



Takoma Park City Council Meeting – July 20, 2022 Agenda Item 1

Voting Session

Single Reading Ordinance Awarding a Contract for Library Construction

Recommended Council Action

The Department of Housing and Community Development recommends that the City Council approve the contract award to Doyle Construction to act as the construction contractor for the Library Redevelopment Project.

Context with Key Issues

Request for Qualifications:

On March 25, 2022 the City of Takoma Park issued a Request for Qualifications (RFQ) for a construction contractor for the Library Redevelopment Project. The evaluation criteria included measures of experience, capacity, professionalism, financial solvency, and safety performance. Contractors submitted RFQ responses on April 29, 2022. Fifteen contractors responded to the RFQ and were ranked on a weighted scale from 20 to 100. A score of 75 or better was required for a contractor to qualify for an opportunity to respond to the Request for Proposal (RFP). Of the 15 respondents, 12 were selected to proceed to the RFP.

Request for Proposals:

On May 16, 2022 the City of Takoma Park issued an RFP to the 12 prequalified contractors. The evaluation criteria were primarily based on the lowest responsive cost proposal; however, consideration was also given the contractor's RFQ rating. The cost proposals represented 90% of the contractor's possible final score. Final submission from contractors were received on July 6, 2022. Seven of the 12 contractors submitted cost proposals. Five of the contractors withdrew, most of whom indicated that they were unable to submit cost proposals due to capacity limitations. Each of the seven submitted proposals were responsive. The cost proposals ranged from \$9,226,940 to \$10,981,999. Final scores ranked from 81.6 to 98.0. Doyle Construction had both the winning bid and the winning score. Doyle's RFQ score was 93. Their RFP score was 98.

Doyle Construction:

Doyle Construction is a locally based construction company, headquartered in Rockville, MD. Their recent projects include the \$3.1M Public Library in Shepherdstown, WV; the \$7.6M Audi Dealership in Bethesda, MD; and the \$2.7M Lidl Grocery Store in Takoma Park, MD. Doyle has committed to providing the Project with an experienced team. The senior project manager has over 20 years of construction experience and was the project manager for both the Wheaton Regional Library and Elkridge Branch Library at his former company, Costello Construction.

Contract Price:

The City has committed \$13.8 million to the Library Redevelopment Project. Of the \$13.8M, \$9.5M to \$11.5M were assumed to be construction related costs. Construction estimates were based on two separate analysis conducted by Forella and Downey & Scott in February 2022. The Doyle Construction base cost proposal of \$9,146,940 is below the estimated construction cost. When including add alternate costs associated with additional stormwater work that may be required by the State Highway Administration, the total Doyle Construction cost proposal equals \$9.22 million.

Council Priority

Environmentally Sustainable Community, Community Development for an Improved and Equitable Quality of Life

Environmental Considerations

The Library Redevelopment Project will be built according to LEED Gold standards.

Fiscal Considerations

Preliminary estimates for the Project developed prior to the RFP issuance suggested that the project would cost between \$9.5M and \$11.5M. Doyle's cost proposal is less than the estimate and the lowest amongst the seven responsive contractors.

Racial Equity Considerations

The Library Redevelopment Project will ensure that Library services are improved and remain accessible to Takoma Park residents, particularly those along the Maple Ave who represent some of the City's most diverse residents.

Attachments and Links

- Draft Ordinance

Introduced by:

Single Reading:

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2022-

**CONTRACT FOR CONSTRUCTION AND BUILDING SERVICES FOR THE
LIBRARY REDEVELOPMENT PROJECT**

WHEREAS, the Library Redevelopment Project will require a construction contractor to provide construction and project management services; and

WHEREAS, the project team consisting of the Library Department, Department of Housing and Community Development, project architect and construction manager have evaluated fifteen contactors through a competitive Request for Qualifications and Request for Proposal process to determine their suitability as construction contractors for the Library Redevelopment Project; and

WHEREAS the project team has identified the construction contractor Doyle Construction as the most qualified of the construction contractors to fulfil the duties of the contractor for the Library Redevelopment Project; and

WHEREAS, the awarded contract was competitively bid and the services to be provided by Doyle Construction under this contract meet the identified needs of the City; and

WHEREAS, funding for these services has been included in the Library Redevelopment Project budget.

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

SECTION 1. The City Manager is authorized to enter into a contract with Doyle Construction for construction and building services at the cost of \$9,226,940.

SECTION 2. This Ordinance shall become effective upon adoption.

ADOPTED this _____ day of July, 2022 by roll-call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT: