



Takoma Park City Council Meeting – July 20, 2022 Agenda Item 3

Work Session

Construction Management Services for the Community Center Renovation Project

Recommended Council Action

Authorize the City Manager to execute a professional services contract for construction management services.

Context with Key Issues

On November 17, 2021, the Council authorized a contract with Arcadis for Construction Management Services through Ordinance 2021-50. The City selected Arcadis after reviewing several firms with Construction Management Contracts awarded by Montgomery County, Dept of General Services. The contract provides services based on a time and materials model.

The Community Center Renovation Project will require construction management services to oversee the building's pre-construction and construction phases. The selected firm will provide preconstruction services including a constructability analysis, risk assessment study, independent cost estimation, as well as assistance in preparing the RFQ and RFP for the project, review the bid responses and evaluate the selected contractors proposed construction schedule. They will provide onsite oversight of construction during the project and will assist with post construction matters including ensuring delivery of as-builts, warranties and O & M manuals, as well as a 10-month warranty review. There is an added benefit of having the same Construction Management firm that is overseeing the Library Renovation Project overseeing this project as the site has space limitation and they can assist in enhancing the coordination and efficiency.

Arcadis has provided a proposal for these services for the Community Center Renovation project in the amount of \$194,184. This includes \$37,580 for preconstruction services, \$152,148 for construction oversight for a period of 18 months, and \$4,456 for post construction services. The pricing is based on the unit fees approved in the Montgomery County contract. If the Community Center renovation project does not move forward into construction, the City will only be required to pay for the services actually provided.

Council Priority

Fiscally Sustainable Government

Environmental Impact of Action

None

Fiscal Impact of Action

The FY23 budget includes \$1,000,000 for the Community Center renovation project. These funds are allocated in the ARPA budget. The cost of the project, including construction management, construction and any other services related to the project are anticipated to be funded through that allocation.

Racial Equity Impact Statement

None

Attachments and Links

Single Reading Ordinance

Proposal from Arcadis dated July 7, 2022

Introduced by: Councilmember

Single Reading:

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2022-

**CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES
FOR COMMUNITY CENTER RENOVATION**

WHEREAS, the Community Center Renovation Project will require construction management services to oversee the building's pre-construction and construction phases; and

WHEREAS, the City does not have sufficient capacity or technical expertise available on staff to oversee the construction of all aspects of the Project, or other major construction projects; and

WHEREAS, the Council authorized the award of a contract with Arcadis for Construction Management Services riding on the competitively bid contract with the Montgomery County Department of General Services; and

WHEREAS, Arcadis has provided the City with a proposal for these services, based on the authorized rates in the County Contract, for a total of \$194,184, which includes \$37,580 for pre-construction services, \$153,148 for construction oversight, and \$4,456 for post-construction services; and

WHEREAS, funding for construction management services is included in the ARPA Budget for the Community Center Renovation Project.

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 Arcadis for construction management services for the Community Center Renovation at the not to exceed amount of \$194,184.

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: