑ Expected cost between \$80,000 and \$100,000

# The Hard Costs

---

- ❑ The City obtained cost estimates from two firms; Forella and Downey and Scott, LLC.
- ❑ Estimates were revised in February 2022, accounted for material and labor cost increases.
- ❑ Estimates ranged from \$9.8M to \$11.6M; including price escalation and design contingency.
- ❑ In preparation for the expected cost increases Council set aside \$4M in ARPA funding.
- ❑ City staff proceeded with and dual evaluation process, issuing a Request for Qualifications and Request for Proposals.



# The Process - Request for Qualifications

❑ Issued a Request for Qualifications (RFQ) in March 2022.

❑ RFQ received 15 responses.

❑ Evaluation Criteria:

- Min. Qual: Bonding Capacity, Project of \$7M in 5 Years, Licensed, Ligated Damages
- Project Experience
- Personnel Qualification/Experience
- References
- Financial Data
- Safety Performance
- Claims/Final Resolutions/ Judgements
- Failure to Complete Projects

RANK	CONTRACTOR	SCORE
1	Whiting Turner	97
2	Keller Brothers	95
3	Tuckman Barbee	94
4	Doyle Construction	93
5	MCN Build	91
6	Dustin	90
7	Scheibel	89
8	Hess	87
9	Henley Construction	85
10	Forrester	81
11	Consigli	80
12	Plano-Coudon	80



# The Process - Request for Qualifications

---

## ❑ **Project Experience**

- ❑ Provide detail of five past projects that are most similar and size and scope.
- ❑ A list of all projects in the last seven years with a contract value greater than \$7 million dollars.

## ❑ **Personnel Experience** – Resumes of Project Manager and Superintendent.

## ❑ **References** – From the five most recent projects of similar size and scope.

## ❑ **Financial Data** – Most recent audited financial statements for previous three years.

## ❑ **Safety Performance** – Accident rate, OSHA citations, OSHA data.

## ❑ **Claims** – Legal actions implemented, settlements, judgements, arbitrations.

## ❑ **Failure to Complete** – Statement re: termination or failure to complete a project.

# The Process - Request for Proposal

LOW BID \$9,226,940

RANK	CONTRACTOR	RESPONSIVE BID	RFQ SCORE	RFQ POINTS	TOTAL BASE BID	LOW BID / BASE BID	RFP SCORE	TOTAL SCORE
	Keller Brothers	Yes	95	9	\$10,658,400	0.8657	77.9	86.9
	Tuckman Barbee Construction Co	Yes	94	9	\$10,981,999	0.8402	75.6	84.6
	Doyle Construction	Yes	93	8	\$9,226,940	1.0000	90.0	98.0
	Dustin Construction	Yes	90	7	\$10,223,000	0.9026	81.2	88.2
	Forrester Construction	Yes	81	2	\$10,426,664	0.8849	79.6	81.6
	Consigli Construction Co	Yes	80	2	\$10,033,593	0.9196	82.8	84.8
	Plano-Coudon Construction	Yes	80	2	\$10,178,000	0.9066	81.6	83.6

- Seven of 12 contractors submitted a response. Including 4 of the 6 contractors rated 90 or better.
- Five withdrew because of capacity limitations.
- Cost proposals had a range from \$9.2M to \$10.9M; including add alternate costs.
- The winning bid and highest overall score belonged to Doyle Construction.

# The Contractor - Doyle Construction

---

- ❑ City staff recommend that City Council approve the contract award to Doyle Construction to act as the construction contractor for the Library Redevelopment Project.
- ❑ Qualifications:
  - Recent projects include the \$3.1M Shepherdstown, WV Library; the \$7.6M Audi Dealership in Bethesda; MD and the \$2.7M Lidl Grocery Store in Takoma Park, MD.
  - The project management team includes the project manager for the Wheaton Regional Library and the Elkridge Branch Library.
  - Doyle's RFQ qualification score was 93 out of 100. The 4<sup>th</sup> ranked among 15.
  - Doyle had the lowest competitive price among all contractors.
  - Project team meet with Doyle Construction to confirm scope of work and ensure strength of the management team.

# The Timeline

---

- ❑ Permitting
- ❑ Construction Timeline
- ❑ Relocation Strategy
- ❑ Communication Strategy

# The Timeline - Permitting

---

## □ Department of Permitting Services

- Floodplain and Sediment Control Study Approval – Responding to regulatory comments
- Site Permit – Pending floodplain and sediment control approval.
- Building Permit – Pending floodplain and sediment control approval.

## □ Utility Permits

- WSSC Permit – Pending floodplain and sediment control approval.
- State Highway Administration
  - Responding to regulatory comments
  - Initial comments resulted in an upsizing of the stormwater infrastructure along Philadelphia Ave.
  - Provided contractors with an add alternate to include pricing in cost proposal.
  - Doyle's add alternate price was \$80,000.

# (Library Stormwater Infrastructure)

---

*Discussion by Jason Fritz, Project Civil Engineer*

- ❑ How has the Library Redevelopment Project allowed the City to improve its stormwater infrastructure?
- ❑ What design features are incorporated into the Library design to mitigate flooding?
- ❑ What constraints limit the Project's ability to further expand stormwater improvements?
- ❑ Describe the role of the floodplain study in the development of the Project development. How is the study used and what are its limitations?

# The Timeline - Construction

---

- ❑ July 20<sup>th</sup> – Approval of contractor recommendation by City Council.
- ❑ Mid-August 2022 – Contract execution.
  - Must occur within 60 days of bid submission (September 4<sup>th</sup>).
  - Pricing is permanent after contract execution.
- ❑ Mid-August 2022 – Partial notice to proceed.
  - Allows contractor to proceed with procurement.
- ❑ Late-September 2022 – Full notice to proceed.
  - Project will begin with sitework.
  - Demolition to occur in late November 2022.
- Project completion in April 2024 (18 months).





# The Timeline - Relocation Strategy

---

- ❑ Relocation Assistance
  - Professional Relocation Services
  - Internal Taskforce composed of department leadership
- ❑ Finalizing Lease
- ❑ Outfitting Leased Space
  - Layout
  - Furniture
  - Telecommunications
- ❑ Moving and Storage
- ❑ Service Impact
  - Recreation
  - Library
  - City TV

# The Timeline - Communications Strategy

---

- ❑ The Communications Department and Library Department are developing a robust communication strategy.
  - Internal and external communication strategy.
  - Sensitive to the impact of the Project on neighboring homes, schools, businesses and commuters.
  - Bi-weekly communication with the at-large community.
- ❑ Strategy will include in person gathering, digital, and print media.
  - Kick-off Community Meeting
  - Active webpage with regular updates
  - Takoma Insider
  - Takoma Newsletter
  - Takoma Alerts
  - Signage
  - Social Media Updates
  - Radio Updates

# Questions, Comments, Concerns

---



