



Takoma Park City Council Meeting – March 13, 2024 Agenda Item 3

Voting Session

Single Reading Ordinance Authorizing the Execution of a Contract for Stabilization Services for the Washington McLaughlin Vacant School Site.

Recommended Council Action

Review and authorize contract with selected vendor for NED Grant-funded stabilization services for the Washington McLaughlin School.

Context with Key Issues

NED Grant Funding

In FY22, The City was awarded a National Capital Strategic Economic Development (NED) grant in the amount of \$175,000 from the Maryland Department of Housing and Community Development to stabilize the long-vacant Washington McLaughlin school at 6501 Poplar Avenue. The property also includes 8 HUD-funded senior apartments and an adult daycare facility.

Stabilizing and Securing the Site

The school building, vacant for over a decade, is a regular target of vandalism and break-ins and, as such, is a danger to neighborhood residents and those living on-site or attending daycare. To date, an architecture firm has been engaged, resulting in an assessment of the property's conditions, creation of site drawings, development of a scope of work for the stabilization of the property, and cost estimates for the entire scope.

Selection Process

Bids were solicited from contractors for the portions of the scope of work deemed most urgent – the boarding and securing of windows to a level that will deter or prevent break-ins, securing of exterior doors, removal of trash and detritus from the interior, draining of the plumbing system, and shutting off the gas to the building. Two bids were received. The bid from Mayoka Services, LLC totaled \$91,620, and the bid from SHSoriano LLC totaled \$139,916. Council authorization is sought to contract with Mayoka, Services, LLC.

Council Priorities

Engaged, Responsive, Service-Oriented Government
Safer, More Livable Community
Advancing a Community of Belonging

Environmental Considerations

The vacant building is currently an environmental hazard as well as a neighborhood safety concern. Stabilizing and securing this site addresses both issues.

Fiscal Considerations

The project will be fully funded through the NED Grant. As such, the project can be completed with no impact on the City's general fund. Responsible spending of grant funds for this project increases our likelihood of future NED funding for other proposed projects.

Racial Equity Considerations

Both Mayoka Services, LLC, and the Washington McLaughlin Christian School, Inc., are minority-owned businesses.

Attachments and Links

Draft Single Reading Ordinance

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE 2024-xx

**AUTHORIZING A CONTRACT WITH MAYOKA SERVICES, LLC
FOR WASHINGTON MCLAUGHLIN STABILIZATION SERVICES**

WHEREAS, the City of Takoma Park was awarded a National Capital Strategic Economic Development (NED) grant in the amount of \$175,000 from the Maryland Department of Housing and Community Development to stabilize the long-vacant Washington McLaughlin School at 6501 Poplar Avenue; and

WHEREAS, the City requested bids for stabilization services and received two (2) responses; and

WHEREAS, the bid provided by Mayoka Services, LLC was the low bidder and is considered responsive and responsible;

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

SECTION 1. The City Manager or their designee is authorized to enter into a contract with Mayoka Services, LLC for a total of Ninety One Thousand Six Hundred Twenty Dollars (\$91,620) for the purpose of stabilizing and securing the vacant school building on the Washington McLaughlin School site.

SECTION 2. This Ordinance shall become effective upon adoption.

Adopted by the Council of the City of Takoma Park.

AYE:

NAY: None

ABSTAIN: None

ABSENT: None