

**CITY OF TAKOMA PARK, MARYLAND**

**ORDINANCE NO. 2020-8**

**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, 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 \$799,835 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, in Ordinance 2019-26, the Takoma Park City Council authorized this work at a cost not to exceed \$300,000; and
- WHEREAS, additional design work, flood plain study results and cost estimates were presented and discussed at the work sessions of February 26 and March 11, 2020; and
- WHEREAS, the flood plain findings were consistent with earlier projections that raising the floor of the building would be sufficient to meet flood plain requirements without

substantial redesign of the site, and the estimated total hard and soft costs of the project are very close to the \$9.8 million amount of funds available for the project; and

WHEREAS, consistent with Ordinance 2019-26, the Takoma Park City Council is now considering an Ordinance for the balance of the \$799,835 for continued engineering design, permit application preparation, construction document preparation and construction administration; and

WHEREAES, the Council wishes to be kept apprised about project cost estimates and be provided information on areas where cost savings might be realized; 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 continued engineering design, permit application preparation, construction document preparation and construction administration of a replacement Library for the City of Takoma Park; such agreement shall include the requirement of regular reports to the Council of cost estimates and options that could be considered.

SECTION 2. This contract amount is \$499,835.

SECTION 3. This Ordinance shall become effective upon adoption.

Adopted this 15th day of April, 2020 by roll-call vote as follows:

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