



# Takoma Park City Council Meeting – November 17, 2021

## Agenda Item 7

### Work Session

Single Reading Ordinance Awarding a Contract for Construction Management Services

### Recommended Council Action

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

### Context with Key Issues

The Library Redevelopment Project will require construction management services to oversee the building's pre-construction and construction phases. The construction manager will act as the owner's representative, ensuring that project related matters are proceeding in accordance with the City's time, budget and quality expectations.

In January 2020, the Montgomery County, Department of General Services issued a Request for Proposals solicitation for "Construction Management and Related Services for Various County Facilities". The scope of work included in the Montgomery County solicitation is comparable to the work required for the Library Redevelopment Project. The County awarded the following three firms a contract for these services: Arcadis, O'Connell & Lawrence Inc and Sheladia Associates, Inc. The contract is for a two-year period with the option to renew.

The City of Takoma Park's Department of Public Works, in conjunction with the Library Director and the architects for the Library project interviewed each of the three firms. Following the interview Department staff reviewed staff resumes, references and price proposals. The following price proposals were submitted for the Library Redevelopment Project using the contract rates:

Firm Name	Proposal Amount
Arcadis	\$387,798
O'Connell & Lawrence, Inc	\$416,864
Sheladia Associates, Inc	\$429,804

Based on the Department of Public Works' due diligence, the Department recommends the City execute a contract for construction management services with Arcadis for the Library project with the potential to extend their services to other approved construction projects over the term of their contract

### Council Priority

Fiscally Sustainable Government

### Environmental Impact of Action

None.

Prepared by: David Eubanks, Deputy Public Works Director  
Approved by: Jamal T. Fox, City Manager

Posted: 2021-11-12

**Fiscal Impact of Action**

Funds for the Library redevelopment project are included in the FY22 budget. The selected firm provided the lowest cost proposal.

**Racial Equity Impact Statement**

None.

**Attachments and Links**

Single Reading Ordinance

Introduced by: Councilmember

Single Reading:

**CITY OF TAKOMA PARK, MARYLAND  
ORDINANCE NO. 2021 \_\_\_\_  
CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES**

- WHEREAS, the Library Redevelopment 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 Library Redevelopment Project, or other major construction projects; and
- WHEREAS, the Public Works Department has evaluated three firms currently under contract with Montgomery County, Department of General Services for construction management services; and
- WHEREAS, the awarded contract was competitively bid by the County and meets the criteria as a cooperative purchase for the City; and
- WHEREAS, after evaluation, staff recommend awarding the contract to Arcadis based on their project proposal and strong reference responses; and
- WHEREAS, there is the potential to extend their services to other approved construction projects over the term of the contract; and
- WHEREAS, funding for construction management services is included in the Capital Budget for the Library Redevelopment Project and would require a budget amendment for other construction projects.

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.

SECTION 2. This Ordinance shall become effective upon adoption.

ADOPTED this \_\_\_\_ day of November, 2021 by roll-call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT: