

**CITY OF TAKOMA PARK, MARYLAND
ORDINANCE NO. 2010-29**

**CONTRACT FOR CONSTRUCTION SERVICES
FOR RENOVATION OF
THE CITY'S PUBLIC WORKS FACILITY**

WHEREAS, the original Public Works facility was constructed in 1959 and included three buildings—an Administration office; a three- bay garage, locker room, equipment storage and staff office building; and a small storage building; and,

WHEREAS, In the mid 1960's, two additional storage bays were added, one for sanitation vehicles and repair parts storage and another for street maintenance equipment storage; and,

WHEREAS, minimal improvements have been made to the Public Works Facility over the years; and,

WHEREAS, in the spring of 2009, the City retained Bignell Watkins Hasser Architects as the project architect for the renovation of the Public Works Facility; and,

WHEREAS, over the course of the past year, the City Council has held a series of worksessions regarding the project's design elements and scope of work; and,

WHEREAS, the City Council previously authorized a construction budget of \$3.0 million for renovation of the Public Works Facility; and,

WHEREAS, a Request for Bids for construction services was issued on March 15, 2010, with contractors being asked to provide pricing for three bids alternatives in addition to the base scope of work; and,

WHEREAS, nine bids were received in response, with two bids deemed to be non-responsive and were therefore disqualified; and,

WHEREAS, determining factors in the selection of the recommended contractor were the responsiveness, quality and thoroughness of the bid proposal, the qualifications and past experience of the company and its personnel assigned to the project, price, and results of the reference checks; and,

WHEREAS, based on said factors, staff recommended the selection of Keller Brothers as the general contractor awardee for the Public Works Facility renovation subject to mutual agreement to final contract terms; and,

WHEREAS, the City Council wishes to accept the base bid of Keller Brothers, Inc. in the amount of \$2,695,000 and Bid Alternate No. 3 in the amount of \$75,000 for installation of a sprinkler system, subject to mutual agreement to final contract terms,

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

SECTION 1. The base bid and Bid Alternate No. 3 of Keller Brothers, Inc. for construction services for the renovation of the Public Works Facility is hereby accepted, subject to mutual agreement to final contract terms.

SECTION 2. The City Manager is hereby authorized to negotiate and execute a contract with Keller Brothers, Inc. for renovation of the Public Works Facility.

SECTION 3. This Ordinance shall become effective upon adoption.

ADOPTED this 21st day of June, 2010 by roll call vote as follows:

AYE: Williams, Wright, Clay, Robinson, Seamens, Snipper, Schultz

NAY: None

ABSTAIN: None

ABSENT: None