

CITY OF TAKOMA PARK, MARYLAND

ORDINANCE NO. 2019-26

**AUTHORIZING A CONTRACT WITH RR/MM LUKMIRE ARCHITECTS
FOR PROFESSIONAL SERVICES TO CONTINUE DESIGN WORK FOR LIBRARY
RENOVATION FOR THE CITY OF TAKOMA PARK**

- WHEREAS, in FY15, the Takoma Park City Council adopted Ordinance 2015-36, “Authorizing a Contract with the Lukmire Partnership for Continued Concept Design and Potential Detailed Design and Engineering for Library Renovation,” in recognition that the existing Library building was inadequate to meet community needs and Council goals; and
- WHEREAS, in FY16, the Takoma Park City Council adopted Ordinance 2016-34, “Providing for Proceeding to Detailed Design Development Based on the June 2016 Concept Design for Library Renovation;” and
- WHEREAS, in FY17, the Takoma Park City Council adopted Ordinance 2017-27, which authorized the borrowing of \$7 million to be used for renovations to the Takoma Park Library and Community Center, including, but not limited to, Library build-out and renovation, detail design, construction, and relocation of the Takoma Park Library; and
- WHEREAS, the Library lies in a 100 year floodplain, and since the renovations would change the footprint of the library a new floodplain delineation study was required and a preliminary study was undertaken in 2018; and
- WHEREAS, the preliminary floodplain delineation study showed that the floor of the Library is low compared to the flood elevation and several options were identified by RR/MM Lukmire Architects that could allow for a Library with an expanded footprint to meet requirements for construction in a floodplain; and
- WHEREAS, RR/MM Lukmire Architects noted that a replacement library built with a higher floor level will meet the required elevation criteria at a lower cost than changing the parking lot elevation, which was the next best approach to meet floodplain requirements; and
- WHEREAS, RR/MM Lukmire Architects submitted a contract to the City on April 16, 2019 to continue work on the design, engineering and construction administration of a replacement Library, at a cost of \$798,545 for professional services; and
- WHEREAS, approximately seven months of schematic design, design development work, independent cost estimate, and additional floodplain analysis, at a cost not to

exceed \$300,000, would get to a point where specific information on construction cost estimates would be able to be obtained for Council consideration of next steps on the Library project including continuation as planned or modification of the design and costs; and

WHEREAS, at that time, the Council would consider an Ordinance for the balance of the \$798,545 for continued engineering design, permit application preparation, construction document preparation and construction administration; and

WHEREAS, \$800,000 in funds are specified in the FY20 City budget for professional design and engineering services for the Library project; and funding for this contract and the Library project overall is available through the State Infrastructure Loan Program, Maryland Capital Grants, and City Cable Grant funds.

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

SECTION 1. The City Manager or her designee is authorized to enter into an agreement with RR/MM Lukmire Architects for services related to the design, engineering, cost estimating, and construction administration of a replacement Library for the City of Takoma Park.

SECTION 2. This contract amount is \$300,000.

SECTION 3. This Ordinance shall become effective upon adoption.

Adopted this 31st day of July, 2019 by roll-call vote as follows:

AYE:	Stewart, Kovar, Dyballa, Kostiuk, Seamens, Smith, Searcy
NAY:	None
ABSTAIN:	None
ABSENT:	None